

CLEARWATER – NORTH ROCKY AREA STRUCTURE PLAN
Stronger Together – Building Opportunities for Our Future

WHAT WE KNOW – IMPETUS

STRONGER TOGETHER – Clearwater County, the Town of Rocky Mountain House and the Village of Caroline have identified matters where joint benefits can be realized through formal and rigorous processes and cooperation. This includes planning and economic development to promote a complete region that is attractive for people to live, work and recreate in. The preparation of the Clearwater-North Rocky Area Structure Plan is one of these initiatives.

ROCKY – CLEARWATER INTERMUNICIPAL DEVELOPMENT PLAN – highly applicable policies:

- 3.1 The Town and County shall work together to ensure a strong and stable local economy within the broader regional economy. This includes cooperating, together with the Village of Caroline, in an economic development program.
- 3.4 The Town and County shall ensure that their combined land use patterns within the Plan Area provides a suitable inventory of lands for commercial and industrial development which includes a range of choice in terms of parcel sizes, available municipal services and levels of servicing.

Map 1 FUTURE LAND USES – allocates commercial and industrial development for most of the ASP area

CLEARWATER MUNICIPAL DEVELOPMENT PLAN – highly applicable policies:

- 8.2.1 Clearwater County encourages the retention and expansion of existing business and industry, and the attraction of new business and industry as a means to diversify the County's economic base.
- 8.2.2 Clearwater County prefers the development of business parks that are adjacent or in near proximity to the intersection of major roads, these being highways and paved main County roads. The standards of development, especially the design and appearance of buildings and screenings, shall be higher than for business parks in other less visible locations.

PLAN PURPOSE AND OBJECTIVES

Purpose (draft): The purpose of the Clearwater-North Rocky ASP is to provide a framework for the effective, efficient and orderly development of a major business park to broaden the economic base of the region while complementing development within the Town of Rocky Mountain House. While the plan is to foster economic development, it is to do so mindful of natural features and further the social well-being of present and future residents and visitors.

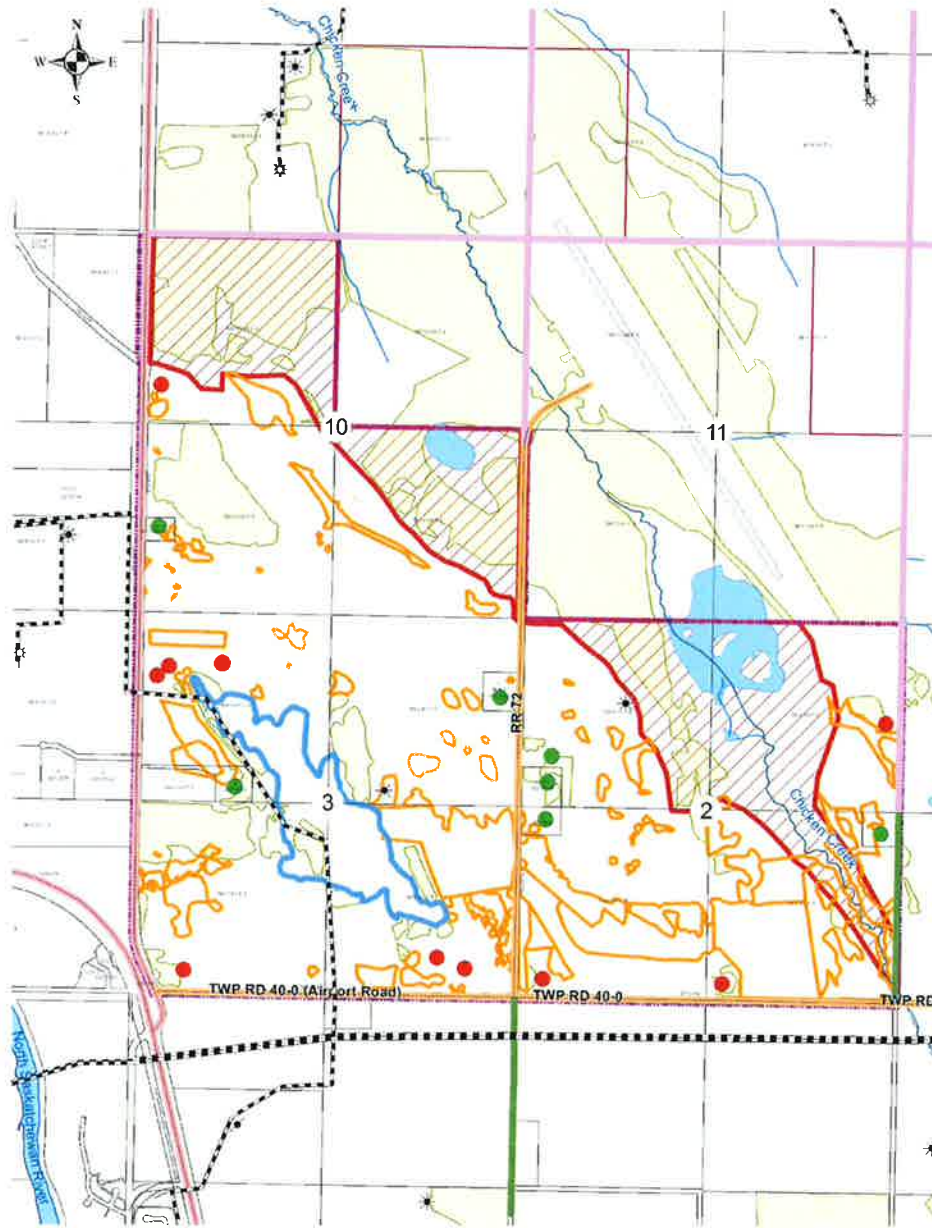
Objectives (draft): The following are draft plan objectives:

1. To facilitate the establishment of locations for desirable forms of industrial and commercial development, as well as public administration and recreation.
2. To provide for the phasing of development through the timely provision of utility services and roads.
3. To provide a network of roads which facilitates effective and safe access and egress into the plan area from Highway 22, Airport Road and the Town.
4. To conserve key natural capital (creek, wetlands and woodlands).
5. To avoid the premature loss agricultural land.
6. To develop and service lands in a manner consistent with the Rocky – Clearwater Intermunicipal Development Plan.



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Draft Only

WHAT WE KNOW – PLAN AREA FEATURES



Legend

- | | | |
|-------------------|-----------------------------------|--|
| Country Residence | Paved Highway | Woodlands |
| Farmstead | Paved County Roads | Pond |
| Abandoned Well | Gravel County Road | Potential Ephemeral Wetland - BPS Consulting |
| Gas Well, Flowing | Undeveloped Allowance | Potential Ephemeral Wetland - WSP |
| Suspended Well | Airport Development Plan Boundary | Permanent Wetland - WSP |
| Pipeline | Airport Development Plan | |



Clearwater - North Rocky Area Structure Plan

Key Features



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VISIONING THE FUTURE

Pertinent quotes

- "To fail to plan, is to plan to fail" (Benjamin Franklin)
- "Planning is bringing the future into the present so you can do something about it."
Alan Kakein

Draft Planning Principles

1. Further Intermunicipal Cooperation

As an integral part of sustained intermunicipal cooperation, the County and Town will collaborate with the private sector and the Province to promote and enhance being 'Stronger Together'.

2. Encourage the Diversification and Growth of the Local Economy

The design of a major, diverse business park will encourage the diversification the economy of the County and Town, and in turn to serve, and be served, by a growing population.

3. Promote Locally Appropriate Tourism Opportunities

As a 'Western Gateway' to the varied recreation and tourism opportunities of the David Thompson Corridor and western foothills and mountains, the business park could provide new, integrated opportunities for a tourism base.

4. Land Use Compatibility

Planning principles and policies for the business park will promote compatible development, through appropriate site, scale and design directions, in ways the development will be compatible with the capacity of the land and area, and with adjacent land uses.

5. Coordinate Infrastructure Expansion

Connecting to the Town's water and wastewater systems will enhance site development efficiencies to assist the promotion of land use expansion for economic development.

6. Maintain Vibrant Agricultural Land Uses as Long as Possible

Development will be phased in order to maintain farmland to remain productive for agriculture as long as possible.

7. Conserve Sensitive and Aesthetic Natural Features

The conservation of sensitive and aesthetic features will serve to enhance the attractiveness, diversity and vitality of the business park.

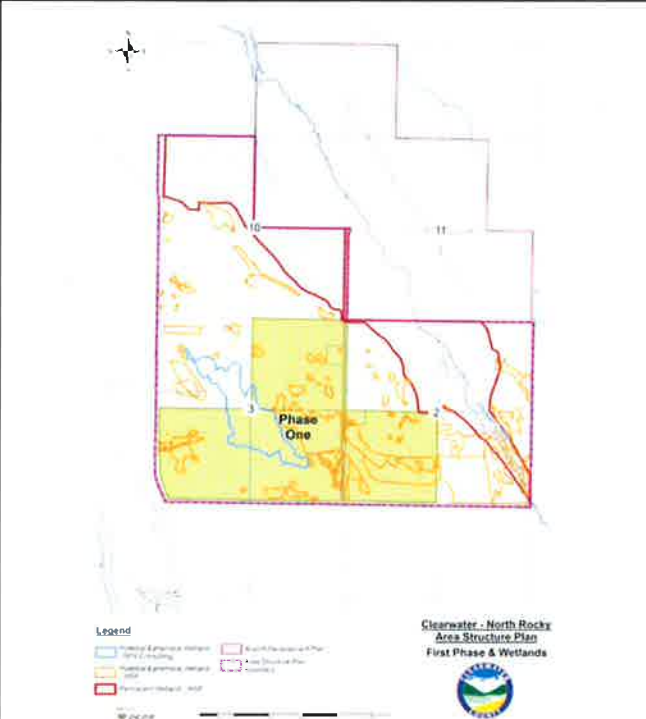
Worthy of Note – As the Provincial Government starts to think about regional cooperation, the Clearwater - Rocky Mountain House – Caroline region is well placed to lead proactively through the framework of '*Stronger Together*', being an intermunicipal collaboration framework. The communities have received Provincial recognition for '*Stronger Together*' being the type of cooperative initiative seen as being needed throughout Alberta.



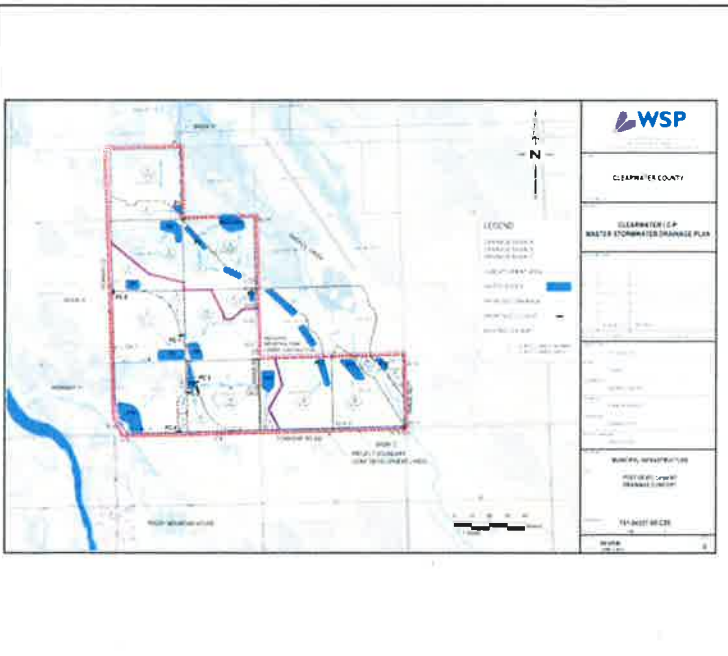
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PHASING AND WETLANDS

	<p>Phasing</p> <ul style="list-style-type: none"> ▪ The County and Town are currently negotiating a joint development agreement and joint servicing agreement that will approve the extension of Town water and wastewater services to the plan area. ▪ The exact location of the utility services is being studied ▪ The location of services will facilitate Phase 1 development on lands when the landowners choose to begin <p>Wetlands</p> <ul style="list-style-type: none"> ▪ The new Provincial Wetland Policy requires more rigorous study of lands that contain or appear to contain wetlands ▪ Some wetlands clearly are not suitable for development – avoid development thereon ▪ Other lands may be ephemeral wetlands that would need to be studied if and how development may be permitted.
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STORMWATER MANAGEMENT

<p>Stormwater Management</p> <ul style="list-style-type: none"> ▪ Provincial regulations require that the amount and rate of stormwater leaving a development site must not exceed those of pre-development volumes and rates ▪ Each site to be developed must have a storm water management plan ▪ For large developments involving many quarter sections, because the lands have common drainage boundaries more effective and efficient stormwater management can be achieved through a 'master stormwater plan' ▪ The map to the right is the Master Stormwater Drainage Plan prepared for the plan area by the engineering firm WSP; it will serve to guide more site specific stormwater plans 	
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POTENTIAL PLAN POLICY TOPICS AND CONSIDERATIONS

Agricultural Land

- Avoid premature loss of agricultural land
- Maintain existing agricultural operations as long as possible
- Intensive operations not permitted

Sensitive Features

- Preserve ponds and creek
- Conserve large woodlands
- Engage local landowners in conservation (encourage)

Economic Development

- Provide for a variety of commercial land uses and business services
- Provide for light and medium industry uses, but not heavy industry
- Accommodate development of tourist accommodations and activities

Residential development

- No new residential development permitted
- Provide buffers and screening for existing country residences and farm dwellings that are to remain

Public Administration and Recreation

- Accommodate development of future County Administration facilities
- Consider opportunities for public recreation sites and facilities
- Accommodate a pedestrian/cycling trail/path through the plan area which links to the Town system

Roads

- Maintain Highway 22 as a key provincial/regional corridor
- Locate safe accesses from Highway 22 into the plan area (consult with Alberta Transportation on the number and location of intersections)
- Eliminate in the future the existing Highway 22 - Airport Road intersection
- Consider direct linkages to the Town in defining the future road pattern
- Most roads to be at a rural standard

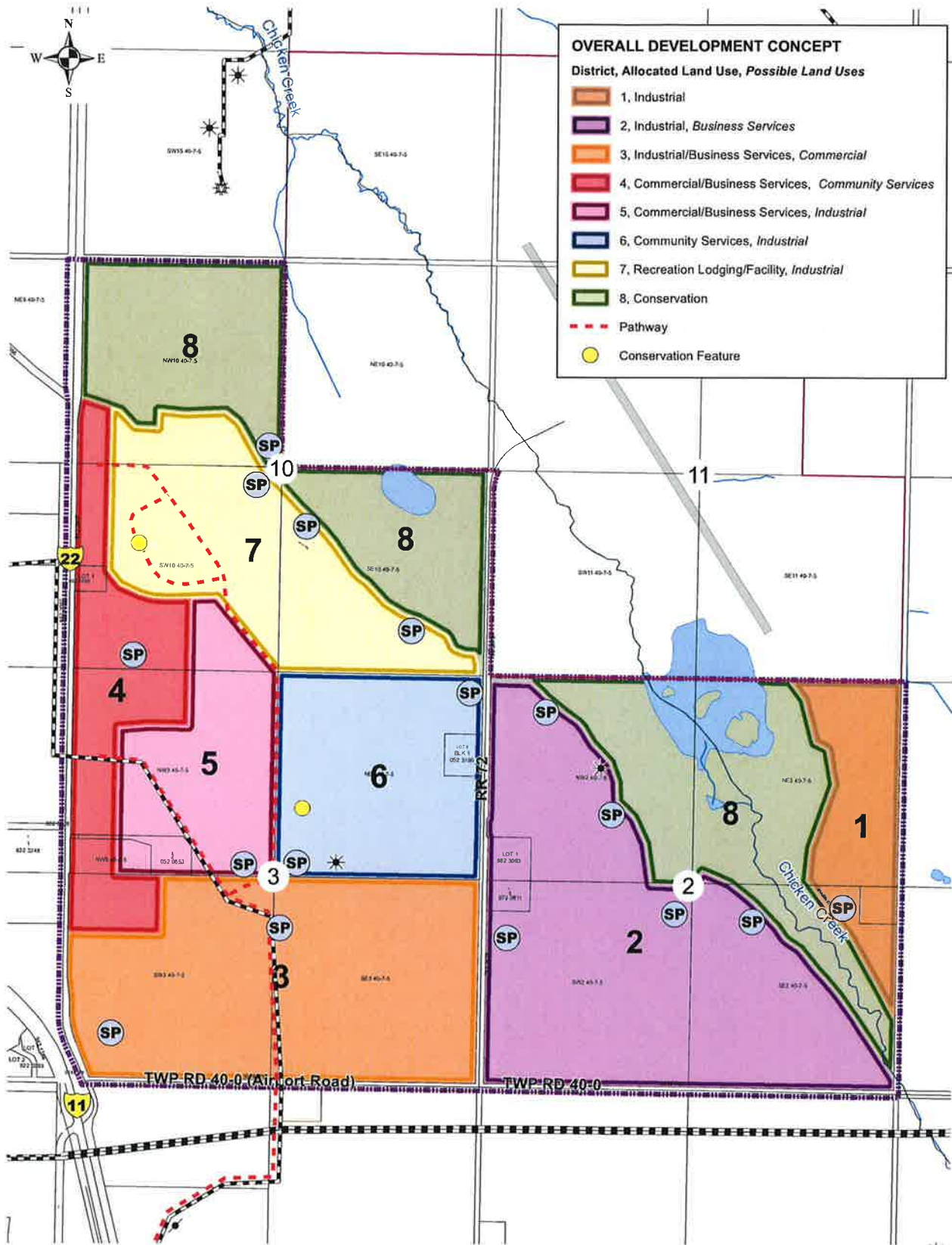
Utility Services

- Facilitate development of the plan area by connecting to the Town's water and wastewater services
- Plan for an integrated storm water management system
- Provide for the provision of shallow utilities (natural gas, telephone, cable, internet, etc.)

Development Standards

- Provide direction to amendments to the Land Use Bylaw that outlines higher site and building development standards, especially for lands visible from Highway 22, Airport Road, Airport Access Road and any other road determined to be a major access road.





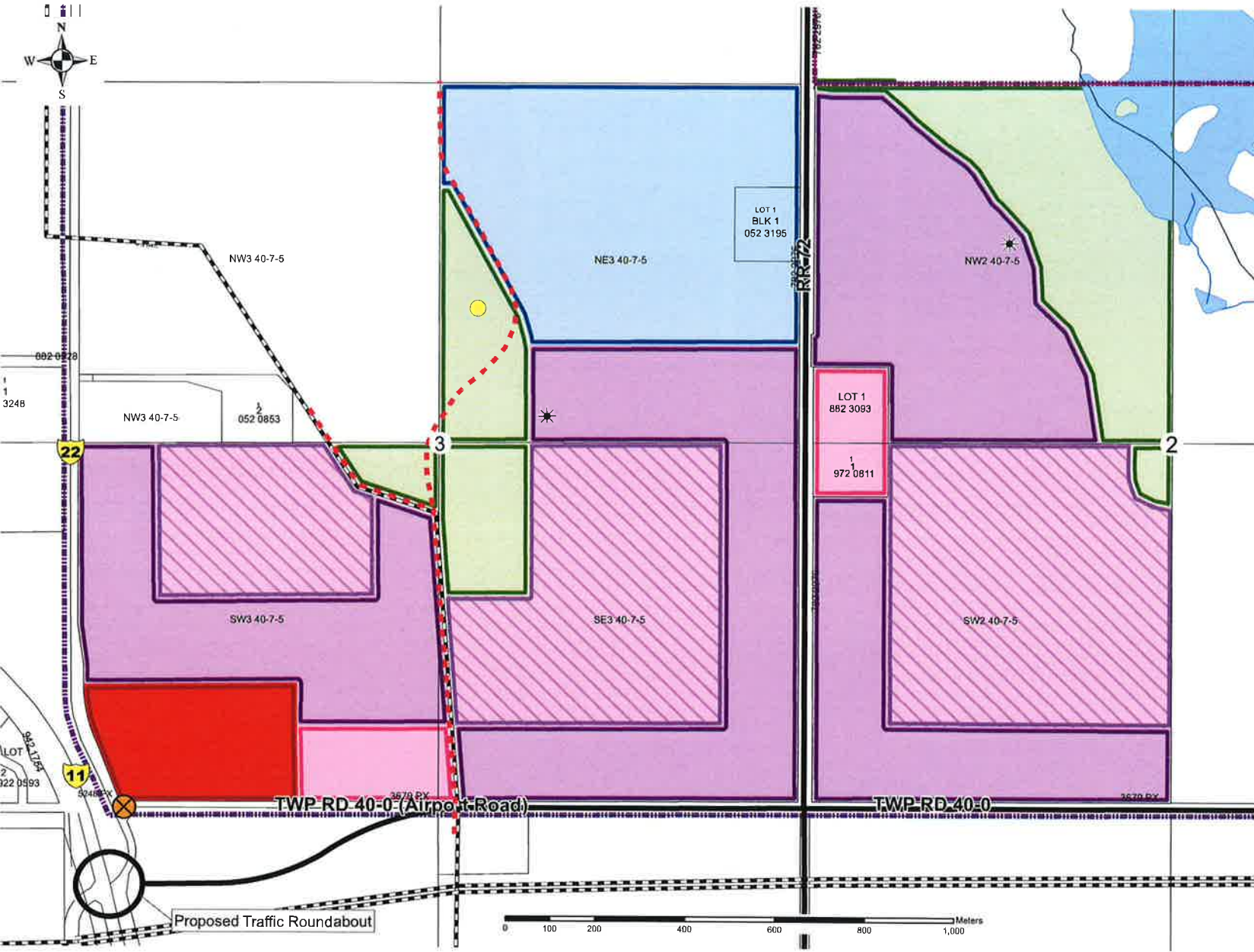
Clearwater - North Rocky Area
Structure Plan

**STAGE ONE
LAND USE
CONCEPT 'A'**



Legend

- Close Intersection
- Conservation Feature
- Abandoned Well
- Pipeline
- Main Road
- Pathway
- Airport Development Plan
- Airport Development Plan Boundary
- Pond
- Light Industrial
- Medium Industrial
- Highway Commercial
- Nodal Commercial
- Business Services
- Community Services
- Conservation Feature

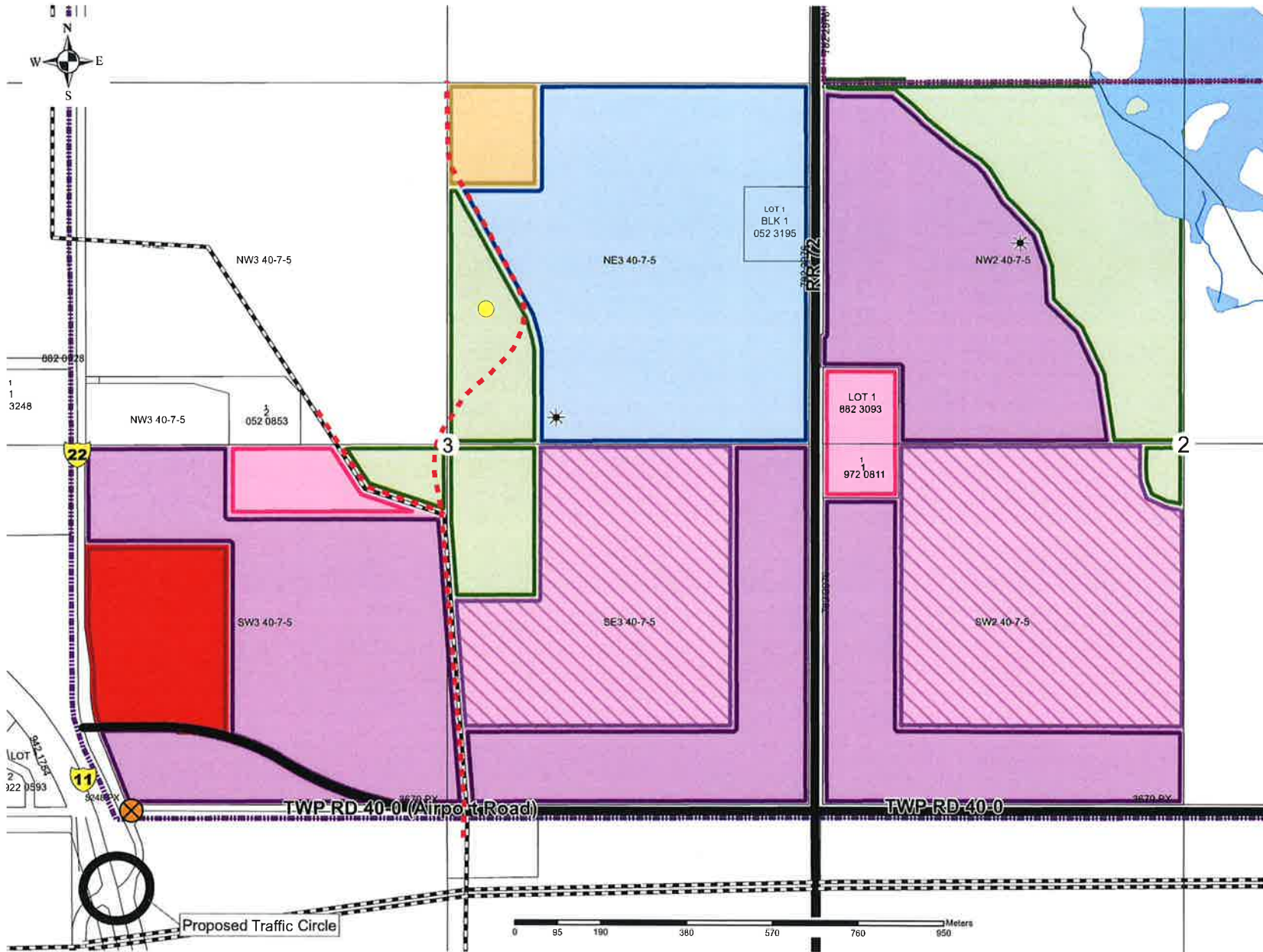


**STAGE ONE
LAND USE
CONCEPT 'B'**



Legend

- Close Intersection
- Conservation Feature
- Abandoned Well
- Pipeline
- Main Road
- Pathway
- Airport Development Plan
- Airport Development Plan Boundary
- Pond
- Leisure Services
- Light Industrial
- Medium Industrial
- Highway Commercial
- Nodal Commercial
- Business Services
- Community Services
- Conservation Feature



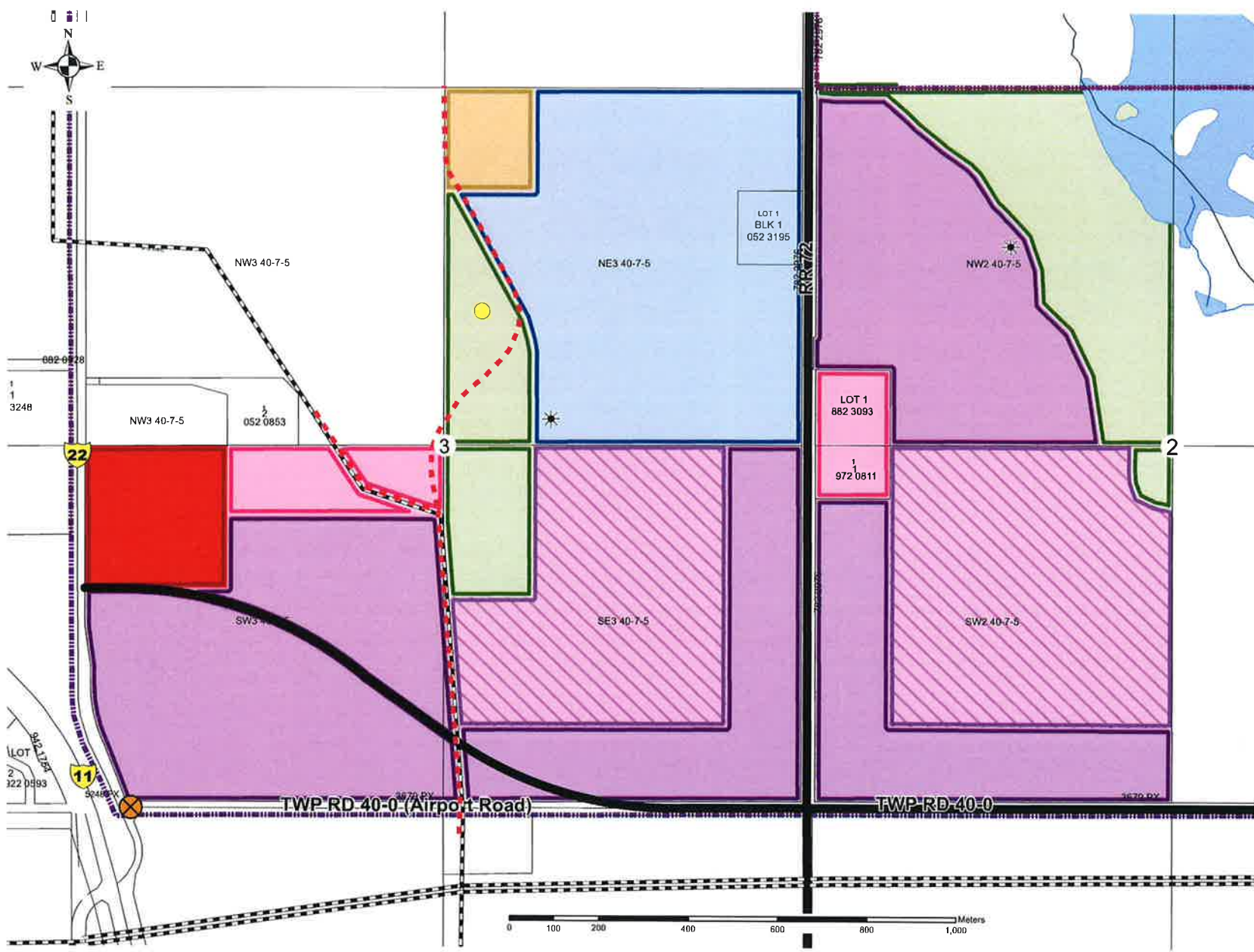
Clearwater - North Rocky Area
Structure Plan

**STAGE ONE
LAND USE
CONCEPT 'C'**



Legend

- Close Intersection
- Conservation Feature
- Abandoned Well
- Pipeline
- Main Road
- Pathway
- Airport Development Plan
- Airport Development Plan Boundary
- Pond
- Leisure Services
- Light Industrial
- Medium Industrial
- Highway Commercial
- Nodal Commercial
- Business Services
- Community Services
- Conservation Feature



MAJOR LAND USE CLASSES

Industrial – Light and Medium

Light industry areas provide for warehousing and storage (indoor), contractor building services (limited), processing and assembly of goods, manufacturing (limited to indoors) and gas bars. Other uses may be included, such as convenience retail, personal services, automotive repairs, business office, indoor recreation, cultural facilities, funeral homes and other discretionary uses. Light industrial uses are usually only allowed within buildings and create no or very minimal nuisance factors. Light industries are typically directed to locations along main roads, but may be in the internal portions of an industrial area.

Medium industry areas are to be directed to the internal portions of industrial subdivisions. These areas provide for a variety of uses which use outdoor space as part of their operation, including manufacturing, processing and assembly of goods, warehousing and storage, body repairs, general contractor services and industrial servicing (some of which require extensive outdoor storage and layout areas. Other uses which may be accommodated are business office, recycle depot and a number of compatible light industrial uses and a variety of other discretionary uses. Medium industry uses may have nuisance factors (e.g. visual impacts, noise, dust, odors).

Commercial – Highway and Nodal

Highway commercial areas provide for facilities and services to the traveling public and local residents and generally include hotels, motels, restaurants, service stations, gas bars, convenience stores, business offices, personal services and financial services. Other uses may be associated with the area, including campgrounds, amusement services, drinking establishments, vehicle sales and services, cultural facility and other discretionary uses.

Nodal commercial areas are also set out in the plan area. These cluster one or a series of lots (some large) to accommodate shopping centres, strip malls, box stores, restaurants, personal services, financial services and a variety of discretionary uses. Sizeable parking areas are associated with nodal commercial land uses.

Business Services

Business services may be seen as a hybrid of commercial and industrial services. These areas provide for business offices, research offices, education and training facilities, industrial support services, services to contractor and businesses, restaurants, drinking establishments and general retail outlets. Business is undertaken all indoors and there is no processing or manufacture of goods and materials, nor require outdoor storage.

Community Services

Community services may be located on public and private land. They provide for a variety of public community uses including, but not limited to, municipal building and facilities, cultural facilities, parks, paths, education facilities and indoor and outdoor sport facilities.

Leisure Services

Leisure service areas provide for a range of accommodation, recreation and amusement land uses, including but not limited to resorts, campgrounds, hotels, motels, cabins, lodges, picnic grounds, outdoor recreation facilities and a variety of discretionary uses, including but not limited to dining and drinking facilities associated with the use, as well as a variety of other discretionary uses including equestrian facilities. Uses are not to be those which make excessive noises such as rodeo grounds, race tracks, moto-cross and other similar uses.

Conservation

Conservation areas include lands and features, both public and private, recognized for their environmental and aesthetic values. Land uses include environmental reserve lands (all), municipal reserve lands (some, not all), conservation reserve lands (all), parks and lands that are not suitable for development.

**CLEARWATER – NORTH ROCKY MAJOR AREA STRUCTURE PLAN
PUBLIC OPEN HOUSE HANDOUT AND RESPONSE FORM
FEBRUARY 16**

Thank you for attending the public open house regarding a significant joint planning initiative by Clearwater County and the Town of Rocky Mountain House to plan for a major economic activity hub north of the Town and adjacent to the airport. **Your comments and suggestions will provide important** input to the consideration of land use directions for the area and the writing of the policies to guide the land uses to be developed in the area.

Comments and Suggestions:

Having viewed the displays and participated in, or listened to discussions, please share the thoughts and suggestions you have regarding planning for future land uses in the Clearwater-North Rocky plan area. (please write on back of page if need be)

Name (print) _____

Signature _____

Please complete your response and **return no later than Tuesday March 1, 2017:**

By drop off to:
Clearwater County
4340 – 47 Avenue
Rocky Mountain House, AB

By mail to:
Clearwater County
PO Box 550;
4340 – 47 Avenue
Rocky Mountain House, AB T4T 1A4

By fax to: (403) 845-7330
By scan and email to: dbisson@clearwatercounty.ca

Thank you for your feedback

Lined writing area consisting of 25 horizontal lines.