

**MUNICIPAL DEVELOPMENT PLAN 2012**

**MUNICIPAL DISTRICT  
OF BIGHORN No. 8**

**MUNICIPAL DISTRICT OF BIGHORN NO. 8**

**BYLAW 05/12**

BEING A BYLAW OF MUNICIPAL DISTRICT OF BIGHORN FOR THE PURPOSE OF ADOPTING A MUNICIPAL DEVELOPMENT PLAN IN ACCORDANCE WITH THE MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, REVISED STATUTES OF ALBERTA 2000, AS AMENDED

**WHEREAS** The Municipal District of Bighorn No. 8 adopted a Municipal Development Plan on October 13, 1998 through Bylaw No. 13/98;

**AND WHEREAS** Council has undertaken a major review of the Municipal Development Plan;

**AND WHEREAS** the Municipal District undertook a substantial public consultation process as a part of its review, which included a Task Force with public representation thereon, workshops, newsletter articles and open houses;

**AND WHEREAS** Council, having considered at a public hearing the concerns of persons claiming to be affected by the Municipal Development Plan, believes that a new Municipal Development Plan should be enacted in order to achieve the orderly, economical and beneficial use of land in the Municipal District;

**NOW THEREFORE**, Municipal Council of the Corporation of the Municipal District of Bighorn No. 8 in the Province of Alberta, duly assembled in Council, enacts as follows:

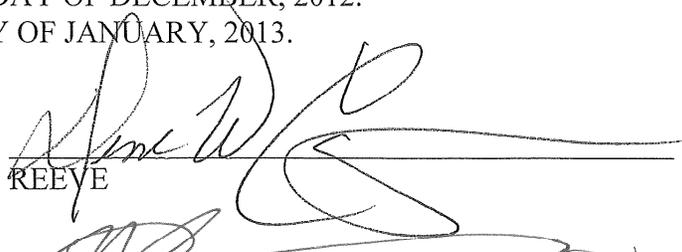
1. The document titled "MUNICIPAL DISTRICT OF BIGHORN NO. 8 MUNICIPAL DEVELOPMENT PLAN, 2012", attached to Bylaw No. 05/12 as Schedule "A", is hereby adopted.
2. Bylaw 13/98 and subsequent amendments thereto are hereby repealed.

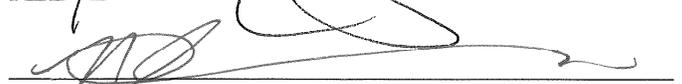
This bylaw shall come into force and take effect upon the date of final reading thereof.

READ A FIRST TIME THIS 14<sup>TH</sup> DAY OF AUGUST 2012.

SECOND READING THIS 11<sup>TH</sup> DAY OF DECEMBER, 2012.

THIRD READING THIS 8<sup>TH</sup> DAY OF JANUARY, 2013.

  
REEVE

  
EXECUTIVE ASSISTANT



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# 1 INTRODUCTION

## 1.1 PURPOSE OF THE PLAN

The purpose of this Municipal Development Plan ('MDP' or 'Plan') is to provide guidelines and policy direction for the future land use, growth and development of the MD of Bighorn. It is based upon input received from the public and stakeholders during a thorough consultation process. This Plan is designed to provide direction to all decision makers on land use, development and related matters in the MD of Bighorn. The MDP attempts to first recognize various issues, challenges and pressures being experienced today, and anticipated in the future. Secondly, through policy direction, the MDP enables the MD of Bighorn to effectively manage land use and development by balancing the values of high importance in the MD of Bighorn. These identified values include quality of life, economic opportunities, and the environment.

## 1.2 ORGANIZATION OF THE PLAN

The Plan is divided into four main parts. The background information contained in the Plan is intended to provide context and help guide policy interpretation, but is not meant to be interpreted as policy statements.

### **Part A: Background and Vision**

Section 1 introduces the Plan and provides an overview of the MD of Bighorn. Section 2 contains an overview of the legislative framework and the planning process. Section 3 contains the MD of Bighorn's vision and the guiding principles which give broad direction for achieving this vision.

### **Part B: General Policies**

Sections 4 through 7 contain goals and policy statements which are applicable throughout the MD of Bighorn, including those policies related to protection of the environment and conservation tools such as the transfer of development credits; the use and distribution of open spaces; community recreation facilities; the preservation of heritage resources; and the provision of municipal infrastructure and services.

### **Part C: Future Land Use Strategies**

Sections 8 through 14 contain goals and policy statements regarding strategies that are instrumental in guiding future land use decisions. These land use strategies include Rural Conservation, Small Holdings, Country Residential, Hamlets, Industry, Tourism and Recreation, and Natural and Protected Areas.

### **Part D: Intermunicipal and Plan Implementation Policies**

Section 15 of the Plan contains goals and policies related to intermunicipal cooperation and planning, including referrals, agreements and annexations. Section 16 of the Plan contains goals



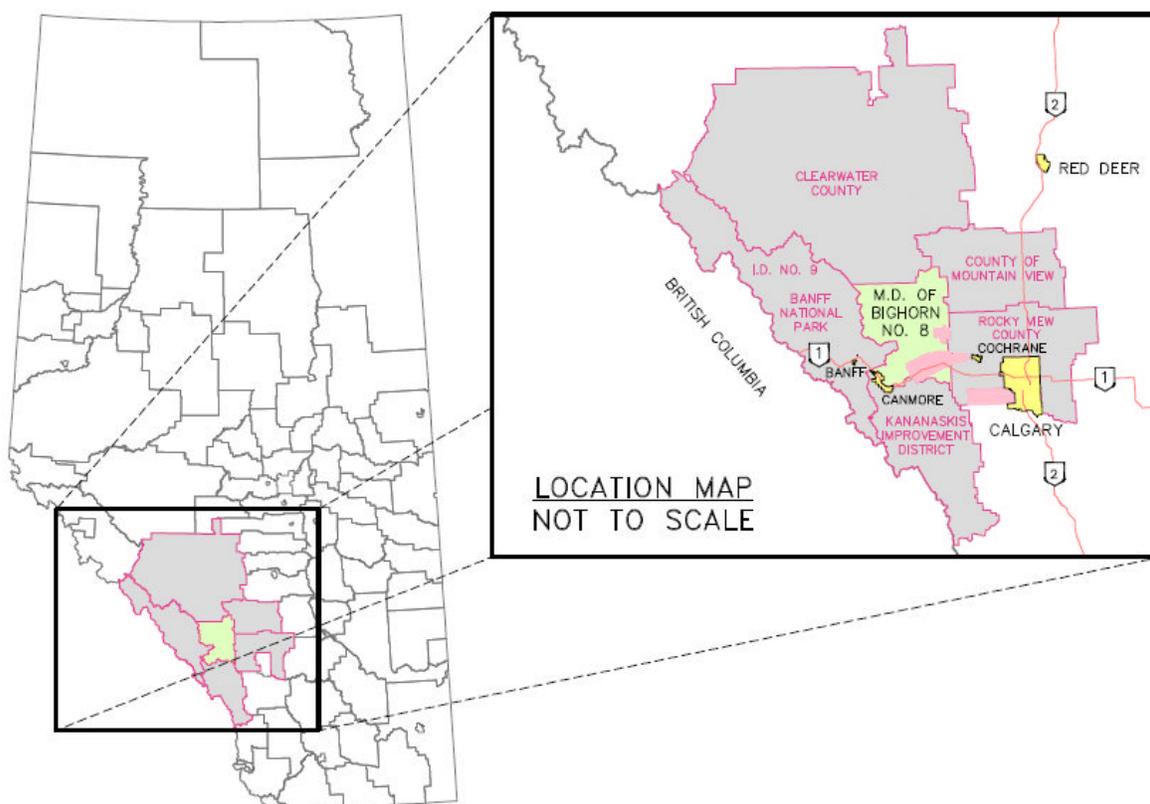
and policies regarding the implementation of the Plan, and how the Plan will be monitored and amended.

### Appendices

The definitions contained in Appendix A and the maps (Figures 1- 10) contained in Appendix B are essential components of policy implementation, and should be referred to for accurate policy interpretation. The Future Land Use maps illustrate where the various land use strategies are applied throughout the MD of Bighorn.

### 1.3 SETTING

The MD of Bighorn is situated in the eastern slopes of the Rocky Mountains in south-western Alberta and encompasses approximately 2,664 km<sup>2</sup> (1,029 mi<sup>2</sup>).



The MD of Bighorn consists of the Rocky Mountain Natural Region in its western part, and the Foothills Region in its eastern part. Much of the municipality is undeveloped, and it serves as an important natural area east of Banff National Park and north of Kananaskis Country. The MD of Bighorn contains important wildlife habitat areas, as well as an upstream source of water for the developed prairie areas to the east. Its abundant resources make it important for industry, and there is a long history of development going back to the late 1800's. At the same time, its beauty



and location make it attractive as a place to live, visit and recreate. Consequently, the municipality deals with a variety of competing interests.

For the purposes of this document, the municipality is generally divided into two geographic parts that are quite distinct.

### **Bighorn Bow Corridor Area (Figure 1)**

The Bighorn Bow Corridor area of the MD of Bighorn surrounds a valley containing the Bow River and its tributaries that penetrate the front ranges of the Rocky Mountains. It provides east-west access for major transportation routes and utility lines, being the Trans Canada Highway, the Canada Pacific Railway mainline, natural gas pipelines and power lines.

The Bighorn Bow Corridor area is characterized by the Alpine, Subalpine and Montane Subregions of the Rocky Mountain Natural Region. The ecological integrity of the Bighorn Bow Corridor area is important for many wildlife species, as it contains significant wildlife habitat, fish spawning areas and migratory bird flight paths and staging areas. It serves as a significant wildlife movement corridor, providing a link between Kananaskis Country and Banff National Park.

The majority of land in the Bighorn Bow Corridor area is Crown land, and due to its environmental value or sensitivity a significant portion of that land is designated Provincial Park or Wildland Park. Portions of the remaining Crown lands are leased to companies for the purposes of mineral extraction and processing. As well, there are areas of privately owned land used for mineral extraction and processing purposes. Significant high quality limestone, shale and sandstone formations are quarried and processed into cement and lime products. Magnesite, the products of which are important regional and national exports, is also processed in the Bighorn Bow Corridor area. The development of quarries and processing plants has primarily occurred on the north side of the Bow River, although there are some mineral extraction leases on the south side as well. Major hydropower generation facilities are also located along the Bow River. The Francis Cooke Class III Regional Landfill provides non-household solid waste disposal and construction materials recycling services for businesses and residents.

Development within the Bighorn Bow Corridor area is generally nodal and is primarily contained within the hamlets of Exshaw, Dead Man's Flats, Harvie Heights and Lac des Arcs. In addition to residential development, most of these hamlets contain various types of commercial or light industrial development, tourism facilities and recreational residences. The Bighorn Bow Corridor area also contains recreational developments which provide golfing, equestrian, and other recreation and tourism opportunities.

Although the Bighorn Bow Corridor area is the eastern gateway to major tourist and recreational destinations within Banff National Park, it is also rich with resources that are in demand locally, nationally and internationally. The Bighorn Bow Corridor area provides opportunities for cultural and recreational experiences, including sightseeing, pictographs, caving, river rafting and other water sports, fishing, hunting, horseback riding, climbing, hiking and biking.



## **Ranchlands Area (Figure 2)**

The Ranchlands area lies along the foothills of the eastern slopes of the Rocky Mountains. It is generally sparsely populated and rural in nature. The vast majority of land is Provincial Crown land, and a substantial portion of that Crown land is contained within the Rocky Mountains Forest Reserve. A significant part of the area is Provincial Wilderness Area or Wildland Park. The Ranchlands area also contains a large portion of the Stoney Indian Reserve. Although part of the MD of Bighorn, those Reserve lands are under the authority of the Federal government and the Stoney First Nation.

The Ranchlands area consists principally of heavily forested terrain, and some is open grassland. Forestry, oil and gas development and the associated processing facilities, as well as agriculture, primarily ranching, are the dominant industries. There are also a number of recreation and tourism developments in the Ranchlands area, ranging from small backcountry camps and retreats to larger guest ranches, camps and training facilities. Various cultural resources and significant recreational opportunities attract a considerable number of visitors to the Ranchlands area. These recreational activities include fishing, hunting, hiking, horseback riding, off-highway vehicle use, climbing and water sports.

The Ranchlands area is important for maintaining the ecological integrity of the eastern slopes. The Ranchlands area is diverse, and is characterized by the Alpine, Subalpine and Montane Subregions of the Rocky Mountain Natural Region, and by the Upper and Lower sub-ecoregions of the Foothills Natural Region. Significant portions of the headwaters for the Bow River and Red Deer River are contained in the Ranchlands area, and the area is recognized for its importance in ensuring a clean, reliable source of water for many users. The Ranchlands area also provides large areas for wildlife habitat, in which certain areas are critical for the conservation of specific fish, migratory birds and wildlife populations.

Development within the Ranchlands area is generally dispersed, with nodal communities situated along the road network. The Jamieson Road area, located to the south of the Ghost River, contains a slightly higher residential density on small holdings parcels than the remainder of the Ranchlands area. The hamlet of Benchlands and the Ghost River Country Residential Subdivision are the MD of Bighorn's only nodes of higher residential density in the Ranchlands area.

### **1.4 RESIDENTIAL NODES: HAMLETS, COUNTRY RESIDENTIAL AND SETTLEMENTS**

The MD of Bighorn is primarily a low-density, rural municipality that contains several nodes of higher density in a more urban-style environment. These nodes include five hamlets, one country residential subdivision, the Kananaskis Settlement and the Horseshoe Lands Planning Area. Each of these nodal communities is unique and has differing needs and aspirations that the MD of Bighorn recognizes and considers in its planning and development decisions.



### **Benchlands (Figure 3)**

The hamlet of Benchlands, the only hamlet in the Ranchlands area, is located along Highway 40 and the north bank of the Ghost River. The hamlet, which began developing in the mid-1930's, is composed of large residential lots that are serviced with private water and sewage systems. A municipal fire hall is located in the hamlet, which serves the Highway 40 portion of Ranchlands area. The hamlet of Benchlands does not contain any commercial uses and is developed to the full extent of the hamlet boundaries.

### **Dead Man's Flats (Figure 4)**

The hamlet of Dead Man's Flats has historical mention back to the late 1800's and early 1900's as a dairy farm. It is located along the Trans Canada Highway and was more recently developed in the late 1950's and early 1960's to provide highway commercial services, including visitor accommodation, restaurants and service stations. Today, there is also one residential condominium development. Dead Man's Flats contains vacant land that is available for future growth of residential, commercial and industrial uses. The hamlet is currently serviced by a municipal wastewater treatment system, however, water is provided by private wells or cisterns. Future growth and development in Dead Man's Flats is planned but is currently constrained due to the need for a municipal water supply and distribution system, and upgraded wastewater treatment system.

### **Exshaw (Figure 5)**

The hamlet of Exshaw is located along Highway 1A, north of the Bow River. Exshaw originated in the early 1900's as a company settlement for workers in the mineral extraction and processing industry. Today, the hamlet consists of residential and light industrial areas, with a small commercial component providing services including a restaurant, a post office and a service station. The hamlet also contains a public elementary school, a municipal fire hall, and the MD of Bighorn's Municipal Office.

Although expansion is ultimately constrained by adjacent mountain slopes, the cement plant and the lime plant, highway and railway transportation corridors, and the Bow River, there is vacant land for residential and industrial development in central and east Exshaw that can accommodate significant growth. The hamlet is serviced by municipal water and wastewater systems to facilitate this growth.

### **Harvie Heights (Figure 6)**

The hamlet of Harvie Heights is located along the north side of the Trans Canada Highway near the east gates of Banff National Park and is surrounded by the Bow Valley Wildland Park. Originally developed in the late 1950's and early 1960's as a seasonal cottage community with a highway commercial component, the hamlet has slowly shifted towards a community of more permanent residents and the cottages are gradually being replaced with newer housing stock.



Similarly, the commercial area has undergone changes from service stations and small cabin-style motels to hotel-style developments. These commercial redevelopment opportunities have been facilitated by the connection of the commercial lots to Canmore's water distribution system and wastewater treatment facility. The residential lots continue to be serviced by private water and sewage systems. While there are opportunities for redevelopment on existing lots, the hamlet of Harvie Heights is not intended to grow beyond its current boundaries.

### **Lac des Arcs (Figure 7)**

The hamlet of Lac des Arcs is located on the south side of the Bow River across from Exshaw. Although the hamlet is adjacent to and accessed from the Trans Canada Highway, it is well buffered from view. It was originally developed as a seasonal resort cottage community in the early 1960's. Since then, the community has evolved from a non-permanent, recreation-based community to a community having a larger proportion of permanent residents. The hamlet does not have a commercial area, and has very little remaining vacant land available for future development given the boundary imposed by the Bow River, Lac des Arcs, the Wildland Park and the Trans Canada Highway. The residential lots are serviced by private water and sewage systems.

### **Ghost River Country Residential Subdivision (Figure 2)**

The Ghost River Country Residential Subdivision is located along the north side of Highway 40 and to the west of the Summer Village of Waiparous. The subdivision, which was developed in the early 1990's, is composed of large residential lots that are serviced with private water and sewage systems. Although the original parcel of land within the Ghost River Country Residential Subdivision has been developed to its full extent, there is a parcel of land on the south side of Highway 40 which is available for future country residential development.

### **Horseshoe Lands Planning Area (Figure 1)**

The Horseshoe Lands Planning Area, containing the old settlement of Seebe, is located adjacent to the Bow River to the east of Highway 1X and is bordered by the Stoney Indian Reserve. Once a company settlement for TransAlta Utilities dating back to 1914, the Seebe Settlement contained a number of residences and other community amenities and facilities to support the hydroelectric power generation facilities. TransAlta closed and removed most of the old Seebe buildings in the early 2000's. The lands not directly associated with the hydroelectric facilities became available for development. If the proposed development proceeds, the Horseshoe Lands Planning Area will include a new community of about 5,600 people with substantial on-site, direct employment opportunities.

### **Kananaskis Settlement (Figure 1)**

The Kananaskis Settlement is located along Highway 1A to the east of Exshaw. The small company settlement provides housing for Graymont workers on unsubdivided lands owned by the company. It is serviced by private water and sewage systems. The current Kananaskis



Settlement was developed in the 1950's but historically, there was a train station named Kananaskis about a kilometre to the east, and this area called 'Padmore' was the first in the Bow Corridor settled by Europeans. This area was also once the eastern boundary of Banff National Park and the eastern park gates were located here.

## 1.5 POPULATION

The MD of Bighorn's population has generally increased over time. However, jurisdictional changes and corporate boundary adjustments have caused population fluctuations. The MD of Bighorn was formed in January of 1988 from a portion of Improvement District No. 8. At the time of incorporation in 1988, the municipal census indicated that the population was 1,138 persons, and approximately 70% of the MD of Bighorn's population was living in the Bighorn Bow Corridor area.

In 1991, a portion of the Bighorn Bow Corridor area was annexed by the Town of Canmore. In 1994, a large area was added to the northwest part of the MD of Bighorn which was all Crown land. In 2002, the privately owned lands in the Rafter Six Guest Ranch were included in the MD of Bighorn's boundaries, and in 2004 TransAlta closed the Seebe settlement. Table 1 shows the population of the MD of Bighorn from 1988 to 2006.

**Table 1: MD of Bighorn - Population and Total Change, 1988-2006**

1988	1991	1996	2001	2006	Total Change 1988-2006
1,138	1,420	1,269	1,298	1,454	+ 316

*Sources: Statistics Canada 1991-2006, Municipal Census 1988 & 2006*

Based on the 2006 census, approximately 30% of the MD of Bighorn's population lives in the rural areas. The remaining 70% of the population lives in one of the MD of Bighorn's five hamlets.

Table 2 shows the population changes which have occurred in the hamlet communities between 1988 and 2006. The hamlets of Harvie Heights and Lac des Arcs have experienced the highest rates of population growth as the number of permanent residents increased within what were originally developed as cottage resort areas.



**Table 2: MD of Bighorn - Hamlet Populations and Total Change, 1988-2006**

<b>Hamlet</b>	<b>1988</b>	<b>1991</b>	<b>1994</b>	<b>2006</b>	<b>Total Change 1988-2006</b>
<b>Exshaw<sup>1</sup></b>	349	-----	380	446	+ 97
<b>Harvie Heights</b>	174	265	136	305	+ 131
<b>Lac des Arcs</b>	49	176	165	140	+ 91
<b>Dead Man's Flats</b>	23	73	66	72	+ 49
<b>Benchlands</b>	46	60	53	49	+ 3
<b>Total Hamlet</b>	641	-----	800	1,012	+ 371

<sup>1</sup> Prior to the incorporation of the MD of Bighorn, the population in the hamlet of Exshaw was dramatically affected in the mid-1970s by the removal of a number of houses to accommodate the cement plant's expansion. According to Statistics Canada, in 1971 the population of Exshaw was 548, which subsequently dropped to 389 by 1976. The population of Exshaw has since slowly been increasing, but has not yet matched the pre-plant expansion numbers.

*Municipal Census 1988, 1991, 1994 & 2006*

## **1.6 RELATIONSHIP TO OTHER MUNICIPALITIES AND JURISDICTIONS**

The MD of Bighorn shares its boundaries with nine adjacent municipalities or jurisdictions. These include: Banff National Park; Improvement District No. 9; Clearwater County; Mountain View County; Rocky View County; Kananaskis Improvement District; and the Town of Canmore. Within the MD of Bighorn's boundaries are the Summer Villages of Ghost Lake and Waiparous. A variety of common interests, such as watersheds, wildlife, roads, utilities, economic development, growth and quality of life, have been and continue to be addressed through cooperative regional planning.

In addition to these municipal neighbours, a large majority of land within the geographic boundaries of the MD of Bighorn is under direct jurisdictional control by senior levels of government, and are generally referred to in this Plan as 'Crown lands'. Stoney Indian Reserves No. 142, 142B, 143 and 144 are within the Federal government jurisdiction. The Provincial government has control over a larger portion of lands within the MD of Bighorn, including a number of Wildland Parks, Wilderness Areas, Natural Areas, Recreation Areas, and the Forest Reserve area.

Provincial lands not within a Park, Natural Area, Recreation Area or the Forest Reserve are typically leased for a variety of activities, such as grazing, mineral extraction and recreation. Notwithstanding this, private development proposals on Crown land outside the Stoney Indian



Reserve remain subject to approvals from the MD of Bighorn under the policies of this Plan, the MD of Bighorn's Land Use Bylaw and other applicable plans or policies.

### **1.7 ISSUES AND CHALLENGES IN THE MD OF BIGHORN**

This Plan attempts to address a number of issues and challenges that were identified by the public and stakeholders through the MDP review process. In no particular order, these issues and challenges include:

- the forthcoming South Saskatchewan Regional Plan and associated regulations, including those for transfer of development credit schemes;
- environmental damage from industry and recreational users on Crown lands;
- watershed management concerns;
- drinking water supply and safety, in particular the impacts of the moratorium on new water withdraws from the Bow River Basin;
- sustainable economic development and economic diversity;
- maintaining the viability of existing industries;
- respect for the environment and quality of life for residents;
- the MD of Bighorn's proximity to Calgary and resulting influx of recreationalists and demands for recreational properties, country residential living and acreages;
- the high costs of infrastructure and services, and equitable distribution of those costs given the MD of Bighorn's small population base;
- the few areas of developable lands that remain in the Bighorn Bow Corridor area, and the ultimate build-out;
- effectively working and cooperating with adjacent municipalities or jurisdictions;
- meeting the needs of individual communities, despite limited municipal resources;
- the long-term viability of agricultural operations;
- the risk of wildfire;
- the preservation of wildlife habitat and corridors, scenic vistas, native vegetation and heritage resources; and
- balancing competing, and often conflicting land uses.



## 2 LEGISLATIVE FRAMEWORK AND PLANNING PROCESS

### 2.1 PLAN REQUIREMENTS

The preparation of this Plan was guided by the *Municipal Government Act, RSA 2000, Chapter M-26* (herein referred to as the ‘Act’), which contains the legislative framework for establishing a Municipal Development Plan.

The *Act* requires that a MDP address a broad range of issues. Generally, the MDP must contain policies related to future land use and development in terms of future growth patterns, the provision of municipal services and infrastructure, the protection of agriculture, identified development constraints, and the co-ordination of these considerations with adjacent municipalities. The MDP must also contain policies for development of lands near sour gas facilities, and for the provision of municipal and school reserves. Additionally, the MDP may contain policies that address issues such as municipal infrastructure and programs relating to financial and physical resources, including social and economic development matters.

In addition to the *Act*, this Plan has been prepared in consideration of the *Alberta Land Stewardship Act* and the Provincial Land Use Framework. The Land Use Framework sets out an approach to the management of public and private lands and natural resources with the intent to achieve long-term economic, environmental and social goals. One of the strategies identified in the Land Use Framework to achieve this goal is to develop regional land use plans based on seven new land use regions. The *Alberta Land Stewardship Act* requires that municipal planning documents and other regulatory instruments are in compliance with the regional plans. The work undertaken to date towards the development of the draft South Saskatchewan Regional Plan (SSRP) was considered in the preparation of this Plan. The MD of Bighorn will be required to identify any plans or policies that must be brought into conformity with the SSRP.



## 2.2 PREPARATION OF THE MUNICIPAL DEVELOPMENT PLAN

The MDP review process was undertaken in five phases, which included:



In preparing this MDP, Council established a Steering Committee consisting of two municipal Councillors and five representatives of commercial/industry, recreation/tourism, agriculture/rural community, the environment and the hamlets. The Steering Committee provided the necessary guidance and decision-making to the Project Team for the preparation of this Plan, including a communication and consultation strategy. The Project Team, consisting of MD of Bighorn Planning Department staff, worked under the direction of, and reported to the Steering Committee.

## 2.3 PUBLIC INPUT

The MDP reflects the collective vision and priorities of the residents and landowners of the MD of Bighorn who were involved in the creation of this plan.



A series of Visioning and Direction Setting workshops were held during the spring of 2011 during Phase 1 of the review process. At each of these sessions, participants were asked to consider the attributes of the MD of Bighorn, challenges and opportunities facing the MD of Bighorn, and their desired future/outcomes for the MD of Bighorn. Participants were also asked to prioritize their desired outcomes. The results of the Visioning and Direction Setting workshops are available from the MD of Bighorn in a summary document. This document was used by the Project Team and the Steering Committee to guide the development of a new vision statement, goals and policy directions.

During Phase 2 of the review process, the Project Team undertook research and consultation with specific stakeholders, boards, committees and agencies. This included the Bighorn Corridor Environment Committee, the Heritage Resources Committee, the Municipal Planning Commission, the Agriculture Services and Environmental Advisory Board, the Community Services Board, Alberta Tourism, Parks and Recreation and Alberta Environment and Sustainable Resource Development.

During Phase 4 of the review process, a series of public open houses were held, and the draft Plan was circulated to various MD Boards and Committees, adjacent municipalities, Provincial government departments, school boards, and other identified stakeholders. The Steering Committee evaluated each of the comments received, and considered whether changes to the draft were necessary. The Steering Committee then recommended the draft Plan be taken to Council for approval by bylaw.

The fifth phase of the review process, the final adoption phase, required Council to hold a public hearing. There were two public hearing sessions held over two separate evenings. The first session was held in the Ranchlands portion of the MD, and the second session was held in the Bighorn Bow Corridor portion. Council considered the input received at this stage and amendments were made to the draft Plan prior to adoption by bylaw.

## **2.4 PLAN HIERARCHY**

The MDP is to be used in conjunction with the Land Use Bylaw and other plans and policy documents adopted by Council for the planning and management of land within the MD of Bighorn. In this system, the MDP provides the general direction and land use policies for future development, while the Land Use Bylaw regulates land use and development on a site-specific basis. The MDP also presents goals and policies that may affect other areas other than land use or development, and as such, it serves as the principal long-range planning tool for the MD of Bighorn.

The MDP and the Land Use Bylaw fit within a larger hierarchy of plans. At the local level, the MDP is the principal planning document. Policies within the MDP provide direction for the preparation of Intermunicipal Development Plans (IDP), Area Structure Plans (ASP) and Area Redevelopment Plans (ARP), Conceptual Schemes and the Land Use Bylaw.



In addition, Council also relies on a variety of other plans, policies, reports and studies to assist the MD of Bighorn in making land use decisions.

## **2.5 RELATIONSHIP TO RELEVANT SENIOR LEGISLATION**

Policies within this Plan are statutory policy statements of the MD of Bighorn, and will be implemented with due respect for the requirements of relevant senior legislation, including Provincial and Federal requirements.

In the case where a specific Provincial or Federal legislation, department or authority is referenced in this Plan, and that legislation, department or authority is amended or replaced; it is hereby recognized that the amended or replaced legislation, department or authority shall be considered to be in effect.

In addition to the policies of this MDP, all users are responsible to ensure that all applicable Provincial and Federal legislation is referred and adhered to in all planning, land use and development activities.



### **3 VISION AND GUIDING PRINCIPLES**

#### **3.1 OUR VISION**

The Municipal District of Bighorn community vision is:

**To continue to enjoy a high quality of life within a rural municipality that celebrates its heritage and protects and enhances its beautiful natural environment, and that is supported by a diverse and sustainable economy.**

#### **3.2 GUIDING PRINCIPLES**

To assist policy and decision makers in achieving the community vision, the following set of guiding principles shall be considered in all planning, development and community matters:

##### **A Community of Unique Communities**

The MD of Bighorn contains people and landscapes that are both exceptionally diverse in nature. The individual characteristics of each hamlet, country residential subdivision or rural area will be recognized and appreciated in all land use and development considerations.

##### **Respect for the Environment**

Efforts will be made to balance development with protection of the natural environment in a mutually beneficial manner. Development will be encouraged to be designed in a manner that is sensitive to its surroundings and the natural environment, and the Precautionary Principle will be considered in cases of uncertainty and applied as necessary.

##### **Managed Growth and Compatible Land Uses**

Growth will primarily be accommodated within existing hamlet boundaries and other identified growth nodes which will provide opportunities for appropriate residential and economic development. The nature, scale, intensity, location and design of new development will be compatible with the site and the surrounding land uses. A mix of land uses, including agriculture, industry, tourism, natural areas and residential uses will be considered.

##### **Coordinated Planning and Community Involvement**

The MD of Bighorn will ensure a commitment to equity, fairness, and consistency in all policy and decision-making processes. Planning efforts will be coordinated and will involve meaningful public involvement where the needs and aspirations of the residents will be considered. Residents will be encouraged to participate in municipal decisions regarding subdivision and development proposals through attendance at public hearings, committee meetings and written submissions.



### **Cooperation and Intergovernmental Communication**

The MD of Bighorn will cooperate with other governments to ensure that a coordinated and mutually beneficial approach is used for the provision of services, as well as developing and protecting land in the MD of Bighorn. The MD of Bighorn will communicate the needs and desires of MD of Bighorn residents regarding the control and management of Crown lands.

### **Quality of Life and Rural Nature**

The low-density, rural and sometimes isolated nature of the MD of Bighorn, which provides residents with a high quality of life, will be maintained. Agriculture, ranching and small hamlet communities will remain a vital and important component of the MD of Bighorn's rural identity.

### **Appropriate Infrastructure and Services with Land Use**

Infrastructure and services, which are adequate to support the existing and growing population and businesses, will be provided and maintained. These expenditure decisions will be consistent with maintaining a sound long-term financial position for the MD of Bighorn and where possible, will be in cooperation with other organizations.

### **Stable Economy and Tax Base**

The existing resource extraction and processing industries, power generation and other heavy industries will continue to be supported as responsible and economically vital contributors and will remain an important component of the MD of Bighorn's rural identity. The MD of Bighorn will also support a mix of other appropriate businesses and industries that diversify the local economy and strengthen the non-residential and renewable resource-based industry tax base.



## 4 NATURAL ENVIRONMENT

### 4.1 GOALS

- To encourage conservation of the natural environment, in particular the identification and protection of environmentally sensitive areas.
- To protect the MD of Bighorn's natural landscapes and biodiversity, including vistas, wildlife and vegetation throughout the development process.
- To promote best management practices in the control of weeds and other invasive species.
- To protect the MD of Bighorn's watersheds and effectively manage development impacts on surface and ground water quality and quantity.
- To ensure that development is appropriately controlled in hazard areas, such as lands prone to flooding or erosion, or lands that are in proximity to oil and gas facilities.
- To encourage the use of conservation planning tools for preserving the natural environment.

### 4.2 ENVIRONMENTALLY SENSITIVE AREA POLICIES

Environmentally Sensitive Area Protection	4.2.1	Environmentally sensitive areas should be identified and recognized whenever possible for protection or impact mitigation. These areas may be identified through the planning and development process or by studies undertaken by the MD of Bighorn.
Identification of Environmentally Sensitive Areas	4.2.2	Lands and features that are to be considered environmentally sensitive include: <ol style="list-style-type: none"><li>a. water bodies, including rivers and streams, lakes and their shorelands, riparian buffers and wetlands;</li><li>b. wildlife corridors or habitats that are unique or crucial to the maintenance of certain populations; and</li><li>c. unique or rare vegetation or landforms.</li></ol>
Development Within Environmentally Sensitive Areas	4.2.3	Development within any area considered to be environmentally sensitive pursuant to this Municipal Development Plan will be discouraged and only those land uses and developments which complement the nature of the environmentally sensitive area will be considered.



Development Adjacent to Environmentally Sensitive Areas	4.2.4	Development proposals located adjacent to an environmentally sensitive area which may have adverse effects will be considered if the proposal adequately addresses protection of the environmentally sensitive area.
Recreational uses in Environmentally Sensitive Areas	4.2.5	Only those recreational uses that do not have significant negative environmental impacts should be permitted within an environmentally sensitive area, and any supporting facilities should be located adjacent to existing developed roads.
Development Impact Assessment	4.2.6	The MD of Bighorn may require a Development Impact Assessment (DIA) in accordance with Council policy when considering a proposal for the preparation of or amendment to a plan, a redesignation, a subdivision or development application which may have significant impact on the environment or on lands that are considered to be environmentally sensitive.
Mitigation and Monitoring	4.2.7	A Development Impact Assessment should contain mitigation measures or an evaluation of development alternatives in an effort to reduce the impact of development on the environment. Performance monitoring may be required to ensure the effectiveness of these mitigation measures or alternatives.
Air Quality	4.2.8	The MD of Bighorn shall promote air quality that protects human and environmental health to the extent possible through land use decision-making.
Watershed Management Plans	4.2.9	The MD of Bighorn shall support the preparation of watershed management plans, and may consider applicable recommendations of those management plans in this MDP and when considering future land use and development proposals.
Setback From a Water Body	4.2.10	Developments near a water body shall meet the minimum required setback from the ecological boundary of the water body as specified in the Land Use Bylaw. If a development is proposed to be located less than the required setback distance, a Development Impact Assessment may be required.
Setback From a Water Body	4.2.11	Limited development, such as trails, boat launches and interpretive areas may be allowed within the ecological boundary of a water body, provided that the MD of Bighorn



does not believe there would be significant adverse impact.

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| Wildlife                   | 4.2.12 | The protection of wildlife corridors and habitat patches is important to the MD of Bighorn, and the MD of Bighorn will consider the Bow Corridor Ecosystem Advisory Group “Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley”, in the most current version accepted by Council, for planning purposes in this regard.   |
| Wildlife Impact Assessment | 4.2.13 | The MD of Bighorn may require the preparation of an impact assessment for the protection of suspected wildlife corridors or habitat patches which are not identified within the above mentioned report but may be significantly impacted by a proposed plan, subdivision or development. The impact assessment should be prepared in accordance with the Development Impact Assessment policy as approved by Council.   |
| Light Pollution Reduction  | 4.2.14 | The MD of Bighorn shall promote dark sky initiatives through the implementation of responsible outdoor lighting in development regulations, on the basis of ecological integrity, aesthetics and human health concerns.   |
| Invasive Plants and Weeds  | 4.2.15 | The MD of Bighorn shall encourage the use of best management practices for controlling noxious weeds, prohibited noxious weeds or invasive plants.  |
| Landscaping Techniques     | 4.2.16 | The MD of Bighorn shall encourage the use of landscaping techniques in the development process that enhance the natural environment and reduce water consumption. Such landscaping techniques may include: <ul style="list-style-type: none"><li>a. prohibiting noxious weeds and invasive plants;</li><li>b. discouraging bear attractant vegetation;</li><li>c. encouraging plant materials that are hardy and native to the region; and</li><li>d. encouraging drought-tolerant species in combination with permeable or pervious surface materials.</li></ul> |



### 4.3 HAZARD AREA POLICIES

Flood Risk Areas	4.3.1	The natural flood control capabilities of a water body shall be maintained through the protection of the 1:100 year flood risk area, as outlined in the Bow River – MD of Bighorn Flood Risk Mapping Study and other accepted studies.
Flood Way	4.3.2	In order to allow the Bow River and other identified rivers to function in a natural manner in times of high water and flooding, the alteration of the natural flood way by raising the level of the land or removing material shall be strictly regulated.
Flood Way	4.3.3	No new buildings, additions to existing buildings, replacement of existing buildings, or outdoor storage shall be allowed in a flood way.
Flood Fringe	4.3.4	Development is discouraged within the flood fringe. Any development that is allowed shall be adequately flood proofed.
River Bank Stabilization	4.3.5	The protection or stabilization of riverbanks for flood or erosion control may be allowed through the use of methods acceptable to the MD of Bighorn and other applicable Provincial and Federal agencies.
Setbacks from Steep Slopes	4.3.6	Development near an escarpment or steep slope shall meet the minimum required setback as specified in the Land Use Bylaw unless the results of a geotechnical investigation, undertaken by a qualified professional, recommend that a lesser setback may be allowed. The preparation of a geotechnical report should be in accordance with the Development Impact Assessment (DIA) policy as approved by Council.
Setbacks from Oil and Gas	4.3.7	Development near a sour gas facility or an oil and gas well shall be in accordance with the Subdivision and Development Regulation 43/2002, as amended from time to time. Appropriate access and emergency egress should be considered in all planning and development decisions near sour gas facilities.
Wildfire Hazard Identification	4.3.8	The MD of Bighorn may undertake wildfire hazard studies and may implement community wildfire protection plans as funds



- and resources allow, in accordance with FireSmart guidelines.
- Wildfire Hazard Areas 4.3.9 Subdivision and development proposals considered to be located within or adjacent to a high wildfire hazard area may be required to take into consideration *FireSmart: Protecting Your Community from Wildfire* design principles. Approvals of such an application may include conditions that require the implementation of FireSmart principles and fire prevention measures.
- Wildfire Hazard Assessment 4.3.10 The MD of Bighorn may require a detailed Wildfire Hazard Assessment to be undertaken which shall recognize *FireSmart: Protecting Your Community from Wildfire* design principles when considering proposals for multi-lot subdivisions and large developments.
- Wildfire Damage Protection 4.3.11 The MD of Bighorn shall encourage initiatives that minimize the potential for wildfire damage through:
- a. the provision of recreational facilities, such as trails and parks, along the outer perimeter of the development;
  - b. the provision of fire guards and using FireSmart vegetation species, which will serve as a buffers between development and the surrounding areas; and
  - c. the construction of trails between developments and the surrounding forested lands which may be used in an emergency for fire prevention purposes.

#### 4.4 CONSERVATION EASEMENT POLICIES

- Conservation Easements 4.4.1 A Conservation Easement may be considered to preserve significant natural features and lands that do not qualify as Environmental Reserve under the *Act*. The use and control of these features and lands shall be clearly stated in the easement agreement.



## 5 TRANSFER OF DEVELOPMENT CREDITS

### 5.1 GOALS

- To provide opportunities to apply innovative land use planning and environmental conservation concepts that improve municipal efficiencies and reduce rural sprawl.
- To encourage the preservation of identified conservation values, in perpetuity, that would be damaged or lost if the land were developed, by supporting the transfer of development potential to land deemed more appropriate for higher density development based on identified development criteria.
- To support regional planning and conservation goals and initiatives within the South Saskatchewan Regional Plan in accordance with the *Alberta Land Stewardship Act* (ALSA).

### 5.2 TRANSFER OF DEVELOPMENT CREDIT POLICIES

TDC Scheme	5.2.1	The MD of Bighorn supports the transfer of development credit (TDC) initiatives allowed under the <i>Alberta Land Stewardship Act</i> and shall implement a TDC scheme in accordance with ALSA and associated regulations through the development of a TDC Bylaw and the Land Use Bylaw.
Transitional Provisions	5.2.2	Until adoption of the above mentioned TDC scheme with the approval of the Lieutenant Governor in Council in accordance with the <i>Alberta Land Stewardship Act</i> , the MD of Bighorn's existing Transfer of Subdivision Density (TSD) program as described in Section 9 of this Plan and the Land Use Bylaw shall remain in effect.
Sending and Receiving Parcels	5.2.3	The TDC scheme shall allow for the transfer of development potential from sending parcels within an identified conservation area to receiving parcels within an identified development area.
Conservation Values	5.2.4	A TDC scheme is a tool that may be used to aid in the protection of local and regional conservation goals, including environmental, scenic, agricultural and historic resource values. Specific conservation values shall be as identified within a TDC program.
Conservation Easement	5.2.5	In order to protect an identified conservation value in perpetuity, a conservation easement shall be registered on the



		title of the sending parcel.
Development Criteria	5.2.6	The TDC scheme shall be used to transfer development potential to areas more appropriate for higher density, in accordance with a set of development criteria identified within a TDC program.
TDC Bylaw	5.2.7	The TDC Bylaw may contain one or more TDC programs and shall contain those components identified in the <i>Alberta Land Stewardship Act</i> .
TDC Bylaw	5.2.8	Each individual TDC program in the TDC Bylaw shall identify: <ol style="list-style-type: none"><li>the specific purpose of the program;</li><li>the conservation area and the associated conservation values;</li><li>the applicable areas for development and associated development parameters;</li><li>the eligible land use districts;</li><li>how credits are calculated;</li><li>potential bonusing opportunities; and</li><li>the number of development credits required for bonusing opportunities.</li></ol>
ASP or Concept Plan	5.2.9	The MD of Bighorn may require the preparation of an area structure plan or concept plan prior to the consideration of an application for subdivision or development within the TDC Development Area.
ASP or Concept Plan	5.2.10	The area structure plan or concept plan should contain, in addition to those components identified in Section 16 of this MDP, the following: <ol style="list-style-type: none"><li>the TDC Conservation and Development Areas;</li><li>eligible sending and receiving parcels, or a way to identify individual sending and receiving parcels in the TDC program; and</li><li>the maximum allowed density of the entire TDC development area or of specific receiving parcels.</li></ol>



- Qualified Organization                    5.2.11    The MD of Bighorn may consider being a qualified organization for the purposes of holding a conservation easement required pursuant to a TDC program.
- Intermunicipal Transfers                5.2.12    The MD of Bighorn may consider the implementation of an intermunicipal TDC scheme to allow the transfer of development credits with another municipality or group of municipalities, where such initiatives achieve regional goals and are mutually beneficial.



## 6 OPEN SPACES, COMMUNITY RECREATION AND CULTURE

### 6.1 GOALS

- To provide open spaces and trails that supports a high quality of life for residents.
- To provide and maintain appropriate sustainable community recreational opportunities and facilities.
- To preserve heritage resources consistent with the MD of Bighorn’s heritage plans, in particular to:
  - engage and educate the public about the importance and value of the MD’s history, story and sense of place within Alberta and Canada;
  - protect and document, through preservation and conservation, the MD’s heritage resources;
  - encourage both private and public efforts to preserve the MD’s heritage;
  - seek opportunities to rehabilitate, restore, sustain and recognize specified structures and other heritage resources.

### 6.2 OPEN SPACE AND TRAIL PLANNING POLICIES

Community Services Master Plan	6.2.1	Community recreation planning in the MD of Bighorn will be in accordance with policies of the Community Services Master Plan. The Master Plan shall conform to the vision, goals and policies of this MDP.
Community Services Board	6.2.2	The Community Services Board shall establish and update the Community Services Master Plan as required, and shall promote community needs with a focus on recreation, open spaces, trails, parks and culture.
Bighorn Bow Corridor Open Space Network	6.2.3	Development of a sustainable integrated open space and trail network throughout public and private lands in the hamlets and other appropriate areas will be encouraged.
Bow Corridor Regional Trail System	6.2.4	The MD of Bighorn will support the development of a regional trail system and appropriate related amenities through the Bighorn Bow Corridor. The trail system should be integrated with the Town of Canmore trails, Provincial Trails and the Trans Canada Trail system, and should take



advantage of transportation alignments and utility rights-of-way. Designated trails should be located where adverse social, economic and environmental impacts are not significant.

Bow Corridor Regional Trail System	6.2.5	The MD of Bighorn discourages random and unauthorized development of trails on Crown lands in the Bighorn Bow Corridor.
Bow Corridor Regional Trail System	6.2.6	The MD of Bighorn supports the establishment of integrated systems of designated trails that provide attractive alternatives to trail development in adjacent wildlife habitat or corridor areas.
Impact Assessment	6.2.7	Where there is a concern that hiking trails and other permitted community recreational uses may be interfering with an environmentally sensitive area, the MD of Bighorn may undertake an assessment to determine the effects of such uses.
Ghost Waiparous Trail System	6.2.8	The MD of Bighorn shall continue to cooperate with the Summer Village of Waiparous to jointly manage and maintain the trail system in a portion of 12-27-7-W5M (Recreation Lease 950011).
Motorized OHV Use	6.2.9	The use of motorized off-highway vehicles is prohibited on municipally owned lands except as allowed by Council.

### **6.3 MUNICIPAL AND ENVIRONMENTAL RESERVE POLICIES**

Municipal and School Reserve Dedication	6.3.1	At the time of subdivision, the full 10% of municipal and school reserve shall be taken in accordance with the <i>Act</i> . At the sole discretion of the MD of Bighorn, this shall be in the form of: <ul style="list-style-type: none"> <li>a. land;</li> <li>b. money;</li> <li>c. a combination of land and money; or</li> <li>d. deferment by registration of a deferred reserve caveat.</li> </ul>
Environmental Reserve Dedication	6.3.2	At the time of subdivision, the MD of Bighorn shall require the dedication of Environmental Reserve in accordance with



the *Act*.

Environmental Reserve Easement	6.3.3	At the time of subdivision, the MD of Bighorn may allow any or all of the land that is to be dedicated as Environmental Reserve to be protected by an Environmental Reserve Easement in accordance with the <i>Act</i> where public access to the land is not desired.
Reserve Dedication	6.3.4	In making its decision on the allocation, location and distribution of municipal and/or school and/or environmental reserves, the MD of Bighorn shall consider: <ol style="list-style-type: none"> <li>a. where applicable, any adopted area structure/redevelopment plan or concept plan;</li> <li>b. any recommendations from or any agreement between Bighorn and a regional school division;</li> <li>c. recommendations within a geotechnical report by a qualified professional; and</li> <li>d. any guidance from the Community Services Board in accordance with the Open Spaces Policy or as set out in the Community Services Master Plan.</li> </ol>
Reserve Dedication	6.3.5	Land that is properly classified as environmental reserve shall not be dedicated as, or substituted for, municipal reserve. If the environmental reserve dedication on a particular property is deemed by the subdivision authority to be exceptionally large, the subdivision authority may, at its discretion, reduce the municipal reserve requirement.
Reserve Dedication	6.3.6	In considering a proposal for subdivision, the MD of Bighorn shall ensure that the type, location and shape of the reserve land is suitable for the intended use and needs of the MD of Bighorn.

#### **6.4 HERITAGE RESOURCE POLICIES**

Heritage Resources Management Plan	6.4.1	The MD of Bighorn shall set out its heritage resource stewardship program through its Heritage Resources Management Plan and other documents.
Heritage Survey & Inventory	6.4.2	The MD of Bighorn shall use its heritage survey and inventory, as updated from time to time, to help determine



the need for heritage resources impact assessment in the evaluation of subdivision and development applications.

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| Impact Assessment         | 6.4.3 | The MD may require a development impact assessment related to heritage resources be undertaken by a development proponent as part of an application for subdivision or development if there is a known heritage resource on the subject parcel of land, or a strong likelihood of a heritage resource being present. |
| Educational Opportunities | 6.4.4 | The MD shall recognize and support heritage educational opportunities in its public communication.   |
| Provincial Support        | 6.4.5 | The MD of Bighorn shall encourage the appropriate Provincial government department to continue protecting and preserving sites and artifacts with significant historical or archaeological value.  |



## 7 INFRASTRUCTURE AND SERVICES

### 7.1 GOALS

- To provide and maintain cost effective services and infrastructure necessary to the MD of Bighorn, in cooperation with other agencies and organizations.
- To ensure that the transportation system is safe, efficient and suitable for the intended uses.
- To ensure acceptable water and wastewater treatment servicing for all development.
- To encourage opportunities for environmental sustainability initiatives, including alternative energy where appropriate, and the implementation of resource conservation programs.
- To provide or support the provision of cost effective and efficient emergency services.
- To ensure effective stormwater management.

### 7.2 GENERAL INFRASTRUCTURE POLICIES

Infrastructure and Service Provision	7.2.1	Roads and utilities under the control of the MD of Bighorn will be developed contingent on need and the municipal budget, and will be maintained in a safe and efficient manner.
Accommodating Growth	7.2.2	The MD of Bighorn should not allow growth to occur if it cannot be adequately serviced and maintained. Any significant population or business growth that occurs in the MD of Bighorn should be supported by new or improvements to existing infrastructure and services.
Minimize Impacts	7.2.3	Transportation and utility corridors should be designed to minimize disruption to the natural landforms, wildlife habitat and natural vegetation.
Utility Rights-of-Way	7.2.4	Utility right-of-way locations should be co-ordinated between the MD of Bighorn and the respective utility company.
Utility Rights-of-Way	7.2.5	Future utility expansion should be contained within or adjacent to existing transportation or utility rights-of-way to minimize disturbance.
Utility Rights-of-Way	7.2.6	Efforts will be made to allow for pedestrian and non-motorized multi-use trails to be safely located within utility rights-of-ways in areas of higher density, such as hamlets and country residential areas.



Financial Sustainability	7.2.7	The long-term sustainability of the MD of Bighorn shall not be compromised by providing infrastructure beyond its financial capability.
Costs of Infrastructure	7.2.8	All costs associated with the construction, installation or over-sizing of transportation and utility systems for a proposed subdivision or development shall be borne by the developer, unless the MD of Bighorn deems it in the greater interest of a community to provide or participate in the provision of any infrastructure or utilities. This includes: <ul style="list-style-type: none"><li>a. all required testing, engineering studies and designs;</li><li>b. new construction of or upgrades to existing roads and vehicle accesses;</li><li>c. installation or expansion of municipal water, wastewater or stormwater systems;</li><li>d. installation of garbage and recycling facilities; and</li><li>e. construction of pedestrian pathways or trails.</li></ul>
Agreements	7.2.9	The MD of Bighorn may require a developer to enter into a subdivision or development agreement that specifies the construction standards, maintenance, liability and provision of security with regards to the installation of any municipal transportation or utility infrastructure required for a proposed subdivision or development. Such agreements will remain in effect until such time that the infrastructure is satisfactorily completed and the MD of Bighorn assumes responsibility.

### **7.3 TRANSPORTATION POLICIES**

Continuity	7.3.1	The MD of Bighorn will work with adjacent municipalities to ensure continuity of transportation systems.
Environmental Protection	7.3.2	Any new roads or upgrades to existing roads should be carried out in a manner that protects wildlife habitats, wetlands and other environmental or historic resources.
Subdivision and Development	7.3.3	The M.D., when approving new development or significant redevelopment, will require that proof of legal access (that meets with MD standards) exists to the site.



Subdivision and Development	7.3.4	<p>During the subdivision and development process, the MD of Bighorn shall consider:</p> <ul style="list-style-type: none"><li>a. road and approach construction standards, in accordance with the MD of Bighorn’s road development policies;</li><li>b. provision of a road right-of-way, including any required road widening for adjacent public roads;</li><li>c. the number and location of road access points;</li><li>d. adequate development setbacks from highways and railways;</li><li>e. protection of roads from encroachment;</li><li>f. fencing, including wildlife fencing;</li><li>g. adequate sightlines at road intersections; and</li><li>h. upgrading of existing municipal roads that provide access to a site being subdivided or developed.</li></ul>
Condominium Development Standards	7.3.5	<p>Development standards with respect to bareland condominium developments shall be the same as those established by the MD of Bighorn for conventional forms of subdivision and development.</p>
Design Standards	7.3.6	<p>Notwithstanding the transportation policies as established by the MD of Bighorn, variances to road design standards may be considered to achieve a desired aesthetic or to enhance the character of the area, or to provide innovative engineering designs for issues such as stormwater management, on-street parking and traffic calming.</p>
Municipal Road Development	7.3.7	<p>The MD of Bighorn may undertake consultative processes with area residents and other affected parties to implement long-term solutions to road and access issues.</p>
LOC Roads	7.3.8	<p>Roads under license of occupation (LOC) or lease roads deemed unnecessary for their original use should be evaluated by the Province and the MD of Bighorn on a case by case basis to determine whether they should be closed, taken over by the MD of Bighorn as public roads, or used for another suitable alternative.</p>



#### 7.4 WATER, WASTEWATER AND STORMWATER POLICIES

Provincial Standards	7.4.1	The MD of Bighorn shall require all development to meet Provincial standards and regulations respecting the provision of water and wastewater services. To ensure this, the MD of Bighorn may require any reports, permits, licences or other such documentation issued by Provincial authorities to be submitted as a condition of development approval.
Water Sufficiency	7.4.2	If the proposed supply of water for a subdivision or development is groundwater and a study prepared by a qualified professional demonstrates that the groundwater resources are insufficient or if the use of groundwater may be detrimental to other users in the area, the MD of Bighorn shall not approve the application. Should other means of water supply be available and acceptable to the MD of Bighorn, the subdivision or development may be approved.
Water Conservation	7.4.3	The MD of Bighorn shall require water conservation measures as a condition of development approvals.
Water Conservation	7.4.4	The MD of Bighorn shall require water metering on all new development, where connection to a municipal water system is available.
Stormwater Management	7.4.5	To ensure that runoff does not exceed pre-development rates, the MD of Bighorn may require a subdivision or development to be undertaken in accordance with a stormwater management plan prepared by a qualified professional in accordance with Provincial guidelines.
Innovative and Best Management Practices	7.4.6	The MD of Bighorn encourages, where appropriate, the use of best management practices, including low impact development (LID) techniques, for the management of stormwater. Such techniques may include protecting natural drainage patterns, incorporating natural site elements into design, and using small-scale stormwater capture and treatment design elements such as rain gardens, bioswales, and permeable surface materials.



## 7.5 SOLID WASTE AND RECYCLING POLICIES

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| Francis Cooke      | 7.5.1 | To minimize adverse impacts on the surrounding land uses, the Francis Cooke Regional Landfill site shall remain a Class III solid waste facility and shall not handle biosolids or municipal solid waste. |
| Francis Cooke      | 7.5.2 | Notwithstanding the above, the Francis Cooke may accept kitchen organics derived from fruit and vegetable wastes in relation to an approved composting facility or an energy from waste facility.         |
| Waste Diversion    | 7.5.3 | The MD of Bighorn shall implement and encourage waste diversion and recycling programs to reduce solid waste disposal.  |
| Long-Term Planning | 7.5.4 | The MD of Bighorn supports joint municipal initiatives to address the immediate and long-term solid waste disposal needs of the region.   |

## 7.6 EMERGENCY SERVICES POLICIES

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| Emergency Services Access | 7.6.1 | Subdivision and development proposals shall consider and incorporate design elements to facilitate accessibility for emergency services providers.   |
| Level of Service          | 7.6.2 | The MD of Bighorn will endeavour to provide fire protection services to all properties, but the level of this service will vary because of differing population densities and distances from emergency facilities. In particular, emergency services may be delayed or unavailable to properties that are in remote locations or that are not easily accessible. |

## 7.7 ENVIRONMENTAL SUSTAINABILITY POLICIES

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| Environmental Programs | 7.7.1 | The MD of Bighorn shall promote sustainability programs and initiatives, such as recycling and waste reduction, water and energy conservation and the protection of ground water resources. |
| Alternative Energy     | 7.7.2 | The MD of Bighorn encourages the safe and community-appropriate installation of private energy generation   |



technology, including but not limited to solar panels, small wind energy conversion systems, micro hydro, biomass generators, and geothermal and steam-powered generators.

Alternative Energy      7.7.3      The MD of Bighorn may support the use of district heating and cooling systems.



## 8 RURAL CONSERVATION

### 8.1 GOALS

- To preserve the rural character and lifestyle of the Rural Conservation policy area.
- To limit development and to ensure that it is consistent with the rural landscape and resources.
- To manage and limit fragmentation and excessive subdivision of land.
- To maintain a low population and rural residential density.

### 8.2 RURAL CONSERVATION POLICIES

Rural Conservation	8.2.1	The MD of Bighorn will consider the subdivision and development of land within the Rural Conservation area as identified on Figures 1 and 2.
Rural Land Uses	8.2.2	Rural land uses should reflect the natural landscape, and development shall be based on the resources that are characteristic of the area. Such uses include agriculture, forestry, on-site natural resource development, and recreation and tourism.
Agriculture	8.2.3	The rural character will be maintained by ensuring that agriculture, specifically ranching, is recognized and protected as an important use through land use and subdivision controls, on suitable lands in the Rural Conservation policy area.
Agricultural Opportunities	8.2.4	The MD of Bighorn encourages new, small scale opportunities for growth and diversification of the agricultural industry.
Livestock Management	8.2.5	Management of livestock shall be in accordance with the <i>Agricultural Operations Practices Act</i> (AOPA) and recognized best management practices.
Confined Feeding Operations	8.2.6	Small-scale confined feeding operations (CFO), as defined by the <i>Agricultural Operation Practices Act</i> (AOPA) may be considered in the Rural Conservation area subject to the following criteria: <ol style="list-style-type: none"><li>a. that a Development Impact Assessment is prepared which satisfactorily addresses impact mitigation, including ground water contamination;</li></ol>



- b. that roads are developed to municipal standards;
  - c. that adequate setbacks are provided from any permanent water bodies;
  - d. that a 5 km setback from a residential settlement, including a country residential area or hamlet; and
  - e. that the location of the proposed CFO does not preclude development on adjacent lands.
- Confined Feeding Operations      8.2.7      Medium or large scale confined feeding operations will not be supported in the MD of Bighorn due to the potential adverse impacts on environmentally sensitive areas; lack of a developed road system for feed and livestock movement; rolling and mountainous topography that would make surface water runoff difficult to manage; possible surface and ground-water contamination; and the limited land base suitable for manure disposal.
- Non-Agricultural Uses      8.2.8      Non-agricultural uses will be considered on lands not suitable for agriculture or where existing agricultural operations and future opportunities are not compromised by those proposed uses.
- Natural Resource Development      8.2.9      Natural resource development, including mineral extraction and processing, forestry, and oil and gas operations, may be allowed in the Rural Conservation area and shall be regulated in accordance with the applicable general industrial policies in Section 12 of this Plan.
- Mineral Extraction      8.2.10      In addition to the above, mineral extraction in the Rural Conservation area shall typically be limited to smaller operations that have limited impact on surrounding uses and shall be returned to a natural state upon completion of the mineral extraction activities.
- Mineral Extraction in Bighorn Bow Corridor Area      8.2.11      Mineral extraction in new quarries may be allowed in the Rural Conservation area to the south of the Bow River in the Bighorn Bow Corridor area, provided that a need can be justified, and consideration has been given to the environmental sensitivity of the area and the proximity of conflicting land uses.
- Tourism and Recreation      8.2.12      Low-density tourism and recreation uses, such as retreats and horse riding facilities, that are compatible with the rural nature



of the landscape may be allowed in the Rural Conservation area on a site-specific basis, provided that:

- a. the natural landscape is not significantly altered;
- b. the development uses natural landscape features found on, and adjacent to, the development site;
- c. the development does not require urban-type services, such as water distribution or sewage collection systems;
- d. generally does not propose the development of permanent residential housing, other than for staff accommodation;
- e. limited to relatively low-density site usage; and
- f. the development does not require any significant road upgrades due to increased traffic levels.

Tourism and Recreation	8.2.13	Larger and more intensive tourism and recreation developments shall be subject to the general recreation and tourism policies contained within Section 13 of this Plan.
Use Restrictions in Waiparous Urban Fringe	8.2.14	The following types of uses shall not be allowed within the Rural Conservation area of the Waiparous Urban Fringe (Figure 8): <ol style="list-style-type: none"><li>a. intensive agriculture;</li><li>b. resource extractive industries that create excessive noise and disturbance in their operations; and</li><li>c. kennels and similar uses.</li></ol>
Rural Residential Uses	8.2.15	Residential uses shall remain secondary in importance to existing rural and agricultural uses, and low residential densities will be maintained in the Rural Conservation area.
Home-Based Businesses	8.2.16	Home-based businesses will be considered, provided that they do not interfere with existing agricultural uses and remain as an accessory use to the primary residential use of the property.
Subdivision of Rural Residential Parcel	8.2.17	A single rural residential parcel of land may be subdivided from a previously un-subdivided quarter section provided that the following criteria is met: <ol style="list-style-type: none"><li>a. the proposed lot can be adequately served by direct access to a public roadway, or by other lawful means satisfactory to</li></ol>



- the MD of Bighorn and in accordance with Council policy;
- b. the subdivision and development is sensitive to and accommodates any topographic or environmental constraints, particularly setbacks from water bodies, steep slopes and oil and gas facilities;
  - c. the applicant demonstrates that the new lot can be adequately serviced on-site in accordance with Provincial regulations; and
  - d. the new lot to be created is limited in size and is defined by physical characteristics, such as topography, vegetation and shelter belts.



## 9 SMALL HOLDINGS

### 9.1 GOALS

- To preserve the existing rural quality of life by maintaining a low population density.
- To allow a higher, but limited amount of subdivision potential within an identified area of the MD of Bighorn.
- To allow limited amounts of other uses compatible with a rural environment.
- To ensure that agricultural uses are adequately regulated due to the reduced lot sizes.

### 9.2 SMALL HOLDINGS POLICIES

Small Holdings	9.2.1	The MD of Bighorn will consider the subdivision and development of small holdings within the Small Holdings area as identified on Figure 2.
Small Holdings Uses	9.2.2	A small holdings parcel may contain one single detached dwelling and other compatible rural uses including home-based businesses.
Agriculture	9.2.3	Agricultural uses, including the keeping of livestock on small holdings lots shall be considered discretionary. Livestock shall be kept in accordance with the provision of <i>Agricultural Operations Practices Act</i> (AOPA) and recognized best management practices.
Recreation and Tourism	9.2.4	Recreation or tourism developments in the Small Holdings area shall be limited to those that are generally smaller in scale, have a mix of indoor and outdoor activities, or take advantage of the natural amenities. Examples of such developments include bed and breakfasts, small country recreational lodges, retreats, and areas designated for bird watching, hiking and cross country skiing.
Recreation and Tourism	9.2.5	The maximum density on a Small Holdings lot for any recreation or tourism development shall be 0.25 person per hectare (one person per ten acres), to a maximum of 16 persons per quarter section.
Recreation and Tourism	9.2.6	Notwithstanding the above: a. the temporary camp that exists on NW-25-26-7-W5M for



- the provision of adventure training to military personnel may continue in accordance with development permit approval;
- b. the artist retreat located on Block 1 Plan 9710059 (NW-27-26-6-W5M) may have a maximum density of 15 persons on the lot provided there is no discontinuation of the operation and in accordance with the development permit approval; and
  - c. the camp that is located on SE-25-26-7-W5M may continue to operate in the same manner as it has historically.
- Recreation and Tourism            9.2.7    An applicant for a recreation or tourism development in the Small Holdings area may be required to undertake a Development Impact Assessment (DIA) in accordance with Council policy. In particular, the assessment shall consider the impact of the development on the rural lifestyle and surrounding rural environment.
- Open Spaces and Trails            9.2.8    The dedication and use of Municipal Reserve lands will be in accordance with the Community Services Master Plan and associated policies.
- Subdivision            9.2.9    Within the small holdings area, a quarter section may be subdivided into a maximum of four parcels. The proposed lots should be designed to:
- a. be sensitive to the natural environmental features and the physical characteristics of the land;
  - b. maintain lands appropriate for agricultural purposes in larger, un-fragmented parcels; and
  - c. reduce requirements for road and utility servicing.
- TSD            9.2.10    Notwithstanding the subdivision limitations established elsewhere in this Section, landowners wishing to redistrict (rezone) and subdivide land in the Small Holdings Policy area may undertake a “Transfer of Subdivision Density (TSD)” program as an optional planning technique to concentrate subdivision into a smaller human footprint and to reduce the amount of land that would otherwise be fragmented within the Small Holdings area.



- TSD 9.2.11 The TSD option allows gathering and transferring of subdivision density potential from one or more Sending Parcels within the Small Holdings area and concentrating it into one or more Receiving Parcels, also located in the Small Holdings area.
- TSD 9.2.12 In order to prevent future subdivision of a Sending Parcel after the transfer of its subdivision density to a Receiving Parcel, a conservation easement must be registered on the title of the Sending Parcel at the time of subdivision approval. The Sending Parcels may only send the number of lots that are allowed under policy 9.2.9 above.
- TSD 9.2.13 Landowners choosing to undertake the TSD option shall be required to prepare an area structure plan and shall apply the Transfer of Subdivision Density (TSD) District of the Land Use Bylaw to the land that is the Receiving Parcel.
- TSD 9.2.14 Similarly, a Conservation Easement (CE) District shall be applied through the Land Use Bylaw to those Sending Parcel lands that are subject to a Conservation Easement in accordance with policy 9.2.12.
- TSD 9.2.15 In accordance with 5.2.2, the MD of Bighorn intends to ultimately replace its TSD program once a municipal Transfer of Development Credits (TDC) Scheme, prepared in accordance with the *Alberta Land Stewardship Act*, is adopted.



## 10 COUNTRY RESIDENTIAL

### 10.1 GOALS

- To preserve the existing rural quality of life for residents in a country residential area.
- To allow concentrated country residential development within designated nodes.
- To limit the development of new country residential subdivisions.

### 10.2 COUNTRY RESIDENTIAL POLICIES

Country Residential	10.2.1	The subdivision or development of land for Country Residential purposes shall only be allowed on those lands identified in Figures 2 and 8, being: <ul style="list-style-type: none"><li>a. the Waiparous Urban Fringe; and</li><li>b. the Scott Lake Hill area.</li></ul>
Country Residential Uses	10.2.2	A low residential density will be maintained by allowing only one dwelling per lot and prohibiting the subdivision of existing lots.
	10.2.3	Home based-businesses that do not impact the community or the amenities of the area will be allowed.
Area Structure Plan Required	10.2.4	Prior to the redesignation or subdivision of lands for country residential purposes, an area structure plan shall be prepared and approved.
Waiparous Urban Fringe	10.2.5	Subject to the preparation and approval of an area structure plan, the development of a country residential subdivision within the Waiparous Urban Fringe (Figure 8) may be allowed in accordance with the following requirements: <ul style="list-style-type: none"><li>a. lot sizes shall be similar in size to existing country residential lots in the Waiparous Fringe boundary;</li><li>b. access shall be provided by an internal road system developed to municipal standards, but that is comparable to the Summer Village of Waiparous standards;</li><li>c. country residential development shall be similar in design and character to existing development in the area (single detached dwellings are permitted and</li></ul>



- manufactured homes are prohibited);
- d. environmental reserve dedication shall protect environmentally sensitive lands and provide public access to water bodies; and
  - e. municipal reserve dedication shall provide parks and a trail network that connects activity nodes and environmental features, in addition to providing a buffer between existing and new development.



## 11 HAMLETS

### 11.1 GOALS

- To maintain the quality of life for residents.
- To identify and respond to the differing needs and objectives of each community.
- To maintain orderly development consistent with the objectives of each community.
- To protect environmentally significant areas and wildlife habitat in future growth areas.
- To ensure the provision of adequate infrastructure and services.
- To provide opportunities for commercial development and employment opportunities, where appropriate, that enhance the live-work-play lifestyle in certain communities.
- To encourage inclusive housing opportunities in appropriate communities.

### 11.2 HAMLET OF BENCHLANDS POLICIES

Hamlet Boundary	11.2.1	The designated boundaries of the Hamlet of Benchlands shall be as identified in Figure 3.
Future Land Use	11.2.2	The conceptual future land use plan that guides long-term decision making in the Hamlet of Benchlands shall be in accordance with Figure 3.
Residential Community	11.2.3	The hamlet of Benchlands shall remain a residential community. The development of commercial land uses will be prohibited in order to maintain the existing character and lifestyle of the community.
Residential Density	11.2.4	A low residential density will be maintained by allowing only one single detached dwelling per lot and prohibiting the subdivision of existing lots.
Home-Based Businesses	11.2.5	Home based-businesses that do not impact the community or the amenities of the area will be allowed.
Agriculture	11.2.6	Limited agricultural uses, such as the keeping of horses and llamas, may be allowed on residential lots in the hamlet of Benchlands provided that such uses do not have a significant negative effect on the environment or the hamlet community.



### 11.3 HAMLET OF DEAD MAN'S FLATS POLICIES

Hamlet Boundary	11.3.1	The designated boundaries of the Hamlet of Dead Man's Flats shall be as identified in Figure 4.
Future Land Use	11.3.2	The conceptual future land use plan that guides long-term decision making in the Hamlet of Dead Man's Flats shall be in accordance with Figure 4.
Balanced Community	11.3.3	Dead Man's Flats shall develop as a small but well-balanced community containing highway commercial, light industrial, residential and open space uses.
Residential Development	11.3.4	Future residential development will only be allowed in conjunction with a comprehensive development proposal including light industrial and open space components, the details of which shall be as established in an area redevelopment plan or concept plan.
Home-Based Businesses	11.3.5	Home-based businesses that do not impact the community or the amenities of the area will be allowed.
Commercial Development	11.3.6	Commercial uses oriented towards serving the travelling public, including tourists and recreationalists, and local residents are appropriate. Commercial uses primarily catering to the trucking industry is discouraged.
Light Industrial Development	11.3.7	The eastern part of the hamlet shall be reserved for light industrial uses in order to provide increased light industrial land in the Bighorn Bow Corridor and because light industrial uses are more compatible with the adjacent wildlife habitat area than other uses.
Open Spaces and Trails	11.3.8	Municipal reserve lands may be used to accommodate recreational uses.
Open Spaces and Trails	11.3.9	The MD of Bighorn may dispose of the southern portion of the large municipal reserve lot adjacent to Second Avenue to increase the available land area for commercial and mixed use developments.
Open Spaces and Trails	11.3.10	An integrated system of trails and open spaces shall be established in order to create an attractive alternative to trails in the adjacent wildlife habitat or corridor areas in an effort



to reduce human-wildlife conflicts.

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| Transportation and Utilities | 11.3.11 | The areas designated on Figure 4 for Transportation and Utilities may be used to accommodate new and existing transportation infrastructure and utility services. This may include an upgrade to the highway overpass, municipal water, wastewater and solid waste transfer facilities. |
| Transportation and Utilities | 11.3.12 | The MD of Bighorn shall encourage Alberta Transportation to maintain as much visibility and accessibility as possible to the highway commercial portion of the hamlet from the Trans Canada Highway in effort to support the traditional highway service function.                      |

#### 11.4 HAMLET OF EXSHAW POLICIES

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| Hamlet Boundary        | 11.4.1 | The designated boundaries of the Hamlet of Exshaw shall be as identified in Figure 5.  |
| Future Land Use        | 11.4.2 | The conceptual future land use plan that guides long-term decision making in the Hamlet of Exshaw shall be in accordance with Figure 5.  |
| Community Orientation  | 11.4.3 | Exshaw shall develop as an affordable, family-oriented community, consisting of predominantly single-detached dwellings, supported by employment opportunities, commercial amenities and community facilities. |
| Infill Housing         | 11.4.4 | Infill housing on large parcels of land in central Exshaw and in existing residential areas will be encouraged, and should occur prior to expanding into east Exshaw.  |
| Inclusive Housing      | 11.4.5 | The development of affordable housing for families and senior housing facilities will be encouraged, provided that the density and design of any development is compatible with the surrounding area.          |
| Home-Based Businesses  | 11.4.6 | Home-based businesses that do not impact the community or the amenities of the area will be allowed.   |
| Commercial Development | 11.4.7 | Commercial uses will be directed to the area west of Exshaw Creek and south of the school site in order to create a centralized commercial core. Commercial developments                                       |



which serve the local community will be encouraged.

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| Accessory Residential        | 11.4.8  | Future commercial development may include an accessory residential component, particularly contained within the second-storey of new developments.   |
| Light Industrial Development | 11.4.9  | Expansion of light industrial uses will be directed to South Exshaw in the area located south of Highway 1A and east of Exshaw Creek.  |
| Open Spaces and Trails       | 11.4.10 | Municipal reserve lands may be used to accommodate recreational uses.  |
| Open Spaces and Trails       | 11.4.11 | The development of sidewalks, sustainable trails network and related amenities will be encouraged over time to better accommodate pedestrian traffic in the hamlet and to link local trails with regional trails.  |
| Wildlife Study               | 11.4.12 | The results of the wildlife study being undertaken by the Province and other industry partners shall be used to identify potential wildlife corridors and future development areas.  |
| Stormwater Management Study  | 11.4.13 | The MD of Bighorn should undertake an engineering study and develop a comprehensive stormwater management plan in the existing developed area of the hamlet of Exshaw. The plan should establish elevations for individual site redevelopment to ensure that site drainage occurs according to the overall stormwater management plan.   |
| Area Structure Plan          | 11.4.14 | The MD of Bighorn shall prepare or may require the preparation of an area structure or redevelopment plan for the hamlet of Exshaw which may consider: <ul style="list-style-type: none"><li>a. the progressive transition of Mount Allan Drive from residential to commercial uses;</li><li>b. the subdivision and development of vacant land such as east and central Exshaw and the lands between the highway and the railway;</li><li>c. incorporating design principles or design guidelines.</li></ul> |
| East Exshaw                  | 11.4.15 | An area structure plan or conceptual scheme shall be prepared prior to the consideration of a change to land use designation or an application for subdivision within east   |



Exshaw. The plan should specifically address:

- a. the high ground water level;
- b. Jura Creek flood prevention;
- c. the provision of open spaces and trails, including a naturally treed area; and
- d. impacts on wildlife, in particular in relation to wildlife corridors that may exist on the north side of the hamlet and their connection to the Bow River.

### **11.5 HAMLET OF HARVIE HEIGHTS POLICIES**

Hamlet Boundary	11.5.1	The designated boundaries of the Hamlet of Harvie Heights shall be as identified in Figure 6.
Future Land Use	11.5.2	The conceptual future land use plan that guides long-term decision making in the Hamlet of Harvie Heights shall be in accordance with Figure 6.
Residential Density	11.5.3	A low residential density will be maintained by allowing only one dwelling per lot and prohibiting the subdivision of existing residential lots or the creation of new residential lots.
Home-Based Businesses	11.5.4	Only those types of home-based businesses that are not evident to the public and do not impact the community or the amenities of the area, will be allowed. Bed and breakfasts will not be allowed.
Commercial Development	11.5.5	Commercial uses oriented towards serving the travelling public and those visiting the area for recreation purposes are deemed appropriate. Commercial uses primarily catering to the trucking industry will not be allowed.
Accessory Dwellings	11.5.6	Accessory dwellings in the commercial area shall be limited to providing accommodation for staff that are employed on-site.
Commercial Design Guidelines	11.5.7	Commercial development shall be in accordance with the ‘mountain village’ architectural design guidelines in the land use bylaw.



Commercial Design Guidelines	11.5.8	Impacts of commercial development on the residential community shall be minimized by landscaping, screening, setback and height requirements, and architectural design techniques.
Transportation and Utilities	11.5.9	All commercial properties shall connect to the municipal water and wastewater treatment systems in accordance with the terms of the service agreements between the Town of Canmore and the MD of Bighorn.
Utilities	11.5.10	Municipal water and wastewater treatment systems are available upon request by the residential community to be installed into the residential portion of the hamlet to ensure a safe drinking water supply, to provide more effective fire fighting capabilities and to protect ground water quality.
Utilities	11.5.11	The residential landowners shall only be required to contribute financially to the municipal water and wastewater system if the systems serve the residential portion of the hamlet.
Open Spaces and Trails	11.5.12	Municipal reserve lands may be used to accommodate recreational uses.
Open Spaces and Trails	11.5.13	The MD of Bighorn shall encourage the Province to provide management and signage of trails in the Harvie Heights area with the intent of:  a. discouraging visitors from using the residential community as a trail head and encouraging the use of the trail head and parking area to the east of the hamlet; and  b. educating trail users to be sensitive to the wildlife issues in the area.
Wildfire	11.5.14	In consultation with the community, the MD of Bighorn will encourage and will continue to undertake vegetation management measures in and around Harvie Heights to reduce the risk of wildfire hazard to the community.

## **11.6 HAMLET OF LAC DES ARCS POLICIES**

Hamlet Boundary	11.6.1	The designated boundaries of the Hamlet of Lac des Arcs shall be as identified in Figure 7.
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Future Land Use	11.6.2	The conceptual future land use plan that guides long-term decision making in the Hamlet of Lac des Arcs shall be in accordance with Figure 7.
Residential Community	11.6.3	The hamlet of Lac des Arcs shall remain a residential community. The development of commercial land uses will be prohibited in order to maintain the existing character and lifestyle of the community.
Residential Density	11.6.4	A low residential density will be maintained by allowing only one single detached dwelling per lot and prohibiting the subdivision of existing residential lots.
Home-Based Businesses	11.6.5	Only those types of home-based businesses that are not evident to the public and do not impact the community or the amenities of the area, will be allowed. Bed and breakfasts will not be allowed.
Open Spaces and Trails	11.6.6	Municipal reserve lands may be used to accommodate recreational uses.
Transportation and Utilities	11.6.7	The MD of Bighorn will work with private landowners and the Provincial government to maintain the existing tree cover as a visual screen and noise buffer between the Trans Canada Highway and the hamlet, while recognizing the need for vegetation control to reduce the wildfire hazard.
Transportation and Utilities	11.6.8	The MD of Bighorn supports the residents' position that a bridge should not be constructed across the Bow River at Lac des Arcs. Access should be limited to the existing overpass and emergency access on the Trans Canada Highway.
Riverbank Erosion	11.6.9	In conjunction with, and at the cost of the affected property owners, the MD of Bighorn may investigate measures to address the impact of riverbank erosion along the Bow River.
Wildfire	11.6.10	In consultation with the community, the MD of Bighorn will encourage and will continue to undertake vegetation management measures in and around Lac des Arcs to reduce the risk of wildfire hazard to the community.



- Lac des Arcs Planning Area      11.6.11 Subdivision and development may be considered in the Lac des Arcs Planning Area, provided a satisfactory area structure plan is prepared and adopted. The plan should specifically address that:
- a. lots sizes shall be similar in size to existing lots in Lac des Arcs;
  - b. no development will be allowed in the floodway as identified in the Bow River – MD of Bighorn Flood Risk Mapping Study;
  - c. residential development will only occur where noise levels are no greater than 50 decibels (dBA), as determined by a method similar to that of the Canadian Mortgage and Housing Corporation (CMHC);
  - d. the existing treed buffer along the Trans Canada Highway will be maintained to effectively act as a visual screen and noise buffer; and
  - e. access to and within the Planning Area will be provided by a public right-of-way.
- Natural and Protected Areas      11.6.12 The MD of Bighorn shall encourage the Provincial government that the Crown lands as shown in Figure 7 as Natural/Protected Areas be left in an undeveloped state.

## **11.7 HORSESHOE LANDS PLANNING AREA POLICIES**

- Horseshoe Lands Development      11.7.1 The MD of Bighorn may consider the subdivision and development of land in the Horseshoe Lands Planning area identified on Figure 1.
- Industrial Uses      11.7.2 The two areas used for hydroelectric power generation shall continue to be allowed to be used for industrial purposes.
- Development Opportunities      11.7.3 A range of development opportunities may be considered on the balance of the lands, including agriculture and other low-intensity development such as country recreational lodges or country recreational centres.
- North of Bow River      11.7.4 Due to access restrictions, a limited range of low-intensity uses may be contemplated on the portion of lands located to the north of the Bow River.



- South of Bow River      11.7.5      On the portion of the lands located to the south of the Bow River, a higher intensity development may be proposed for a functioning, sustainable new community that should include:
- a. a diversity of land use, including residential, commercial, industrial, recreation and open spaces;
  - b. a mix of residential housing types, including detached and multi-family dwellings;
  - c. seniors housing development;
  - d. affordable housing, which comprises 10% -15% of the total housing supply;
  - e. an effort to create substantial employment on site through commercial or possibly industrial development; and
  - f. the provision of a wide range of recreational opportunities including an integrated trail system.
- South of Bow River      11.7.6      Further to the above, a single, large-scale commercial development may be considered, provided the requirement of a live-work-play community can be met.
- South of Bow River      11.7.7      Development of this portion of the Horseshoe Lands Planning area shall be in accordance with an approved area structure plan.
- South of Bow River      11.7.8      Council may consider a hamlet designation for this area if the lands are developed into an integrated and balanced community.



## 12 INDUSTRY

### 12.1 GOALS

- To ensure the adequate provision of land for industrial uses in appropriate locations that will maintain a sustainable tax base and diversify the economy.
- To reserve land in the Bighorn Bow Corridor for future mineral extraction activities to support the long-term viability of the mineral extraction industry.
- To provide continued support to the resource extraction and processing industries, power generation industries and other industrial development.
- To limit resource extraction activities that have significant negative impacts on the environment, and quality of life for local communities.
- To encourage sustainable forest harvesting and to minimize potential adverse impacts of logging on private lands.
- To discourage uses that are incompatible with natural resource extraction purposes.

### 12.2 GENERAL INDUSTRIAL POLICIES

Industrial Land Supply	12.2.1	Expansion and diversification of the industrial land base will be supported by seeking to ensure an adequate supply of industrial land, while considering adjacent land uses and the natural environment.
Industrial Impact Mitigation	12.2.2	In order to minimize the disturbance of lands, new industrial development should be located in areas of previous mineral extraction or other previously disturbed sites.
Industrial Impact Mitigation	12.2.3	Industrial and resource extractive development should occur in a manner such that it will not have significant adverse impacts or impacts can be satisfactorily mitigated.
Impact Assessment	12.2.4	Proposals for new, large industrial developments or expansion of existing facilities may require the preparation of an Environmental Impact Assessment (Provincial) or Development Impact Assessment (Municipal) in accordance with applicable legislation or policy.
Compliance	12.2.5	The development and continuation of resource extraction and processing industries, aggregate extraction, power generation and other industries will be supported, provided that such



industries comply with applicable Provincial or Federal legislation, particularly environmental legislation.

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| Reclamation                   | 12.2.6  | The MD of Bighorn shall require the reclamation of disturbed land used for industrial or resource extraction and processing purposes in accordance with any applicable legislation or bylaw. Where there are no Federal or Provincial requirements, the MD of Bighorn shall require a satisfactory plan and guarantee for reclamation or future development of the site once the industrial use is completed. |
| Visual Screening              | 12.2.7  | Natural visual screening of industrial developments and resource extraction industries shall be maintained wherever possible. New facilities should be located where natural screening exists or can be developed.  |
| Transportation and Utilities  | 12.2.8  | Where possible, access roads to industrial sites should conform to the natural terrain, and minimize the amount of site alteration and disturbance to vegetation, ground cover and natural drainage patterns.   |
| Transportation and Utilities  | 12.2.9  | The MD of Bighorn encourages resource extraction and processing industries, specifically the oil and gas industry, to consult with the MD of Bighorn with respect to road access to their sites, particularly when development of municipal road allowance opportunities are available.   |
| Water and Wastewater          | 12.2.10 | In designing and developing water supply and wastewater disposal systems for industrial facilities, connections to existing or future municipal or regional systems should be considered.   |
| Waste Management and Disposal | 12.2.11 | The management, handling or disposal of waste produced off-site, including but not limited to municipal solid waste, biosolids, agricultural and industrial waste, shall be prohibited in industrial and quarry sites.  |
| Forestry on Crown Land        | 12.2.12 | Forestry operations approved by the Province are not regulated in this Plan. However, the MD of Bighorn encourages forest operations to be undertaken in accordance with a sustainable timber harvesting plan and encourages the use of integrated land management practices.   |



Forestry on Private Land	12.2.13	The use of woodlot management and appropriate harvesting techniques are encouraged for the logging of private land.
	12.2.14	The Alberta Timber Harvest Planning and Operating Ground Rules Framework for Renewal (2008) shall be used to guide logging operations on private land.
Screening of Wood Processing	12.2.15	Development related to wood processing industries should be visually screened from public view. Adequate buffer zones should be maintained from adjacent properties.
Oil and Gas	12.2.16	The MD of Bighorn recognizes that oil and gas facilities are not regulated by this Plan. However, the MD of Bighorn encourages that integrated land management practices are incorporated into oil and gas planning and operations.
Hydroelectric Power Generation	12.2.17	The MD of Bighorn supports the continued operation of the hydroelectric power generation facilities in the Bighorn Bow Corridor.
Industry Housing	12.2.18	The MD of Bighorn supports the provision of employee housing for heavy industrial development, and shall ensure that such housing developments, including temporary work camps and settlements, are appropriately serviced and provide sufficient amenities for employees.
Kananaskis Settlement	12.2.19	The MD of Bighorn shall continue to support the provision of employee housing at the Kananaskis settlement.

### 12.3 RURAL INDUSTRIAL POLICIES

Rural Industrial Uses	12.3.1	The subdivision and development of land for Rural Industrial purposes shall be as identified on Figure 1.
Location of Rural Industrial Uses	12.3.2	Rural industrial sites and rural industrial parks should be located adjacent to Highway 1A or 1X, and on previously disturbed sites in an effort to minimize the disturbance of and intrusion into the Bighorn Bow Corridor.
Rural Industrial Parks	12.3.3	Development of a rural industrial park will require the preparation of an area structure plan or conceptual scheme.
Uses	12.3.4	Rural industrial sites and parks shall be limited to uses



requiring relatively large areas of land with limited municipal services or amenities, and may include mineral extraction.

- Servicing 12.3.5 Water supply and sewage disposal should be managed on an individual lot basis in rural industrial parks, although consideration should be given to connections with existing or future municipal or regional systems.
- Visual Screening 12.3.6 Rural industrial sites and parks should be adequately screened from Highways 1A and 1X as well as other adjacent lands by existing tree cover, landscaping or fencing.

#### 12.4 MINERAL EXTRACTION POLICIES

- Mineral Resource Extraction Uses 12.4.1 The use or development of land for Mineral Extraction purposes shall be allowed as identified on Figure 1.
- Processing 12.4.2 Any on-site mineral extraction development located in the Mineral Extraction area will generally be limited to the processing of the primary resource found on the site.
- Reclamation 12.4.3 Industrial sites in the Mineral Extraction area shall be reclaimed to a natural state in accordance with an approved reclamation plan following completion of the mineral resource extraction activities.
- Bighorn Bow Corridor 12.4.4 The MD of Bighorn strongly supports the continued operation and development of mineral extraction industries on the north side of the Bow River.
- Bighorn Bow Corridor 12.4.5 Existing mineral extraction industries south of the Bow River will be allowed to continue their existing operations.
- Bighorn Bow Corridor 12.4.6 Incompatible non-industrial land uses shall not be allowed to be located in areas that would result in conflicts where mineral extraction or processing industries are in progress or where an existing mineral lease is in place.
- Bighorn Bow Corridor 12.4.7 Disturbance of land will be restricted to the area of extraction, support facilities and access roads as approved. All other land within the ownership or lease agreement that is not specifically used for the development must be preserved in its natural state, except for recreational trails, where agreed to by the owner



and/or lessee.

## 12.5 FUTURE RESOURCE DEVELOPMENT POLICIES

- |                             |        |  |
|-----------------------------|--------|--|
| Future Resource Development | 12.5.1 | The use or development of land for Future Resource Development purposes shall be allowed as identified on Figure 1.  |
| Development Discouraged     | 12.5.2 | The MD of Bighorn discourages development within the Future Resource Development area, except for mineral extraction purposes.   |
| Mineral Extraction          | 12.5.3 | Mineral extraction industries will be allowed to explore the Future Resource Development area for mineral resources provided that such exploration will not have significant negative impacts on the natural environment or wildlife.  |
| Environmental Protection    | 12.5.4 | Proposals for mineral extraction may be approved by the MD of Bighorn, provided that such development will not have a significant negative impact on the natural environment, wildlife or ecosystems and that a rigorous process for identification and protection of the natural environment is followed. |
| Recreational Uses           | 12.5.5 | Only those recreational uses that do not have negative environmental impacts and would not interfere with future mineral extraction activities will be supported by the MD of Bighorn in the Future Resource Development area.   |



## 13 TOURISM AND RECREATION

### 13.1 GOALS

- To provide opportunities for tourism and recreation developments that support a diversification of the economy and will improve the quality of life for local communities.
- To identify recreation and tourism nodes and to guide the appropriate use and development of those nodes.
- To work collaboratively with the Province in planning, and the development approval of, tourism and recreational facilities on Crown lands.
- To encourage responsible recreational use of Crown lands and to promote enforcement of relevant Provincial laws.
- To ensure that adequate staff housing opportunities are provided in conjunction with tourism and recreational developments.

### 13.2 GENERAL TOURISM AND RECREATION POLICIES

Tourism and Recreation	13.2.1	Expansion and diversification of tourism and recreation in the MD of Bighorn will be supported while considering adjacent land uses and the natural environment.
Limit Impact	13.2.2	The negative impacts of recreation and tourism developments on the environment and quality of life of the surrounding communities should not be significant.
Development Impact Assessment	13.2.3	A development impact assessment may be required for a proposed tourism or recreation development as part of the application process, in order to allow the MD of Bighorn to properly evaluate the potential impacts.
Impact Mitigation	13.2.4	Tourism and recreation developments that may have significant negative environmental or social impacts will not be allowed unless it can be demonstrated that the negative effects can be mitigated.
Impact Mitigation	13.2.5	To minimize any significant negative impacts of tourism and recreation developments, the following initiatives should be considered during planning and development processes: <ol style="list-style-type: none"><li>a. ensuring adequate services and amenities are provided for tourists and recreationalists, which are concentrated in key</li></ol>



- locations;
- b. providing direct vehicular access and parking areas to minimize impacts on residential areas;
  - c. ensuring adequate and appropriate signage and directional signage; and
  - d. ensuring adequate staff housing is provided which serves the development.
- Proposal Evaluation      13.2.6      Proposals for large-scale tourist and recreation facilities shall be evaluated on a site specific basis, and will normally only be considered on lands that are located adjacent to existing major transportation routes.
- Area Structure Plan      13.2.7      An area structure plan or concept plan may be required for a new recreation or tourism development, or for the expansion of an existing development, depending on the size of the development or its potential negative impacts.
- Tourism and Recreation on Crown Land      13.2.8      To better manage the existing and growing use of Crown lands for a variety of tourism and recreational opportunities, the MD of Bighorn shall encourage Provincial agencies to:
- a. monitor the use and the capacity of parks, recreation areas and Crown lands;
  - b. improve, expand or develop new facilities or infrastructure where necessary;
  - c. develop appropriately placed trail heads and water access points and provide effective signage;
  - d. discourage or restrict access to areas where there are environmental or wildlife concerns; and
  - e. effectively manage and provide adequate enforcement of Provincial laws.

### 13.3 TOURISM/RECREATION POLICIES

- Tourism and Recreation      13.3.1      The subdivision and development of land for Tourism/Recreation purposes shall be allowed as identified on Figures 1 and 2.
- Ranchlands      13.3.2      New tourism and recreation development, or the expansion of



- an existing development, will be considered primarily in that part of the MD of Bighorn north of the Ghost River.
- Ranchlands 13.3.3 An area structure plan or concept plan shall be prepared and approved where a density greater than 2.47 persons per hectare (one person per acre) is proposed for a tourism development which provides overnight accommodation.
- Ranchlands 13.3.4 The MD will allow for the consideration of small independent backcountry initiatives such as backcountry camps, horse packing and outfitting, adventure camps or similar small tourism developments throughout the Forest Reserves area.
- Ranchlands 13.3.5 All other commercial, tourism and recreational development in the Forest Reserves area should be concentrated in identified nodes, and the MD of Bighorn may support the development of suitable lands in these identified nodes.
- Ranchlands 13.3.6 These nodes shall be adjacent to existing developments such as campgrounds, at backcountry access points and at road junctions.
- Ranchlands 13.3.7 The MD of Bighorn encourages the use of a collaborative process with the Province in the planning and development approval of tourism and recreation nodes in the Forest Reserves area.
- Ranchlands 13.3.8 If one or more tourism and recreation nodes are recognized by the province on available lands in the Forest Reserves area, the MD of Bighorn shall require:
- a. a planning process to be undertaken which delineates the area of the node and the appropriate types of uses; and
  - b. the preparation of an area structure plan prior to the approval of any development permit applications.
- Ranchlands 13.3.9 The MD of Bighorn encourages initiatives by the Province to reduce random camping and off-trail OHV use in the Forest Reserves area. Such initiatives may include: increasing the no random camping buffer zones adjacent to highways, watercourses and designated recreation areas; increasing enforcement of Provincial laws; and providing more formalized and controlled recreation and tourism



opportunities.

- |                      |         |  |
|----------------------|---------|--|
| Bighorn Bow Corridor | 13.3.10 | Tourism and recreation development in the Bighorn Bow Corridor area will be considered on a site-specific basis, and will continue to be supported at those locations where there has been a history of such development. Those locations shall be as shown on Figure 1. |
| Bighorn Bow Corridor | 13.3.11 | Tourism and recreation development shall not be permitted in areas where a conflict could occur with the industrial sector; in particular in the area north of the Bow River, except where existing, as indicated on Figure 1.   |
| Bighorn Bow Corridor | 13.3.12 | The MD of Bighorn may support the growth and expansion of existing tourism and recreation developments subject to compatibility with adjacent land uses and where such expansion is consistent with other policies in this plan.   |
| Bighorn Bow Corridor | 13.3.13 | The MD of Bighorn may encourage the development of trail heads and water access points to recreation areas along Highway 1A where such development improves traffic safety and provides sufficient amenities and effective educational signage for users.                |

#### **13.4 HIGHWAY COMMERCIAL POLICIES**

- |                    |        |  |
|--------------------|--------|--|
| Highway Commercial | 13.4.1 | The subdivision and development of Highway Commercial uses in a non-hamlet setting shall be as identified on Figure 2.   |
| Highway Commercial | 13.4.2 | Through area structure plans and the land use bylaw, the MD of Bighorn may consider the development of intensive commercial uses that serve the travelling public at identified locations. |



## 14 NATURAL AND PROTECTED AREAS

### 14.1 GOALS

- To protect natural areas and areas identified to be important for wildlife or that are otherwise environmentally significant.

### 14.2 NATURAL AND PROTECTED AREAS POLICIES

Development in Natural and Protected Areas	14.2.1	The MD of Bighorn discourages development in Natural and Protected areas as shown on Figures 1 - 8. Only those developments and their supporting land uses which complement the nature of a Natural and Protected area will be considered.
Development in Natural and Protected Areas	14.2.2	Only those recreational uses having minimal adverse environmental impact should be permitted within a Natural or Protected area.
Provincial Parks and Protected Area Designations	14.2.3	Where there are Provincial Park or protected area designations, the corresponding Provincial policies will apply.



## 15 INTERMUNICIPAL COOPERATION AND PLANNING

### 15.1 GOALS

- To cooperate with other governments and jurisdictions, including municipal, provincial and federal.
- To ensure that a coordinated approach is used in planning, developing and protecting lands within and adjacent to the MD of Bighorn.

### 15.2 COORDINATION AND REFERRAL POLICIES

Fringe Area	15.2.1	The MD of Bighorn will support a 1.6 km boundary overlap with adjacent municipalities as the designated fringe area for cooperation and coordination regarding planning and development matters. This fringe area will be deemed as the area that is affecting, or affected by, the adjoining municipality.
Waiparous Urban Fringe Area	15.2.2	Notwithstanding the above, the MD of Bighorn recognizes the urban fringe as historically established with the Summer Village of Waiparous in the Calgary Regional Plan, as shown in Figure 8. Land use and development within this area shall be regulated in accordance with the Waiparous Urban Fringe policies specified elsewhere in this Plan.
Referrals	15.2.3	Subject to the provisions of the <i>Act</i> , where statutory plan and land use bylaw amendments are proposed within a fringe area, the MD will refer such proposals for review and comment.
Referrals	15.2.4	Where subdivision and development proposals within a fringe area are deemed to have an impact on an adjacent jurisdiction, the MD will refer such proposals for review and comment.
Waiparous Urban Fringe Referral	15.2.5	Notwithstanding the above referral requirements, the MD of Bighorn will circulate any statutory plan or land use bylaw amendment or subdivision proposal in the Waiparous Urban Fringe to the Summer Village of Waiparous for comment.
Referral Comments	15.2.6	Comments received from planning referrals will be given due consideration by the MD of Bighorn in accordance with this Plan and other applicable bylaws and policies. If no referral response is received by the specified timeline, the MD of Bighorn may interpret the unresponsiveness to indicate that



there are no comments or objections to the proposal.

- |                                      |         |   |
|--------------------------------------|---------|---|
| Infrastructure and Utility Referrals | 15.2.7  | All proposals for the improvement and expansion of transportation and utility systems which are within, but not under direct control by the MD of Bighorn, should be circulated to the MD Bighorn for evaluation and comment.                                       |
| Infrastructure and Utility Referrals | 15.2.8  | The MD of Bighorn shall circulate applicable plans and subdivision proposals to providers of utility and transportation infrastructure for their information and evaluation.  |
| Ecosystems                           | 15.2.9  | The MD of Bighorn will coordinate policy with adjacent municipalities and jurisdictions, including applicable Provincial government departments and Banff National Park, to ensure that wildlife and natural environment values are maintained on a regional scale. |
| Wildlife Habitat and Corridors       | 15.2.10 | Through cooperation with applicable Provincial government departments, Banff National Park and the Town of Canmore, significant wildlife movement and habitat areas in the Bow Corridor should be identified and protected.   |
| Special Events                       | 15.2.11 | The MD of Bighorn shall continue to work with adjacent municipalities and other agencies in the planning for and approval of special events which take place across multiple jurisdictions.   |

### **15.3 INTERMUNICIPAL SERVICES AND AGREEMENT POLICIES**

- |                                 |        |  |
|---------------------------------|--------|--|
| Emergency Services              | 15.3.1 | The MD of Bighorn will work with other municipalities to maintain and upgrade fire and other emergency services as required.   |
| Intermunicipal Agreements       | 15.3.2 | The MD of Bighorn may, where beneficial, enter into intermunicipal agreements with respect to water, wastewater, waste management, protective, emergency and community services.   |
| Intermunicipal Development Plan | 15.3.3 | The MD of Bighorn may consider the preparation and adoption of an Intermunicipal Development Plan (IDP), provided that the IDP involves lands located immediately adjacent to the municipal boundaries and will be reciprocal and mutually beneficial in nature. |



- 15.3.4 The MD of Bighorn will consider other means of addressing intermunicipal issues besides the implementation of an Intermunicipal Development Plan.

#### 15.4 ANNEXATION POLICIES

- Demonstrated Need      15.4.1 Annexation discussions should be based on the demonstrated need to secure land for urban growth in the foreseeable future and should not be made for financial reasons or to gain long-term jurisdictional control.
- Town of Canmore      15.4.2 Due to the mutually agreed upon annexation in 1991 by the Town of Canmore for a 30 to 40 year supply of land for growth, the MD of Bighorn will oppose annexation proposals by the Town of Canmore.

#### 15.5 CROWN LAND POLICIES

- Provincial Lands      15.5.1 The MD of Bighorn shall continue to consult and advise relevant Provincial departments regarding the use and development of Provincially-owned lands in order to coordinate Public Land's leasing process with the municipal development control process.
- Collaborative Approval      15.5.2 The MD of Bighorn shall encourage the provincial government to utilize a collaborative approval system regarding proposals for the leasing and development of Provincial Crown lands for private purposes.
- Parks and Protected Areas      15.5.3 The MD of Bighorn strongly encourages the provincial agency responsible for the planning and development of any parks or protected areas within or adjacent to the MD of Bighorn's boundaries to engage the municipality throughout the planning and approval process.
- Resource Roads      15.5.4 The MD of Bighorn will attempt to increase its influence in the coordination of planning for the long-term development of resource access roads on Crown lands with the province, forest management agreement (FMA) holders, the oil and gas industry, and any other affected group.



## 16 PLAN IMPLEMENTATION AND REVIEW

### 16.1 GOALS

- To ensure the implementation of MDP policies in all planning and development processes and decisions.
- To ensure the plan is reviewed regularly and updated when necessary.
- To effectively guide budget decisions in relation to new development.
- To ensure that the public is effectively involved and engaged in the MD of Bighorn's planning and development processes.

### 16.2 IMPLEMENTATION POLICIES

Policy Implementation	16.2.1	The MD of Bighorn shall work within the policies in this Plan when making decisions on any proposed statutory plan or concept plan, and on any land use redesignation, subdivision or development application.
Role of MD Council	16.2.2	All planning processes, programs and committees necessary for achieving the goals of this MDP shall be directed by Council.
Role of Planning and Development	16.2.3	The MD of Bighorn Planning and Development Department shall implement the policy statements within this MDP in consultation with the MD of Bighorn Council and other appropriate municipal departments.
Role of Planning and Development	16.2.4	The Planning and Development Department shall be responsible for receiving and the initial review of land use planning, subdivision and development proposals. Department staff shall also ensure that all appropriate municipal departments, government agencies and relevant stakeholders are involved in the review process prior to submitting the proposal to the appropriate approval authority for decision.
Role of Public	16.2.5	Council shall provide for adequate public consultation in land use planning processes and shall consider the comments and advice from the public and stakeholders in making its decisions.
Area Structure Plans	16.2.6	Prior to the consideration of an application for a significant land use redesignation, subdivision or development, the MD of



		Bighorn may require the preparation and approval of an area structure plan.
Area Structure Plan Requirements	16.2.7	<p>In addition to the requirements of the <i>Act</i>, an area structure plan may be required to consider the following:</p> <ul style="list-style-type: none"><li>a. the recommendations from a Development Impact Assessment;</li><li>b. site suitability;</li><li>c. environmental considerations;</li><li>d. the provision and location of reserve lands;</li><li>e. the provision of and location of water and wastewater facilities;</li><li>f. stormwater management facilities;</li><li>g. fire protection;</li><li>h. internal road development; and</li><li>i. traffic considerations.</li></ul>
Concept Plans (Conceptual Schemes)	16.2.8	<p>The MD of Bighorn may require the preparation and approval of a detailed concept plan prior to the consideration of an application for redistricting or subdivision in accordance with Council’s concept plan approval process policy.</p>
Concept Plans (Conceptual Schemes)	16.2.9	<p>Concept plans shall be used on a site or area specific basis as an intermediate plan between the statutory planning phase, typically an area structure plan, and a redistricting or subdivision application. A concept plan may also be acceptable where the size of a proposal or the level of information required is not sufficient to warrant the preparation of an area structure plan.</p>
Concept Plan (Conceptual Scheme) Requirements	16.2.10	<p>Concept plans may be required to provide detailed information regarding:</p> <ul style="list-style-type: none"><li>a. the proposed land uses, acknowledging the land use districts within Bighorn’s Land Use Bylaw;</li><li>b. the proposed density and intensity of those land uses;</li><li>c. the sequence or phasing of development;</li></ul>



- d. physical and environmental features of the site; and
- e. the location of infrastructure and utilities.

Development Impact Assessment      16.2.11      When considering a proposal for the preparation of or amendment to a plan, a redesignation, a subdivision or development application which may have significant impact on the environment, the economy or the surrounding community, the MD of Bighorn may require the preparation of a Development Impact Assessment (DIA) in accordance with Council policy.

### **16.3 MONITORING AND AMENDING THE PLAN**

Consistency with Regional Plans      16.3.1      In accordance with the *Act*, the MD of Bighorn shall ensure that the policies of this MDP and other plans are consistent with any adopted regional land use plan under the *Alberta Land Stewardship Act*.

Plan Review      16.3.2      This Plan shall be reviewed on an as-needed basis, which shall be determined through a Plan monitoring process.

Progress Report      16.3.3      The Planning Department shall prepare a report to Council approximately five years following the adoption of this Plan stating the progress towards implementing policies within the Plan and the overall effectiveness of the Plan.

Review Process      16.3.4      The progress report shall recommend to Council whether amendments to the Plan are required and how the review process should be undertaken. A review of this Plan shall be undertaken at the direction of Council.

Indicators      16.3.5      The MD of Bighorn's Planning Department should undertake work towards developing a set of comprehensive indicators for monitoring the performance and effectiveness of this Plan.

Amendment Application      16.3.6      Council may consider applications to amend this Plan in response to unforeseen or changing circumstances.



## 17 DEFINITIONS

**Affordable housing** means housing that meets the Canadian Mortgage and Housing Corporation (CMHC) criteria based on the average Bow Corridor income levels.

**Area redevelopment plan (ARP)** means a statutory plan prepared pursuant to the *Municipal Government Act* and adopted by bylaw. It provides for the orderly redevelopment of a specified area and may include the means for preserving, improving and rehabilitating land, buildings, infrastructure and services.

**Area structure plan (ASP)** means a statutory plan prepared pursuant to the *Municipal Government Act* and adopted by bylaw. It provides a framework for subsequent redesignation, subdivision and development of a specified area, and includes proposed land uses, development densities and location of infrastructure and utilities.

**Community recreation or community recreation facility** means an activity or development that provides recreational activities, services or programs primarily for the surrounding community.

**Concept plan (conceptual scheme)** means a non-statutory plan adopted by bylaw or resolution, which relates a proposed development to future and existing development of adjacent lands.

**Confined feeding operation (CFO)** means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing, as defined and regulated by the *Agricultural Operations Practices Act*.

**Conservation easement (CE)** means a voluntary legal agreement between a landowner and a qualified conservation agency or government designed to protect an area of land for natural or cultural purposes by limiting the landowner's right to develop the land, in accordance with the *Alberta Land Stewardship Act*.

**Council** means the Council of the Municipal District of Bighorn No. 8.

**Country residential** means subdivision of land into relatively small parcels (0.4 to 0.8 hectares), usually in a cluster, intended for residential rather than agricultural uses.

**Crown land** means land that is owned, and may be under direct jurisdictional control, by senior levels of government.

**Development impact assessment (DIA)** means a report, prepared by a qualified and independent third party, which provides a quantitative and qualitative analysis of the potential cumulative effects of a development proposal on the environment, the site and the adjacent properties, and includes:

- a history of the subject site's ownership and use;
- a history of any environmental regulatory activity affecting the site;
- the soil and slope conditions of the site and surrounding area;



- a description of the natural and social environment and the resources on a surrounding the site, and the potential impacts on these features;
- the nature of any potential impacts on air, land, water, flora or fauna;
- an environmental mitigation or protection plan which identifies measures to alleviate any adverse impacts and monitor the performance of the mitigation strategies; and
- other measures as may be required.

**Ecological boundary of a water body** means the boundary of a water body that is the farthest landward extent of the feature directly influenced by and ecologically part of the water body. It is defined by a distinct change in soils and/or vegetation as compared to the adjacent upland vegetation, and includes a riparian buffer.

**Environmentally sensitive area** means lands and features containing:

- water bodies, including rivers and streams, lakes and their shorelands, riparian areas and wetlands;
- corridors or habitats that are unique or crucial to the maintenance of certain wildlife populations; and
- unique or rare vegetation or landforms.

**Escarpment** means a steeply sloping area with a slope of 15% or greater that is separating two comparatively level or more gently sloping lands, where the elevation difference between them is greater than 3.0 m (9.8 ft).

**Flood fringe** means the outer portion of the flood risk area between the floodway and the extent of the 100 year flood elevation where flood water is generally shallower and slower, as determined through the Canada-Alberta Flood Damage Reduction Program or upon a hydrological evaluation undertaken by a qualified professional.

**Flood risk area** means the lands which could be affected by a 1 in 100 year flood and may also include an ice hazard zone. The flood risk area is divided into the floodway and the flood fringe, as determined through the Canada-Alberta Flood Damage Reduction Program or upon a hydrological evaluation undertaken by a qualified professional.

**Flood way** means that portion of the flood risk area where the floodwaters are the fastest, deepest and most destructive, as determined through the Canada-Alberta Flood Damage Reduction Program or upon a hydrological evaluation undertaken by a qualified professional.

**Forestry** means the use of land for the purpose of management, development, logging and cultivation of timber resources, including reforestation and reclamation activities.

**Hamlet** means an unincorporated area as designated by Council pursuant to the *Municipal Government Act*.

**Hazard area** means lands having one or more of the following characteristics:



- slopes susceptible to erosion, subsidence or slumping;
- prone to flooding;
- within or near a wildfire interface; and
- in proximity to oil and gas facilities.

**Home-based business** means an occupation, profession, trade or craft in which remuneration is normally received for any goods or services provided, and is operated on a residential property.

**Infrastructure** means the physical structures that facilitate the provision of utilities and services, and may include roads, water systems, sewer systems, electrical grids and telecommunication systems.

**Intermunicipal development plan (IDP)** means a statutory plan prepared pursuant to the *Municipal Government Act*. An intermunicipal development plan provides a framework for the use and development of lands on a common boundary between two or more municipalities.

**Land use bylaw** means the MD of Bighorn's Land Use Bylaw prepared, adopted, and amended from time to time, pursuant to the *Municipal Government Act*.

**Licence of Occupation (LOC)** means approval to develop Crown lands by the private sector, usually in a linear form, similar to an easement.

**Logging** means the removal or cutting of logs from harvestable timber for commercial purposes.

**Low impact development (LID)** means a land planning and engineering design approach to managing storm water runoff that emphasizes the use of natural terrain features to protect water quality. LID implements small-scale engineered hydrologic controls to replicate the pre-development runoff conditions.

**May** is an operative word meaning a choice is available, with no particular direction or guidance intended.

**Node** means a defined geographic area which contains or is designated to contain a higher concentration of development than the area surrounding the node.

**Open space** means an area of land that is used for public purposes of recreation, culture, leisure or conservation, and may include parks and school grounds.

**Precautionary principle** means a cautious approach to risk management practiced in the context of scientific uncertainty with implications for significant harm to human or environmental health.

**Recreation** means an activity or development for the purposes of leisure, enjoyment, pleasure or health, typically only for a day at a time.

**Rural industrial park** means an area of land located outside of or on the outskirts of an urban area which is designated for a cluster of industrial uses and businesses.



**Rural industrial site** means an area of land located outside of or on the outskirts of an urban area which is designated for a single large industrial operation or factory.

**Rural residential** means parcels of land having residential living as the primary use with agricultural activities occurring as a secondary use.

**Settlement** means a grouping of permanent residences and associated buildings that provides housing for industry workers, and is located on land owned by the industry.

**Shall (or will)** is an operative word which means the action is obligatory.

**Should** is an operative word which means that, in order to achieve municipal objectives, it is strongly advised that the action be taken.

**Tourism** means an activity or development that caters to people who travel to and stay in places outside their usual environment, typically for 24 consecutive hours or more.

**Transfer of Development Credit (TDC) Program** means the unique TDC initiatives and goals dedicated to specific TDC conservation and development areas.

**Transfer of Development Credit (TDC) Scheme** means the overall enabling framework for TDC initiatives within a municipality. A TDC scheme facilitates the transfer of development potential from land intended to be preserved in perpetuity to land deemed to be appropriate for additional or higher density development.

**Transfer of Subdivision Density (TSD)** means a land use policy that reduces or eliminates subdivision potential in one or more parcels which increasing, by the same number, subdivision potential in one or more other parcels. The technique gathers a base development density assigned to all parcels in an area and divides the land into sending and receiving parcels.

**Utility** means a set of services, such as electricity, telecommunications, natural gas, water and sewer, that is provided and maintained by an organization for public consumption.

**Water body** means any location where water flows or is present, whether or not the flow or the presence of water is continuous, seasonal, intermittent, or occurs only during a flood. For the purposes of this plan, a water body may be natural or man-made, and includes a river, stream, creek, lake, wetland, reservoir or constructed wetland.



## 18 LIST OF FIGURES

Figure 1 – Bighorn Bow Corridor Area Future Land Use Map

Figure 2 – Ranchlands Area Future Land Use Map

Figure 3 – Benchlands Future Land Use Map

Figure 4 – Dead Man’s Flats Future Land Use Map

Figure 5 – Exshaw Future Land Use Map

Figure 6 – Harvie Heights Future Land Use Map

Figure 7 – Lac des Arcs Future Land Use Map

Figure 8 – Waiparous Urban Fringe Future Land Use Map

