



# Rosebud Area Structure Plan



**WHEATLAND COUNTY**

Where There's Room to Grow



# BYLAW 2016-05

(PL2016-02)

## BEING A BYLAW OF WHEATLAND COUNTY TO REPLACE THE EXISTING “HAMLET OF ROSEBUD AREA STRUCTURE PLAN” WITH THE “ROSEBUD AREA STRUCTURE PLAN”.

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**WHEREAS** notification of this Bylaw was circulated to landowners, as per the *Municipal Government Act*, and it was advertised in the Strathmore Standard prior to the public hearing date.

**WHEREAS** a Public Hearing was held on August 16, 2016 at the Wheatland County office.

**THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, as amended, the Council of Wheatland County enacts as follows:

1. That Bylaw 2011-05, as amended (Hamlet of Rosebud Area Structure Plan) be repealed;
2. This plan, upon adoption, shall be cited as the Rosebud Area Structure Plan;
3. This Bylaw comes into force when it receives third reading and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

**KNIGHT MOVED** First Reading of Bylaw 2016-05 on June 21, 2016, this being a bylaw for the purpose of adopting a new area structure plan for the Hamlet of Rosebud and area, as shown on the attached Schedule ‘A’.

Carried.

**ARMSTRONG MOVED** Second Reading of Bylaw 2016-05 on August 16, 2016 and it was

Carried.

**HARWOOD MOVED** Third and Final Reading of Bylaw 2016-05 on August 16, 2016 and it was

Carried.

Glenn Koester

Reeve

Alan Parkin

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# Part 1. Introduction

## 1.1 Introduction

### 1.1.1 The Planning Hierarchy

In Alberta, land use planning is administered under the Municipal Government Act (MGA). Two documents are set by the Province to provide municipalities with a process to follow: the Land Use Policies, and the Subdivision & Development Regulation. The Province has approved a new framework for planning land use at a regional level within the province: the Land Use Framework (LUF). Through this new process, regional land use plans have been created, and all municipal plans are required to conform. Wheatland County is located within the South Saskatchewan River Basin, and the South Saskatchewan Regional Plan (SSRP) is the regional plan that directs growth and land use within the County.

A County's Municipal Development Plan (MDP) serves as its principal statutory plan, and is adopted under the provisions of the Municipal Government Act. Other planning tools that are used by the County to direct growth and land use include the Land Use Bylaw (LUB), Area Structure Plans (ASPs), Area Redevelopment Plans (ARPs) and Area Concept Plans (ACPs). Wheatland County must have a MDP and LUB, while using ASPs, ARPs, and ACPs is not mandatory. The MDP is the overarching policy document approved by the County – all other plans must conform to this plan.

### 1.1.2 Purpose

The purpose of the Rosebud ASP is for Wheatland County (the County) to provide a roadmap for future development for the community of Rosebud. It is a policy document adopted by Council that provides general direction for growth over the next 30 years. With such a long-term forecast, it should be reviewed for accuracy and appropriateness every five years.

This ASP provides a greater level of detail than the Municipal Development Plan (MDP), which provides general policy county-wide. However, as it provides a general land use plan for the region and proposes broad land uses and policies, it is not a detailed plan. Detailed planning generally occurs at the area concept plan stage (usually prepared by land Developers). Using this ASP, the Subdivision Authority will consider all future applications in terms of their conformity to the policy direction outlined here.

According to Section 633 of the MGA, an ASP must describe:

- The sequence of development proposed for the area,
- The land uses proposed for the area, either generally or with respect to specific parts of the area,
- The density of population proposed for the area either generally or with respect to specific parts of the area, and
- The general location of major transportation routes and public utilities; and
- And may contain any other matters the council considers necessary

This ASP addresses each of the items required by the MGA, and reinforces decisions that residents have made when it comes to their Hamlet. It does not propose a detailed sequence of development, lot layout or detailed servicing scheme. This scale of detail is best left for the individual parcel development process and the Development Authority. This ASP also does not establish the rate of change that the Hamlet will see over the coming decades, nor does it specify a date when full development ('build-out') will be achieved. The rate of change will be determined by market conditions, including area landowner intentions, and the number of people wishing to live in the Hamlet, which will in turn create demand for homes and services.

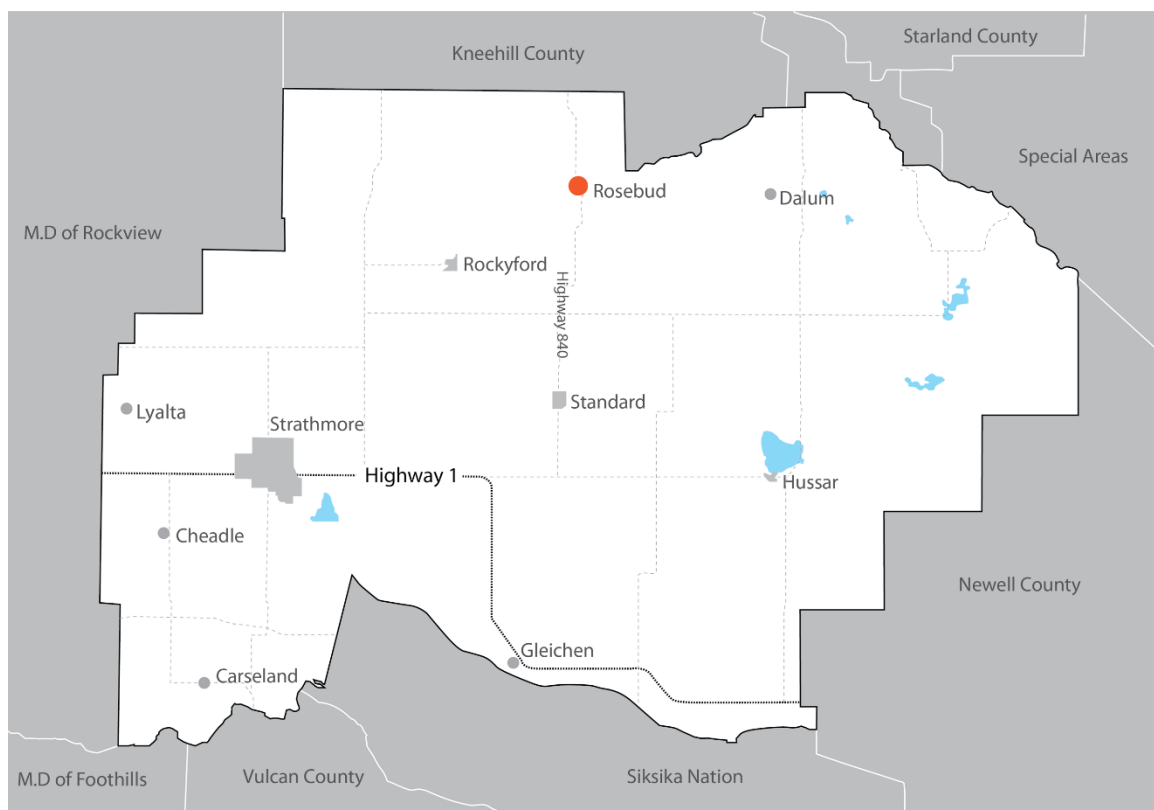
However, the ASP does specify how the Hamlet shall grow when the time comes. The ASP uses the community vision that has been created by residents and facilitated by County Administration. This vision provides the foundation for the planning principles that will be applied as planning and development matters arise. By making incremental decisions that follow the principles in this plan, the vision, goals, objectives and policies of this plan will be implemented, and the Hamlet will continue its course to its ideal future.

### 1.1.3 Interpretation and Implementation of the Plan

This ASP contains policies that include the words “shall”, “should” and “may”. “Shall” policies are those that are mandatory and must be complied with. “Should” policies are those that the County encourages: compliance with the principle is required, but the method and level of compliance is subject to the discretion of the applicable authority. “May” policies are discretionary, with the level of required compliance determined by the applicable authority at that point in time.

## 1.2 Community Context and Trends

### MAP 1: REGIONAL CONTEXT



### 1.2.2 Location & Regional Context

Wheatland County is a large rural municipality with a population of approximately 8,285, +/- 25 km east of Calgary. Within Wheatland County, the Hamlet of Rosebud is a small community (population of approximately 100) located 35 kilometers southwest of Drumheller, on Highway 840 and along the Rosebud River.

The Rosebud area has been known as Akokiniskway, or “many rosebuds”, and the name adheres both to the Rosebud River and to this Hamlet, and refers to the wild rose, which is Alberta’s provincial flower. Before 1896 it was known as Grierson, for postmaster James Grierson. Rosebud is predominantly made

up of residences, and commercial activity including a gift shop, art gallery, golf course, museum, two campgrounds and the Rosebud Theatre, hosted by the Rosebud School of the Arts. Many of the residents are involved in some way in the business of the Theatre and the School. The Hamlet hosts over 40,000 visitors each year.

The Plan Area for this ASP extends beyond the current Hamlet boundaries, encompassing areas in every direction, to accommodate future growth. As land is used for Hamlet development, it will be brought within the Hamlet boundary. The Plan Area contains approximately 1,105 hectares (2,510 acres) of land, the majority of which is agricultural, residential, institutional and commercial in nature.

### 1.2.3 Population Growth

Wheatland County's population has been growing slowly but steadily over the past few decades. Estimates of population growth in the County were developed for the 2011 Regional Growth Management Strategy (RGMS), and are illustrated in Table 1.

Table 1: Population Growth (Historic & Forecasted) – Wheatland County ,

Year	1991	1996	2001	2006	2011	2021	2031	2041	2051
Population	5,871	7,017	7,889	8,164	9,728	12,821	16,899	20,599	25,111

As a small and rural county, population records are not collected for its Hamlets; however, Rosebud has been growing slowly over the past few decades, and has a current population of approximate 108. Including School of the Arts students, community estimates are consistent at around 250 - 300 people. Based on the RGMS, Rosebud is identified as one of the County's growth nodes, which would mean it is likely to see an annual growth rate around 2.8% based on availability of services. Based on the RGMS projection, population growth in Rosebud is shown in table 2.

Table 2: Population Growth – Hamlet of Rosebud

Year	2010	2021	2031	2041	2051
Population	108	146	193	237	289

## 1.3 Policy Framework

There are many existing statutory and guiding documents that apply to Rosebud, all of which are important to understand, to align the ASP with existing policy and provincial standards. They establish basic guidelines for other planning efforts in the County, and provide a backdrop of existing policies that Wheatland County has developed with support from citizens and ratepayers. Many existing policies emphasize:

- proper planning;
- the priority of agricultural land; and,
- concentration of development.

This ASP has been developed to follow these existing policies, which themselves have been subject to public consultation and debate.

### Municipal Government Act

The Municipal Government Act (MGA) is the provincial legislation that gives municipalities the authority to plan for future development within their boundaries. Section 633(1) of the MGA outlines the role of ASPs in this process:

“...for the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.”

ASPs are used to provide a guideline or framework for long-term land use including subsequent subdivision and / or development of an area. An ASP must describe the sequence of development proposed, the land uses proposed for the area, the density of population and the general location of major transportation routes and public utilities. In addition, it may contain any other matters that Council considers necessary. The ASP provides a land use strategy for subsequent redesignation, subdivision and / or development of land in a specific area of the Municipality. As a statutory plan, the County must adopt it by bylaw.

### **1.3.2 Alberta Land Use Framework**

The Alberta Land-use Framework (ALUF), is a high level policy document to manage growth through sustainable and smart growth policies. This ASP is consistent with the direction provided by the Land Use Framework, and follows the Efficient Use of Land policy which contemplates:

- Efficient Use of Land: minimize the amount of land consumed for urban uses and specifically, minimize greenfield development;
- Using Green Technologies: using technology in all new development which will reduce the impact of the development on the natural environment and systems;
- Encouraging Higher Density Residential Redevelopment: where there is the opportunity for redevelopment to occur, this development should be encouraged to be a higher density than the former use of the land;
- Supporting Development Where Services Already Exist: development should be prioritized where there is existing, unused capacity available in water, sewer, road, and other infrastructure services; and
- Planning Land Uses to Reduce the Frequency and Length of Travel through Mixed-Use Development: reduce the provision of transportation services by reducing need by encouraging mixed-use development where commercial, residential and industrial land uses are located in close proximity.

### **1.3.3 South Saskatchewan Regional Plan**

The South Saskatchewan Regional Plan (SSRP) identifies strategic directions for the region over the next 50 years with a focus on protecting the environment while providing for vibrant communities amid robust growth. The SSRP will be assessed and updated every five years to maintain its relevance and effectiveness while maintaining certain, stability and commitment to the regulatory intent.

The SSRP:

- Establishes a long-term vision for the region;
- Aligns provincial policies at the regional level to balance Alberta’s economic, environmental and social goals;
- Reflects ongoing commitment to engage Albertans, including aboriginal peoples, in land-use planning;
- Uses a cumulative effects management approach to balance economic development opportunities and social and environmental considerations;
- Sets desired economic, environmental and social outcomes and objectives for the region;
- Describes the strategies, actions, approaches and tools required to achieve the desired outcomes and objectives;
- Establishes monitoring, evaluation and reporting commitments to assess progress; and
- Provides guidance to provincial and local decision-makers regarding land use management for the region.



The Rosebud Area Structure Plan aligns with the following policy objectives set out in the SSRP:

- Economy: Sustainable development where economic development takes into account environmental sustainability and social outcomes;
- Efficient Use of Land: Minimize the amount of area taken up by the built environment;
- Biodiversity and Ecosystems: Conserve and maintain the benefits of biodiversity;
- Air: Manage air quality through continued collaboration;
- Community Development: Anticipate and accommodate the needs of the community;
- Outdoor Recreation & Historic Resources: Provide outdoor recreation and nature-based tourism opportunities and preserve the region's unique cultural and natural heritage;
- Water: Manage watersheds to support healthy ecosystems and human needs through shared stewardship.

#### 1.3.4 Municipal Development Plan

The purpose of the County's Municipal Development Plan (MDP) is to provide a general picture of what the County is to look like in the future and overall direction on how this can be achieved. It is a policy document adopted by Council that provides general direction for growth over the next 30 years. While this MDP provides County-wide community planning and development policies, it is not a detailed plan. Adopted in 2013, the Municipal Development Plan (MDP) is a primary level statutory plan and any Area Structure Plan (ASP) developed within the County must adhere to its policies and objectives.

*The Vision of the MDP states: Wheatland County seeks a balanced approach to sustainable, well-planned development which enhances and protects our agricultural and natural areas and resources over the long-term. We will promote a quality of life that reflects our rural heritage and ensures a County that we can all be proud of. Sustainable levels of services and infrastructure will help our communities to grow for the benefit of all, promoting our community spirit.*

Challenges and Opportunities for the County in meeting their vision outlined in the MDP include:

- The need to ensure plans, policies, and procedures are in place to manage growth;
- Preservation of agricultural lands;
- Accommodation of growth and development in appropriate areas, while minimizing its impact (especially the impact of country residential and industrial development) on the agricultural land base, natural environment and water resources, existing communities, and quality of life;
- Reducing the strains growth puts on existing infrastructure including roads and waste management services; and
- Safe and sustainable water sources for our community and to ensure water and wastewater facilities are able to keep up with growth.
- In order to address the aforementioned challenges and plan for a sustainable and dynamic future, the MDP outlines a vision for sustainability focused on four key pillars:
  1. Economic
  2. Environmental
  3. Cultural
  4. Social

*The four pillars of sustainability are used to encourage and advance sustainability within communities such as the Hamlet of Rosebud. This approach to sustainable communities recognizes that the vibrancy of a community is strongly linked to the vitality of its cultural engagement, expression and celebration.*

### **1.3.5 Land Use Bylaw**

The County's Land Use Bylaw (LUB) governs development within the Plan Area. Its purpose is to regulate the use and development of land within the County. The LUB will be consulted when considering development in the Plan Area. The LUB and this ASP work in conjunction with each other; the first providing the detailed control regulations within the land uses proposed in this ASP. However, the ASP may recommend future land use, which will require a bylaw amendment for a land use redesignation prior to approval of a development.

## **Part 2. Community Vision for Sustainability**

Rosebud is a charming, authentic, cultural and artistic Hamlet, where the economy has grown to revolve around a blossoming school and theater. In the future, Rosebud will remain a safe and welcoming place for residents and visitors, and will have added capacity through new bed and breakfasts and other small scale lodging operations. Growth will be important, but not at the detriment of the current scenic and quaint valley community. Future growth will be well-managed and limited to specific areas of the Hamlet, and new buildings will need to conform to architectural standards and design guidelines to protect the small-town scale and feeling of Rosebud. Economic growth will be balanced with preserving the local ecosystem, by protecting trees and limiting development in sensitive areas

### **2.1 Pillar 1 Environmental**

Wheatland County has identified environmentally sustainable and responsible development and management as a priority, and this is supported by Rosebud residents. Residents treasure their local environment from a recreational, aesthetic and ecological perspective. Key among these values is the conservation of sensitive areas, wetlands and farmland; the development of trails, parks, and community gardens; and dealing with solid waste and wastewater environmentally responsible ways.

Natural areas, rivers and wetlands are very important aspects of Rosebud. They help provide clean water and air for residents and visitors, contribute to the beautiful scenery of the Hamlet, promote recreational activities, and provide habitat for wildlife. The County recognizes that managing Rosebud's environment means looking beyond the Hamlet's boundaries. The County will protect Rosebud's environment by discouraging industries in the area that could cause noise pollution and reduce air quality, and encouraging land uses that are compatible with residential land use. Environmentally sensitive areas will be protected as environmental reserve and be used for passive parks and other compatible recreational uses. In the future, Rosebud will also have a well-developed network of trails for people to use and enjoy nature.

### **2.2 Pillar 2 Economic**

To ensure the economic sustainability of Rosebud and create an attractive place for economic development, it is important for the County and the community to find a balance between attracting new businesses and creating an environment where existing businesses can thrive.

Development of the local economy in Rosebud is very important and while it will be fueled by expansion of the Theatre, diversification and further growth to support current trends in the tourism industry is needed. Growth of the local economy will include specific types of development, including small commercial ventures such as artisan shops, cafes, pubs, ecotourism, and B&B's. Polluting, noisy or unsightly industries will not be permitted in or near Rosebud. While many people believe Rosebud is close enough to Drumheller for major services (and not having them is part of the charm of Rosebud), these types of services will grow to support tourism, visitors, and campers (e.g., gas station, pub, corner store, liquor store, grocery store, etc.).

## **2.3 Pillar 3 Social**

Community services encompass a broad range of protective and support services provided to the whole community and individuals. These services help make Rosebud a safe place to live and work, and give residents the opportunity to enjoy a high quality of life. Services to support growth also include 'hard' infrastructure such as roads and pipes.

New areas should be well-serviced with transportation, sewer, water, utilities and emergency services. In the future, Rosebud will strive to have expanded recreation facilities, including a recreation centre, trails, an outdoor ice-skating rink, tennis courts, a baseball field and soccer field. With population growth, Rosebud may also be able to support a school and playground, health services, and other related major services.

## **2.4 Pillar 4 Cultural**

A vibrant culture results in lively communities where people want to live, work and visit. The Rosebud Theater and School of the Arts make a significant contribution to the cultural identity of the hamlet which draw visitors from all over the world. In addition, the Plan Area contains important historic resources which help identify and instill a sense of culture. Specifically, the Rosebud Hotel is a Registered Historic Resource<sup>1</sup> (HRV 2 category), designated in 1990, as it was a significant element in the local entrepreneurial activity associated with the settlement process and the agricultural community in south-central Alberta.

Development should maintain and support the existing cultural identity of the Hamlet and is part of the vision of the County's MDP. Maintaining the charm and cultural significance of the community should be a consideration in all future development.

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<sup>1</sup> Alberta Heritage Resource Management Information System. The Rosebud Hotel is the only Registered Historic Resource, as indicated by the orange coloured quarter section on the map.

## Part 3. Land Use Policies

This section contains the specific land use policies to direct growth and development in the Plan Area. Each new land use (e.g., residential, institutional, commercial, mixed-use and business industrial) was considered in terms of its merits and whether it would meet the goals and objectives of the community. Consideration for development should include the following:

- Land Use.
- Servicing: transportation networks, potable water, sanitary sewer, stormwater management, and emergency servicing.
- Natural Features: topography, geology, soils, hydrology, and environmentally significant areas.
- Human-built: oil and gas operations.

### 3.1 Hamlet Established Area and Hamlet Expansion Area

The Plan Area is separated into two zones, the Hamlet Establish Area and the Hamlet Expansion Area. This ASP prioritizes development in the Plan Area according to these two zones.

- The Hamlet Established area includes all land within the hamlet boundary. It includes residential, institutional, business industrial, commercial, mixed-use, community service, and open space areas.
- The Hamlet Expansion Area includes all remaining land within the Plan Area, outside of the hamlet boundaries.

#### 3.1.1 Hamlet Established Area

Based on the community vision, including the objectives of protecting the majority of the environmentally sensitive areas of the valley and the ridges surrounding the hamlet, and maintaining the charm of Rosebud, this ASP makes development in the Hamlet Established Area priority #1 for future hamlet growth.

##### a. Development in the Hamlet Established Area

The purpose of recognizing a Hamlet Established Area is to outline an area where redevelopment of existing parcels will be supported, including redesignation from:

- Residential use to commercial, community service, or mixed-use.
- Single family-detached (low density) residential use to multi-unit, townhouse or row house (medium density) residential use.
- Agricultural to residential development

##### b. Access

Access for future residential lots shall be provided via the municipal road network.

##### c. Site Servicing

If a proposed site meets current provincial and municipal requirements, servicing by individual groundwater wells and private sewage treatment systems is appropriate until municipal water and wastewater services are available, at which time it must connect to the new services.

#### 3.1.2 Hamlet Expansion Area

This plan also recognizes that there must be a balance between development within the hamlet boundaries and development on land that is currently used for agricultural purposes outside the hamlet boundaries.

a. Development in the Hamlet Expansion Area

It is not the intention of the Plan to promote the premature conversion of agricultural land to non-agricultural uses. The continuation of agricultural uses is encouraged in the Hamlet Expansion Area; however, this area is suitable for long-term residential, commercial, and business industrial use, once land in the Established Area has reached full build-out. In determining growth of the hamlet boundary, it is important that the hamlet remain within a contiguous planning unit to promote efficient transportation and servicing linkages.

b. Appropriate Land Uses

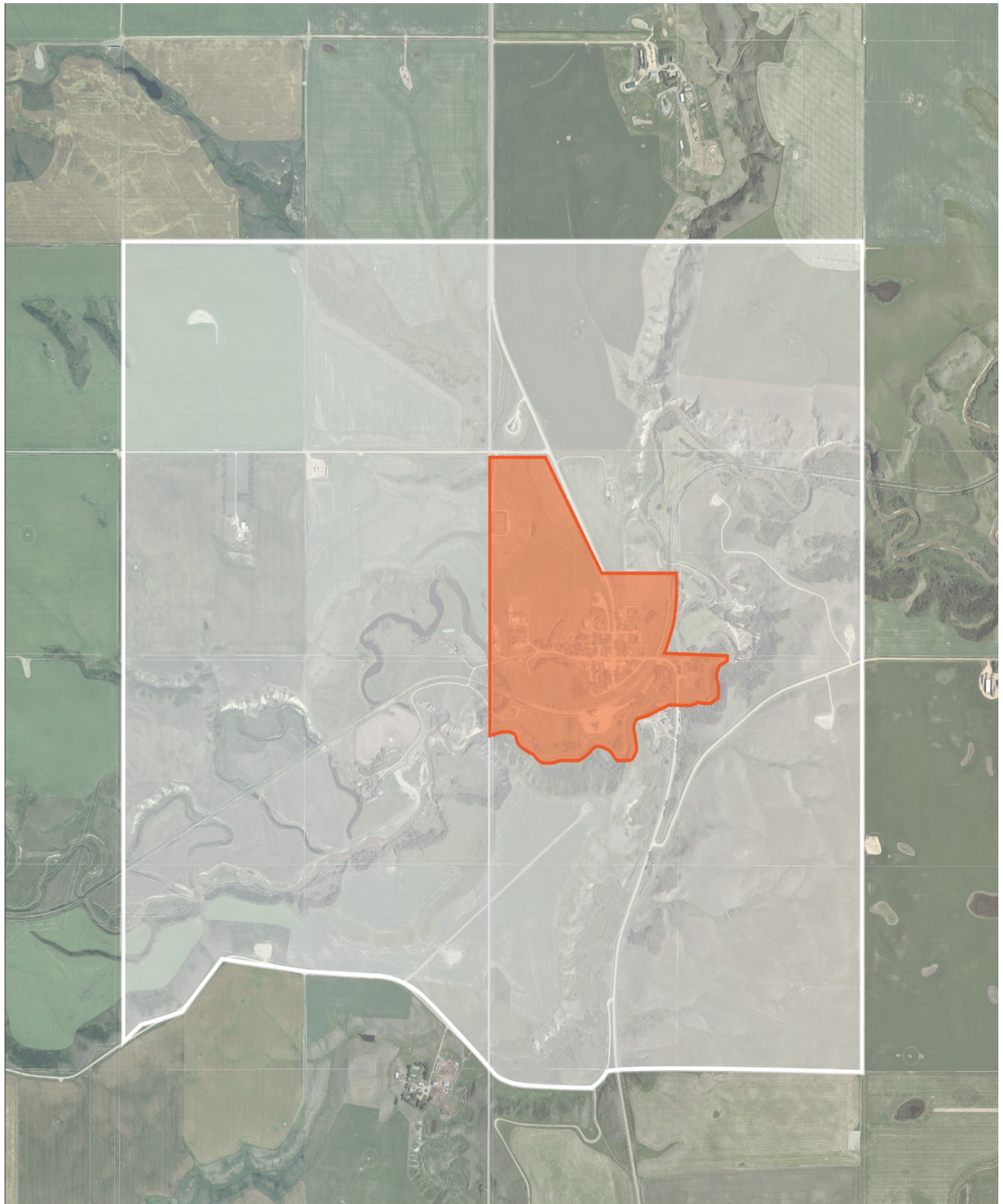
Agriculture is encouraged in the Hamlet Expansion Area through the continuation of existing agricultural operations.

The introduction of intensive agricultural uses (either Confined Feeding Operations [CFO], as defined in the Land Use Bylaw) is not considered appropriate within the Plan Area. CFOs are regulated by the Natural Resources Conservation Board (NRCB).

c. Access

Access for future residential lots shall be provided via the existing municipal road network or extension of the existing municipal road network.

## MAP 2: HAMLET EXPANSION/ESTABLISHED AREA BOUNDARY



- ASP Plan Area
- Hamlet Boundary
- Hamlet Expansion Area
- Hamlet Established Area



## **3.2 Principals for Development**

The main principles for future development within the Plan Area are as follows:

- a. Provide a high quality of design and development for all components of the Plan Area.
- b. Address standards of servicing that, in the long-term, are environmentally sustainable.
- c. Provide, where appropriate, recreational and residential uses within the Plan Area.
- d. Encourage recreational development that is compatible with the surrounding development and takes advantage of natural physical features and large areas of land.
- e. Protect any significant historic sites within the Plan Area.
- f. Ensure the provision of Municipal Reserves through dedication of land versus cash-in-lieu of land.
- g. Ensure that Environmental Reserve dedication is provided on lands that qualify in accordance with County policy and the Municipal Government Act.
- h. Establish future highway requirements that will provide for safe and efficient movement of traffic in accordance with the long-term goals of Alberta Transportation.
- i. Develop an efficient local road system.
- j. Address future development in a logical and efficient manner.
- k. Where an amendment to this Plan is proposed the amendment shall be undertaken in accordance with Section 6.1 Implementation of the Plan

## **3.3 General Development Policies**

- 3.3.1 The land use policies contained within the Plan are to be applied within the Plan Area identified on the Map 3: Future Land Use Concept.

All proposals for redesignation, subdivision and/or development shall conform to this Area Structure Plan, and shall meet all municipal regulations and standards.

- 3.3.2 Balance of Land Uses

Development within the ASP should promote a balanced range of uses to provide services and amenities to the surrounding residential and agricultural community.

- 3.3.3 Adjacent Land Uses

Development of lands within the Hamlet Established Area and Hamlet Expansion Area should be sensitive to adjacent land uses, while recognizing the direction/type of future growth. Development should occur in a manner that provides an appropriate transition between land uses.

- 3.3.4 Non-Conforming Development Proposals

Where applications for redesignation, subdivision and/or development propose a use not contemplated by this ASP, or in the opinion of County Council, is not in conformity with this ASP, Council may:

- a. Request the proponent initiate an amendment to this ASP that would accommodate the proposal;
- b. Request that the proposal be amended to bring it into conformity with this ASP; or,
- c. Refuse the proposal

Where an amendment to this Plan is proposed, it shall be in accordance with Section 6.1 Implementation of the Plan.



### 3.3.5 Infill Areas

Residential and commercial infill development on vacant parcels or redevelopment of under-utilized lots is encouraged to maximize the use of existing roads, utilities, parks and other community services.

### 3.3.6 Quality of Development Areas

All new development shall present a high standard of site development and architectural character that enhances or complements existing development.

### 3.3.7 Landscaping, Site and Building Design

All new development shall enhance or complement existing streetscapes by providing appropriate high quality landscaping, site and building design.

### 3.3.8 Parking Requirements and Design

All future development shall provide adequate on-site parking that is accessible and convenient to users.

All parking shall be designed in a manner that complements the proposed development, provides clear and easy access to the local road system, and discourages “overspill parking” into adjacent areas and streets

All parking shall be designed in accordance with the provisions of the Land Use Bylaw.

### 3.3.9 Site Lighting

On-site exterior lighting of buildings, parking areas and common areas shall be shielded to prevent “lighting spillover” onto adjacent properties.

Low mast street lighting should be installed, where/when possible so as to support low light pollution at night.

Small scale street lights that reflect the esthetics of the Hamlet of Rosebud are encouraged to replace traditional street lighting.

All future development shall provide appropriate site lighting in accordance with the provisions of the Land Use Bylaw.

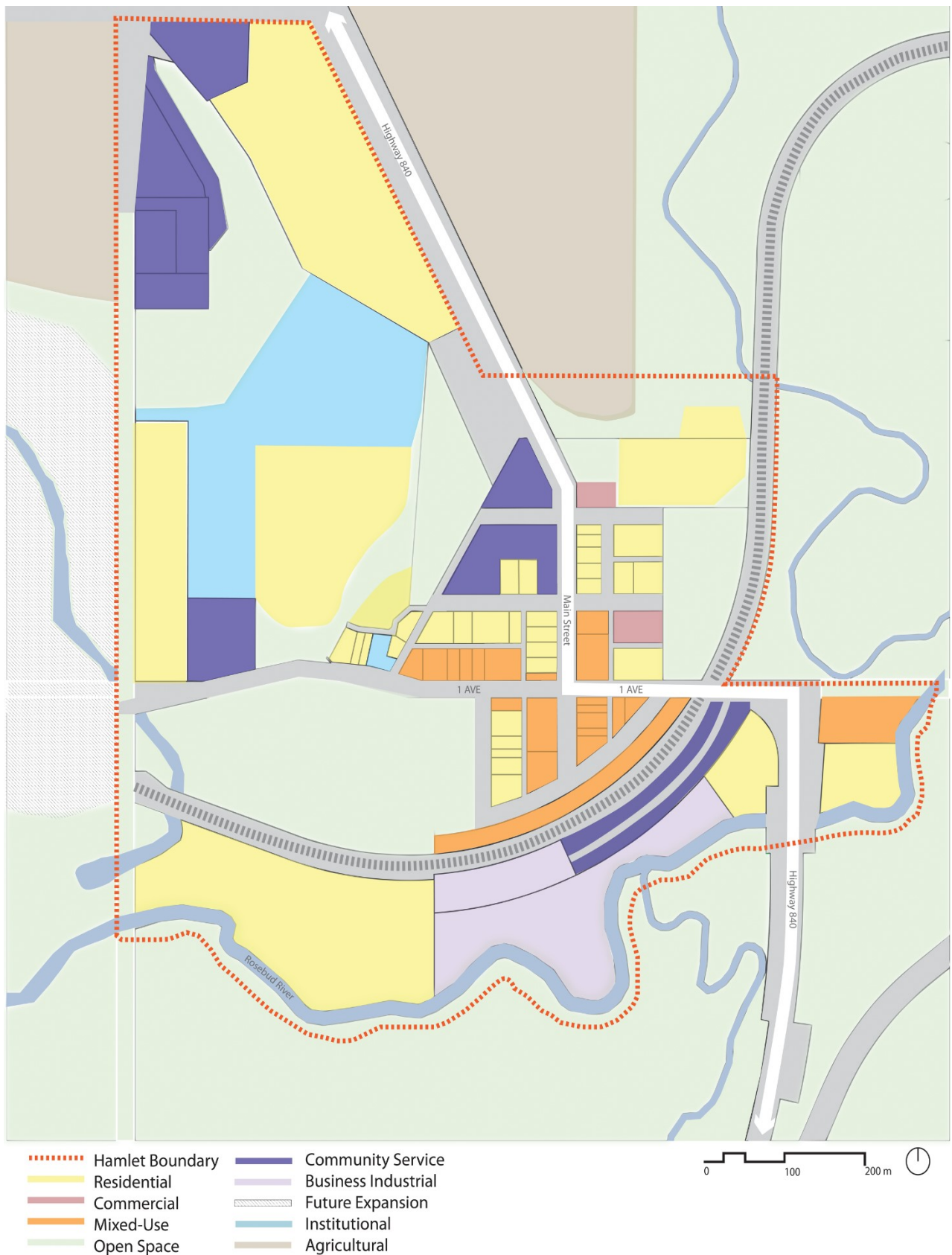
### 3.3.10 Emergency Services Access

Future development shall be designed with best practices to provide access for emergency vehicles (i.e., fire, ambulance and police).

### 3.3.11 Signage

Signage will be in accordance with the Land Use Bylaw and should be sensitive to the character of the community.

### MAP 3: FUTURE LAND USE CONCEPT



## 3.4 Residential Development

Due in large part to the success of the Rosebud School of the Arts and Theatre, the increasing attractiveness of Rosebud as a tourism destination, and the popularity of small town living, there has been increased pressure for residential development. As such, new residential development near existing services and amenities is encouraged and facilitated through this Plan. Accordingly, all residential development in the Plan Area must conform to the planning principles set out in this ASP and the Land Use Bylaw, and are encouraged to locate in areas indicated on Map 3: Future Land Use Concept.

### Objectives

- a. Provide for a mix of housing types to meet the needs of different lifestyles, ages, income levels and market demands.
- b. Discourage new residential development from occurring in areas that should be protected.
- c. Regulate and control negative impacts of new residential development and subdivision in the Plan Area, by encouraging compatibility with the natural environment.
- d. Encourage the proper scale and density of residential development that the land is capable of supporting.

### Policies

#### 3.4.1 Location

Residential land uses are considered appropriate land uses within areas identified as 'residential' on Map 3: Future Land Use Concept.

#### 3.4.2 Innovative Neighbourhood Design

The County supports innovative neighborhood design within residential areas provided the proposed design supports the objectives of this Plan.

#### 3.4.3 Sensitive Intensification

Secondary Suites and Garden Suites are examples of intensified development that is encouraged in all residential areas throughout the Plan Area. Intensification shall be in accordance with the provisions of the Land Use Bylaw.

#### 3.4.4 Housing Type

Residential development shall comprise of low-density residential and mixed-use development (e.g. single family dwelling units or shops combined with residential uses). Medium Density Residential (e.g. duplexes, four-plexes, and townhomes) development may be supported but will require an area concept plan be prepared in support of any subdivision or development permit application.

#### 3.4.5 Streetscape

Residential development shall enhance or complement the existing streetscape by providing landscaping, site and building design appropriate to adjacent residential development and/or consistent with the overall community.

#### 3.4.6 Street Pattern

Residential development shall respect the established street pattern by ensuring that the front yard setback is consistent with other buildings on the street. All future residential development shall maintain a similar grid street pattern, where feasible.

#### 3.4.7 Respecting Existing Development

Residential development shall respect the privacy of adjacent residential areas by proposing development, which considers and limits the potential for over-shadowing and over-viewing of adjacent residential areas.

#### 3.4.8 Utility Capacity

The County shall ensure that the capacity of existing utility systems, street systems and community facilities are able to accommodate the existing and proposed residential development within the Plan Area.

#### 3.4.9 Area Concept Plan

An Area Concept Plan shall be submitted in support of any application for subdivision that contains more than two (2) lots.

## 3.5 Commercial

Based on the community vision and the Objectives of this plan, promoting and supporting commercial development in Rosebud is an important aspect of this ASP. Small scale, commercial development is supported in all areas identified as Commercial on Map 3: Future Land Use Concept. This includes development that services the local and regional area, has ties to the cultural tourism industry, or provides community services. Large-scale commercial development (e.g., big box retail and warehousing) is not appropriate for Rosebud and not supported in this Plan.

### Objectives

- a. Identify preferred locations for commercial development within the Plan Area.
- b. Provide guidelines for maintaining appropriate separation between land uses.
- c. Set standards for new commercial development.

### Policies

#### 3.5.2 Location

Commercial Development is considered an appropriate land use within areas identified as 'Commercial' on Map 3: Future Land Use Concept.

#### 3.5.3 Public Amenities

New commercial development is encouraged to include public amenities, which may include public gathering places and public washroom facilities.

#### 3.5.4 Existing Uses

Existing low density (single-family detached dwelling) and medium density residential (multi-family dwellings) development situated within commercial and mixed-use areas shall be permitted to continue. Notwithstanding, low density residential uses are encouraged to locate within other areas identified as residential in order to allow for redevelopment and revitalization of commercial areas for business uses.

#### 3.5.5 New Commercial Development

All new commercial development should be compatible in form and scale to existing commercial, residential and non-residential development and shall:

- a. not create any form of pollution; air, noise or groundwater;
- b. incorporate stormwater control measures that could include roof top storage, reduced lot grading, reduced hard non-pervious surfaces, grassed channels and/or other approved stormwater retention facilities;
- c. incorporate landscaping within the site; and,
- d. incorporate security lighting that is low mast and directed to the structure as opposed to away from the structure, to reduce light pollution.

## 3.6 Mixed-Use Development

Mixed-Use Development can help create complete, sustainable communities by providing for development that blends a combination of residential, commercial, cultural, and institutional uses. Many examples of mixed-use development already exist within the Hamlet, situated along Main Street and 1<sup>st</sup> Ave. All new mixed-use development should continue to maintain a similar scale and orientation to ensure the charm of the Hamlet of Rosebud is maintained.

### Objectives

- a. Identify preferred locations for mixed-use development within the Plan Area.
- b. Provide guidelines for maintaining appropriate separation between land uses.
- c. Recognize that mixed-use development within the Hamlet functions as a primary area of social interaction within the community and focus of the Hamlet's civic identity.

### Policies

#### 3.6.2 Location

Mixed-Use Development is considered an appropriate land use within areas identified as 'Mixed-Use' on Map 3: Future Land Use.

#### 3.6.3 Public Amenities

New mixed-use development is encouraged to include public amenities, which may include public gathering places and public washroom facilities.

#### 3.6.4 Existing Uses

Existing low density (single-family detached dwelling) and medium density residential (multi-family dwellings) development situated within mixed-use areas shall be permitted to continue. Notwithstanding, low density residential uses are encouraged to locate within other areas identified as residential in order to allow for redevelopment and revitalization of commercial areas for business uses.

#### 3.6.5 New Mixed-Use Development

All new mixed-use development should be compatible in form and scale to existing mixed use, residential and non-residential development and shall:

- e. not create any form of pollution; air, noise or groundwater;
- f. incorporate stormwater control measures that could include roof top storage, reduced lot grading, reduced hard non-pervious surfaces, grassed channels and/or other approved stormwater retention facilities;
- g. incorporate landscaping within the site; and
- h. incorporate security lighting that is low mast and directed to the structure as opposed to away from the structure, to reduce light pollution.

#### 3.6.6 Professional and Service Offices

Professional and service offices are appropriate uses for the second floor of new commercial and mixed-use development.

### **3.7 Business Industrial Development**

Based on the community vision and objectives of this ASP, business industrial development is not encouraged in the Hamlet; however, this ASP recognizes that some light industrial development may be required in Rosebud. These types of business industrial uses often require extensive outside storage or larger site areas. All future business industrial development in the Plan Area must also conform to the planning principles set out in this ASP and the Land Use Bylaw.

#### **Objectives**

- a. Accommodate business industrial land use that may require outside storage and larger site areas similar to a business park.
- b. Provide guidelines for maintaining separation between incompatible land uses.

#### **Policies**

##### **3.7.2 Location**

Business Industrial development is considered an appropriate land use within areas identified as 'Business Industrial' on Map 3: Future Land Use Concept.

##### **3.7.3 Industrial Expansion**

The expansion of business industrial areas beyond the area identified on Map 3: Future Land Use Concept is discouraged and would require a plan amendment.

##### **3.7.4 Transition Zones**

All business industrial development shall be appropriately separated, screened and buffered from adjacent non-industrial land uses and roads.

##### **3.7.5 Business Industrial Criteria**

All new business industrial development shall be located within areas designated business industrial on Map 3: Future Land Use Concept and shall meet the following criteria:

- a. shall not create any form of pollution; air, noise or groundwater;
- b. shall adhere to the County's noise bylaw;
- c. shall incorporate stormwater control measures that could include roof top storage, reduced lot grading, reduced hard non-pervious surfaces, grassed channels and/or dry ponds;
- d. shall incorporate emergency services plans where applicable and coordinate this with the County and the community;
- e. shall incorporate landscaping within the site; and,
- f. shall provide only low mast or directed security lighting that is directed toward the structure and not away from the structure.

##### **3.7.6 Environmental Considerations**

Before being considered for redesignation, subdivision or development, proposed business industrial land shall be required to demonstrate environmental and ecological performance standards to mitigate any impact on the local community.

### **3.8 Institutional Development**

Current and future institutional land uses within the Hamlet of Rosebud include public (emergency service facilities, civic buildings and public works facilities) and non-public (churches, social organizations, clubs and private schools) buildings. All institutional developments in the Plan Area must conform to the principles set out in this ASP and the Land Use Bylaw. Proposed institutional development are encouraged to locate in areas designated institutional indicated on Map 3: Future Land Use Concept.

#### **Objectives**

- a. Provide for the development of institutional uses that will provide services to Rosebud residents and surrounding area.

#### **Policies**

##### **3.8.2 Location**

Institutional uses are considered an appropriate land use within areas identified as Institutional on the Map 3: Future Land Use Concept.

##### **3.8.3 Institutional Development**

Future plans for expansion of the Hamlet should include identification of institutional uses as required. These will be suitable for public use such as libraries, community centres, recreational facilities, theatres, and institutional uses such as churches or schools.



## 3.9 Open Space and Recreation

Wheatland County recognizes the benefits of a well-planned open space system, the need to protect its investment in parks and open space, and the importance of planning to meet future growth needs. Open space within a community can have many characteristics and functions. It can provide areas for both active and passive recreation, be used to soften and frame views and vistas, buffer one land use from another, and even introduce/accommodate natural areas and bird and wildlife habitat into a community. Open spaces and recreational facilities foster and encourage interaction amongst users of the space, as well as provide venues for individual reflection and/or development. Additionally, benefits of open space, include contributions to resident health, wellness, and quality of life. All open space, park and trail development in the Plan Area must conform to the principles set out in this document, and are recommended for areas indicated on Map 3: Future Land Use Concept.

### Objectives

- a. Ensure the needs and aspirations of the residents through the Community Vision for Sustainability, in particular the three pillars of sustainability, are addressed through the protection of existing and the development of proposed open space areas, pathways and recreation areas.
- b. Protect natural areas and unique features, river valleys, and floodplains as open space.
- c. Ensure that new development within the Plan Area provides adequate open space, parks and trails for residents and visitors alike, in accordance with the County's Municipal Development Plan and the Municipal Government Act.
- d. Establish a framework through which to further development the open space and recreation areas throughout the Plan Area in the form of an Open Space Master Plan.

### Policies

#### 3.9.2 Location

Open space and park uses are considered appropriate within areas identified as 'Existing Green Space' and 'Future Green Space' on, Map 4: Open Space and Recreation.

#### 3.9.3 Open Space

The Development of a comprehensive open space system is critical to the evolution of the Hamlet as residential community and a tourist destination, while at the same time protecting existing waterbodies and environmentally significant areas within the Plan Area. In addition to this Plan, an open space master plan for the Plan Area should be prepared which would set out clear goals, objectives and policies for existing and future open space and recreation development.

#### 3.9.4 Path and Trail Development

Paths and trails should be constructed in conjunction with new development (i.e., constructed by the Developer at their cost) to link the residential areas to the existing and future community recreation sites, planned municipal reserve sites, and/or the Hamlet main street.

Paths and trails can all be constructed in conjunction with municipal reserve funds, grant funding, etc.

#### 3.9.5 Design Criteria

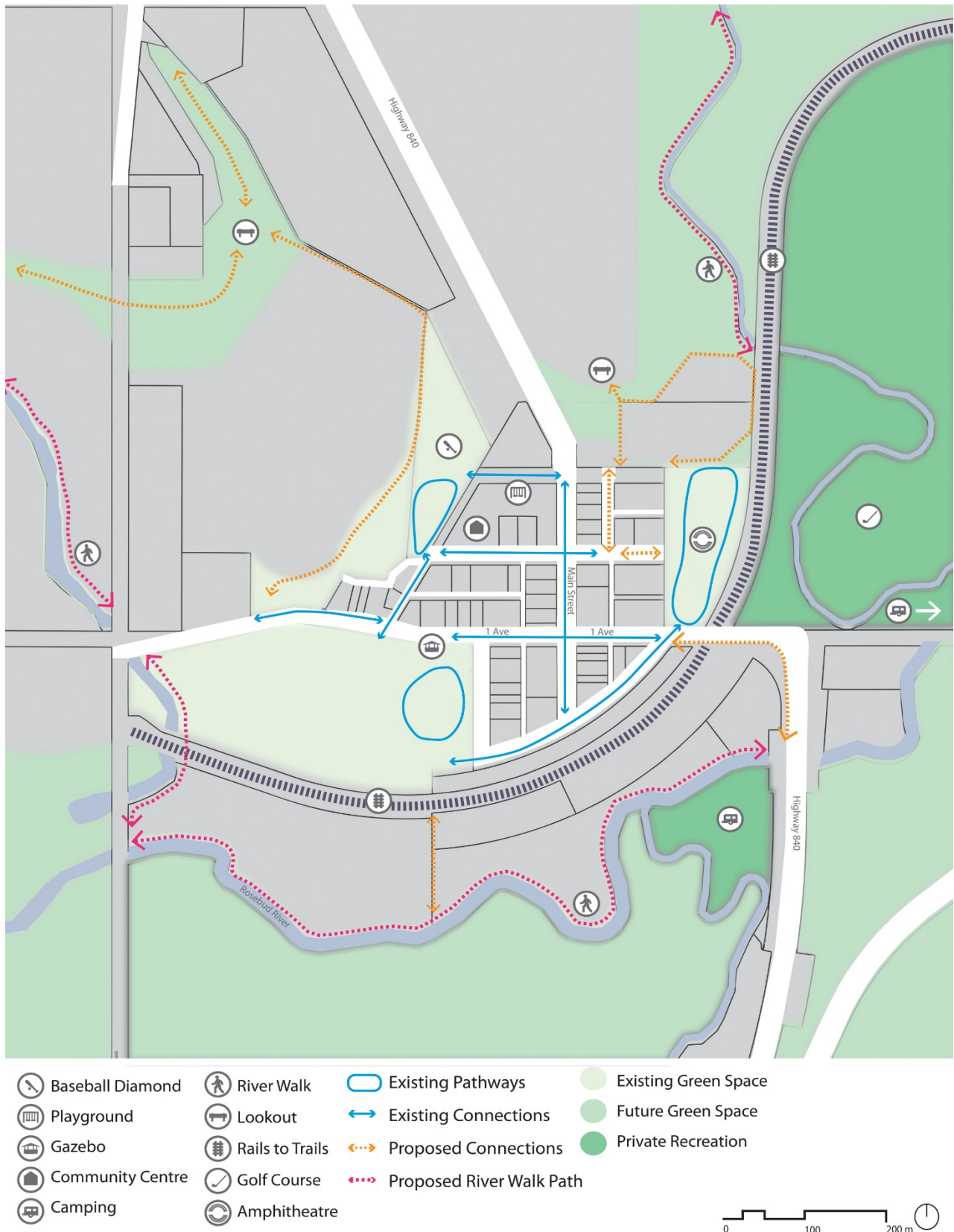
Pathway construction may be of gravel or crushed limestone (pavement is not required) and will be of a width to accommodate multiple user types such as walking, biking, strollers, etc.

### 3.9.6 Open Space Master Plan

An open space master plan should be developed in which to set out clear objectives and policies for open spaces, recreational infrastructure, pathways and trail typology. An open space master plan would define existing and future growth needs and identify short, medium and long term strategies and actions to help the Hamlet meet their needs with respect to open space and recreation.

The open space master plan would further assist in enhancing and protecting the natural open space areas and environmentally sensitive areas throughout the Plan Area.

## MAP 4: OPEN SPACE AND RECREATION



## **Part 4. Additional Policies**

### **4.1 Municipal Reserve**

Future Municipal Reserve (MR) dedication should be directed to the development of open spaces, recreation facilities, and paths/linkages between these facilities. Where possible future MR should be taken as land or a combination of land and cash-in-lieu of land as opposed to only cash-in-lieu of land..

#### **Objectives**

- a. To ensure the dedication of public land consisting largely of Municipal Reserve (MR) land that has been dedicated to the County upon development approval.
- b. Municipal Reserve should be integrated into the overall open space plan and be of use to the County.

#### **Policies**

##### **4.1.2 Dedication of Municipal Reserve Land**

The dedication of municipal reserve, either by dedication of land or cash-in-lieu of land, deferred reserve caveat, or combination thereof shall be determined by the County in accordance with the policies in this Plan, the Municipal Development Plan and the Municipal Government Act

Lands dedicated for Municipal Reserve should be of similar quality as lands being utilized for development.

##### **4.1.3 Municipal Reserve**

Municipal reserve shall be taken in accordance with the provisions of the Municipal Government Act and shall not comprise less than 10% of net developable land or cash-in-lieu. Within the Plan Area, MR may be used to create additional protection along natural features where appropriate or a separation (buffer) between land uses which might create potential nuisances.

## 4.2 Environmentally Significant Areas

Environmentally Significant Areas (ESAs) are defined as “landscape elements or places, vital to the long-term maintenance of biological diversity, soil, water or other natural processes, both on-site and in a regional context.” Most ESAs contain special features and/or themes that relate to the protection and conservation of biodiversity, and can be classified as being of regional, provincial or national significance.

Rosebud is located within the ESA #290 (The Rosebud River Valley) (see Map 5: Environmentally Significant Areas), which is of National significance due to the elements of conservation concern, unique landforms, and large natural areas. It also contains sites of recognized significance. The Rosebud River and Severn Creek surround the community, and the ESA recognizes that this area contains intact riparian areas and riparian areas along a major river. Due to the amount of highly suitable habitat, water features, and the significance of the ESA, an environmental assessment will need to be performed prior to development.

### Objectives

- a. To conserve environmentally significant lands.
- b. To promote appropriate responsible development within and adjacent to environmentally significant features.
- c. To guide development in a sustainable manner with surface and groundwater resources.
- d. To ensure land use activities do not compromise the conservation of the environment.
- e. To encourage vegetation buffers wherever possible.

### Policies

#### 4.2.2 Setbacks

The riparian setback area from a protected watercourse shall be determined using the province’s “Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta’s Settled Region”, or a similar provincial document which may replace this document.

#### 4.2.3 Dedication

The riparian setback area shall be protected by designation as environmental reserve, environmental reserve easement, municipal reserve, or by other means satisfactory to the County.

#### 4.2.4 Parks & Pathways

The riparian setback area uses may include parks, pathways, and trails.

#### 4.2.5 Natural Vegetation

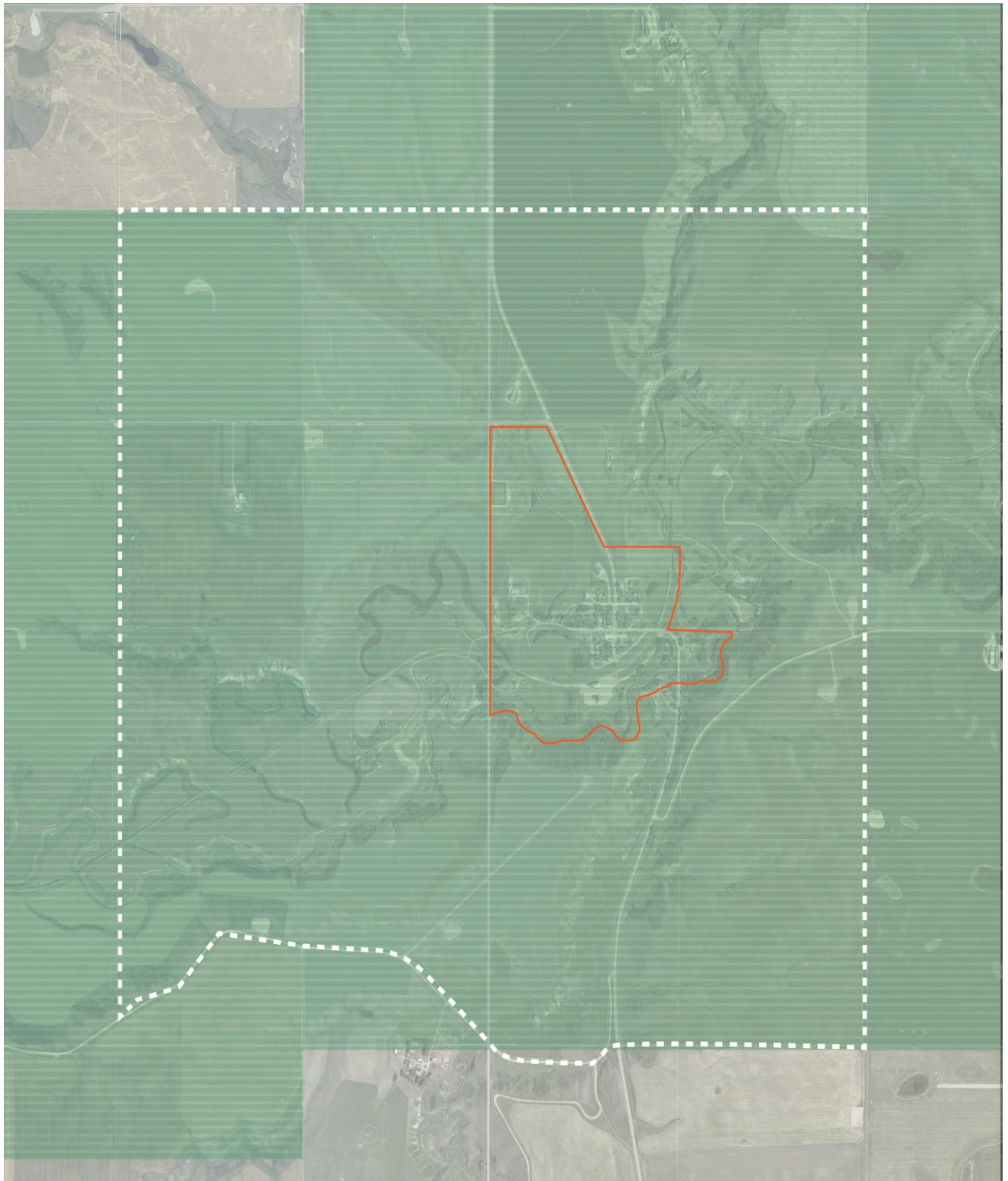
The riparian protection area shall remain vegetated and development proponents are strongly encouraged to maintain the natural riparian function through the use of native plant species.

#### 4.2.6 Development on Slopes

Development on slopes of land identified for residential use should be outside of a 15% slope break. The County may, at their discretion, request additional geotechnical and/or slope stability studies to support development within this slope break, however it development within this 15% slope break is discouraged. The County may also, at their discretion, request additional studies that address overland drainage and containment of stormwater both onsite and offsite as a result of development.

- 4.2.7 As identified on the Environmentally Significant Areas Map, the entire Plan Area is located within a nationally significant ESA. All proposals that meet the below criteria shall be required to perform an Environmental Site Assessment in support of an application:
- a. Subdivision applications for residential development that contains more than two (2) lots.
  - b. All redesignation applications for Commercial, Community Service, Mixed-Use, Institutional & Business Industrial development.

## MAP 5: ENVIRONMENTALLY SIGNIFICANT AREAS



- ASP Plan Area
- Hamlet Boundary
- Environmentally Significant Area

0 200 400 600 m



## 4.3 Environmental Reserve

This ASP aims to ensure that areas that should be protected as Environmental Reserve are identified and dedicated at the discretion of the County. Where there are significant slopes identified on site, these lands shall be protected from development through the dedication of Environmental Reserve (ER) or Environmental Reserve Easement, and/or identification outside the building envelope via Restrictive Covenant where appropriate and at the discretion of the County. Environmental Reserve should be dedicated so it provides comprehensive protection of natural features as set out in the Municipal Government Act and the County's Municipal Development Plan.

### Objectives

- a. To protect environmental areas or unstable land through the dedication of environmental reserve or environmental reserve easements.

### Policies

#### 4.3.2 Environmental Reserve

Land that qualifies as Environmental Reserve (ER) under the MGA shall be identified at the Area Concept Plan and/or subdivision stage (by the Developer) and dedicated at the discretion of the County.

#### 4.3.3 Dedication of Environmental Reserve land

The dedication of Environmental Reserve (ER) and/or Environmental Reserve Easement (ERE) in the Plan Area shall be considered by the County at the time of subdivision approval.

The County shall take Environmental Reserve (ER) as opposed to Environmental Reserve Easement (ERE) inside the Hamlet Boundaries.

#### 4.3.4 Designation of Environmental Reserve Land

Environmental Reserve (ER) and/or Environmental Reserve Easement (ERE) shall be designated in accordance with Section 664 of the MGA.

#### 4.3.5 Environmental Assessment

As identified on Map 5: Environmentally Significant Areas, the entire Plan Area is located within a nationally significant ESA. All proposals that meet the below criteria shall be required to perform an environmental site assessment in support of an application:

- a. Subdivision applications for residential development that contains more than two (2) lots
- b. All redesignation applications for Commercial, Mixed-Use, Institutional & Business Industrial development.



## 4.4 Community Services

Community, protective and emergency services are provided to the Plan Area. At the time of adoption of this Plan, services are provided by:

### Police Services

Police service in the Plan Area is provided by the RCMP Drumheller Rural detachment.

### Fire Services

Fire service in the Plan Area is provided by Rosebud Rural Fire Department from the Rosebud Fire Hall, located within the Hamlet

### Ambulatory Services

Ambulatory services are provided by WADEMSA (Wheatland and Adjacent Districts Emergency Medical Services Association), which is dispatched from Strathmore.

## Objectives

- a. To maintain adequate levels of service in the Plan Area, all new development must consider requirements for Police, Fire and Ambulatory Services.

## Policies

### 4.4.2 Need for Service

The need for community support and leisure services should be addressed during the evaluation of future subdivision and / or development applications.

### 4.4.3 Monitoring

The County should continue to monitor (every two years) and review all existing mutual aid agreements to ensure maximum efficiency for emergency service response within the Plan Area.

## **4.5 Historical Resources**

Historical resources are a critical aspect of the community fabric of all communities. It is of the utmost importance that Rosebud works to preserve these treasures as a reminder of the community's past successes and as a stepping stone to the Hamlet's future. The Hamlet of Rosebud has a long and proud history as an impactful and vibrant place for many Albertans. This ASP will work to ensure that lands that contain historical resources and historical structures are preserved for future residents and visitors alike to enjoy well into the future.

### **Objectives**

- a. Protect unique historical resources within the Plan Area such as community buildings with a long and important historical sites as a key piece in Rosebud's history.
- b. Ensure that new development obtains the necessary historical resource clearances for development.

### **Policies**

- 4.5.1 As identified on the Historic Resource Map, much of the Plan Area has the potential to contain historic resources that may contain avoidance. Development application proposals within these areas shall be required to submit a Historical Resource Assessment to Alberta Culture & Tourism.

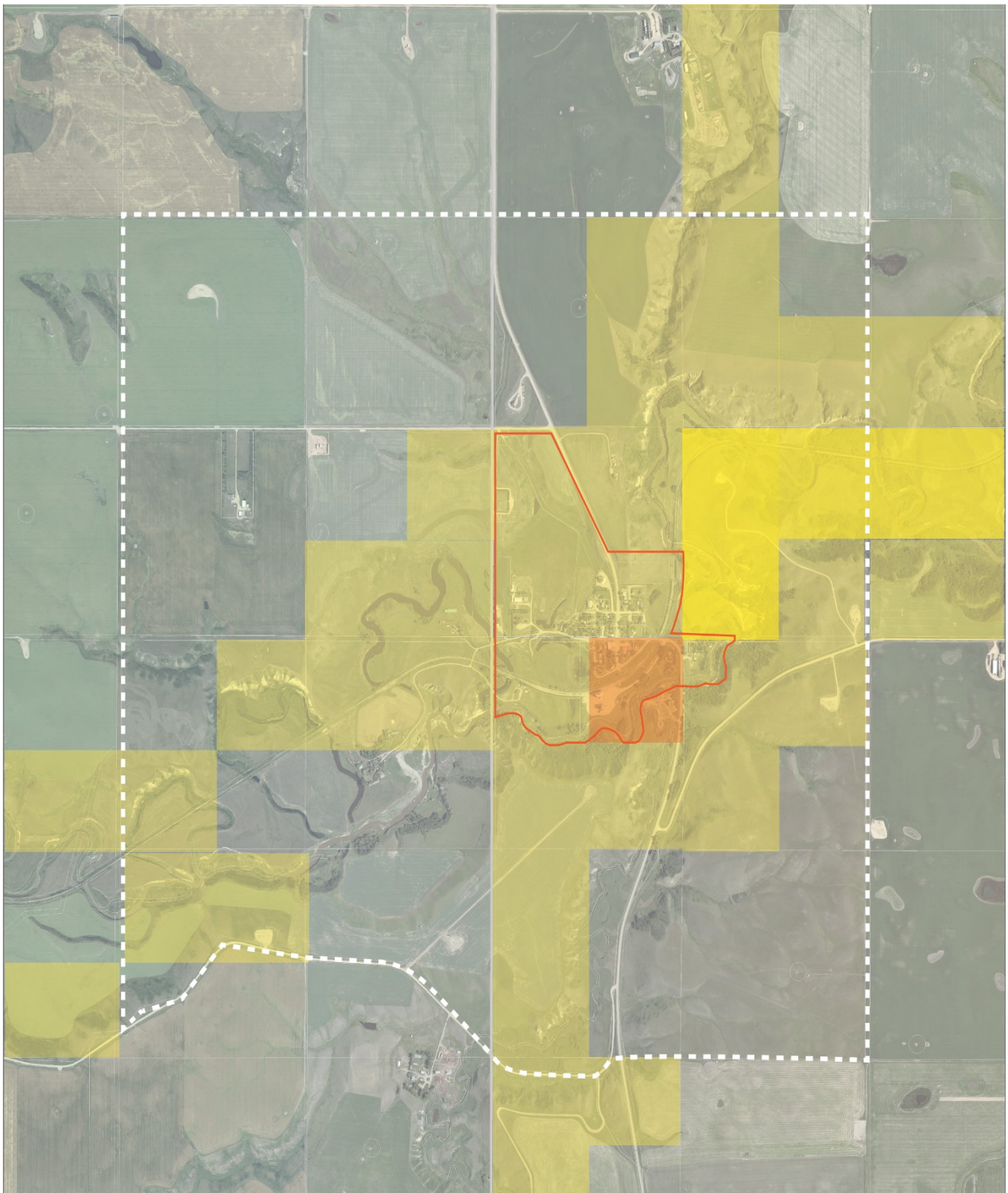
4.5.2 Funding

The County will encourage the Owner of the Rosebud Hotel to apply for grant funding from the Municipal Heritage Protection Program.

4.5.3 Heritage Management Plan

The County will explore the benefits of developing a Municipal Heritage Management Plan, and explore opportunities for funding from the Municipal Heritage Protection Program.

## MAP 6: HISTORIC RESOURCES



- ASP Plan Area
- Hamlet Boundary
- Registered Historic Resource
- Historic Resource That May Require Avoidance
- Believed to Contain Historic Resource

0 200 400 600 m



## Part 5. Infrastructure

### 5.1 Transportation

Mobility is an important consideration that impacts residents' quality of life. The Hamlet of Rosebud is strategically located along a provincial highway, and it is important that its functional integrity and safety are maintained and not impaired by future development within the Plan Area, as the potential for land use conflicts exists.

The Hamlet of Rosebud also has a good internal network of streets and ad-hoc walkways, which provides for mobility, on-street parking, pedestrian movement, the collection and movement of stormwater, and it also functions as public space to some extent. The historical grid pattern of streets within the Hamlet facilitates multiple choices for travel and increases the access options to different parts of the Plan Area.

#### Objectives

- a. Provide for the safe and efficient movement of people and goods within the Plan Area.
- b. Enhance the mobility of residents by encouraging an integrated network of roads and pathways.
- c. Ensure that development within the Plan Area does not impair the function of Highway 840 or the safety of its users, and that potential land use conflicts are avoided or mitigated where possible.

#### Policies

##### 5.1.2 New Roads

All new roads will be paved to County standards and should provide linkages to adjacent parcels.

##### 5.1.3 Timing of New Road Construction

The County may provide or facilitate new road construction within the Plan Area as development of land occurs or in advance of anticipated development. Transportation infrastructure shall be extended in a logical and economically practical manner.

##### 5.1.4 Highway 840

- a. In accordance with provincial regulations, there shall be no new direct access considered onto Highway 840 for within the Hamlet boundaries.
- b. Setback guidelines shall be determined on a case-by-case basis in consultation with Alberta Transportation

##### 5.1.5 Main Collector

First Avenue and Main Street should serve as the main collector roads through the Hamlet of Rosebud.

##### 5.1.6 Permits

Applications for subdivision or development within the Plan Area are required to obtain Roadside Permits and approvals from Alberta Transportation, in accordance with the Subdivision and Development Regulations.

##### 5.1.7 Traffic Calming

Traffic calming devices, such as speed bumps, planter boxes may be installed throughout the Plan Area as a way of reducing traffic speed within the Hamlet boundaries.

#### 5.1.8 Walkways and Bikeways

The County shall integrate a pedestrian trail system (walkways & bikeways) into street and utility corridors as well as through use of reserve lands.

#### 5.1.9 Low-Mobility Standards

Design standards should incorporate features such as curb-cuts at intersections to accommodate wheel chairs, baby strollers, etc.

#### 5.1.10 Grid Pattern

New development shall maintain the historical grid pattern of streets, to maintain the “small-town” feeling of the Hamlet.

#### 5.1.11 Cul-de-sacs

Cul-de-sacs are discouraged and should only be used in the design of neighbourhoods where grid pattern design alternatives are limited.

#### 5.1.12 Circulation

Where proposed development is adjacent to Highway 840, the County shall circulate the application to Alberta Transportation for comment.

#### 5.1.13 Transportation Impact Assessment

For any new or proposed multi-lot development, staff may require a Transportation Impact Assessment (TIA) to be prepared by the Developer, at their cost. It shall include (but is not limited to):

- a. The potential impact that proposed uses may have on the existing street system including, but not limited to, anticipated traffic volumes, vehicle types, turning movements and hours of usage;
- b. Any requirements for future expansion of the existing street pattern that may be required to accommodate traffic generated from the proposed development;
- c. Any mitigation measures that may be required to ensure that the function and integrity of any part of the street pattern is preserved (i.e., noise attenuation measures, buffering or screening, setbacks); and
- d. Any other matter deemed necessary by the County.

For any other type of development (e.g. commercial, institutional, business industrial), Administration may request that the proposed development requires a Transportation Impact Assessment to be prepared by the Developer, at their cost to support the subdivision or development application.

## **5.2 Servicing and Utilities**

Utility services within the Plan Area are comprised of private and public systems. Potable water is distributed to development within the Plan Area via a public water treatment and distribution system. Sanitary sewer collection and treatment within the Plan Area is also provided via a public system. Shallow utilities (cable, phone) provide services to the Plan Area via private distribution systems.

### **Objectives**

- a. Ensure efficient and orderly provision of services and utilities to Hamlet residents and businesses.
- b. Ensure the utility infrastructure and capacity is available, when required, to accommodate growth.
- c. Ensure utilities are maintained in an efficient manner that minimizes their impact on the environment and protects the health and safety of residents and visitors.

### **Policies**

#### **5.2.2 Standards for Utility Services**

All utility servicing within the Plan Area shall be constructed in accordance with County Servicing Standards and the regulations and/or guidelines established by Alberta Environment and Parks or the relevant provincial regulatory body.

#### **5.2.3 Timing of Utility Provisions**

The County may provide or facilitate the provision of utility services as development of land occurs or in advance of anticipated development. Utility services shall be extended in a logical and economically practical manner and in a manner having regard to the available capacity in the overall system or portions of the system.

#### **5.2.4 Developer Responsibilities**

As a requirement of their signed Development Agreement and in accordance with County Servicing Standards, Developers shall be responsible for 100% of the cost of and upgrades required to service land proposed for subdivision and/or development within the Plan Area.

#### **5.2.5 Utility Infrastructure to Accommodate Future Growth – Cost Recovery**

Where the County determines that a utility service requires over-sizing to accommodate future growth within the Plan Area, the County may recover from benefiting users and/or landowners all construction and operating costs associated with the over-sizing.

The County, at its sole discretion, may apply for any provincial cost-shared grant funding to upgrade public utilities required to service areas within the Plan Area.

#### **5.2.6 Right-of-Way's and Easements**

When considering applications for subdivision approval and/or development proposals, the County shall consider the provision of public and private utilities, and may impose conditions of subdivision and/or development approval to ensure that any required rights-of-way and/or easements are provided concurrent with the endorsement of a Final Plan of Subdivision or issuance of a Development Permit and that any costs or responsibility for the extension of these services are the sole responsibility of the Developer.

#### 5.2.7 Water Systems

All subdivision and/or development proposed within the Plan Area shall be required to connect to the Hamlet's water system.

#### 5.2.8 Sanitary Sewer

All subdivision and/or development proposed within the Plan Area shall be required to connect to the Hamlet's Sanitary Sewer System.

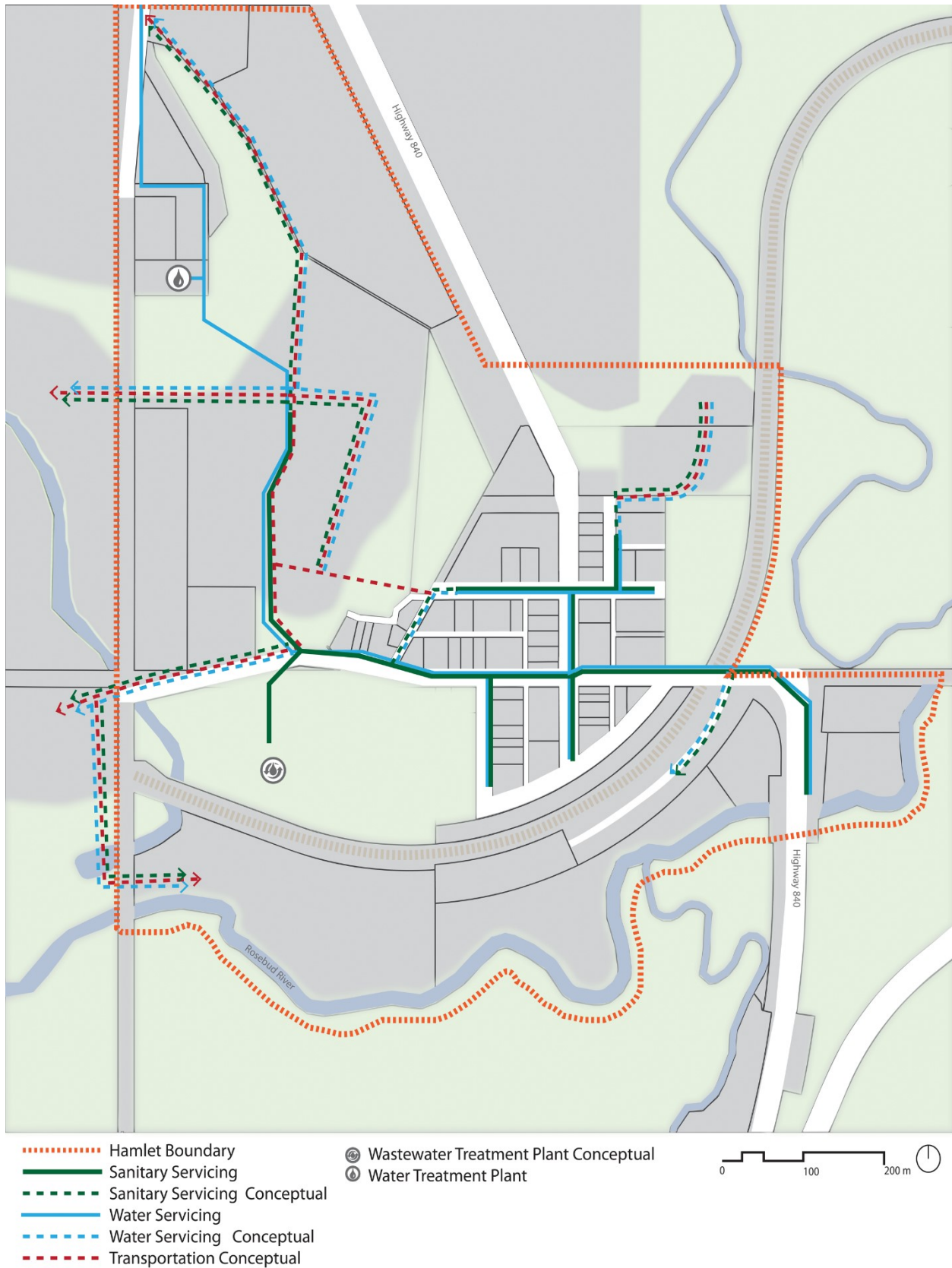
#### 5.2.9 Shallow Utilities

'Shallow Utilities' refers to the accommodation and provision of distribution systems for electricity, natural gas, telephone and cable transmission within the Plan Area.

Shallow Utilities shall be provided by the appropriate utility companies providing services to the Plan Area and shall be extended at the sole cost of the Developer when subdivision/development occurs.

The County may impose conditions on subdivision and/or development approval to ensure that the required rights-of-way and/or easements to accommodate shallow utilities are provided.

## MAP 7: SERVICING





## 5.3 Stormwater Management

Within the Plan Area, stormwater is retained by a series of subsurface pipes and surface gutters and ditches. Any future development within the Plan Area will need to connect to this existing system and may require studies to address any potential drainage issues that may arise as a result of new development.

### Objectives

- a. Address and resolve on-site and off-site stormwater management issues in accordance with Alberta Environment and Parks guidelines and regulations.
- b. Ensure that the post-development rate of runoff for future developed areas does not exceed the pre-development rate.
- c. Use “best management practices”; methods that seek to retain as much of the natural runoff characteristics of the stormwater system as possible. These methods can include, but are not limited to, such practices as grassed swales, wet ponds, dry ponds or filter strips.

### Policies

#### 5.3.2 Current Capacity Exceeded

Applications for subdivision and/or development within the Plan Area shall address stormwater runoff on a site-specific basis, utilizing, where appropriate, existing stormwater infrastructure. Where such an application exceeds the capacity of existing stormwater infrastructure, the Developer shall be responsible for development, provision, and installation of any infrastructure required to address these additional impacts.

#### 5.3.3 Stormwater Infrastructure

Stormwater infrastructure, necessary to implement any recommendations of the Stormwater Management Plan shall be:

- a. Constructed to the satisfaction of the County;
- b. Constructed by the Developer (at their cost), and ultimately owned by the County;
- c. Located on Public Utility Lots (PUL) where applicable.

#### 5.3.4 Stormwater Management Plans

Development proposals that meet the following criteria shall be required to prepare a stormwater management plan, by a qualified professional, in support of a development application:

- a. Subdivision applications for residential development that contains more than two (2) lots
- b. All redesignation applications for Commercial, Mixed-Use, Institutional & Business Industrial development.

#### 5.3.5 Stormwater Ponds

Stormwater ponds should be developed as amenities for the community to enhance the character of the area. These ponds should be designed, where feasible, as engineered or naturalized wetlands when subdivision occurs.

## **5.4 Oil and Gas**

The oil and gas industry is a key economic sector of Alberta, and the wells and pipelines in Wheatland County are a testament to this. While oil and gas development can often limit the development potential of surrounding land, it can also be directly impacted by other types of development. For mainly health and safety reasons, the Alberta Energy Regulator (AER), sets standards and policies that must be adhered to when a parcel of land is developed.

As regulated by the AER, active ‘sweet gas’ wells have a development setback of 100 meters, and development around pipelines is permitted up to the right-of-way. According to provincial policy, all development and subdivision applications must be submitted to the AER as well as the pipeline/well carriers for review to ensure that setbacks are met and that the pipeline and well owners are made aware of potential development around their infrastructure.

### **Objectives**

- a. Ensure appropriate and safe land development in relationship to petroleum facilities and wells.
- b. Allow for the continued safe operation of petroleum facilities and wells.

### **Policies**

#### **5.4.2 Setbacks**

Applicants proposing to develop land in the vicinity of petroleum facilities and wells shall adhere to the setback requirements and policies of this Plan and the Directives and Bulletins of the Alberta Energy Regulator.

All setbacks from a pipeline shall be in accordance with Provincial regulations.

## **Part 6. Implementation**

### **6.1 Implementation of the Plan**

The Rosebud Area Structure Plan (approved as a bylaw of Wheatland County) meets the requirements of Section 633 of the Municipal Government Act by addressing:

- The sequence of development proposed for the area;
- The land uses proposed for the area, either generally or with respect to specific parts of the area;
- The density of population proposed for the area either generally or with respect to specific parts of the area; and,
- The general location of major transportation routes and public utilities.

#### **Other Statutory Documents**

There are many other documents and policies that have been approved by Wheatland County, and in some cases the Government of Alberta, that apply to development in the Plan Area. While this Plan has been developed to be consistent with these, it does not supersede provincial policies, legislation or regulations, and not higher-order Municipal legislation and policy such as the Municipal Development Plan and Land Use Bylaw.

### **6.2 Plan Review and Amendment**

As a statutory plan approved by Council, this ASP establishes long term growth management policies for the Plan Area. However, changes in the economy, social fabric, and environmental conditions may alter the sequence or relevance of the policies set forth in this ASP. It is prudent to review this document every five (5) years or as deemed necessary by Council, to ensure it meets current development conditions. Although notifications to the public and public hearings are not mandatory when amending a statutory plan, the County will provide an opportunity for consultation. The County has also established a process to enable the public, community groups, adjacent municipalities, boards, commissions, other government agencies, and others to propose changes to this ASP.

#### **Objectives**

- a. Implement the ASP through Area Concept Plans, subdivision and other development proposals/applications, and ensure consistency between those and the ASP.
- b. Provide guidance on interpreting and applying the ASP policies.
- c. Provide for periodic review and amendment of the ASP.

#### **Policies**

##### **6.2.2 Roles and Responsibilities**

County Council exercises its authority within the mandate of municipal governments prescribed by the Municipal Government Act. Council has the responsibility of approving the ASP and future amendments to it. Council has the authority to approve the subsequent plans, policies, programs and activities to implement the ASP and to approve the budgets associated with these implementation activities.

County Administration operates under the direction of County Council and has responsibility for preparing the subsidiary plans and policies and undertaking the programs and activities that support implementation.

#### 6.2.3 Compliance with the ASP

When considering Area Concept Plans, subdivision applications and development proposals/applications for the Plan Area, the County will ensure their compliance to the ASP.

#### 6.2.4 Amendments to the Plan

The County or a landowner may initiate an amendment to this ASP. The County shall assemble or require the submission of such background information as is considered necessary to support the amendment prior to the start of the amendment process. Amendment of the ASP shall follow the appropriate procedures as outlined in the Municipal Government Act.

### 6.3 Monitoring and Evaluation

A framework for monitoring the “success” of the ASP is important for the County to continually evaluate the effectiveness of the policy direction in the document. Indicators of municipal growth can play an important role by measuring how relevant the plan is at directing growth in the Hamlet. The indicators measure social, environmental, economic and cultural aspects of growth.

#### Objectives

- a. Review the Rosebud ASP on a regular basis to ensure that the policies and objectives align with present-day development trends, fiscal and economic realities and County policy.

#### Policy

##### 6.3.1 Regular Review of the ASP

The County shall review the Rosebud ASP every five years to ensure that it remains up to date with current development trends and is aligned with the policies of Wheatland County.

# Appendix

## Definitions

**Archaeological / Historical Overview / Impact Assessment** means an analysis of the potential impacts of development on archaeological and/or historical resources.

**Archaeological Resource means** a work of humans that is primarily of value for its prehistoric, historic, cultural or scientific significance, and is or was buried or partially buried in land in Alberta or submerged beneath the surface of any watercourse or permanent body of water in Alberta, and includes those works of humans or classes of works of humans designated by the regulations as archaeological resources.

**Area Concept Plan (ACP)** is a non-statutory plan, adopted by Council resolution which relates to a proposed future development.

**Area Structure Plan (ASP)** is a statutory plan, adopted by Bylaw which provides a long-term land use strategy for subsequent redesignation, subdivision and development of a defined area of land (as per the MGA).

**Business Park** means a comprehensively planned development that may contain a range of commercial and light industrial activities in a number of buildings situated within a campus-like setting.

**Confined Feeding Operation (CFO)** means an activity on land that is fenced or enclosed or within buildings where livestock is confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and required registration or approval under the conditions set forth in the Agricultural Operation Practices Act (AOPA) through the Natural Resources Conservation Board (NRCB).

**Council** means the elected Council of Wheatland County

**County** means Wheatland County.

**Development Authority** means the development authority provided by Council, the Development Officer(s), Planners and the Municipal Planning Commission Department from time to time pursuant to the MGA to exercise development powers and duties on behalf of the County. See Development Authority Section for more information.

**Development Proposal** means a proposed redesignation and / or subdivision of land within the Plan Area to accommodate residential, commercial, business industrial, recreational, institutional or public utility uses.

**Environmental Audit** means an evaluation of any adverse effects that may qualify the site as contaminated pursuant to the Environmental Protection and Enhancement Act, as amended from time to time.

**Environmental Overview** refers to an area-specific study that may include, but is not limited to:

- The identification and analysis of natural factors for the study area;
- An evaluation of the potential impact that a subdivision or development proposal may have on the factors identified; and
- An implementation program comprising measures for impact avoidance and/or mitigation.

**Environmental Reserve (ER)** is determined in accordance with the MGA. Land that is undevelopable because of its natural features or location, such as unstable slopes or flood-prone characteristics. It may contain environmentally sensitive aspects such as a gully, ravine or coulee; or a strip of land abutting the bed and shore of a body of water or watercourse that a developer may be required to dedicate at the time of subdivision. Environmental Reserve must be maintained in its natural state or used as a park.

**Environmental Reserve Easement** a caveat registered with Land Titles in favor of the municipality for lands that would be normally taken as environmental reserve in accordance with Section 664 of the Municipal Government Act.

**Environmentally Sensitive Areas (ESA)** means an undisturbed or relatively undisturbed site which because of its natural features has value to society and ecosystems worth preserving.

**Gateway** means the entrance to an area, in this case the transition area from the County's rural area to the Hamlet.

**Gross Developable Hectare / Acre** means the amount of land that remains once land affected by development constraints has been subtracted from the titles area, including water bodies (creeks, ponds) and related riparian setbacks, steep slopes, and other areas that may be granted as environmental reserve.

**Hamlet Established Area** means all the land within the existing Hamlet boundary. It includes residential, institutional, commercial, business industrial and community service areas.

**Hamlet Expansion Area** means all remaining land within the Plan Area, outside of the Hamlet boundaries.

**Historic Resource** means any work of nature or of humans that is primarily of value for its paleontological, archaeological, prehistoric, historic, cultural, natural, scientific or esthetic interest including, but not limited to sites, structures or objects.

**Infill Development** means development in mature or built-up areas of the Hamlet occurring on vacant or underutilized lands, behind or between existing development, and which is comparable with characteristics of surrounding development.

**Infrastructure** means public and private utility facilities and systems in the ASP that may include, but are not limited to, the transportation network, water and sewer systems, stormwater and solid waste management facilities.

**Land Use Amendment** means a change in zoning / land use / designation.

**Land Use Bylaw (LUB)** means a Bylaw of Wheatland County, adopted by Council as a Land Use Bylaw, pursuant to the provisions of the Municipal Government Act which is intended to control, and/or regulate the use and development of land and buildings within the County.

**Land Use District** means one or more divisions of the Wheatland County's Land Use Bylaw establishing permitted and discretionary uses of land or buildings with applicable rules and regulations.

**Mixed-Use** means land use comprising a mix of commercial and residential development.

**Municipal Development Plan (MDP)** means the statutory plan adopted by Council as a Municipal Development Plan and any amendments thereto.

**Municipal Government Act (MGA)** is the legislative framework in which all municipalities and municipal entities across the Province of Alberta operate.

**Municipal Planning Commission (MPC)** means the Municipal Planning Commission established under Division 3 of the MGA.

**Municipal Reserve (MR)** is determined in accordance with the MGA.

**Municipality** means the area contained within the municipal boundaries of the Municipality of Wheatland County.

**Natural Features** includes landscapes that are found in their natural state and may be remnant, undisturbed, diverse or contain unique environmental characteristics.

**Plan Area** means the area outlined within the noted limits of Map 2.

**Private Utility** means a utility service offered to the public by a private utility company or co-op including, but not limited to; the provision of gas, electricity, or telephone services.

**Provincial Highway** means a highway designated by Ministerial Order pursuant to the Alberta Highway Traffic Act. Such highways are under the jurisdiction of Alberta Transportation.

**Qualified Professional** means an individual who has specialized knowledge of a particular subject area and is licensed to practice in the Province of Alberta under a professional designation. Examples of qualified professionals include, but are not limited to Agrologists, Architects, Engineers, Geologists, Hydrologists, Landscape Architects and Surveyors.

**Redesignation** means the reclassification by the Municipality of a land use designation in the Land Use Bylaw applicable to a specific area of the Municipality.

**Stormwater Management Plan** means an integrated approach to stormwater management which is premised on providing control at the lot level and in conveyance (to the extent feasible) followed by end-of-pipe controls.

**Subdivision Authority** means the authority established by Council by bylaw to make decisions on subdivision applications and other subdivision-related matters in accordance with the MGA.

**Tentative Plan of Subdivision** means a plan detailing a site-specific subdivision design that may form the basis for an application for subdivision approval.

**Traffic Impact Assessment (TIA)** means an area-specific study that analyses and evaluates the potential impact of a proposed subdivision and/or development on the existing transportation network.