

An aerial photograph of a large, winding reservoir in a dry, hilly landscape. The water is a deep blue, contrasting with the tan and brown earth. The hills are eroded and have a textured appearance. The sky is a pale blue with some light clouds.

Vulcan County Reservoir Area Structure Plan

Bylaw No. 2020-15
November 2020

The logo for ISL, consisting of the letters 'ISL' in a bold, italicized, sans-serif font, with a horizontal line underneath the letters.

ISL





VULCAN COUNTY

Vulcan - Alberta

BYLAW 2020-015

Being a Bylaw of Vulcan County in the Province of Alberta to adopt the McGregor, Travers, Little Bow Area Structure Plan.

WHEREAS Section 633 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and amendments thereto, whereby a municipality may pass a bylaw for municipal purposes of adopting an Area Structure Plan;

AND WHEREAS the Council of Vulcan County has identified the McGregor, Travers, Little Bow Reservoirs, as having potential for increased development;

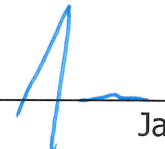
AND WHEREAS development, redesignations, and subdivisions proposals, must recognize the potential conflict of reservoir use;

AND WHEREAS the Council of Vulcan County wishes to implement development, redesignation, and subdivision guidelines which take into account the special nature of the area;

NOW THEREFORE under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council duly assembled does hereby enact the following:

1. That Vulcan County Council does hereby adopt the McGregor, Travers, Little Bow Area Structure Plan as shown on Schedule A
2. Bylaw 97-018 is hereby rescinded.
3. This Bylaw shall take effect upon third and final reading hereof.

Received first reading this 17 day of July, 2020



Jason Schneider, Reeve



Nels Petersen, CAO

Received second reading this 5 day of November, 2020



Jason Schneider, Reeve




Nels Petersen, CAO

Received third reading and finally passed this 5 day of November, 2020



Jason Schneider, Reeve



Nels Petersen, CAO

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SECTION ONE

Planning Context

1

This section outlines the policy framework that enables and directs the Reservoir ASP and compliance with the County's statutory Planning documents.

1-1 PURPOSE

This Reservoir Area Structure Plan ("Reservoir ASP") provides a comprehensive framework for future development within the plan area ensuring: the efficient use of land, adequate provision of infrastructure and public facilities, conservation of resources, economic development opportunities, protection of significant natural environments, and the development of healthy, safe and viable communities.

Policies have been developed to achieve the following objectives:

- Facilitation of orderly development,
- Protection of the irrigation and water supply functions of the reservoirs,
- Reduction of land use conflicts,
- Collaborative stakeholder input and intermunicipal cooperation,
- Compatibility with Provincial Policies and Regulations,
- Provision of a safe and efficient road network, and
- Protection of the natural environment and historical resources.

1-2 BACKGROUND

The original Area Structure Plan (ASP) for McGregor, Travers and Little Bow Reservoirs was adopted in 1985 by Vulcan County as Bylaw No. 85-006. In 1998 the ASP was updated to address the evolving nature of development surrounding the reservoirs and reflect changes to provincial legislation effecting planning and a growing emphasis on environmental protection in the region. The updated ASP was adopted as Bylaw No. 97-018.

In 2014 the Travers Ridge RV Park ASP was adopted as Bylaw No. 2014-002 to facilitate the development of a bare land condominium adjacent to the boundary of Little Bow Provincial Park. The Travers Ridge RV Park ASP is included as **Appendix D** within this document.

1-3 REGULATION AND POLICY DIRECTION

All policies within the Reservoir ASP must be consistent with higher order policies. If there are discrepancies between this ASP and higher order planning documents, higher order documents will take precedence. The Reservoir ASP has been developed in compliance with the following documents:

Municipal Government Act (MGA)

The MGA empowers municipalities to shape their communities. It regulates how municipalities are funded and how they should plan for growth. Per the MGA requirements for Area Structure Plans, the Reservoir ASP addresses the following:

- Sequencing of development proposed for the area,
- Proposed land uses,
- Proposed density of population, and
- General location of major transportation routes and public utilities.

South Saskatchewan Regional Plan (SSRP)

The (SSRP) sets the stage for robust growth, vibrant communities and a healthy environment within the region. The SSRP identifies strategic direction for the region over the next 10 years.

The Reservoir ASP provides a local framework to support the following objectives:

- Alignment with provincial policies,
- Commitment to stakeholder engagement,
- Balanced economic development opportunities and social and environmental considerations,
- Describes the strategies, actions, approaches and tools required to achieve desired outcomes
- Monitoring, evaluation and reporting to assess progress, and
- Guidance to provincial and local decision-makers regarding land use management.

Vulcan County Strategic Plan

The Strategic Plan sets forth a vision to provide opportunity and growth through cooperation, progressive leadership, and accessible Administration. The plan highlights the economics, recreation, and attractions that make Vulcan County a great place to call home and do business.

The following strategic priorities included in the Strategic Plan have informed the policies within the Reservoir ASP:

- Increased and Diversified Economic Development
- Collaborative Environment
- Support of the Agricultural Industry
- Safe Communities

Vulcan County Municipal Development Plan (MDP)

Mission: Our intent is to manage our lands wisely and ensure that Vulcan County remains a great place to live, work and raise a family.

The Reservoir ASP demonstrates its consistency with the Mission of the MDP by:

- Providing policies that will protect agricultural lands,
- Encouraging development in order to expand the County's assessment base,
- Providing consistent standards for zoning applications or Conceptual Schemes,
- Promoting intermunicipal cooperation, and
- Encouraging options for renewable energy generating facilities

The County may require a Conceptual Scheme to be prepared for areas of land, to provide a more detailed and comprehensive framework for future redesignation, subdivision and development, to encourage collaboration between landowners, and to achieve efficient and orderly development.

Intermunicipal Development Plans

A portion of the ASP Plan area in the north falls within the Vulcan County/Village of Milo Intermunicipal Development Plan (IDP) boundary and a portion of the Plan area in the southeast falls within the Vulcan County/Municipal District of Taber IDP boundary. Where any conflict arises between the policies of the Reservoir ASP and a specific IDP, the IDP will take precedent.

Land Use Bylaw

The Development Concept prepared for the Reservoir ASP can be accommodated within the Vulcan County Land Use Bylaw (LUB). Land use categories shown on the Development Concept do not signify land use districts specified in the LUB. Future development proposals within the areas currently designated Recreation Vicinity District (RV) or Urban Fringe (UF), will require an amendment to the LUB prior to development.

Environmental Regulation

All development within the Plan area will be consistent with higher order environment regulations including those of Alberta Environment and Parks (AEP) and the Bow River Irrigation District (BRID).

1-4 PLAN INTERPRETATION

Map Interpretation

Unless otherwise specified within this plan, the boundaries or locations of any symbols or areas shown on a map are approximate only, not absolute, and shall be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or utility/road rights-of-way. No measurements or area calculations should be taken from the ASP maps.

Policy Interpretation

Where “shall”, “will”, “must” or “require” are used in a policy, the policy is considered mandatory in order to achieve a desired result.

Where “should” is used in a policy it is anticipated that the policies will be applied unless it can be clearly demonstrated to the satisfaction of the Development Authority, that the policy is not reasonable, practical and feasible in a given situation.

1-5 MONITORING AND REVIEW

The Reservoir ASP is a long-term policy document that promotes a vision for development within the plan area and provides guiding principles and policies that work towards achieving that vision over-time. The policies within the Reservoir ASP will be monitored and should be reviewed and updated every 15 - 20 years, or when deemed necessary. The ASP may also be amended in response to changes in the overall policy direction within Vulcan County or specific development applications.

1-6 AMENDING THE ASP

If major changes with regards to land use, road networks or any other significant aspect of the Plan are contemplated, an amendment to the Reservoir ASP, that includes a public hearing, shall be held in accordance with the MGA. Minor changes will not require an amendment if, in the opinion of the Development Authority, the intent of the ASP is still achieved. Where an amendment to this ASP is requested by an applicant, the applicant shall be required to submit the justification and information necessary to support the amendment.

1-7 LIMITATIONS

Policies within the Reservoir ASP are not to be interpreted as an approval for a use on a specific site. Detailed site conditions or constraints – including environmental considerations – must be assessed on a case-by-case basis as part of an application for a Land Use Amendment, Subdivision, or a Development Permit.



SECTION TWO

Plan Area

2

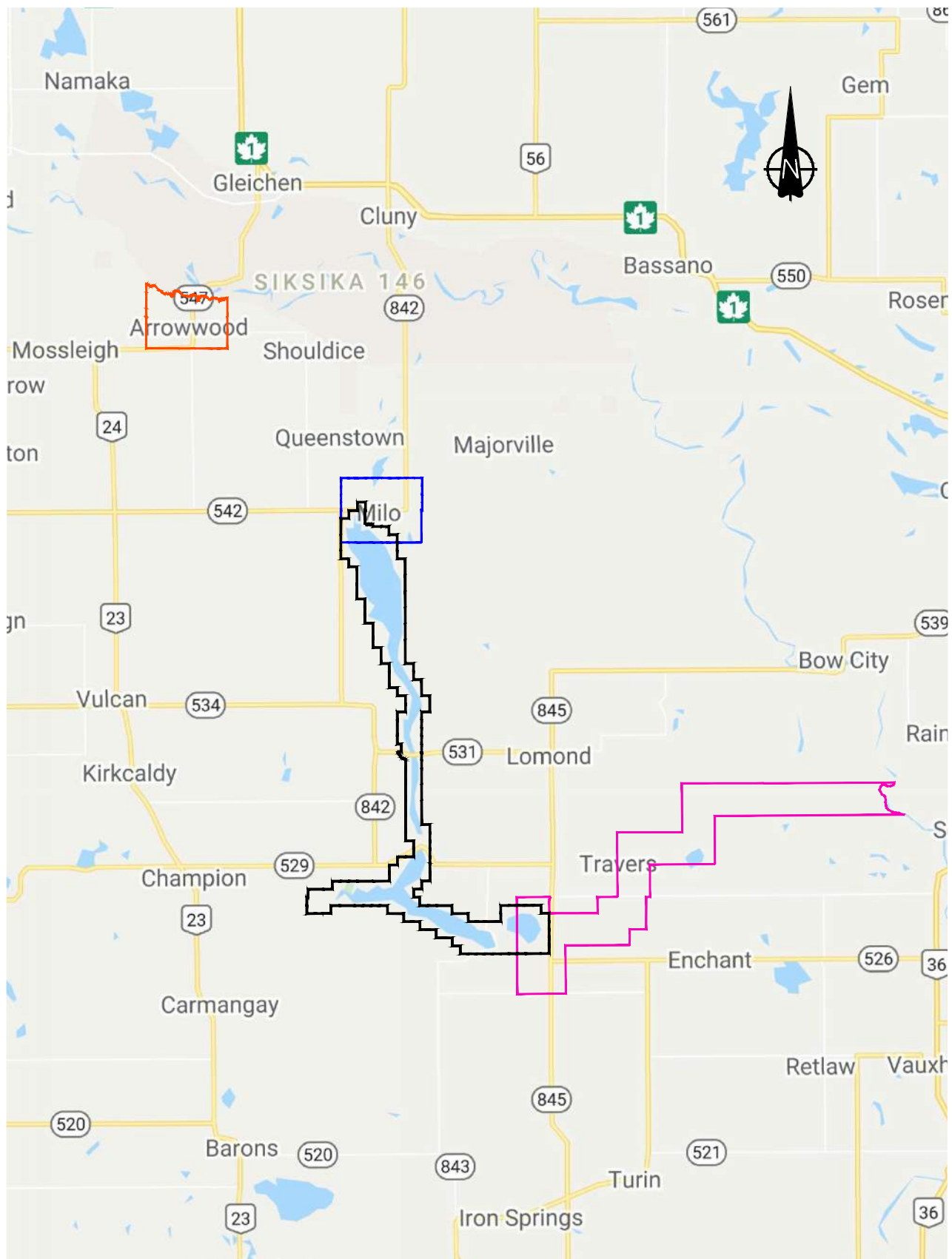
This section describes the location of the ASP and current landownership within the plan area.

2-1 LOCATION

The Reservoir ASP is approximately 19,305 hectares in size and surrounds the Travers Reservoir, McGregor Lake and Little Bow Reservoir. The Village of Lomond is approximately 14 km to the east of McGregor Lake and approximately 17 km north of Little Bow Reservoir. The Village of Milo is approximately 2 km to the northeast of McGregor Lake Reservoir. There are no significant population centres near Travers Reservoir. See **Figure 1 – Location Plan** and **Figure 2 – Plan Area**.

The McGregor, Travers and Little Bow Reservoirs form part of the Carseland-Bow River Headworks system owned by AEP but operated by the BRID under contract by AEP. The reservoirs are centrally located within Vulcan County, 105 km north of Lethbridge and 145 km south of Calgary. The three-reservoir system is man made and would not exist without water supplied through a diversion on the Bow River near Carseland and dams on the Little Bow River. Travers Reservoir and Little Bow Reservoir are fed via the Little Bow River as well as a canal from McGregor Lake which has its water diverted from the Bow River.

Main canals connect the three water supply reservoirs and the system concludes at the outlet of Little Bow Reservoir. Vulcan County and the Municipal District of Taber receive water from this major water supply system.



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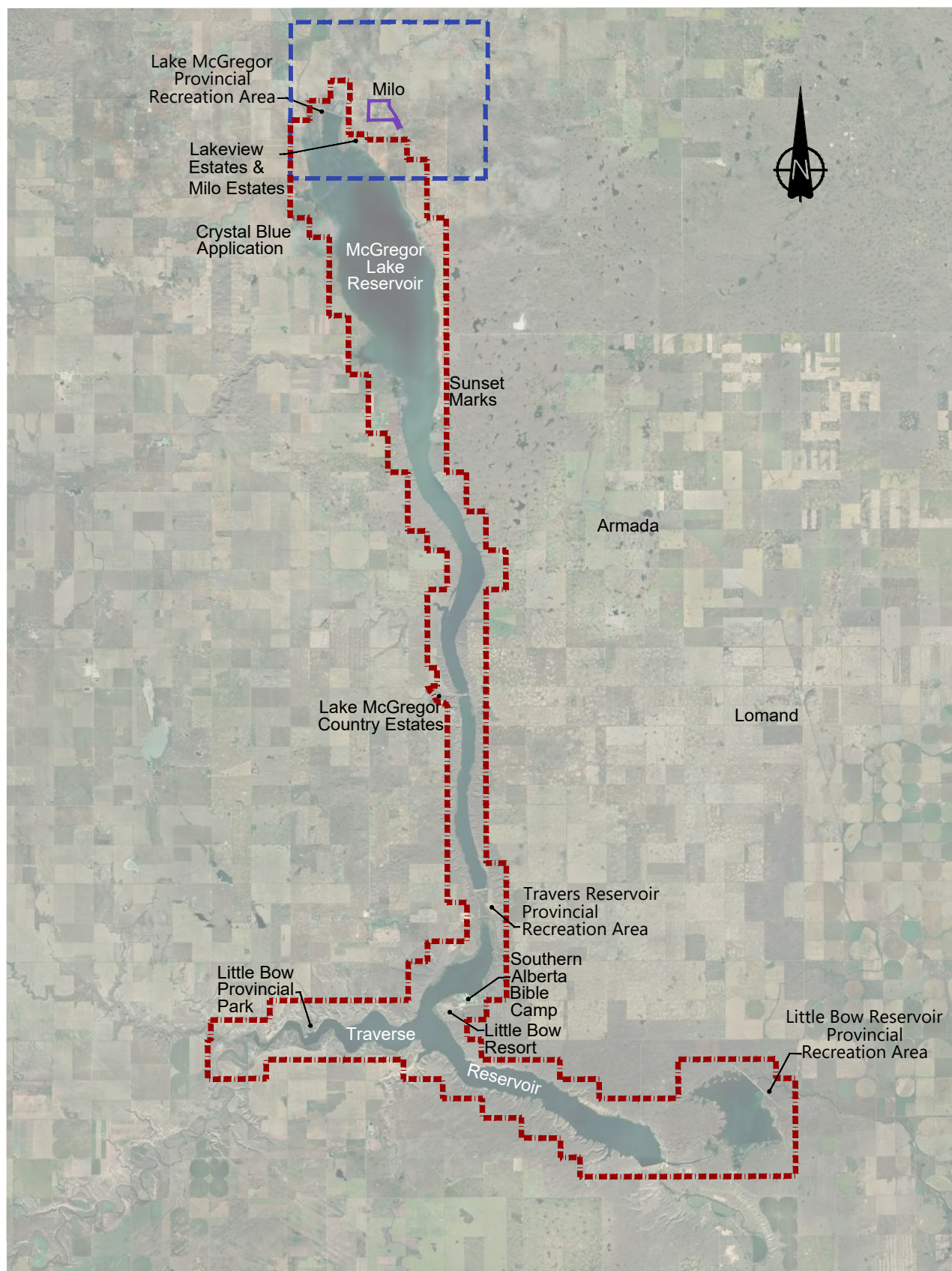
LEGEND

- ASP Boundary
- Vulcan County/Village of Milo IDP Boundary
- Arrowwood/Vulcan County IDP Boundary
- Vulcan County/MD of Taber IDP Boundary

FIGURE 1

PLAN LOCATION





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LEGEND

- ASP Boundary
- Proposed IDP Boundary
- Milo Village Boundary

**FIGURE 2
PLAN AREA**



2-2 ENVIRONMENT AND TOPOGRAPHY

The Reservoir ASP is located in the Grassland Natural Region and in two Natural Subregions; the Dry Mixed-grass and the Mixed-grass. Natural vegetation in the region consists of short grasses, bunch grasses and long grasses. Woody plants such as trembling aspen, balsam poplar, eastern cottonwood, willow and other shrubs grow in valleys and coulees where more moisture is available. Vegetation surrounding the ASP area is mainly cultivated. Within the plan area, the land nearest the reservoir appears to be largely native grassland and coulees oriented toward the reservoir. Soils are primarily Orthic Dark Brown Chernozemic with a few pockets of well-drained Orthic Gleysols on steep, eroded slopes and Orthic Gleysols in damp depressed areas around the reservoir.

The plan area is characterized by eroded glacial meltwater channels within the Oldman River drainage basin. Topography varies, ranging from gently sloping shores in the north to deep coulees and steep slopes in the southwest. General conditions are outlined in **Appendix B – Desktop Environmental Review**.

2-3 LAND OWNERSHIP

A breakdown of land ownership within the plan area at the time of adoption is as follows (ownership is shown on **Figure 3 – Land Ownership**):

Table 1 – Ownership List

OWNER	APPROXIMATE AREA*
Crown Lands	6,500 ha
County Lands	105 ha
Private Ownership	4,410 ha
Reservoirs	8,290 ha
Total ASP Area	19,305 ha

*Areas are approximate only and subject to rounding.

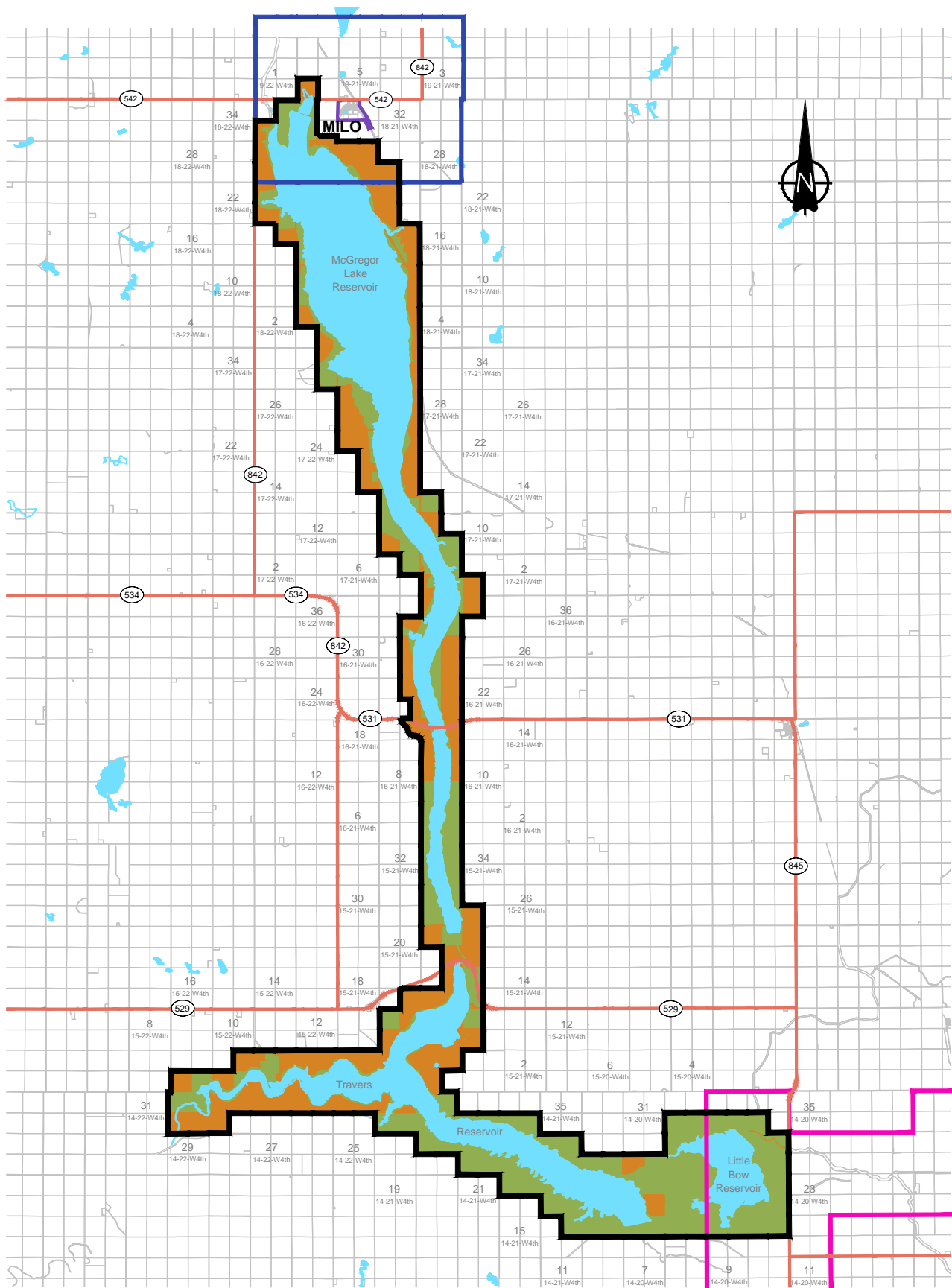
2-4 EXISTING USES

The plan area is predominantly designated as Reservoir Vicinity (RV) District to allow agricultural and non-agricultural uses to meet increasing pressures for development, without compromising the irrigation function of the reservoirs. The majority of the reservoir fringe areas consist of a mix of extensive agricultural uses and natural areas. Portions of the ASP area are also designated as Urban Fringe (UF) District and Rural Recreational (RR) District as shown on **Figure 4 – Current Land Use**.

Existing development in the plan area includes:

- **Lakeview Estates & Milo Estates:** Approximately 35 lots situated southwest of Milo on the west shore of McGregor Lake.
- **Lake McGregor Provincial Recreation Area:** Approximately 100 sites suitable for RVs and tents, supporting activities that include sailing, wind surfing, water skiing, canoeing and fishing.

- **Sunset Marks:** Approximately 20, predominately deep lots, all with water access on the east shore of McGregor Lake.
- **Lake McGregor Country Estates:** Mix of approximately 100 RV lots and approximately 75 larger lots with frame houses, plus an indoor/outdoor pool, recreation area and community hall.
- **Lake McGregor Landing:** The Landing is a 15 lot subdivision on the west side of Lake McGregor.
- **Southern Alberta Bible Camp:** Approximately seventy-five cabins, plus a lodge and auditorium.
- **Little Bow Resort:** Approximately 150 cottages and approximately 50 undeveloped lots for recreational users, full time residents and seasonal residents.
- **Little Bow Provincial Recreation Area:** 110-ha area Provincial Park located on the north shore of the west arm of Travers Reservoir. Established in 1954 and redeveloped in the 1970s and 1980s.
- **Little Bow Reservoir Campground:** A campground consisting of 25 campsites for RV's and tents.
- **Travers Reservoir Provincial Recreation Area:** A campground located in Travers Reservoir Provincial Recreation Area with 32 unserviced campsites.
- **Crystal Blue Harbour Subdivision Application:** An application to subdivide 89 hectares in the northwest area of the ASP Plan area is currently being considered by the County. This proposed subdivision would see 432 single family units established. Further details are provided in **Appendix E - Crystal Blue Harbour Subdivision Application.**



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LEGEND

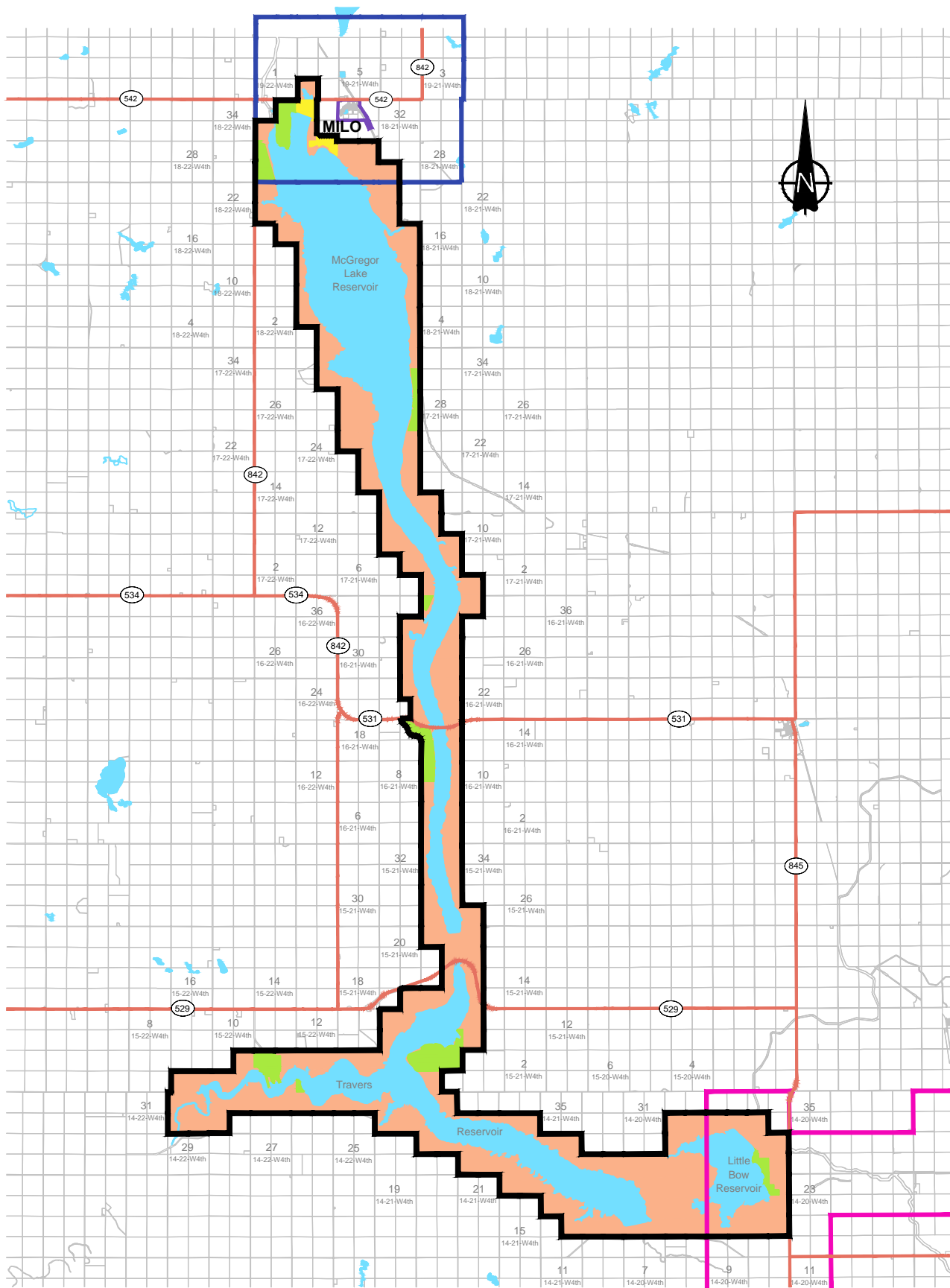
- ASP Boundary
- Vulcan County/Village of Milo IDP Boundary
- Milo Village Boundary
- Vulcan County/MD of Taber IDP Boundary

- Crown Owned Land
- Private Ownership
- Highway

FIGURE 3

LAND OWNERSHIP





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LEGEND

- ASP Boundary
- Vulcan County/Village of Milo IDP Boundary
- Milo Village Boundary
- Vulcan County/MD of Taber IDP Boundary
- (RR) Rural Recreational
- (RV) Reservoir Vicinity
- (UF) Urban Fringe
- Waterbody
- Highway

FIGURE 4

CURRENT LAND USE



2-5 GROWTH PROJECTIONS

It is difficult to determine projections for full buildout potential of the plan area at this time because future development will depend on more detailed planning studies to identify those portions of the plan area that are realistically able to be developed.

Constraints to development include environmentally sensitive lands, serviceability of the lands, infrastructure requirements and the ability of the lands to accommodate additional subdivision. Most of these constraints can only be quantified at the time of the proposed development, based on the market and the low probability that all of the agricultural lands and non-developed areas will be converted to accommodate future residential development. Some areas will continue to accommodate agricultural and/or industrial uses.

In order to anticipate residential growth, numbers were generated by assuming only 60% of any parcel could be developable, with the balance accounting for environmental constraints, municipal reserve dedication, infrastructure requirements or development of non-residential uses. The resulting areas were divided by the overall density ranges allowable for specific policy areas to determine the maximum capacity for development. These calculations resulted in a theoretical capacity for a maximum 2,500 additional residential units over the ASP area.

These projections may be unrealistic maximums, at best, but they serve to give an indication of the implications of future development over the long term and well past the anticipated 25-year life of this plan. Further studies will be identified to confirm infrastructure requirements at the Conceptual Scheme stage for residential and non-residential uses.

2-6 RESERVOIR PROTECTION

Travers and McGregor Reservoirs are a source of drinking and irrigation water for developments around the reservoirs and for several towns in the Bow River Irrigation District. They are also major recreational resources for the region.

Key challenges in protecting the reservoirs include:

- Shoreline erosion which can affect the quality of water,
- Loss of vegetation along the shores,
- Wave action caused by high speed boats,
- Pollution of the water from motorboat use, and
- Seasonal residency.

Efforts to limit damage to environmentally sensitive areas along the reservoir shorelines and preserve water quality are encouraged. Minimum setbacks from the high-level waterline of the reservoir will be determined by a qualified professional based on site specific evaluation and erosion mitigation strategies presented in any current County of Vulcan erosion assessment studies.

2-7 PLAN AREA CONTEXT AND CONSTRAINTS

Analysis of the current context of the Vulcan County Reservoir Area Structure Plan was undertaken to identify constraints that may impact future development. Primary constraints within the Plan area are described below. Policy within the ASP has been crafted to proactively address these constraints.

- **Reservoir Protection:** The water-supply function of the reservoirs could be threatened by development which could cause potential contamination risk or, with respect to shoreline development, exacerbate erosion issues.
- **Natural Resource Development:** There is a significant number of oil and gas wells and high-pressure lines, particularly in the Lake McGregor area. Required setbacks may limit development in these areas.
- **Significant Crown Owned Lands:** A clear understanding of how Crown lands may be divested, acquired and ultimately developed will require communication and cooperation between the County, the Crown and developers.
- **Servicing Infrastructure:** The lack of water and sewer servicing in the communities limits the amount of growth and development that can occur in the area.
- **Adjacent Agricultural Uses:** Development has the potential to impact agricultural lands and the rural character they support.
- **Increased Usership of Reservoirs:** Increased usership has the potential to threaten the natural environment and negatively impact the existing rural character of the reservoir area, however access to the water needs to be maintained for all stakeholders including residential, agricultural, industrial and recreational users.



SECTION THREE

Development Concept

3

This section introduces the Development Concept and related policies to guide future development in the Plan Area.

3-1 PUBLIC CONSULTATION

The Reservoir ASP was developed in consultation with a Citizens Panel consisting of landowners, selected stakeholders and the general public as well as Council and Administration via a series of meetings, workshops and public engagement events. Feedback was used to inform the Development Concept and policies within this plan. Additional public consultation will be required at the Conceptual Scheme stage. Consultation milestones included:

- **Council Workshop (December 4, 2019)** with Council to discuss the vision for the ASP as well opportunities and challenges associated with the Plan Area.
- **Citizen Panel Workshop (December 4, 2019)** with local landowners representing agricultural, acreage, resort community, and developer perspectives to discuss the vision for the ASP, obtain local knowledge of the Plan Area and provide information to be shared with the wider community.
- **Community Open House (December 12, 2019)** for the community to learn about the purpose of the ASP and obtain feedback used to refine the Development Concept and draft ASP.
- **Draft ASP Select Circulation (April 2020)** to present an initial draft Reservoir ASP to landowners and stakeholders within the plan area for review and feedback.
- **Public Hearing (May 20, 2020)** to provide an opportunity for the public to provide comment and to aid Council in its decision to approve the plan as a local bylaw.

3-2 VISION

The Reservoir ASP accommodates future development within the plan area while respecting the values of the adjacent agricultural community, recognizing the critical water-supply role of the reservoirs and supporting recreational opportunities for residents and visitors.

3-3 GUIDING PRINCIPLES

Agricultural Protection

High quality agricultural lands should be protected while still allowing for subdivision and development to occur. Future development should respect agricultural areas within and adjacent to the plan area by avoiding land use conflicts.

Reservoir Protection

The primary consideration for the reservoirs is their water-supply function. Negative impacts of development should be minimized, particularly in areas directly adjacent to reservoirs. Environmental strategies shall be prepared prior to development to demonstrate how negative impacts will be mitigated. Public reservoir access should be provided in a manner that is sensitive to the natural environment.

Environmental Stewardship

Environmentally sensitive areas should be protected from negative development impacts. Innovative approaches such as green infrastructure, water conservation and low impact development are encouraged to achieve environmental sustainability. Natural resources should be respected to avoid destruction or overuse.

High Quality Design

Development should respect and improve on the aesthetics and character of the rural landscape. Design and aesthetic standards should be developed to provide a consistent level of quality throughout the area.



3-4 DEVELOPMENT CONCEPT

The area surrounding the reservoirs accommodates a variety of residential and non-residential uses. The area is particularly attractive to country residential and recreational development but is also well suited for agricultural and industrial based activities. See **Figure 5 – Development Concept**.

Access to the reservoirs is a primary consideration for all users within the Development Concept. Shoreline erosion and potential flooding shall be considered in establishing potential rights-of-way, development setbacks, municipal and environmental reserve.

Policy Areas were delineated based upon contextual factors which included their degree of access to existing transportation routes, current localized land use, existing subdivision and development patterns, proximity to neighbouring municipalities, topography and natural area characteristics. High level policies have been developed for each of policy areas that reflect their unique position within the greater ASP area.

The overall policy areas are shown on **Figure 6 – ASP Policy Areas** and in detail in:

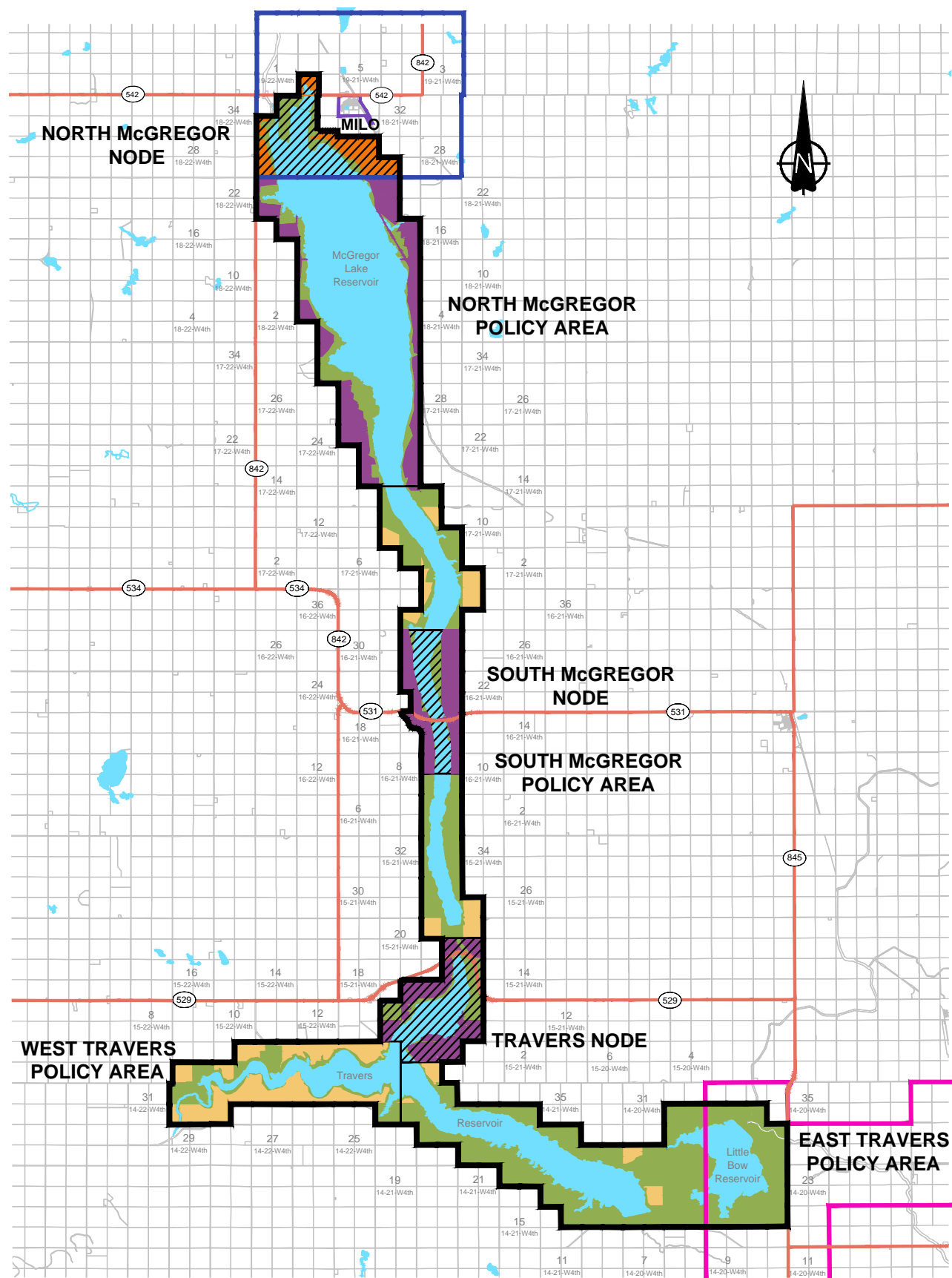
Figure 7 – North McGregor Development Concept

Figure 8 – South McGregor Development Concept

Figure 9 – Travers Development Concept

Identification of the distinct Policy Areas is useful in characterizing the geographic areas that lie within the Plan area and reference to them is made consistently throughout the Plan. Lands within the ASP are relatively homogeneous in nature. Developing distinct visions and policies for each of the Policy Areas within the ASP, while pragmatic, would suggest differences in the underlying values and interests of residents and stakeholders that seem not to really exist. As a result, the ASP generally addresses the entire Plan area, distinguishing where appropriate between the Policy Areas, including specific guidelines for Nodes within each of the areas, where existing conditions lend themselves to a higher intensity of future residential development.

The ASP requires the development of Conceptual Schemes for comprehensive development proposals. Site specific analysis of plan areas will be required as part of a Conceptual Scheme application as outlined in **Section 12 – Plan Implementation** and **Appendix A – Conceptual Scheme Requirements**. Smaller development proposals not requiring a Conceptual Scheme will need to demonstrate that the proposed lot size is adequate to accommodate the proposed servicing strategy.



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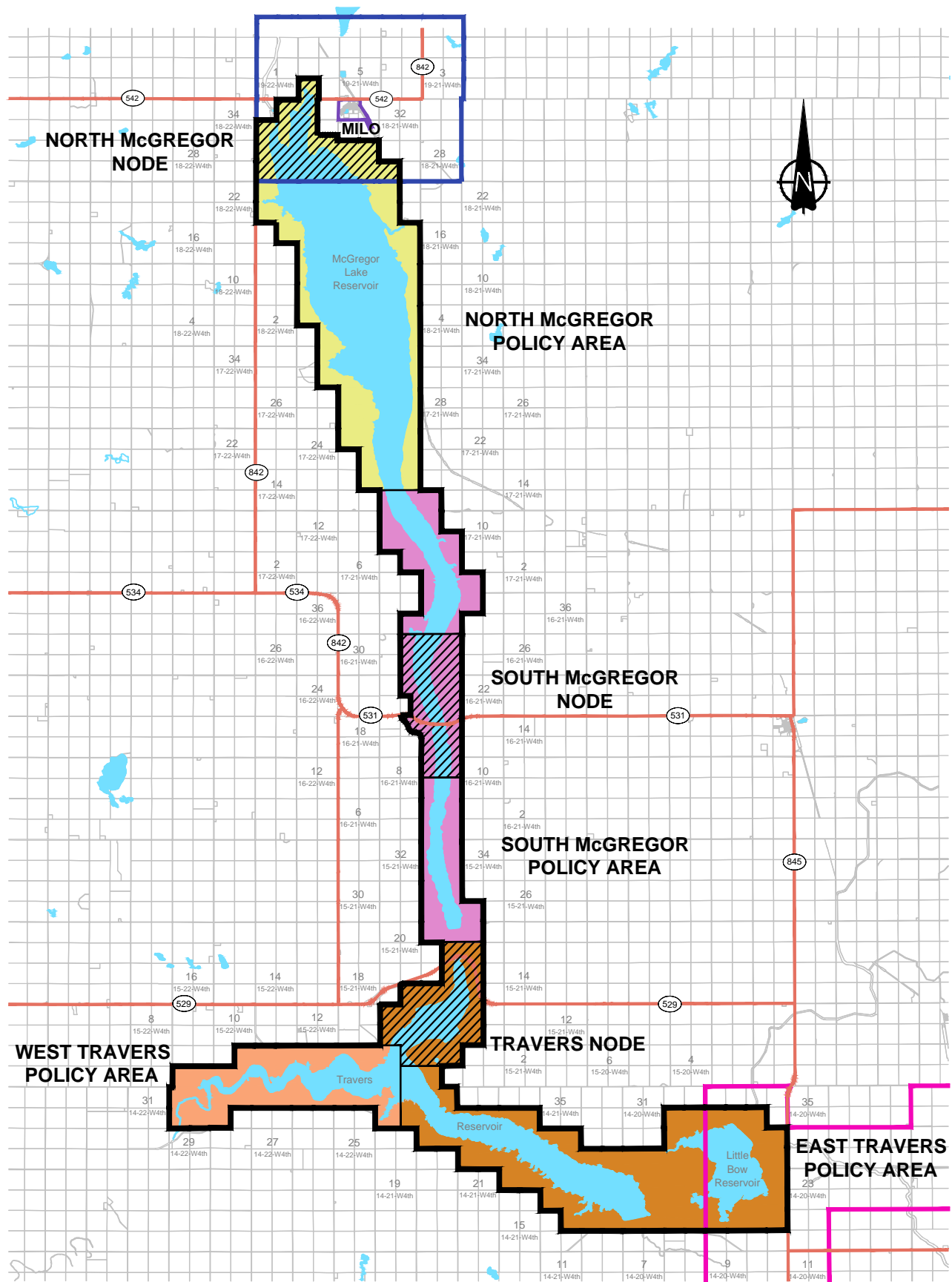
LEGEND

- ASP Boundary
- Vulcan County/Village of Milo IDP Boundary
- Milo Village Boundary
- Vulcan County/MD of Taber IDP Boundary
- Highway
- Future Development Type 1
Min lot size TBD
- Future Development Type 2
Min lot size 1 ac±
- Future Development Type 3
Min lot size 4 ac±
- Crown Owned Lands

FIGURE 5

DEVELOPMENT CONCEPT





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LEGEND

- ASP Boundary
- Vulcan County/Village of Milo IDP Boundary
- Milo Village Boundary
- Vulcan County/MD of Taber IDP Boundary
- Highway

- North McGregor Policy Area
- North McGregor Node
- South McGregor Policy Area
- South McGregor Node
- East Travers Policy Area
- Travers Node
- West Travers Policy Area

FIGURE 6
ASP POLICY AREAS





SECTION FOUR

North McGregor Policy Area

4

This section outlines policies that apply only to the North McGregor policy area.

4-1 GENERAL POLICIES

The North McGregor Policy Area is characterized by convenient access and existing country residential development located on the eastern shore of McGregor Lake. This Policy Area is well suited for moderate intensity residential development with a focus on lakeside residences and supporting recreational infrastructure (e.g. marina's or boat launches). Ensuring continued access to the reservoirs for residents and visitors will be an important consideration for future development in this area.

There is also the potential for re-subdivision of existing country residential parcels to increase density in areas with existing servicing infrastructure. Importance will be placed on ensuring continued public access to the reservoir for residents and visitors. The majority of future residential growth for the ASP is anticipated to occur in this area. Policies have been developed to ensure that development is compatible with existing development and the rural character of the area. Residential development will generally be limited to minimum lot sizes of 0.4 hectares. Non-residential development will be evaluated on a case by case basis.

Recommended Uses

- Residential
- Recreational
- Agriculture

Policy 4.1.1 Future development should not negatively impact the quality of existing development.

Policy 4.1.2 Country Residential lots shall be at least 0.4 hectares in size.

Policy 4.1.3	Redevelopment of existing Country Residential lots shall be permitted if the newly created lots are a minimum 0.4 hectares in size.
Policy 4.1.4	Low-density residential development is encouraged in vacant and undeveloped residential lots.
Policy 4.1.5	Grouped Country Residential development or housing clusters with lots less than 0.4 hectares in size may be considered as part of a Conceptual Scheme.
Policy 4.1.6	Opportunities to integrate recreational infrastructure within or adjacent to grouped Country Residential development are encouraged.
Policy 4.1.7	Only one single family dwelling shall be permitted on a country residential lot unless the lot is subdivided to accommodate additional dwellings. The resulting lot sizes shall comply with the County's LUB.
Policy 4.1.8	Non-residential uses and lot sizes shall be determined on a case by case basis.
Policy 4.1.9	A servicing strategy including water, sanitary and stormwater management options shall be submitted as part of a Conceptual Scheme application.
Policy 4.1.10	Public Engagement shall be required for Conceptual Schemes.

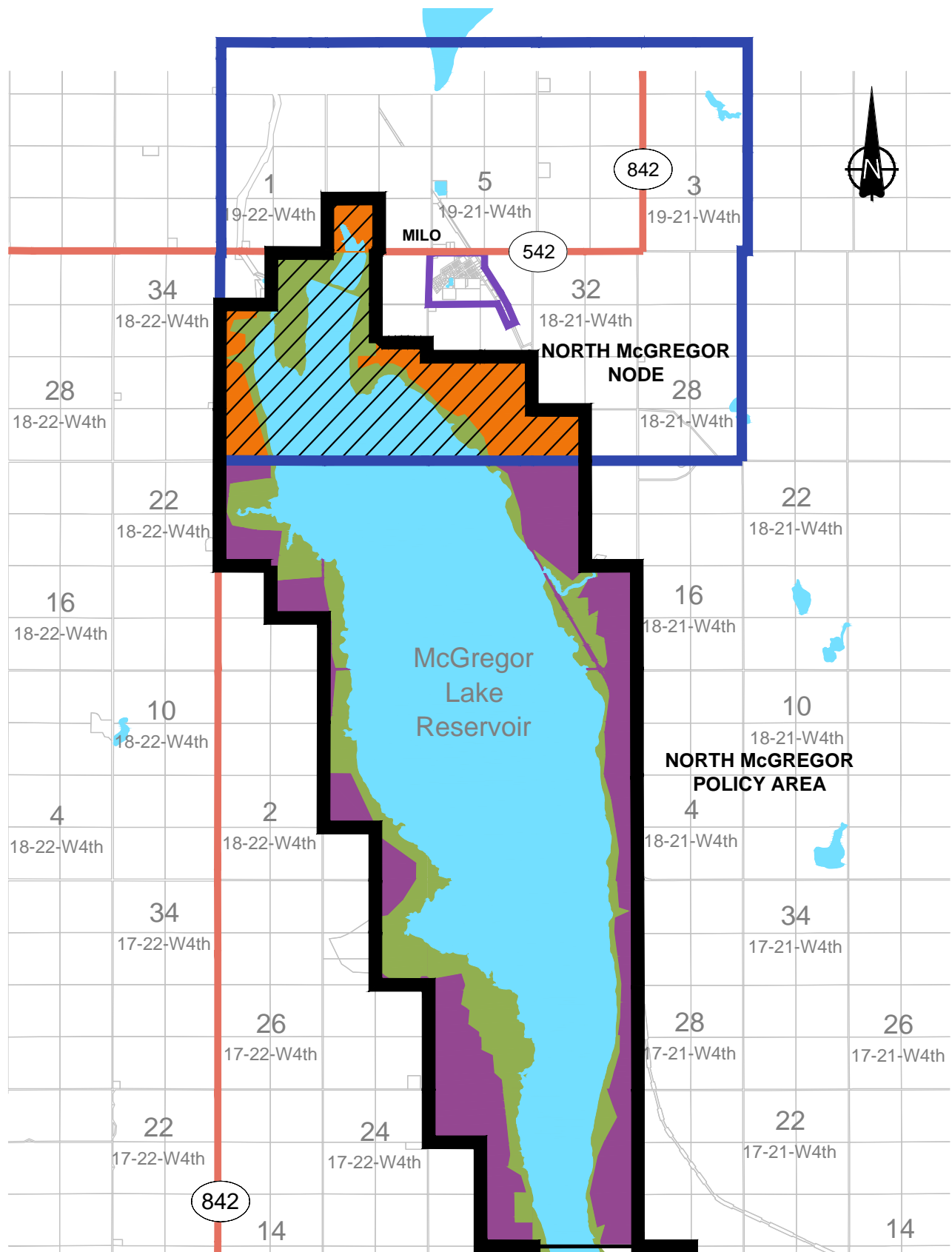
4-2 NORTH MCGREGOR NODE

The North McGregor Node is unique with its proximity to Milo and access from Highways 542 and 842. The Node area falls within the Vulcan County/Milo Intermunicipal Development Plan (IDP) boundaries. Policies for this area reflect the importance of collaboration between the County and Village regarding any development proposed within the Node. Given the existing development within the Node, its proximity to Milo and convenient access, the node is anticipated to accommodate a higher level of residential and recreational development intensity aimed at establishing a vibrant community.

Recommended Uses

- Residential
- Recreational
- Agriculture

Policy 4.2.1	Development shall comply with IDP policies.
Policy 4.2.2	Conceptual Schemes shall be required to demonstrate how development will respect existing development.
Policy 4.2.3	The Village of Milo shall be circulated on Conceptual Scheme applications.
Policy 4.2.4	The minimum lot size for Country Residential development shall be 0.8 ha.
Policy 4.2.5	Grouped Residential development or housing clusters with lots less than 0.8 hectares in size may be considered as part of a Conceptual Scheme.
Policy 4.2.6	Opportunities to integrate recreational infrastructure within or adjacent to Grouped Residential development are encouraged.



NTS



LEGEND

- ASP Boundary
- Vulcan County/Village of Milo IDP Boundary
- Milo Village Boundary
- Highway

- Future Development Type 1
Min lot size 2 ac
- Future Development Type 2
Min lot size 1 ac
- Future Development Type 3
Min lot size 4 ac
- Crown Owned Lands

FIGURE 7

**NORTH McGREGOR
DEVELOPMENT CONCEPT**





SECTION FIVE

South McGregor Policy Area

5

This section outlines policies that apply only to the South McGregor policy area.

5-1 GENERAL POLICIES

The South McGregor Policy Area consists primarily of Crown owned lands with limited road access. Given the extent of Crown ownership it is not anticipated that this area will accommodate significant residential growth. Country residential development may be feasible on privately owned lands. Residential development should adhere to architectural controls aimed at protecting rural character. Mitigating development impacts on surrounding natural areas is a primary consideration for this area. There may be some potential for rural industrial development to occur within private lands located in this area if access can be shown to be feasible and such development is separated from any proposed residential areas by appropriate distance or buffers. Residential development will generally be limited to minimum lot sizes of 1.6 hectares. The area will continue to accommodate agricultural uses and agri-business proposals shall be evaluated on a case by case basis.

Recommended Uses

- Limited Country Residential Development
- Limited Rural Industrial
- Agriculture

Policy 5.1.1 Future development should not negatively impact the quality of existing development.

Policy 5.1.2 Country Residential lots shall be at least 1.6 hectares in size.

Policy 5.1.3	Grouped Country Residential development or housing clusters with lots less than 1.6 hectares in size may be considered as a part of a Conceptual Scheme.
Policy 5.1.4	Landscaping treatment shall be included at each point of access into Rural Industrial sites.
Policy 5.1.5	Landscaping of individual Rural Industrial sites shall visually enhance the industrial area and, where applicable, provide a visual screen from roads or adjacent residential or recreational uses. Only one single family dwelling shall be permitted on a country residential lot unless the lot is subdivided to accommodate additional dwellings. The resulting lot sizes shall comply with the County's LUB.
Policy 5.1.6	Rural industrial subdivisions may be considered in suitable areas and will require a Conceptual Scheme.
Policy 5.1.7	Agri- business proposals shall be considered on a case by case basis.
Policy 5.1.8	A servicing strategy including water, sanitary and stormwater management options shall be submitted as part of a Conceptual Scheme application.
Policy 5.1.9	Public Engagement shall be required for Conceptual Schemes.

5-2 SOUTH MCGREGOR NODE

The South McGregor Node Policy Area is home to existing development in the form of the Lake McGregor Country Estates subdivision on the west side of Lake McGregor. This Node provides an opportunity for additional moderate intensity residential development as Highway 531 provides convenient access to the area. While the South McGregor Node is not envisioned as being as intensive as the North McGregor Node, can potentially support comprehensive residential development. The Node also provides an opportunity to establish communal recreation infrastructure which could include a boat launch in proximity to the bridge that accommodates the Highway 531 crossing.

Recommended Uses

- Comprehensive Residential
- Recreational
- Agriculture

Policy 5.2.1	Country Residential lots shall be at least 0.4 hectares in size.
Policy 5.2.2	Grouped Country Residential development or housing clusters with lots less than 0.4 hectares in size may be considered as a part of a Conceptual Scheme.
Policy 5.2.3	Redevelopment of existing Country Residential lots shall be permitted if the newly created lots are at least 0.4 ha.
Policy 5.2.4	The development of new recreation facilities for both active and passive uses is encouraged in the policy area.

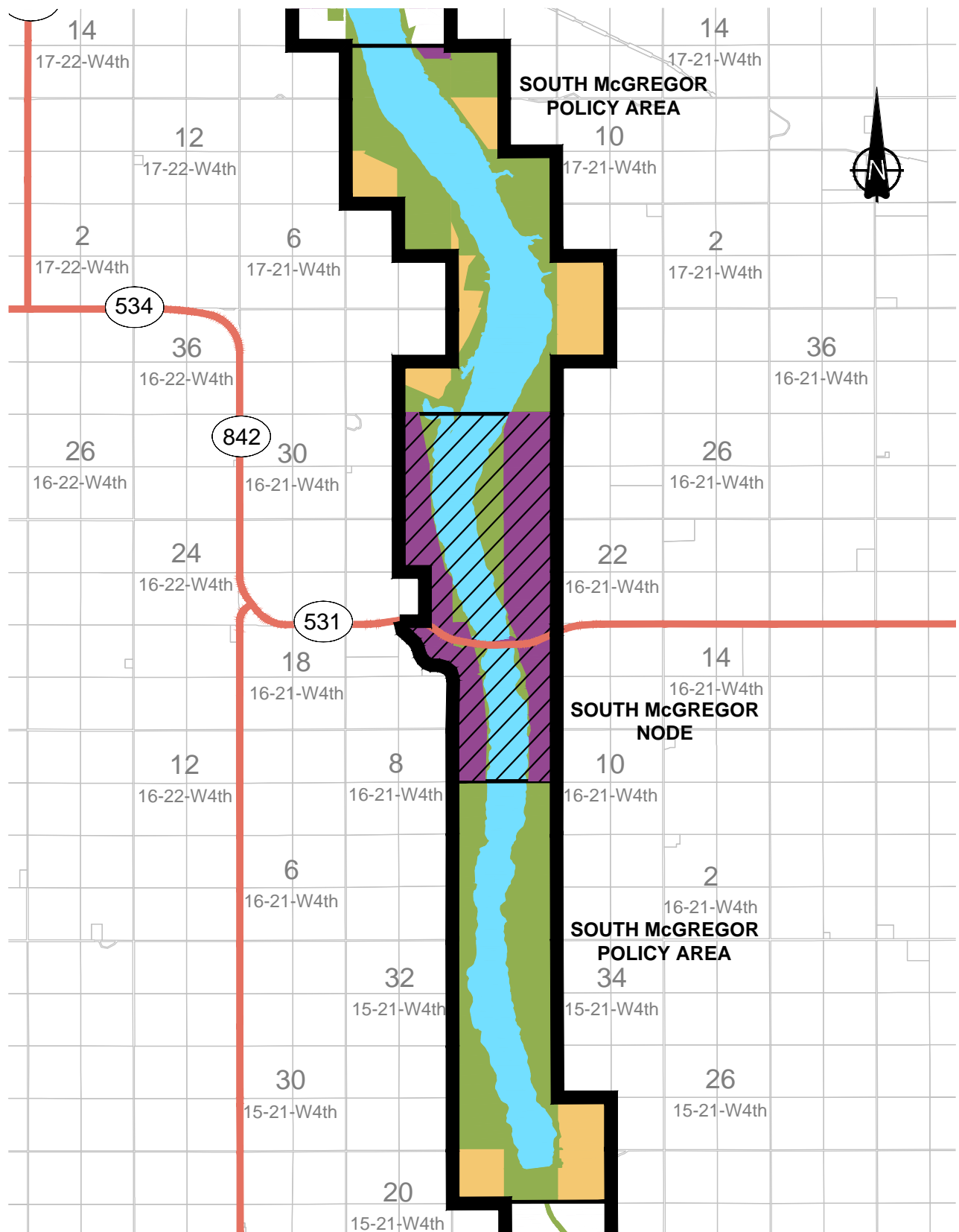


FIGURE 8

**SOUTH McGREGOR
DEVELOPMENT CONCEPT**

NTS



LEGEND

- ASP Boundary
- Highway

- Future Development Type 1
Min lot size TBD
- Future Development Type 2
Min lot size 1 ac±
- Future Development Type 3
Min lot size 4 ac±
- Crown Owned Lands





SECTION SIX

Travers Policy Area

6

This section outlines policies that apply only to the Travers policy area.

The Travers Policy Area includes the lands in proximity to the Travers Reservoir including the Little Bow Reservoir on the eastern edge of the ASP area.

6-1 WEST TRAVERS

The West Travers Policy Area is significantly constrained by steep sloped terrain. Existing development in this area includes the Travers Ridge RV Resort. Policy direction specific to this development is contained in **Appendix D – Travers Ridge RV Park Area Structure Plan.**

The feasibility of development here in the West Travers area is significantly constrained by steep topography and limited available access. This area is best suited for low intensity residential uses, limited recreational uses, agricultural uses which may include livestock grazing leases. Residential development will generally be limited to minimum lot sizes of 1.6 hectares.

Recommended Uses

- Limited Country Residential
- Limited Recreational
- Agriculture

Policy 6.1.1 Future development should not negatively impact the quality of existing development.

Policy 6.1.2	Any future RV Park development within the Travers Ridge RV Resort shall conform to the policies within Travers Ridge RV Park ASP.
Policy 6.1.3	Any Country Residential or RV Park development within the Policy Area shall not negatively impact existing development or natural areas.
Policy 6.1.4	Country Residential lots shall be permitted if the newly created lots are at least 1.6 hectares in size.
Policy 6.1.5	Grouped Country Residential development or housing clusters with lots less than 1.6 hectares in size may be considered as a part of a Conceptual Scheme.
Policy 6.1.6	Existing access to the Travers Ridge RV Resort shall not be impacted by future development unless alternate access has been provided to the satisfaction of the Approval Authority.
Policy 6.1.7	Existing servicing to the Travers Ridge RV Resort shall not be negatively impacted by future development.
Policy 6.1.8	Only one single family dwelling shall be permitted on a country residential lot unless the lot is subdivided to accommodate additional dwellings. The resulting lot sizes shall comply with the County's LUB
Policy 6.1.9	Areas of unstable slopes should be dedicated as Environmental Reserve or environmental easements.
Policy 6.1.10	A servicing strategy including water, sanitary and stormwater management options shall be submitted as part of a Conceptual Scheme application.
Policy 6.1.11	Public Engagement shall be required for Conceptual Schemes.

6-2 EAST TRAVERS

The East Travers Policy Area consists primarily of Crown Owned Lands. The potential for moderate or high intensity residential development is limited. The area holds some potential for limited industrial or recreational uses on Crown-lease. The East Travers Policy Area includes the Little Bow Reservoir. Residential development will generally be limited to minimum lot sizes of 1.6 hectares. A portion of the East Travers Policy Area falls within the Vulcan County/Municipal District of Taber Intermunicipal Development Plan (IDP) boundary.

Recommended Uses

- Limited Country Residential
- Limited Rural Industrial
- Limited Recreational

Policy 6.2.1	Development shall comply with IDP policies.
Policy 6.2.2	Country Residential lots shall be permitted if the newly created lots are at least 1.6 hectares in size.
Policy 6.2.3	Grouped Country Residential development or housing clusters with lots less than 1.6 hectares in size may be considered as a part of a Conceptual Scheme.
Policy 6.2.4	Landscaping treatment shall be included at points of access into Rural Industrial sites.

Policy 6.2.5	Landscaping of individual rural industrial sites shall visually enhance the area and, where applicable, provide a visual screen from roads or other sensitive adjacencies such as residential, environmental or recreational uses.
Policy 6.2.6	Any proposals for innovative energy generation (solar power, wind energy generation), shall be circulated to appropriate Provincial Authorities.
Policy 6.2.7	A servicing strategy including water, sanitary and stormwater management options shall be submitted as part of a Conceptual Scheme application.
Policy 6.2.8	Public Engagement shall be required for Conceptual Schemes.

6-3 TRAVERS NODE

Access to the Travers Policy Area is provided from Highway 529. This area is suited for medium intensity grouped county residential development or clustered housing. Existing development in this area includes the Southern Alberta Bible Camp and the Little Bow Resort.

Based on the nature of existing development within the Node and availability of convenient access, the area is anticipated to accommodate a higher level of development intensity focused on supporting recreational amenities. This may be achieved through seasonal residences and vacation rental properties.

Recommended Uses

- Grouped County Residential
- Potential Commercial/ Private Recreation
- Agriculture

Policy 6.3.1	Grouped Country Residential development or housing clusters with lots less than 1.6 hectares in size may be considered as part of a Conceptual Scheme.
Policy 6.3.2	Commercial vacation homes may be considered within the Node.
Policy 6.3.3	Home-based businesses with limited outside storage may be considered within the Node.

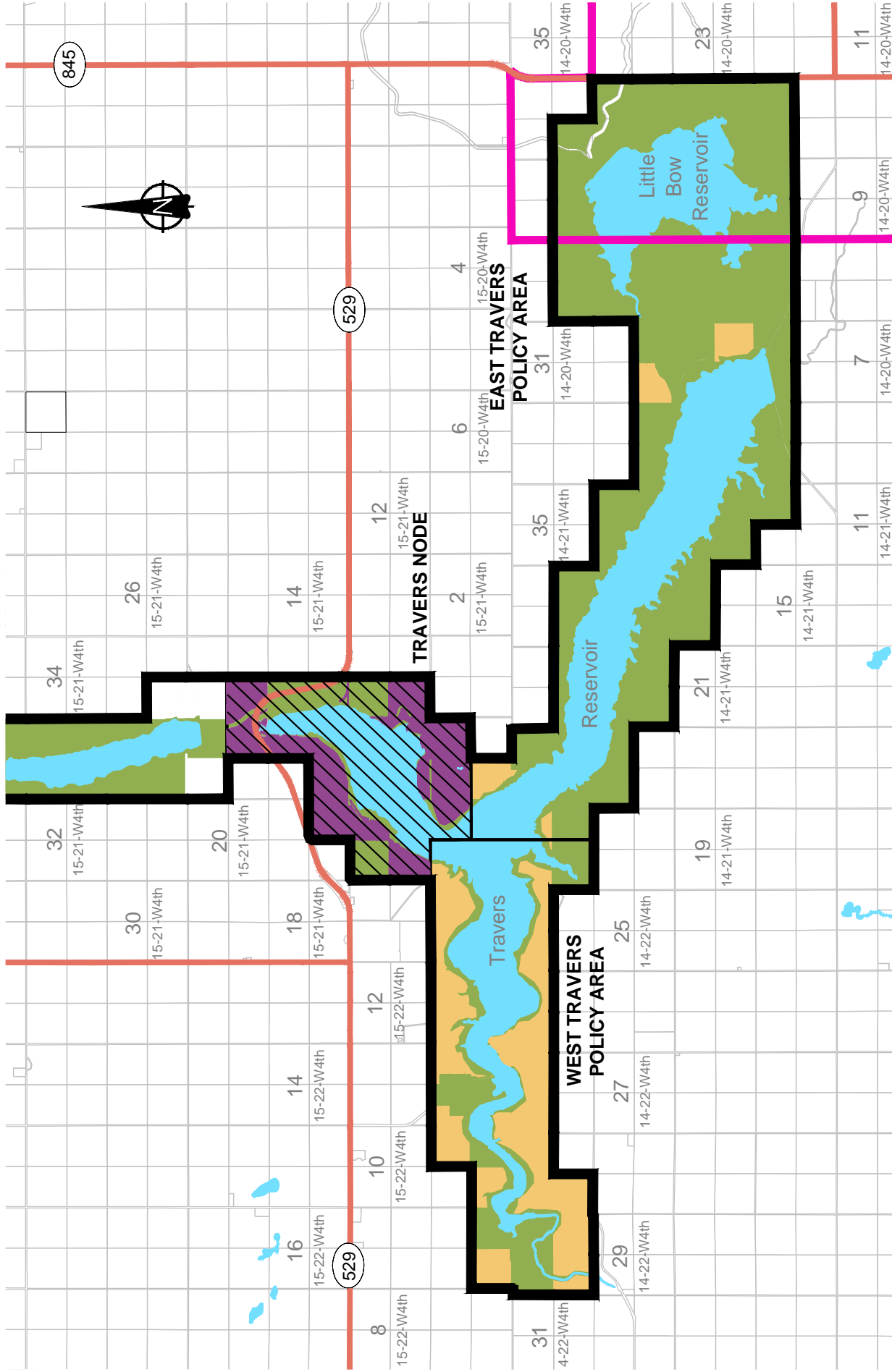


FIGURE 9
TRAVERS DEVELOPMENT CONCEPT



- Legend**
- ASP Boundary
 - Vulcan County/MD of Taber IDP Boundary
 - Highway
 - Future Development Type 1
Min lot size TBD
 - Future Development Type 2
Min lot size 1 ac±
 - Future Development Type 3
Min lot size 4 ac±
 - Crown Owned Lands

NTS





SECTION SEVEN

Agriculture and Industry

7

This section outlines plan-wide policies that address existing and future agricultural operations and potential industrial uses within the plan area.

A significant portion of the ASP area accommodates extensive agricultural operations. High quality agricultural lands should be protected. Enhancement of agricultural operations and development of associated agri-business opportunities should be supported as long as proposed development does not negatively impact existing development or environmentally sensitive areas. Existing grazing leases on Crown lands shall operate according to provincial direction and comply with applicable provincial environmental regulations.

7-1 AGRICULTURE

The reservoirs were constructed to provide irrigation water for agriculture, and although the use of the reservoirs also includes recreational activities, recreational development should not compromise water supply function.

Policy 7.1.1	Redesignation and subdivision for new or expanded agricultural uses that preserve the integrity of riparian areas and reservoir water quality may be considered.
Policy 7.1.2	New agricultural uses and development should not negatively impact adjacent development.
Policy 7.1.3	The introduction of confined feeding operations shall not be permitted.

Policy 7.1.4	Agri- business proposals shall be considered on a case by case basis.
Policy 7.1.5	The size and location of any proposed residential or industrial lots or parcels shall not significantly affect the irrigation infrastructure of the area or any farm irrigation systems.

7-2 INDUSTRY

Portions of the ASP area are appropriate for the development of industrial uses including oil and gas and renewable resource sectors. Future development should be supported as long as proposed development does not negatively impact existing development or environmentally sensitive areas.

Policy 7.2.1	Proposed industrial uses will require a Land Use Amendment.
Policy 7.2.2	Redesignation and subdivision for new or expanded industrial uses that preserve the integrity of riparian areas and reservoir water quality may be considered.
Policy 7.2.3	New industrial development should not negatively impact adjacent development



SECTION EIGHT

Open Space and Environment 8

This section outlines plan-wide policies designed to protect the local environment and provide recreational amenities within the plan area.

Environmental stewardship is a key principle of the ASP. Negative effects of development should be minimized to protect the reservoirs and environmentally sensitive areas within the area. Policies have been developed to avoid damage to natural areas and prohibit overuse of amenities.

8-1 PUBLIC OPEN SPACE AND RECREATION

Public Open Space is defined as an undeveloped green space either privately owned or operated by a municipality.

Development within the ASP area should maximize recreational opportunities afforded by the reservoirs while protecting the integrity of the natural landscape and existing development. These policies address the integration of recreational amenities into the natural environment.

- | | |
|---------------------|---|
| Policy 8.1.1 | Open space/natural areas may be used for camping or other recreation initiatives at the discretion of the Development Authority. |
| Policy 8.1.2 | Municipal Reserves shall generally be taken as cash-in-lieu at the discretion of the County. |
| Policy 8.1.3 | When Municipal Reserves are dedicated as land, the location and function should provide opportunities for improving or enhancing the communal recreation, public facilities and access to the reservoirs. |

Policy 8.1.4	Public open spaces intended to provide for organized recreational activities should be located within close proximity of existing or proposed public facilities.
Policy 8.1.5	Public open spaces shall be maintained.

8-2 ENVIRONMENTAL PROTECTION

The purpose of the policies below is to ensure the natural environment is respected as future development occurs within the Plan area.

Policy 8.2.1	Impacts of development on the natural environment or identified sensitive environmental areas should be mitigated.
Policy 8.2.2	Wherever possible, development should attempt to minimize disturbance and significant removal of vegetation within the plan area.
Policy 8.2.3	Developments shall comply with provincial and federal regulations that restrict development activities that are likely to impact fish and fish habitat.
Policy 8.2.4	Developments on slopes steeper than 15% are discouraged.
Policy 8.2.5	A Geotechnical Report will be required for any development proposals for lands with slopes greater than 15 percent.
Policy 8.2.6	Environmental Reserve shall be dedicated per the MGA.

8-3 RESERVOIR PROTECTION

Reservoirs have unique operational and maintenance characteristics that differentiate them from natural lakes. Unlike lakes, reservoirs may have extreme water level fluctuations and therefore the potential for erosion and instability. Alberta Environment and the BRID typically plan for annual over land runoff and adjust discharge rates to prevent downstream flooding on the Little Bow and Bow River. The prime function of reservoirs is to supply water for irrigation purposes. Development on lands adjacent to the reservoirs should not impact the water supply function of the reservoirs.

Policy 8.3.1	Future development should not negatively impact the water supply function of the reservoirs.
Policy 8.3.2	Development on lands adjacent the reservoirs shall not impact the operation or maintenance of the reservoirs.
Policy 8.3.3	Ongoing opportunities for public education programs designed to promote an understanding and awareness of the important water supply function of the reservoirs should be encouraged.
Policy 8.3.4	An erosion control strategy shall be prepared as part of all Conceptual Scheme applications.

8-4 RIPARIAN AREAS

Riparian areas are strips of land that border water bodies. Healthy riparian areas function to maintain water quality, slow runoff, reduce flood damage, encourage groundwater recharge, help to control erosion and sediment or contaminants from entering the water, provide fish habitat and sustain biodiversity for a variety of wildlife species.

Policy 8.4.1	Subdivision within a riparian buffer shall provide appropriate measures to ensure the protection of the riparian buffer, including, but not limited to restrictive covenants, or environmental easements.
Policy 8.4.2	Environmental easements shall be dedicated to preserve and maintain habitat and natural connectivity between riparian areas.
Policy 8.4.3	Development proposals in or near riparian areas shall comply with Alberta's long-term water strategy.
Policy 8.4.4	An erosion control strategy shall be prepared as part of all Conceptual Scheme applications.



SECTION NINE

Crown Lands

9

This section outlines plan-wide policies designed to address how development can occur on Crown owned lands.

9-1 CROWN LANDS

Provincial Crown lands comprise almost 36 percent of the land base in the proposed area structure plan. These lands are administered and managed by a number of provincial agencies which have different mandates. Various types of dispositions (lease arrangements, licences and permits) are issued for the use of surface and subsurface resources on public land, primarily for grazing, cultivation, and mineral exploration and development.

Provincial agencies may engage in planning exercises to provide management direction for provincial Crown land and resources located within the ASP.

Policy 9.1.1	Private individuals or interest groups obtaining Crown leases shall be bound by the Alberta Environment and Parks regulations and best management practices.
Policy 9.1.2	Development on Crown lands shall be compatible with adjacent private lands wherever possible in order to minimize conflict.
Policy 9.1.3	Development occurring in proximity to the provincial lease lands located within the Plan area shall provide appropriate buffers.
Policy 9.1.4	Development occurring in proximity to Little Bow and McGregor Provincial Parks shall respect and buffer the integrity and nature of the park.



SECTION TEN

Servicing

10

This section outlines how water, sanitary and stormwater services are provided for throughout the plan area.

10-1 GENERAL SERVICING

The following policies apply to the development of infrastructure servicing within the plan area. Further details on servicing requirements are provided in **Appendix C – Servicing Review**.

- | | |
|----------------------|---|
| Policy 10.1.1 | A developer shall provide, or enter into an agreement to provide, the utility rights-of-way or easements necessary to accommodate the extension of infrastructure through or adjacent to a site to allow for servicing. |
| Policy 10.1.2 | Servicing shall be aligned to avoid environmentally sensitive areas. Temporary disturbance shall be reclaimed to the satisfaction of the Development Authority. |
| Policy 10.1.3 | Detailed design of shallow utilities shall be determined at the Subdivision stage. |
| Policy 10.1.4 | The developer shall be responsible for the provision of these services and extension from adjacent developed/developing areas. |

10-2 WATER SERVICING

The water servicing policies have been developed to provide a framework for the design of water supply, treatment and distribution infrastructure. These facilities may need to be upgraded as development proceeds in other areas of the ASP to ensure adequate water supply.

- Policy 10.2.1** Further analysis shall be required at the Conceptual Scheme stage to demonstrate that the proposed distribution system is adequate.
- Policy 10.2.2** Water consumption reduction measures shall be considered where possible.

10-3 SANITARY SEWER SERVICING

The sanitary servicing policies have been developed to provide a framework for the design of wastewater conveyance, treatment and disposal infrastructure.

- Policy 10.3.1** Wastewater flow reduction measures shall be considered where possible.
- Policy 10.3.2** Further analysis shall be required at the Conceptual Scheme stage to demonstrate that the proposed wastewater collection system is adequate.

10-4 STORMWATER MANAGEMENT

Appropriate facilities for stormwater management are proposed throughout the plan area to control stormwater runoff release rates and quality as well as alleviate the impact of post-development flows on water bodies and drainage courses.

- Policy 10.4.1** The maximum allowable area release rate from proposed stormwater management facilities shall be 1.16 L/s/ha.
- Policy 10.4.2** Stormwater quality treatment of stormwater management facilities shall be at minimum 85% removal of particles 75 microns and larger on an annual basis under the 1:100 year rainfall event.
- Policy 10.4.3** Erosion mitigation measures shall be incorporated by developers to ensure there are no adverse impacts to existing drainage channels and surrounding areas.
- Policy 10.4.4** A localized Master Drainage Plan or Stormwater Management Report shall be required at the Conceptual Scheme stage to demonstrate that the proposed stormwater conveyance system and stormwater management facilities are adequate as well as detail any localized erosion risks and provide mitigation options focused on naturalized techniques.
- Policy 10.4.5** The use of source control Best Management Practices shall be encouraged to reduce the total runoff volume and enhance stormwater treatment
- Policy 10.4.6** Engineered natural stormwater wetlands may be integrated within environmentally sensitive areas to ensure long-term sustainability in a manner that continues to provide viable habitat.



SECTION ELEVEN

Transportation

11

This section outlines how access is provided for future development and how pedestrians and cyclists will be accommodated within the plan area.

11-1 TRANSPORTATION

The provision of a safe and efficient road network is essential to provide access to existing and future development and to assure public and private access to the reservoirs.

Roads within the transportation network have been divided into five categories based on their physical characteristics and role as transportation routes. The hierarchy of roads in the plan area should accommodate the safe and efficient flow of traffic through the area. This hierarchy consists of:

- **Level 1 Provincial Highways** focus on the movement of people, goods and services inter-provincially and internationally. Access onto Level 1 highways is restricted and typically via arterial roads. There are no Level 1 highways in the ASP area.
- **Level 2 Provincial Highway (arterial roads)** focus on the movement of people, goods and services within and between provinces only. Level 2 highways are typically connected to other highways or collector roads. Within the ASP area, Highway 845 is a Level 2 highway.
- **Level 3 Provincial Highways** provide connections between communities and commercial and industrial developments. Level 3 highways are typically connected to arterial and local roads. Within the ASP area, Highway 842 (except section between Highway 531 and Highway 529), Highway 534, Highway 531, Highway 529 are Level 3 highways.

- **Level 4 Provincial Highway (local roads)** provide access for localized traffic. Highway 842 between Highway 531 and Highway 529 are Level 4 highways.
- **Paved and Gravel County roads** typically provide direct access to residential homes and businesses. The county roads are connected to Level 2 and Level 3 Highway.

Policy 11.1.1	Any upgrading or new construction of roads to accommodate a proposed use shall be built to municipal standards, taking into account ditch drainage capacity and direction of drainage, and these standards shall be specified in a development agreement.
Policy 11.1.2	New road construction which would have an adverse effect on critical wildlife habitats or environmentally significant areas shall be discouraged.
Policy 11.1.3	Vehicular access points to developments shall have regard for traffic safety.
Policy 11.1.4	Adequate parking for recreational or country residential developments shall be provided on site.
Policy 11.1.5	A roadside development permit from Alberta Transportation is required when a development is located within Alberta Transportation's development control zone, which is 300m from a provincial right-of-way and more than 800 metres from the centerline of a highway and public road intersection.
Policy 11.1.6	A transportation impact assessment shall be prepared for a major residential or recreational development which generates over 100 vehicular trips per hour during the peak hour to the satisfaction of Vulcan County and/or Alberta Transportation.
Policy 11.1.7	Notwithstanding Policy 11.1.6 , a Traffic Impact Assessment (TIA) may be required even if the development generate less than 100 trips in the peak hour due to specific conditions or requirements to be determined at later stages of development.

11-2 CONNECTIVITY

Connectivity for pedestrians and cyclists is an important component to future residential development in the Reservoirs ASP. Developers are encouraged to provide pedestrian and cycling routes and trails as part of Conceptual Scheme applications to provide an integrated network within their comprehensive development.

Policy 11.2.1	At the Conceptual Plan stage, pedestrian and cyclist connectivity shall be identified.
Policy 11.2.2	Trail standards and associated signage shall be consistent with County standards.
Policy 11.2.3	Shoreline Trails shall be encouraged.



SECTION TWELVE

Plan Implementation

12

This section outlines the proposed sequence of development and the process required to proceed with future planning applications.

12-1 CIRCULATION AND COLLABORATION

The encouragement of responsible development within the ASP boundary entails the making of decisions with the best information available as some areas are more appropriate to locate specific developments than others due to environmental constraints, ease of servicing, legal and physical access and compatibility with adjacent land uses. In order to obtain the best information available, a thorough circulation system to agencies and provincial departments with professional expertise is essential for land use redesignation, subdivisions and, when appropriate, development applications. As noted, a portion of the ASP Plan area in the north falls within the Vulcan County/Village of Milo Intermunicipal Development Plan (IDP) boundary and a portion of the Plan area in the southeast falls within the Vulcan County/Municipal District of Taber IDP boundary. These municipalities will be circulated on applications within their specific IDP referral areas and where any conflict arises between the policies of the Reservoir ASP and a specific IDP, the IDP will take precedent.

- Policy 12.1.1** When making decisions on subdivision and development applications consideration shall be given to
- applicable provincial regulation, municipal plans or bylaws, and

	<ul style="list-style-type: none"> • comments of any provincial government departments or agencies that were circulated the application.
Policy 12.1.2	Alberta Environment and Parks shall be circulated on all development adjacent to Crown land.
Policy 12.1.3	The Bow River Irrigation District shall be circulated on all development applications.
Policy 12.1.4	The Alberta Energy Regulator (AER) shall be circulated on all development within 100 metres of an oil/gas well and 1.5 kilometres of a sour gas facility.
Policy 12.1.5	The County shall be informed of any disposition of Crown lands.

12-2 CONCEPTUAL SCHEMES

Conceptual Schemes are an important component of long-range planning and are intended to establish a plan and rationale for future development, based on a comprehensive analysis of the site opportunities and constraints. Given the size and complexity of the ASP area, future development will be subject to the approval of a Conceptual Scheme which will address site specific servicing strategies and development details.

Requirements for Conceptual Schemes are outlined in **Appendix A – Conceptual Scheme Requirements**.

Policy 12.2.1	Development proposals for areas larger than 2.0 hectares will require a Conceptual Scheme.
Policy 12.2.2	The density for comprehensive residential developments larger than 2.0 hectares will be determined through a Conceptual Scheme.
Policy 12.2.3	Development Proposals with lot sizes that do not conform to the specific policy areas will require a conceptual scheme.
Policy 12.2.4	Parcel sizes for non-residential development shall be considered on a case by case basis.
Policy 12.2.5	Comprehensive developments should provide effective emergency response access.
Policy 12.2.6	<p>Notwithstanding policy 12.2.1, redesignation and subdivision may proceed in the absence of a Conceptual Scheme when the following criteria are met:</p> <ul style="list-style-type: none"> • direct road access is available, • one (1) lot is being created from a parcel whose boundaries are defined at the time of adoption of this plan, • the proposed lot is less than 2 hectares, • the creation of the new lot will not adversely affect or impede future subdivision of the balance lands, • servicing details are provided, and • lot sizes are adequate to accommodate the proposed servicing.

Policy 12.2.7	Within a comprehensive residential development outside of the Node areas, a Conceptual Scheme shall be required to support all redesignation and/or subdivision applications.
Policy 12.2.8	Conceptual schemes shall be adopted by Council, by Bylaw.

12-3 SEQUENCE OF DEVELOPMENT

Development within the Plan area shall occur in a manner that is consistent with the opportunities and constraints of the existing transportation and servicing network.

Policy 12.3.1	<p>The sequence of development of the Reservoir ASP:</p> <ul style="list-style-type: none"> • shall be informed by patterns of growth management that consider infrastructure, servicing availability, environmental stewardship, and the topography of land, and • shall occur through a staged approach.
Policy 12.3.2	At the Conceptual Scheme stage, variances to the proposed sequence of development shall be permitted so long as an acceptable strategy to provide the required infrastructure has been supplied and the development is justified to the satisfaction of the Development Authority.

