MUNICIPALITY OF CROWSNEST PASS
Bylaw 1240, 2025
BEAR VALLEY AREA STRUCTURE PLAN

BEING a bylaw of the Municipality of Crowsnest Pass in the Province of Alberta, to adopt the Bear Valley Area Structure Plan for the NE-8-7-3-W5M.

WHEREAS section 633 of the Municipal Government Act empowers a municipal council to adopt by bylaw an area structure plan.

AND WHEREAS the Council of the Municipality of Crowsnest Pass wishes to adopt the Bear Valley Area Structure Plan for the lands legally described as the NE-8-7-3-W5M, containing ±64.7 ha (160 acres), to provide a framework for the redesignation and future subdivision and development of the lands.

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 of the Municipality of Crowsnest Pass in the Province of Alberta duly assembled does hereby enact the following:

1. The area structure plan contained in Schedule 'A' attached hereto and forming part of this bylaw is hereby adopted as the Bear Valley Area Structure Plan.
2. Bylaw No. 1240, 2025 comes into effect upon third and final reading hereof.

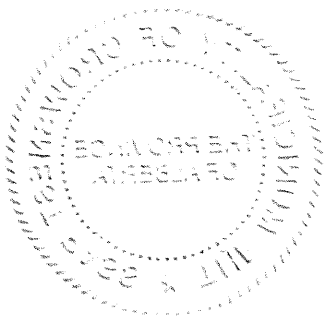
READ a **first** time in council this 9th day of September 2025.

READ a **second** time in council this 7th day of October 2025.

READ a **third and final** time in council this 7th day of October 2025.

Blair Painter
Mayor

Patrick Thomas
Chief Administrative Officer



Bylaw 1240, 2025 - Schedule 'A'

BEAR VALLEY
AREA STRUCTURE PLAN

Municipality of Crowsnest Pass



Submitted to:
Municipality of Crowsnest Pass

Prepared for:
Sentry Land Corp

Sentry
Land Corp.

Prepared by:
McElhanney Ltd.

McElhanney

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1.0 INTRODUCTION

1.1 Purpose

The Bear Valley Area Structure Plan (ASP) provides a statutory framework to guide the orderly, environmentally responsible, and economically sustainable development of the Plan Area. Its purpose is to ensure that future development:

a. Aligns with the relevant policies in the Municipality of Crowsnest Pass' Municipal Development Plan and Land Use Bylaw and other relevant planning frameworks;

b. Is compatible with surrounding rural land uses;

c. Preserves key environmental features;

d. Supports a high quality of life through thoughtful site planning and servicing strategies; and

e. Complies with the requirements of the Municipal Government Act for Area Structure Plans.

1.2. Plan Area Location

The Plan Area is situated in the southeastern region of the Municipality of Crowsnest Pass, approximately 1 kilometre southwest of Highway 3 (20 Avenue) and 2 kilometres to the south of the community of Hillcrest adjacent to the existing Adanac subdivision. It consists of a single titled parcel encompassing a total area of 64.7 hectares. The parcel is legally described as the Northeast Quarter of Section 8, Township 7, Range 3, West of the Fifth Meridian (NE ¼ Sec. 8, Twp. 7, Rge. 3, W5M).

The site is directly accessible via Adanac Rise bordering the southeast boundary of the property.

Figure 1. Plan Area Location within the Municipality of Crowsnest Pass

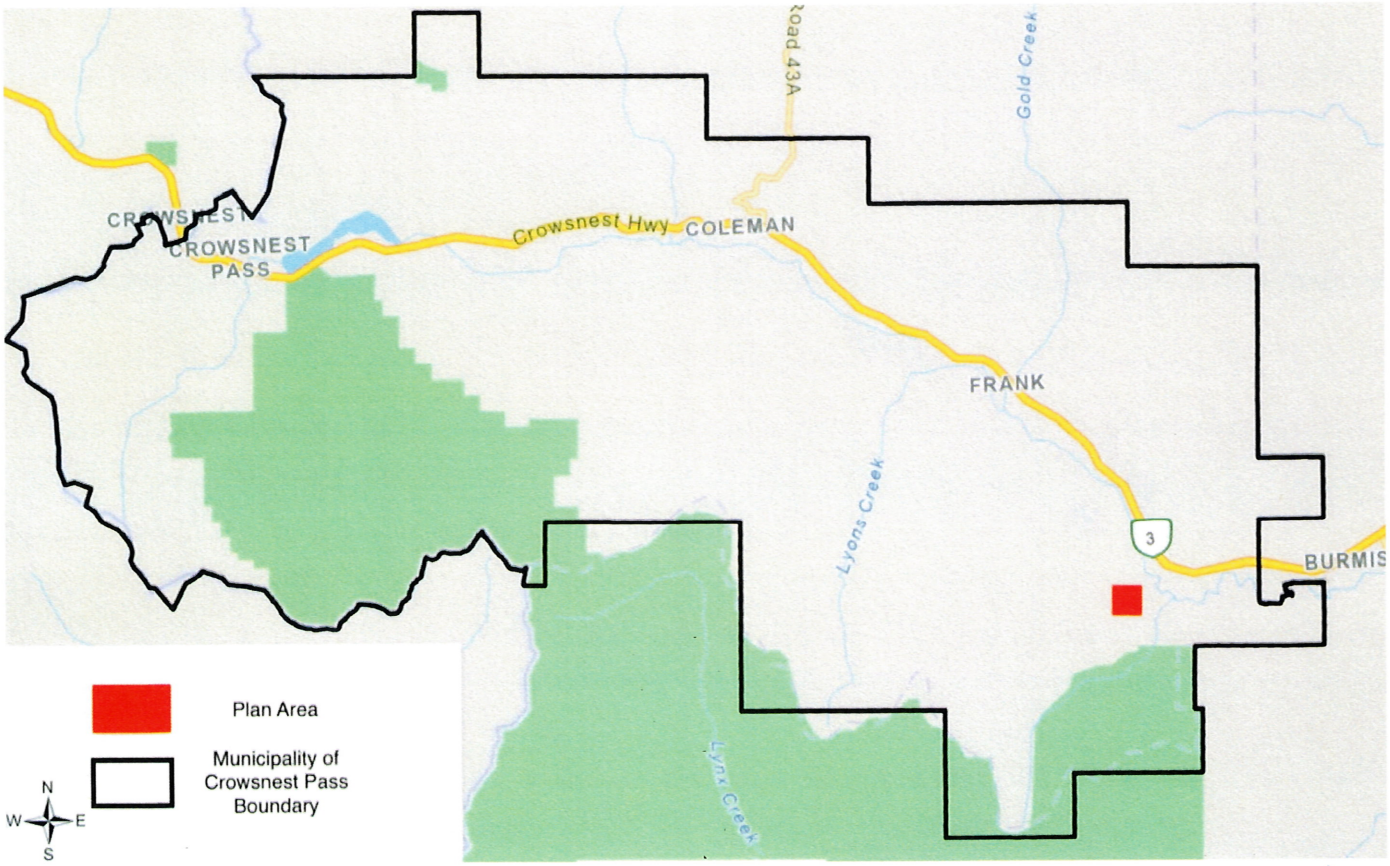


Figure 2. Plan Area Parcel Map

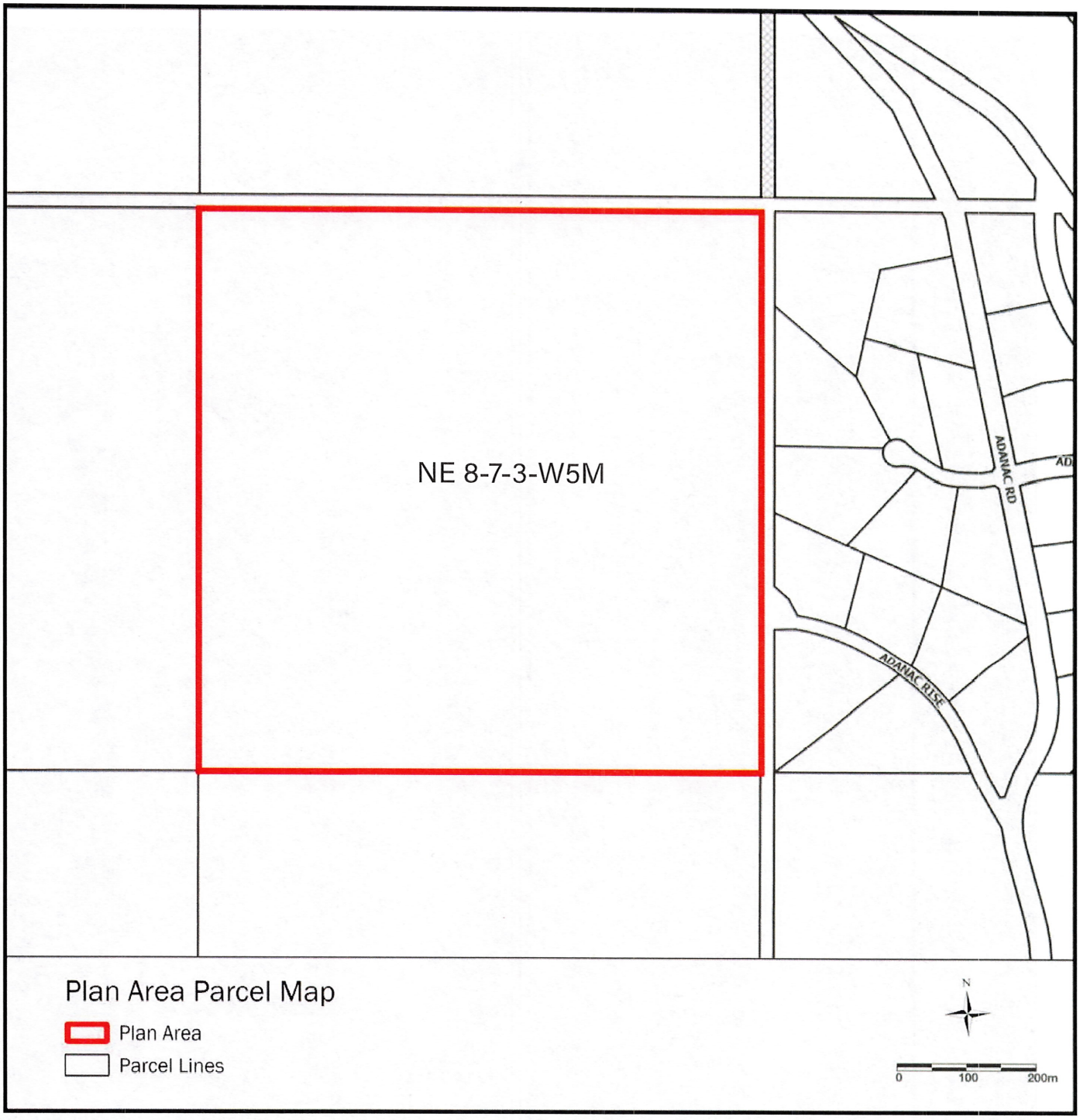


Figure 3. Plan Area Aerial Photo



1.0 INTRODUCTION cont.

1.3. Plan Preparation

This ASP has been prepared in accordance with the Municipality of Crowsnest Pass 2003-02 Area Structure Plan Applications Policy and associated Procedure, which outlines the expectations, scope, and submission requirements for statutory plan preparation.

This ASP is organized into the following sections:

a. Section 1 – Introduction: Outlines the purpose, vision, and intended use of the ASP. It describes the location and context of the Plan Area and provides direction on how the document is to be interpreted and applied in the planning and development process.

b. Section 2 – Policy Context and Compliance: Reviews applicable provincial legislation, statutory municipal documents, and local policies. This section demonstrates how the ASP aligns with the Municipality of Crowsnest Pass' Municipal Development Plan, Land Use Bylaw, and other relevant planning frameworks.

c. Section 3 – Technical Site Analysis: Summarizes the results of supporting technical studies, including environmental, groundwater assessment, geotechnical, archaeological, and servicing assessments, that inform the land use concept and infrastructure design within the Plan Area.

d. Section 4 – Engagement: Provides an overview of the engagement process, including statutory notification, consultation with interested parties, agency referrals, and direct neighbour discussions. The section summarizes key feedback themes and how input influenced the ASP's policies and structure.

e. Sections 5 - Land Use Concept: Illustrates the proposed development layout, including land use designations, road alignments, municipal reserves and environmental reserves, and open space buffers.

f. Section 6 – Land Use Policies: Establishes the policy framework that will guide future subdivision and development decisions. Policies address residential use, lot sizes, landscaping, environmental protection, and compatibility with surrounding land uses.

g. Section 7 – Transportation: Defines the internal road network and access strategy, including road standards, emergency access, pedestrian connectivity, and traffic management policies.

h. Section 8 - Servicing and Utilities: Outlines servicing strategies for water, wastewater, stormwater, and shallow utilities based on engineering best practices and technical assessments. Policies support long-term sustainability and servicing feasibility.

i. Section 9 – Implementation: Provides direction for how the ASP will be implemented over time, including land use redesignation, subdivision approval, development agreements, and the process for potential amendments.

1.4. Property Ownership

The entire Plan Area is owned by Sentry Land Corp. (the Developer), a locally based company established in 2025 by four families with a shared vision of fostering gentle, environmentally responsible country residential living in Crowsnest Pass. The company is committed to a development approach that balances rural lifestyle opportunities with municipal development goals.

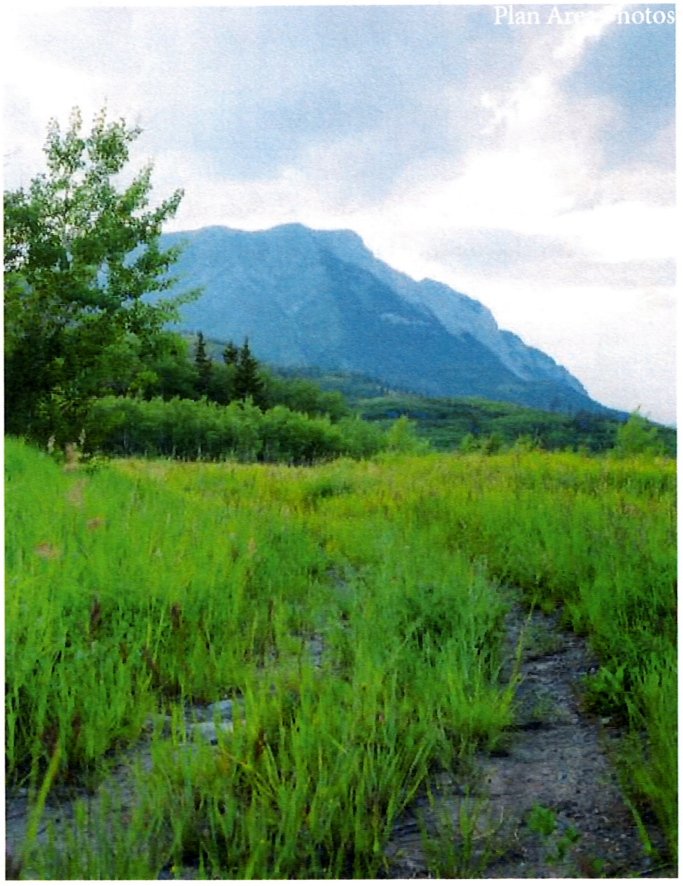
1.0 INTRODUCTION cont.

1.5. Plan Interpretation

The policies contained in this ASP shall be interpreted in accordance with the following directives:

- The terms "**shall**," "**must**," "**will**," and "**require**" indicate policies that are mandatory and must be applied.
- The term "**should**" indicates policies that are expected to be followed, but may be modified where warranted due to unique site conditions or practical limitations.
- The term "**may**" denotes discretionary policies, which provide flexibility in implementation.

Unless otherwise specified, all terms and expressions used in this ASP have the meanings assigned to them in the Municipal Government Act (MGA), Municipal Development Plan (MDP), and Land Use Bylaw (LUB).



1.6. Development Vision

The Bear Valley ASP envisions a thoughtfully planned, low-density rural residential community that celebrates the natural beauty, rural character, and ecological integrity of Crowsnest Pass and the Hillcrest area. Located on a gently sloping hillside, the Plan Area offers breathtaking panoramic views of the Rocky Mountains to the west and the prairies to the east. This exceptional setting positions the Plan Area to support a development that is both visually stunning and environmentally sustainable, harmoniously integrating with the surrounding landscape while maintaining its rural charm.

This vision emphasizes site-responsive design, where lot layouts, building envelopes, and infrastructure are carefully planned to maximize privacy, view corridors, and the rural character of the landscape.



2.0 POLICY CONTEXT AND COMPLIANCE

This ASP has been prepared in accordance with the MGA and is intended to guide the orderly and sustainable subdivision and development of the Plan Area. The ASP has been informed by, and is consistent with, all applicable municipal policies, statutory plans, and regulatory frameworks in place within the Municipality of Crowsnest Pass.

2.1. Alignment with the Municipality of Crowsnest Pass Municipal Development Plan (MDP)

The MDP provides policy direction for long-term growth of the Crowsnest Pass, both within and outside of the urban communities. As the Plan Area falls outside of an urban community, this ASP aligns with the following relevant policies, outlined in the table below:

Table 1. Policy Alignment with the MDP

MDP Policy	ASP Alignment	Relevant ASP Sections
1.2.6 Municipal Reserve Dedication Criteria	The ASP proposes municipal reserve dedication through cash-in-lieu, consistent with the MGA and MDP provisions.	6.7.
2.3.4 FireSmart Residential Development	FireSmart design principles have been incorporated, including vegetation buffers, building material guidelines, and defensible space measures.	6.3.
2.3.5 Country Residential Development	The ASP supports country residential development with rural-appropriate road networks, passive recreation opportunities, and trail connectivity. The proposed development is outside urban growth nodes and meets MDP criteria for rural country residential.	6.1. and 6.2.
4.3.1 and 5.1.4 Storm Water Management	Stormwater management strategies include on-site infiltration, runoff control, and discharge at pre-development rates.	8.3.
4.3.2 Soil Stabilization	Subdivision and development policies address erosion control, sediment protection, and slope-sensitive design.	8.3.
4.3.3 Building Materials and 4.3.4 Energy Efficiency	The ASP encourages energy-efficient and FireSmart-compatible materials that support rural sustainability.	6.2. and 6.3.

2.0 POLICY CONTEXT AND COMPLIANCE cont.

2.2. Compliance with the Land Use Bylaw (LUB)

The current land use designation of the subject lands under the LUB is Non-Urban Area – NUA-1. This district is intended to accommodate limited rural development. While Single-Detached Dwellings are listed as a discretionary use in the NUA-1 district, the form of clustered rural development proposed in this ASP is more appropriately aligned with an appropriate Country Residential district, to be determined at the time of re-zoning.

To enable the proposed land uses, a LUB amendment will be required to re-designate the Plan Area to a suitable Country Residential district. The ASP will guide future subdivision and development to ensure full compliance with the updated land use designation and other applicable regulations in the LUB, such as those relevant to private sewage disposal. The development shall comply with other associated district regulations, and municipal servicing standards.

2.3. Other Municipal Plans, Policies, and Standards

In addition to the MDP and the LUB, this ASP has been developed with reference to the following municipal documents and strategies:

- Strategic Plan
- FireSmart Bylaw
- Safety Codes Permit Bylaw Amendment – FireSmart Principles
- Engineering and Development Standards

This ASP has been prepared to reflect the intent and direction of all relevant municipal plans, guidelines, and best practices. Where applicable, the ASP provides policy frameworks to implement these objectives at the site level.

Plan Area Photos



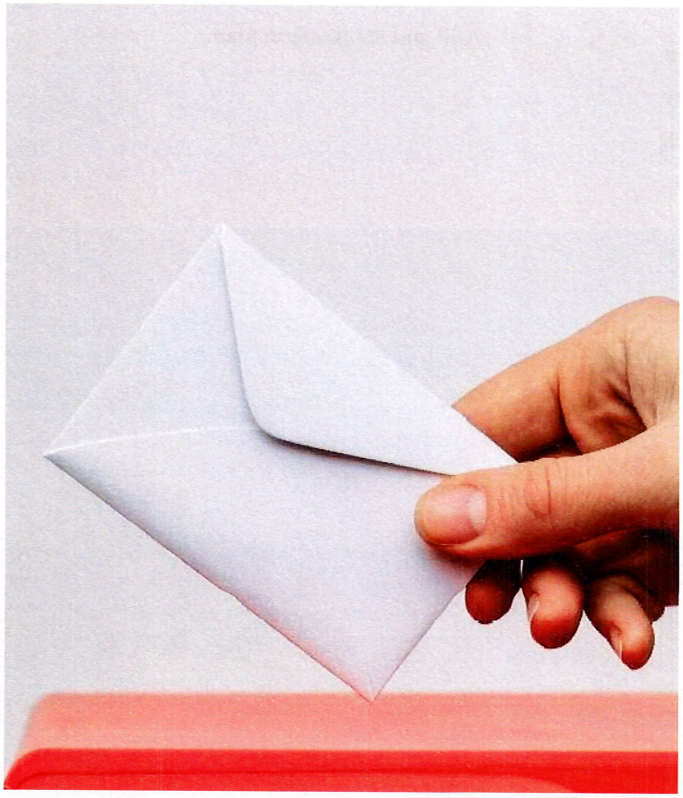
3.0 ENGAGEMENT

3.1. Engagement Overview

The preparation of the Bear Valley ASP follows a transparent engagement process consistent with the requirements of Section 636 and Section 692 of the MGA and the Municipality of Crowsnest Pass Area Structure Plan Applications Policy and associated Procedure. Engagement efforts are structured in two key phases:

- **Pre-engagement Notification Phase,** which invited early input from affected landowners, referral agencies, and community organizations;
- **Formal Community Engagement Open House,** which included a community open house, following the submission of the draft ASP.

This section outlines the engagement objectives, summarizes the process undertaken to date, identifies the interested parties involved, and documents the feedback received and how it was considered in the preparation of the ASP.



3.2. Pre-engagement Phase Process

Purpose

The purpose of the pre-engagement phase is to comply with Section 636 of the Municipal Government Act and Section 2.2 of the Municipality of Crowsnest Area Structure Plan Applications Policy and associated Procedure. The objectives of this phase are twofold:

- To formally notify interested and affected parties of the landowner's intent to initiate an ASP for the subject lands, which is being prepared at the landowner's expense.
- To invite early input and representations from interested parties on a variety of planning considerations, including, but not limited to, the land use, development density, transportation infrastructure, utility servicing, environmental conservation, and compatibility with surrounding uses. This phase also establishes a process for interested parties to register their intent to remain informed and engaged throughout the ASP preparation and approval process.

Interested Parties

Engagement during the pre-engagement phase included outreach to a range of interested and affected parties, including:

- Adjacent and nearby landowners
- Provincial government departments and regulatory agencies (e.g., Alberta Transportation and Economic Corridors, Alberta Environment and Protected Areas, Alberta Health Services)
- Utility and infrastructure referral agencies
- Livingstone Range School Division

3.0 ENGAGEMENT cont.

Engagement Process

On April 9, 2025, a formal Letter of Notification was distributed by the Municipality of Crowsnest Pass to identified interested parties. The notification outlined the intent to prepare an ASP and invited early feedback on the proposed development concept and planning framework. Recipients were requested to provide comments and suggestions no later than April 30, 2025.

An information package, prepared by the applicant and attached to the letter, included:

- A description of the proposed development vision
- The guiding principles for the ASP
- An outline of the engagement process and opportunities for participation
- A Frequently Asked Questions (FAQ) section to address common inquiries and clarify the planning framework and approval process

This early notification phase was designed to support transparent communication and to ensure that key interested parties were given the opportunity to participate at the outset of the planning process and register their intent to remain involved.

3.3. What We Heard and How Input Was Incorporated into the ASP

A total of five responses were received from individual residents, utility providers, and public agencies. Key feedback themes are summarized below:

Regulatory and Utility Agency Responses

- TELUS confirmed they had no objections to the ASP and no conflicts with their infrastructure were identified.
- Alberta Health Services – Environmental Public Health (AHS-EPH) emphasized that:
  - All lots must have a legal and potable water source;
  - Any private water or wastewater systems must be entirely contained on the property to avoid future conflict; and
  - AHS supports connection to municipal water and sewer where feasible and requests review of the draft ASP and subdivision plan.



Plan Area Photos

3.0 ENGAGEMENT cont.

Table 2. Pre-engagement Summary

What We Heard From Adjacent Land Owners	How We Addressed the Feedback in the ASP	Relevant ASP Sections and Policies
Water Supply and Servicing Concerns • Questions about plans for water and wastewater servicing. • Concern about capacity for new wells. • Concerns about poorly controlled wastewater and septic systems potentially affecting surrounding residents.	• Phase I Groundwater Availability Assessment has been completed to confirm water availability for private water wells based on drilling records for wells in the surrounding area. • A Phase II Groundwater Availability Assessment, including drilling and pump testing of wells to determine well yield testing will be required prior to subdivision. • Geotechnical assessment confirmed site suitability for private septic systems; wastewater servicing policies ensure systems are fully contained on-site.	4.5 4.6 8.2 8.3 8.4
Transportation and Emergency Access • Concerns about increased traffic along Adanac Rise. • Questions about whether internal roads will remain public. • Question on if existing road allowance east of Plan Area will remain. • Concern about a section of Adanac Road which requires improvements.	• Road design standards incorporated to ensure safe sightlines, emergency access, and signage. • Roads internal to the Plan Area will be public roads, and access will be retained to property west of the Plan Area. • Existing road allowance to the east of the Plan Area will remain. • Existing Adanac Road maintenance is the responsibility of the municipality.	5.4 7.3 7.4
Environmental Protection • Emphasis on preserving wildlife habitat.	• A Biophysical Impact Assessment was performed to determine biophysical characteristics and potential environmental sensitivities. • Potential for impact to Valued Components (VC) have been identified and mitigation strategies proposed. • Residual impacts as a result of project development have been analysed and are expected to be of low magnitude.	4.4 6.4 6.5 6.6 6.7
Visual Impact and Rural Character • Questions about building types allowed (single family, multi-family, recreational). • Support for lower density to reduce environmental and visual impacts.	• Building types and structures allowed will be the same as the existing Grouped Country Residential in the area and will not introduce new uses. • Policies reinforce native vegetation retention, avoid formal urban-style landscaping, and maintain rural character. • Larger lot sizes and clustered development patterns minimize overall environmental footprint.	5.2 5.3 6.1 6.2 6.3 6.4 6.5

3.0 ENGAGEMENT cont.

3.4. Formal Engagement

To uphold best practices in transparent, participatory planning and to ensure residents and other interested parties were meaningfully involved in refining the proposed ASP, a community open house was held on Monday, August 11, 2025, from 4:00 to 8:00 p.m. at the Blairmore Lion's Pride Club. A Draft of the proposed Area Structure Plan was provided to parties who had registered their intent to participate prior to the open house on July 31, 2025. Approximately 13 participants attended the open house.

Nine presentation boards were on display at the open house and participants were invited to engage in dialogue with the applicant and planning team as well as post sticky notes in response to information displayed. The open house provided an opportunity for interested parties identified during the pre-engagement phase to review and comment on the proposed land use framework, development concept, and policy direction outlined in the draft ASP.

Objectives of the open house included:

- Presenting the proposed land use concept and key planning policies in an accessible and informative format;
- Collecting comments, questions, and suggestions from attendees through feedback forms, interactive display boards, and direct discussions; and
- Clarifying the ASP process, timelines, and how public input will influence the final version of the plan.

Feedback collected during the open house was compiled, analyzed, and summarized by the applicant and planning team. The draft ASP was reviewed in light of this feedback, as well as comments provided by municipal administration, and revised accordingly to better reflect community interests, technical findings, and policy alignment. Themes from the engagement summary are presented below. The following concerns were identified during discussions at the open house:

- **Environment** - Participants were concerned about the proposed development's impact to wildlife.
- **Water** - Availability of groundwater and capacity for additional well sites was a concern for some participants.
- **Single Access through Adanac Rise** - Concerns were raised that additional traffic for the development being funneled through Adanac Rise would impact residents in the subdivision to the east.

Our response to the concerns outlined above:

Environment - The Biophysical Impact Assessment completed by Beartracks Environmental shows the Plan Area is not located in an Environmentally Significant Area. Beartracks Environmental was notified of the logging to the southeast of the Plan Area, and the question regarding whether or not this would result in wildlife corridors being redirected to the Plan Area. Based on the habitat and topography present in the area, Beartracks indicated that it is unlikely that development of the Plan Area would have any significant impacts on an adjusted movement corridor due to logging operations on other parcels in the area.

It was suggested that municipal reserve be satisfied through dedication of land instead of cash-in-lieu. The method of satisfying municipal reserve is decided by the municipality.

Water - A Phase II Groundwater Study will be required at subdivision to determine availability of groundwater. The number of test wells will be based on the recommendation of a professional hydrologist.

Single Access through Adanac Rise - Discussions at the open house proposed an additional access point to be established at the northeast corner of the Plan Area to reduce the traffic through Adanac Rise. Due to the existing topography of the site and the steep slope in this location, a road would not be able to be built to municipal standards in this area. A Traffic Impact Assessment will be required at subdivision to confirm that additional volumes generated by the development can be supported by the existing road infrastructure.

4.0 TECHNICAL SITE ANALYSIS

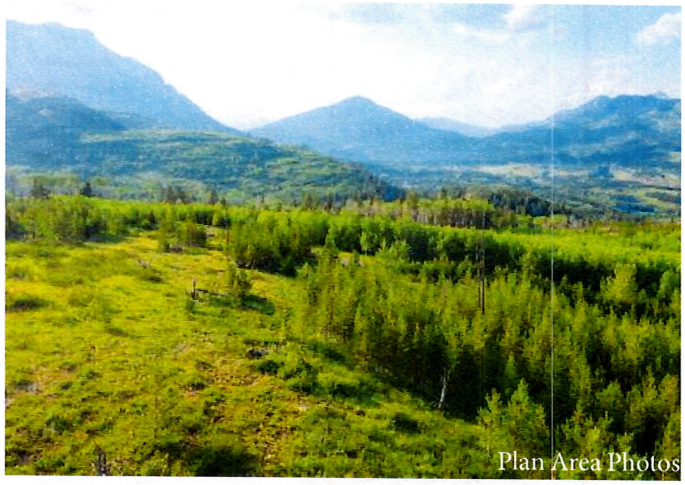
4.1. Existing and Surrounding Land Uses

The Plan Area currently has no existing dwelling structures. An existing telecom installation from Tough Country Communications exists on the north border of the property and is used to provide rural internet service to surrounding residents.

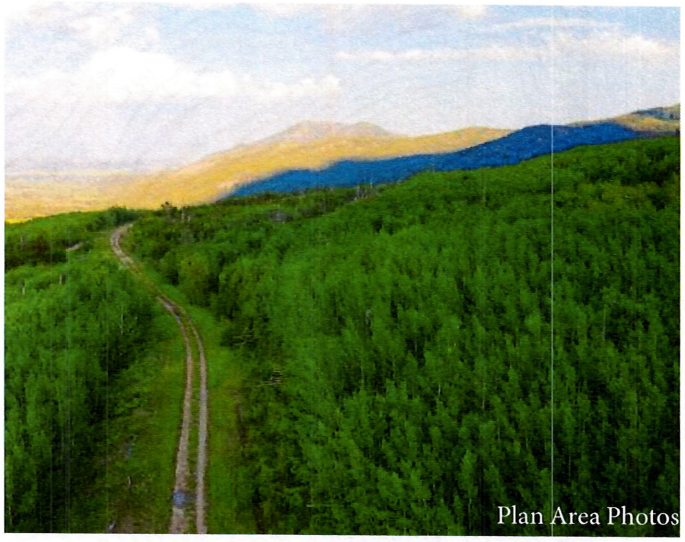
An existing private access runs east to west through the property which connects to the existing cul-de-sac at Adanac Rise. This road was previously used to access a gas well drilling pad which is located on the adjacent quarter section to the west.

Surrounding land uses include:

- South: Privately owned quarter section with no dwellings or development.
- East: Established country residential lots, designated GCR-1.
- West: Privately owned quarter-section also owned by Sentry Land Corp.
- North: Privately owned quarter-section designated as Non-Urban District with low-density residential dwellings.



Plan Area Photos



Plan Area Photos

4.2. Topography

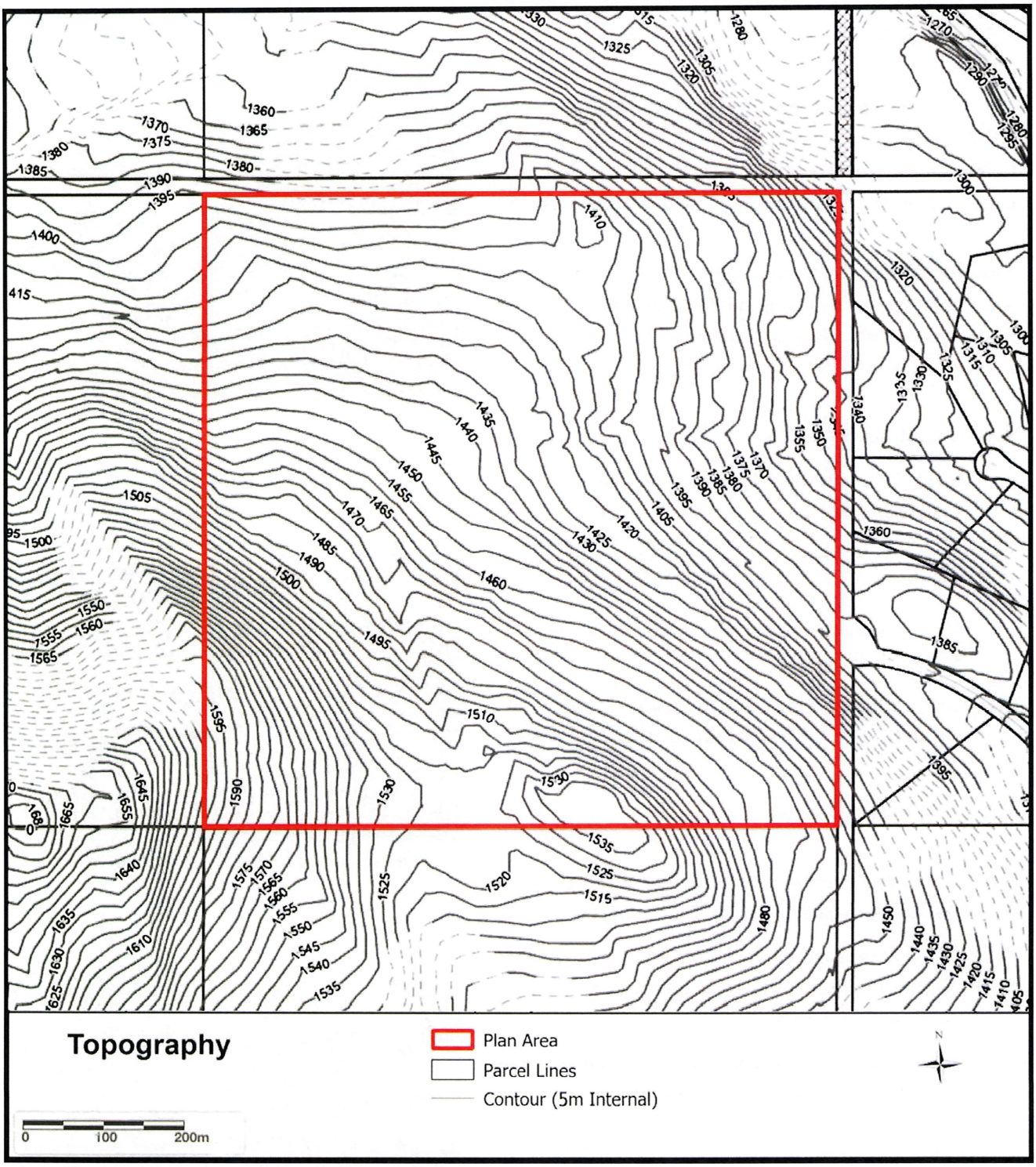
The Plan Area slopes from south to north, with elevations ranging from 1,603 metres in the south to 1,323 metres in the northeast.

- The southwest and south portions of the property slope upwards to two rises which run roughly along the south border of the property.
- The northern and eastern parts have gentle slopes, sloping generally towards the north and northeast.



Plan Area Photos

Figure 4. Topography Map



4.0 TECHNICAL SITE ANALYSIS cont.

4.3. Historical and Archaeological Review

A Historical Resources Application (HRA) was submitted to the Ministry of Arts, Culture, and Status of Women on February 27, 2025. Historical Resources Act approval was granted for this development on August 15, 2025.

In accordance with Section 31 of the Historical Resources Act, the ASP will include the following policy:

a. "...a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Ministry of the discovery".

4.4. Wetland and Biophysical Assessment

A Biophysical Impact Assessment (BIA) was completed by Beartracks Environmental Services in support of the ASP. The purpose of the BIA was to identify valued ecosystem components (VECs) and environmentally sensitive features that may influence the future layout and development of the Plan Area.

The BIA consisted of a desktop level assessment in April 2025, a site visit by a qualified professional biologist in May 2025, and completion of the final BIA in June 2025.

The BIA evaluated the Plan Area (identified as the Local Study Area or LSA in the BIA) as well as the surrounding area (identified as the Regional Study Area or RSA in the BIA).

No water features or wetlands were identified in the Plan Area and the site is not located within a mapped wildlife corridor.

The Plan Area was evaluated on four broad criteria including: (1) focal species, species groups, or their habitats; (2) rare, unique, or focal habitat; (3) ecological integrity; and (4) contribution to water quality or quantity.

In order to be deemed an Environmentally Significant Area (ESA), a quarter section must receive a summed score of greater than 0.189. The quarter section of the Plan Area receives a score of 0.072 and therefore is not considered an ESA.

The site was evaluated for potential impacts of construction and development to Valued Components (VC), as well as proposed mitigation strategies. The majority of the VCs in the RSA have been previously impacted by historic anthropogenic activities in the area as well as wildfires (most recently the Lost Creek fire in 2003). Based on the residual impacts analysis conducted as part of the BIA, residual impacts as a result of project development are expected to be of low magnitude and not significant.

The Plan Area, as well as the one kilometre setback buffer, do not fall within the defined ecological corridor overlay developed for the Crowsnest Pass area by the Miistakis Institute (Figure 6).

The Plan Area also falls outside of the coarsely defined wildlife corridors shown in the Crowsnest Pass MDP (Figure 5). The Key Wildlife and Biodiversity Areas (KWBA) and grizzly bear core zone are outside of the Plan Area. The goat and sheep disease buffer zone falls within the Plan Area, and the BIA highlights that no species at risk were observed during fieldwork.

Beartracks Environmental Services was notified of a blue heron colony that was discovered during logging operations on parcels outside the Plan Area to the southeast, and produced an additional revision to the BIA to address this concern. Several disturbances exist between the colony and the subject property which include residential developments and roads. In addition, due to the distance of the colony to the property and because there will likely be no line of site between the colony and the Plan Area due to height of land, it is not anticipated that project development will negatively impact the success of the colony. Even so, mitigation for working around a heron colony is provided in the BIA.

4.0 TECHNICAL SITE ANALYSIS cont.

Figure 5: Figure 9 from Crowsnest Pass MDP showing linkage corridors and Plan Area

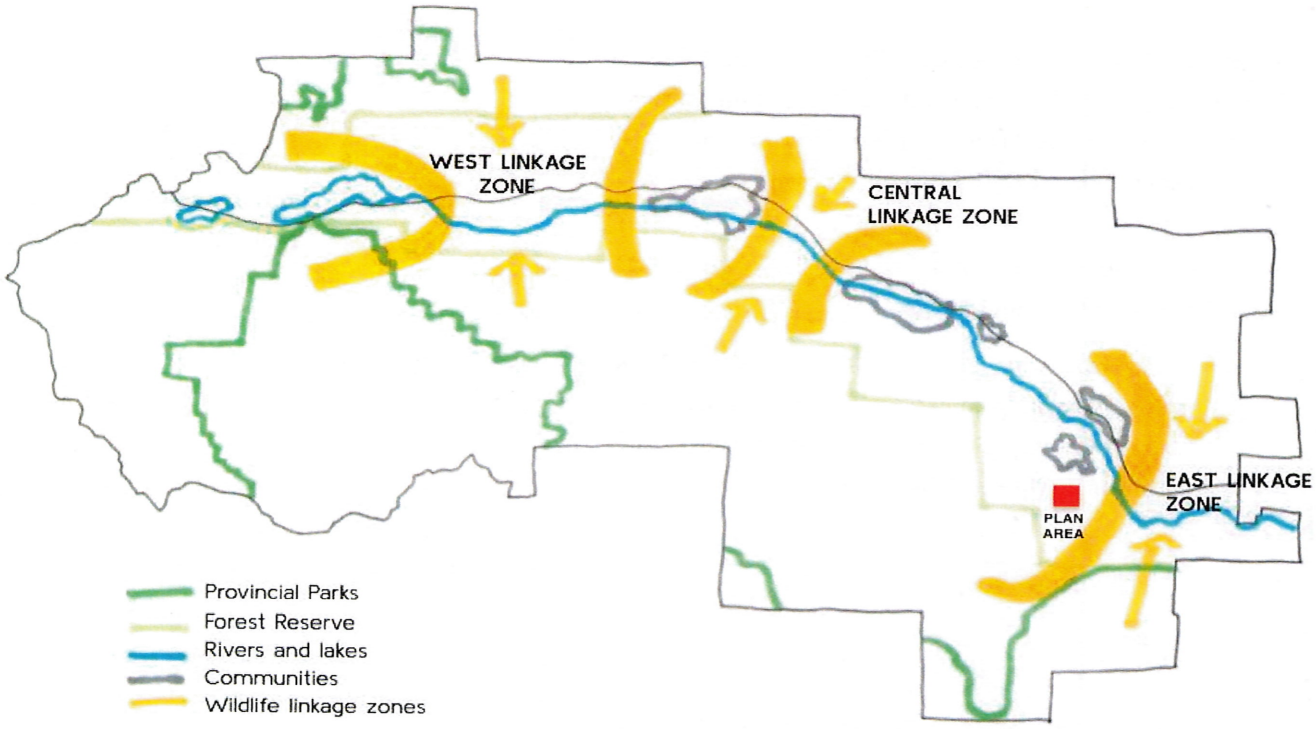
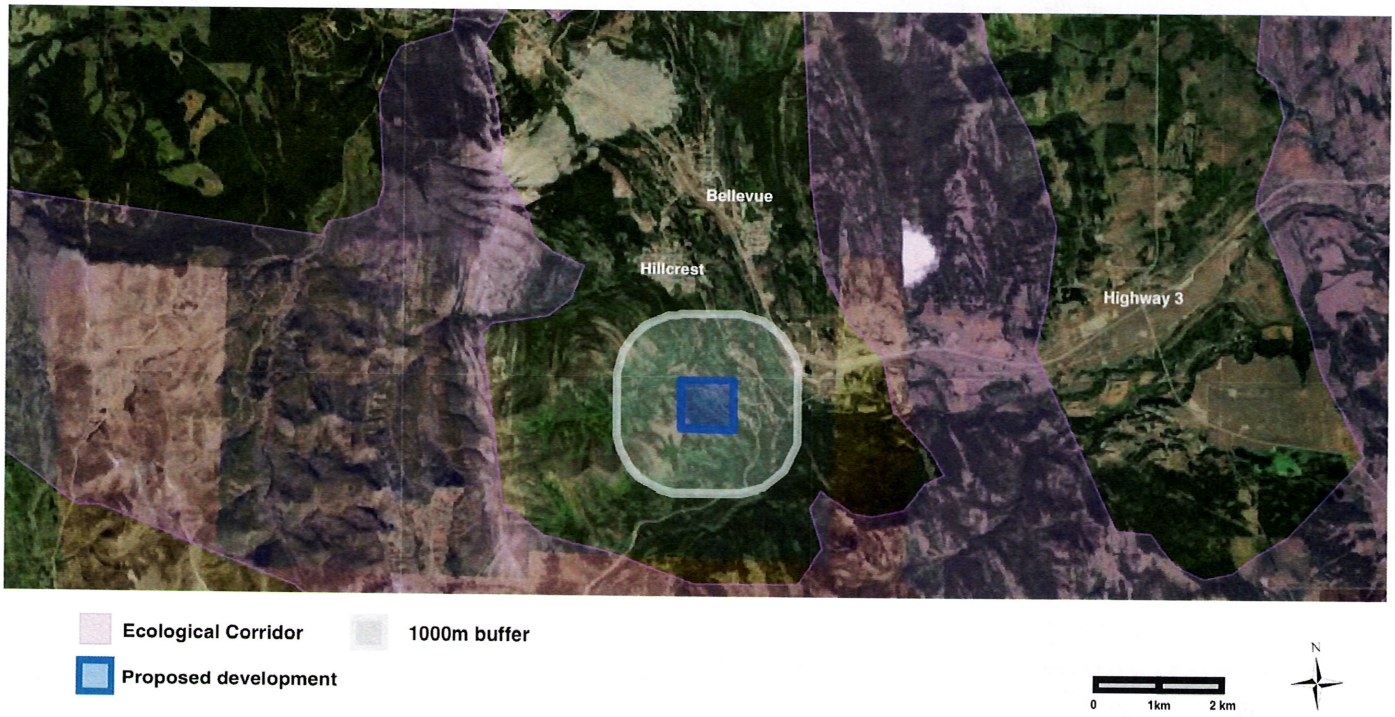


Figure 6. Plan Area location in relationship to defined ecological corridors defined by the Miistakis Institute



4.0 TECHNICAL SITE ANALYSIS cont.

4.5. Geotechnical Assessment Report

A Geotechnical Assessment Report was completed by ParklandGEO in June 2025 to assess soil conditions, groundwater characteristics, and building foundation feasibility for the proposed country residential development within the Plan Area. The investigation included excavation of 14 test pits, laboratory testing of soil samples, and installation of groundwater monitoring standpipes to evaluate subsurface profiles and hydrological conditions. The geotechnical review confirmed the feasibility for on-site septic systems.

Subsurface Conditions

The Plan Area is underlain by topsoil overlying clay till, sand, and bedrock or bedrock at surface. Clay till was the prominent soil found beneath the superficial topsoil layer.

Overall Site Suitability

Based on the geotechnical findings, the Plan Area is deemed suitable for low-density residential development. The soils exhibit stable characteristics, and the site supports the use of shallow foundation systems for residential structures. In localized areas with shallow bedrock, excavation may be required, but no major geotechnical constraints are anticipated.

Septic Feasibility and Recommendations

The geotechnical review also confirmed that on-site private wastewater treatment systems (e.g., septic fields, mounds, or alternative systems) are technically feasible across the Plan Area. Final septic designs will need to be tailored to site-specific conditions, at the time of obtaining a private sewage disposal system (PSDS) permit for each parcel.

Slopes

Steeper slopes are present at inclinations of about 1.5 to 1.8 H:V (horizontal to vertical) at the south and southwestern property boundaries. While no major slope stability concerns were identified, it is recommended that structures are set back from the crest or toe of the slope by at least the distance equal to the total height of slope at that location.

4.6. Groundwater Availability Assessment Report

A Phase I Groundwater Supply Assessment was completed by Arletta Water Resources in April 2025 to evaluate the feasibility of supplying individual water wells for the proposed country residential subdivision within the Plan Area. The study involved evaluation of the bedrock geology and water availability using existing water well drilling reports, pumping test data, and water chemistry reports.

The uppermost strata in the area consists of colluvium deposits followed by interbedded sandstone and shale. Groundwater in the area is sourced primarily from sandstone and shale aquifer units. The best aquifer targets for future well sites are likely between 60 to 100 metres below ground level.

Based on available pumping test data, the diversion of 1,250m^3 per year for household use on each lot will not interfere with any household users, licensees, or traditional agriculture users who exist when the subdivision is approved.

Groundwater chemistry reports from wells in the area were evaluated to determine baseline water chemistry characteristics. The groundwater in the area has low solute concentrations and is likely suitable to meet drinking water quality standards. It is recommended that a sample from future supply wells be collected and analyzed prior to long-term use to ensure the water meets drinking water quality standards.

It is recommended that a Phase II Groundwater Supply Assessment is performed prior to, or as a condition of, subdivision approval including the drilling of two supply wells on site and completion of pumping tests to confirm geology and aquifer yields below the site.

4.0 TECHNICAL SITE ANALYSIS cont.

4.7. Existing Servicing

Water

There is currently no municipal water distribution infrastructure within the Plan Area or the surrounding lands. Existing rural properties in the vicinity are serviced by individual groundwater wells, which are typical for low-density country residential areas in the region. Based on the groundwater availability assessment report and existing groundwater conditions, long-term groundwater yield is sufficient. Detailed water servicing policies are provided in Section 8 of this Plan.

Stormwater

At present, there are no formal stormwater management facilities within the Plan Area. The existing road has culverts placed at various locations, but these were likely not engineered through a formal study and have not been maintained.

A Master Drainage Plan was produced by McElhanney to satisfy regional and provincial requirements related to stormwater management. Included in the report is a discussion of the pre-development and post-development drainage conditions, design conditions, design criteria, and proposed drainage strategy. Additional stormwater design will be required at time of subdivision.

Stormwater is naturally managed through infiltration and overland flow across pervious surfaces, with rainfall and snowmelt absorbed on-site and any excess runoff gradually flowing toward lower-lying areas. These conditions reflect the rural, undeveloped nature of the site and its ability to retain and filter surface water through natural hydrological processes.

Hydrologically, the Plan Area is divided into two sub-catchments: the eastern sub-catchment covers approximately 41.5 hectares, and the western sub-catchment covers approximately 23.2 hectares.

Road source controls described in the Master Drainage Plan are recommended to be designed during the detailed design phase of this project to prevent ponding and maintain pre-development flow paths.

The ASP incorporates stormwater management policies aligned with municipal engineering standards and applicable provincial regulations. These policies will ensure that the quality and quantity of stormwater discharge is controlled post-development and that appropriate infrastructure, such as ditches, swales, and filtration features, is incorporated as outlined in Section 8. Detailed stormwater design will be provided at time of subdivision.

Sanitary

There is currently no municipal sanitary sewer infrastructure within the Plan Area or in the surrounding rural lands. As a result, all development within the Plan Area will be serviced by private, on-site wastewater treatment systems. These systems may include individual septic fields, advanced treatment units, or alternative technologies approved under the Alberta Private Sewage Systems Standard of Practice.

All wastewater systems must be designed to remain fully contained within the property they serve and will be subject to applicable municipal and provincial approval processes. Future subdivision and development must comply with the wastewater servicing policies detailed in Section 8 of this Plan.

4.8. Alberta Energy Regulator Abandoned Infrastructure

A search of the AER records using the Abandoned Well Map Viewer and the Coal Mine Map Viewer indicate that there are no abandoned gas wells or coal mines present within the Plan Area.

4.0 TECHNICAL SITE ANALYSIS cont.

4.9. Existing Transportation Networks

The Plan Area is currently accessed via an existing municipal road to the east: Adanac Rise. An existing unmaintained road that was previously used to access a gas well drilling site runs across the property from east to west.

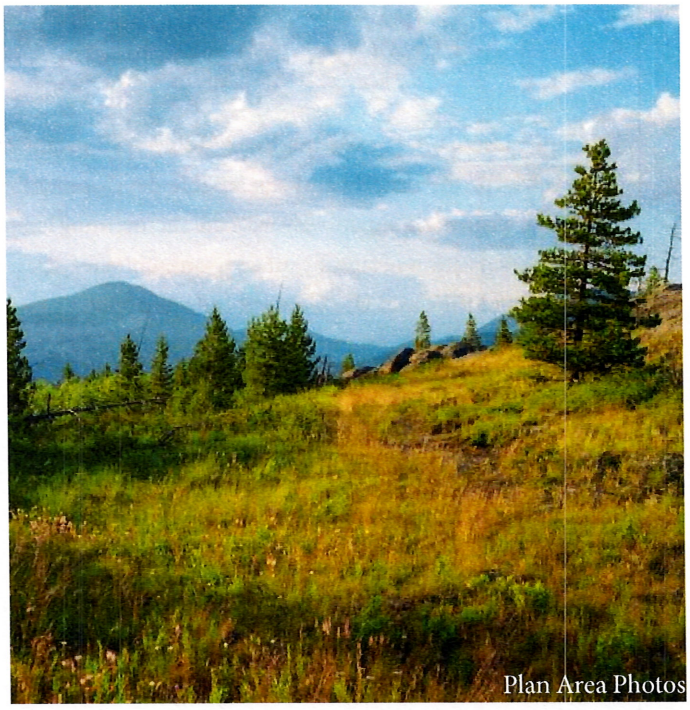
To support the proposed subdivision, the existing private access will need to be widened and upgraded to municipal standards. Additional spur roads will be constructed to access lots in the far south and north of the Plan Area.

The internal roads are designed to accommodate low daily traffic volumes typical of rural country residential development and will be constructed in accordance with the Municipality's engineering and development standards. It will also support the safe movement of service vehicles and emergency responders.

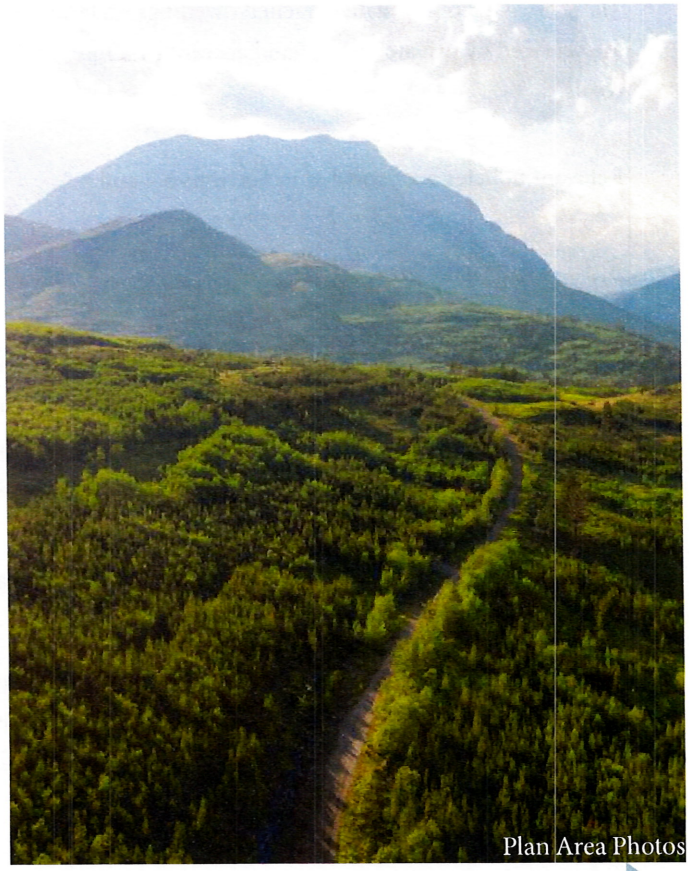
Given the low-density nature of the proposed development, the resulting increase in vehicle traffic is not expected to generate traffic volumes that would materially impact the operational capacity of Adanac Road, Adanac Rise, or the broader rural road network. In alignment with standard transportation planning practice, a Traffic Impact Assessment (TIA) is not required for this ASP. A TIA is required at subdivision stage.

At the time of subdivision, modifications to the intersection of Adanac Road and Adanac Rise may be required to address the existing intersection angle, which currently exceeds 90 degrees. The Developer may be responsible for undertaking intersection improvements to achieve safe geometry and sightlines, to the satisfaction of the Municipality.

In addition, future subdivision and development applications will be required to demonstrate safe access and sightlines, and meet municipal road design standards to ensure the continued functionality and safety of the road network.



Plan Area Photos



Plan Area Photos

5.0 LAND USE CONCEPT

5.1. Land Use Concept Overview

The Land Use Concept for the Bear Valley ASP establishes a framework for the orderly and sustainable development of the Plan Area, ensuring compatibility with the surrounding landscape and the preservation of significant environmental features. Each component of the Land Use Concept reflects a specific purpose, function, and development intent, as described below and illustrated in Figure 7, the Land Use Concept Map.

Section 6 – Land Use Policies outlines specific policies governing land uses within the Plan Area.

5.2. Country Residential

A suitable Country Residential designation will be selected at the time of rezoning to accommodate the low-density rural residential development that is intended for the Plan Area. These areas accommodate detached dwellings on large lots that are serviced by private utilities and accessed via internal local roads.

Relevant policies are provided in Sections 6.2 and 6.3.

5.3. Landscape Buffer

The Landscape Buffer, as defined by the yard setbacks prescribed within the applicable land use district, provide vegetated corridors located along the perimeter of the Plan Area and adjacent to internal local roads and the proposed laneway. These buffers serve multiple purposes:

- Visual screening to soften the appearance of development from surrounding lands;
- FireSmart function as a transitional firebreak, using fire-resistant landscaping and strategic vegetation management to reduce wildfire risk at the wildland residential interface.
- Rural character preservation by retaining native vegetation and avoiding formal urban-style fencing or landscaping.

5.4. Access to Surrounding Land

The parcel to the west of the Plan Area is also owned by Sentry Land Corp, and is currently used by surrounding residents to access crown land farther to the west. It is proposed that a cul-de-sac be included in the road design to allow for an area to turn around and to park, similar to the current cul-de-sac that currently exists at the east end of the Plan Area at the end of Adanac Rise.

This cul-de-sac will allow residents to continue to access the quarter section to the west. Signs will be posted to indicate that Sentry Land Corp. is not responsible for injuries/accidents, and a gate will be installed which will prevent motorized vehicle traffic, but will have a gap to continue to allow public pedestrian and mountain bike access.



5.0 LAND USE CONCEPT cont.

5.5. Land Use Statistics

Of the total 64.7-hectare Plan Area, land has been allocated as per the table below. The areas listed are general in nature and may be refined during the subdivision stage. Subdivision of the land should generally align with the land use concept and statistics presented in this table.

Land Uses	Area (hectares)	Percentage of Gross Developable Area
Plan Area	64.7	100%
Gross Developable Area	64.7	100%
Country Residential	59.52	92%
Road Right-of-Way	5.18	8%
Municipal Reserve*	0	0%
Environmental Reserve**	0	0%

*Municipal Reserve to be provided as cash-in-lieu in place of 10% land dedication as directed by the Municipality.

**There is no Environmental Reserve proposed to be dedicated in the Plan Area.

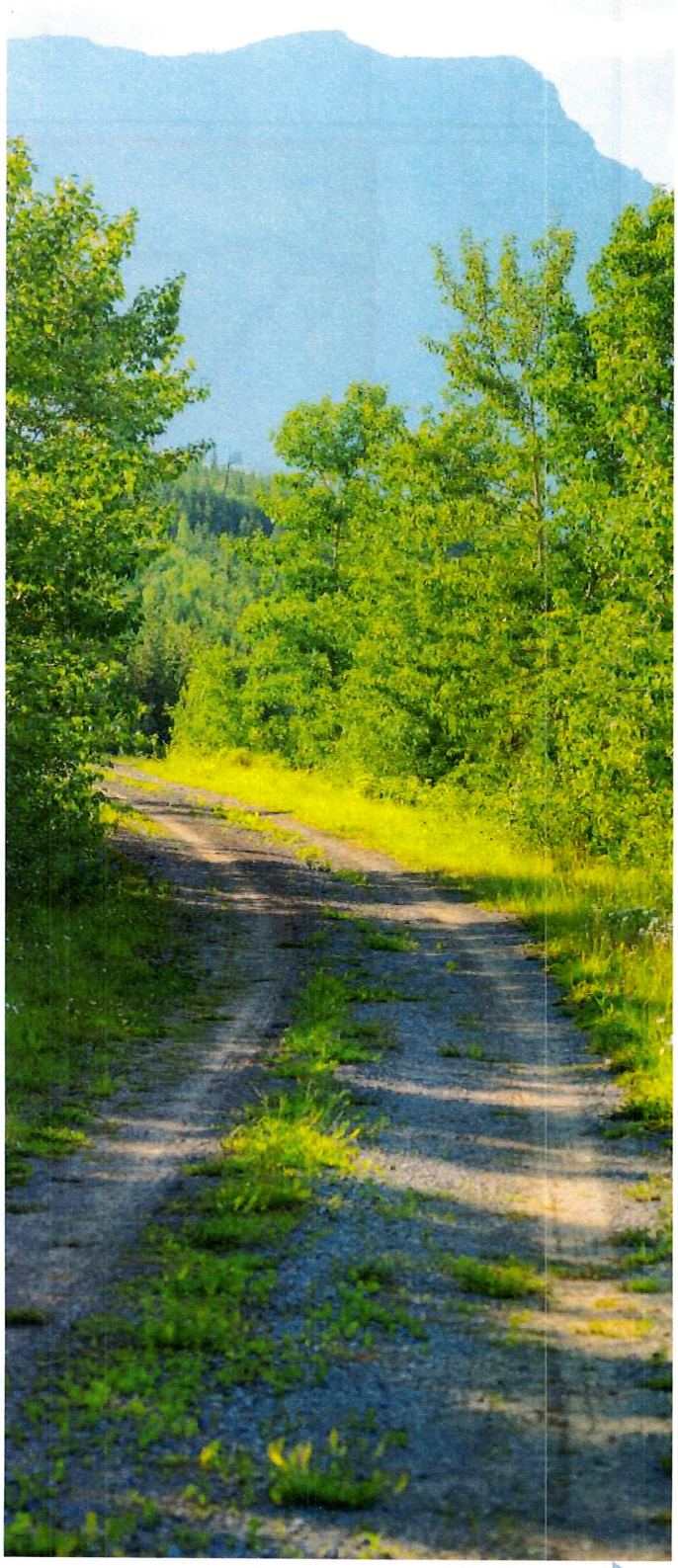
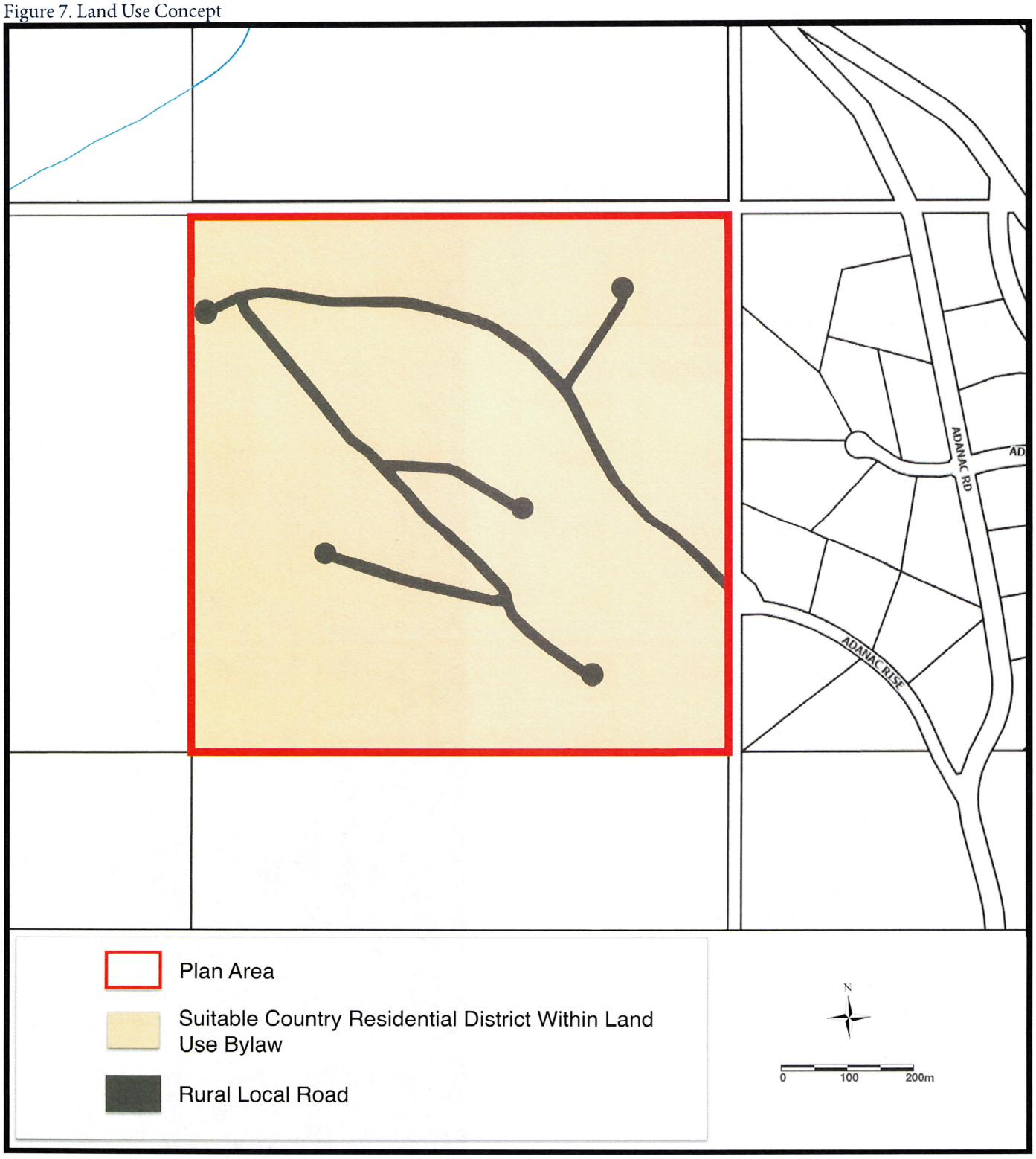


Figure 7. Land Use Concept



6.0 LAND USE POLICIES

The following land use policies provide a framework to guide subdivision and development within the Plan Area, ensuring that all future land use decisions reflect the principles of sustainable rural development, environmental protection, and alignment with the Municipality's statutory plans and bylaws.

6.1. General Policies

1. All development within the Plan Area shall comply with the Municipal Development Plan, the Land Use Bylaw, and the policies outlined in this Area Structure Plan.
2. In accordance with Section 31 of the Historical Resources Act, if a historic resource is discovered during excavation unrelated to archaeological purposes, the developer must immediately notify the Minister as per the Standard Requirements for Reporting the Discovery of Historic Resources.

6.2. Residential Development and Subdivision

Uses and Density

1. Residential uses within the Plan Area must conform to the permitted and discretionary uses of a suitable Country Residential district as outlined in the Land Use Bylaw.
2. All development activities within the residential parcels shall comply with the Land Use Bylaw, except when the Development Authority has approved a variance to a development standard.
3. Maximum Residential Lot Yield: The net residential developable area is approximately 59.57 hectares (147 acres). Given the minimum lot size of 1.2 hectares (3 acres) for unserviced lands, a maximum of 49 lots may be developed, subject to Municipal subdivision approval. Due to the steep slopes existing in the south and southwestern portions of the plan area, it is expected that actual lot yield will be less than 40 lots, with larger lots in the south portion of the Plan Area.

Lot Size Parameters

4. Minimum lot size: 1.2 hectares (3 acres).
5. Maximum lot size: 2.02 hectares (5 acres), unless a portion of the lot includes slopes that are too steep to build. In such cases, the total lot size may exceed 2.02 hectares, though the developable portion must not exceed 2.02 hectares.

Siting and Design of Buildings:

6. Siting should prioritize areas requiring minimal vegetation removal and ground disturbance while maintaining privacy and a rural character.
7. Building sites must be located on stable land, outside of environmentally sensitive or hazardous areas. Building near slopes must follow the recommendations of the geotechnical study undertaken as part of this ASP (ie. the setback distance from the crest and toe of a slope must be at least equal to the height of the slope at the building location).
8. New development should reflect the low-density rural character of the area by incorporating:
    a. Naturalized landscaping;
    b. Earth-tone or non-reflective building materials; and
    c. Architectural forms that blend with the natural setting.

Lighting

9. To preserve dark sky conditions and reduce rural light pollution:
    a. Outdoor lighting should be downward-shielded and motion-activated where practical; and
    b. High-intensity lighting and uplighting of structures, trees, or signage is discouraged.

6.0 LAND USE POLICIES cont.

6.3. FireSmart Development Guidelines:

1. All building materials should align with the Municipality's FireSmart Bylaw and Safety Codes Permit Bylaw.

2. Due to the Lost Creek fire in 2003, the majority of the Plan Area is new growth, with two small stands of older growth forest along the far south edge of the boundary. As such, a Wildland Urban Interface Risk Assessment is not required for this ASP.

3. Homeowners are encouraged to:

    a. Use non-combustible mulches (e.g., rock, gravel) within 1.5 m of the house;

    b. Maintain horizontal separation between tree crowns near buildings to reduce the risk of crown fire spread, with a minimum spacing of 3 metres recommended, and greater spacing required on steep slopes, in accordance with FireSmart Canada Guidelines;

    c. Incorporate defensible space zones as recommended in FireSmart Canada Guidelines.

6.4. Landscaping

1. Retain native vegetation and mature trees, especially coniferous or deciduous trees with a Diameter at Breast Height (DBH) greater than 60 centimetres, wherever feasible. Tree felling in yard setbacks is prohibited unless a development permit is approved.

2. All land clearing and grading activities must implement erosion and sediment control measures to prevent soil loss, compaction, and runoff into natural areas.

3. Landscape treatments should reflect the natural rural setting, prioritizing:

    a. Native or naturalized species;

    b. Minimal formal ornamental landscaping; and

    c. Integration with existing vegetation and terrain.

4. Monoculture lawns, irrigation-heavy gardens, or urban-style landscaping (e.g., synthetic turf, extensive decorative paving) are discouraged.

5. Where trees or vegetation are removed during site preparation, the use of replanting or habitat replacement strategies is encouraged.

6. Individual lot landscaping should:

    a. Retain natural ground cover and topsoil as much as possible;

    b. Include permeable surfaces (gravel, mulch, wood chips) for driveways and paths; and

    c. Avoid the introduction of invasive species listed under Alberta's Weed Control Act.

6.5. Landscape Buffer

1. A landscape buffer should be maintained in the form of yard setbacks as specified in the Land Use Bylaw.

2. No development is permitted within the Landscape Buffer, unless a variance is approved by the Development Authority, except for essential access or utilities, which should be located and constructed in a way that minimizes disruption to the buffer area.

3. The Landscape Buffer should:

    a. Retain existing trees and vegetation;

    b. Prohibit tree felling, consistent with the prohibition outlined in the Municipality's Land Use Bylaw. A development permit for tree-felling within the Landscape Buffer area shall be required. This permit is considered a discretionary use and may be refused or be issued subject to conditions as determined by the Municipality;

    c. Encourage native landscaping to soften visual impact, enhance privacy, and preserve the rural character;

    d. Provide visual screening from public viewpoints and adjacent properties; and

e. Allow for berms or mounds to enhance noise and light buffering.

4. The Landscape Buffer should also function as a transitional firebreak and should:

   a. Use native, drought-tolerant, fire-resistant species;

   b. Avoid dense coniferous planting immediately adjacent to homes;

   c. Manage vegetation as a "shaded fuel break" by thinning underbrush and maintaining spacing between large trees; and

   d. Maintain low vegetation such as mowed grass and avoid storing combustible materials in buffer zones.

6.6. Environmental Management

1. Vegetation removal should be scheduled outside the migratory bird nesting window (April 15 – August 31).

2. Fencing should be wildlife-friendly (e.g., split-rail fencing or low-impact plantings). Installation of new barbed wire fencing is discouraged to avoid harm to wildlife and maintain ecological integrity. If barbed wire fencing is installed, it should follow Alberta Conservation Society guidelines for wildlife-friendly fencing including maximum top wire height, minimum bottom wire height, and smooth top and bottom wires.

3. Prohibit disturbance to raptor nests between May 1 and September 1, unless confirmed inactive through a qualified survey.

4. Areas of disturbed soil should be stabilized and seeded as soon as possible following construction.

5. Where possible, construction should refrain from removing mature trees.

6. Soil erosion and sedimentation should be minimized by employing the use of erosion and sediment control devices (e.g. silt fencing) when warranted by site conditions (e.g. heavy rainfall events).

7. Prohibited noxious weeds must be actively prevented and removed, consistent with Alberta's Weed Control Act.

6.7. Municipal & Environmental Reserves

1. The gross developable area within the Plan Area is approximately 64.7 hectares. In accordance with the Municipal Government Act (MGA), the developer is required to dedicate 10% of the gross developable area as Municipal Reserve (MR), or pay cash-in-lieu equal to 10% of the value of the land, resulting in a total MR dedication requirement of 6.47 hectares.

2. The Municipal Reserve is to be provided as cash-in-lieu at the subdivision stage, equivalent to the value of 6.47 hectares.

3. There is no Environmental Reserve proposed to be dedicated in the Plan Area. Once the ASP is adopted by bylaw, it shall be an agreement for the purposes of s. 664.1(2)(a) of the MGA.

7.0 TRANSPORTATION

7.1. General Policies

1. The proposed transportation network, as illustrated in Figure 8: Road Network Map, is designed to:
    a. Provide efficient internal access to residential lots;
    b. Connect to the external municipal road system; and
    c. Accommodate recreational and emergency access, as well as low-volume non-motorized use.
2. Right-of-way planning and road dedication shall generally conform to the road layout depicted in the Land Use Concept Map, subject to further refinement at the subdivision and detailed design stages. All road alignments must adhere to the applicable policies and standards identified in this ASP.
3. Minor technical modifications to road alignment or configuration—such as adjustments due to topography, lot layout optimization, or geotechnical conditions—may be approved at the subdivision stage without requiring a formal amendment to the ASP.

7.2. Design Standards

1. All roads within the Plan Area shall be constructed in accordance with the Municipality of Crowsnest Pass Engineering and Development Standards. These roads will be gravel surfaces.
2. Local public roadways shall be constructed to Rural Local Road standards, as defined in Table 2.2.2 – General Design Guidelines, with a minimum right-of-way width of 20.0 metres.
3. Cul-de-sacs must comply with fire truck turning radius and snow storage requirements. Turning bulbs must be designed to accommodate large emergency and service vehicles in accordance with FireSmart access standards.
4. Sidewalks are not required on either side of the rural local roads. The road surface is intented to support multi-modal use, including pedestrian walking and casual cycling, consistent with rural country residential design standards.
5. Road design will comply with the maximum design slope of municipal roads in accordance with the Municipality of Crownest Pass Engineering and Development Standards.

7.3. Traffic

1. Given the low-density, rural residential character of the proposed development, the anticipated increase in vehicular traffic is minimal and will not significantly impact the existing road network. As such, a Traffic Impact Assessment (TIA) is not required for the Area Structure Plan, but will be required by Alberta Transportation and Economic Corridors at the subdivision stage.

7.4 Safety

1. The existing stop sign at the intersection of Adanac Road and Adanac Rise shall remain.
2. A clear sightline triangle must be maintained at all internal intersections and driveway access points. All new driveway locations shall meet municipal sight distance requirements.

7.5. Property Approaches

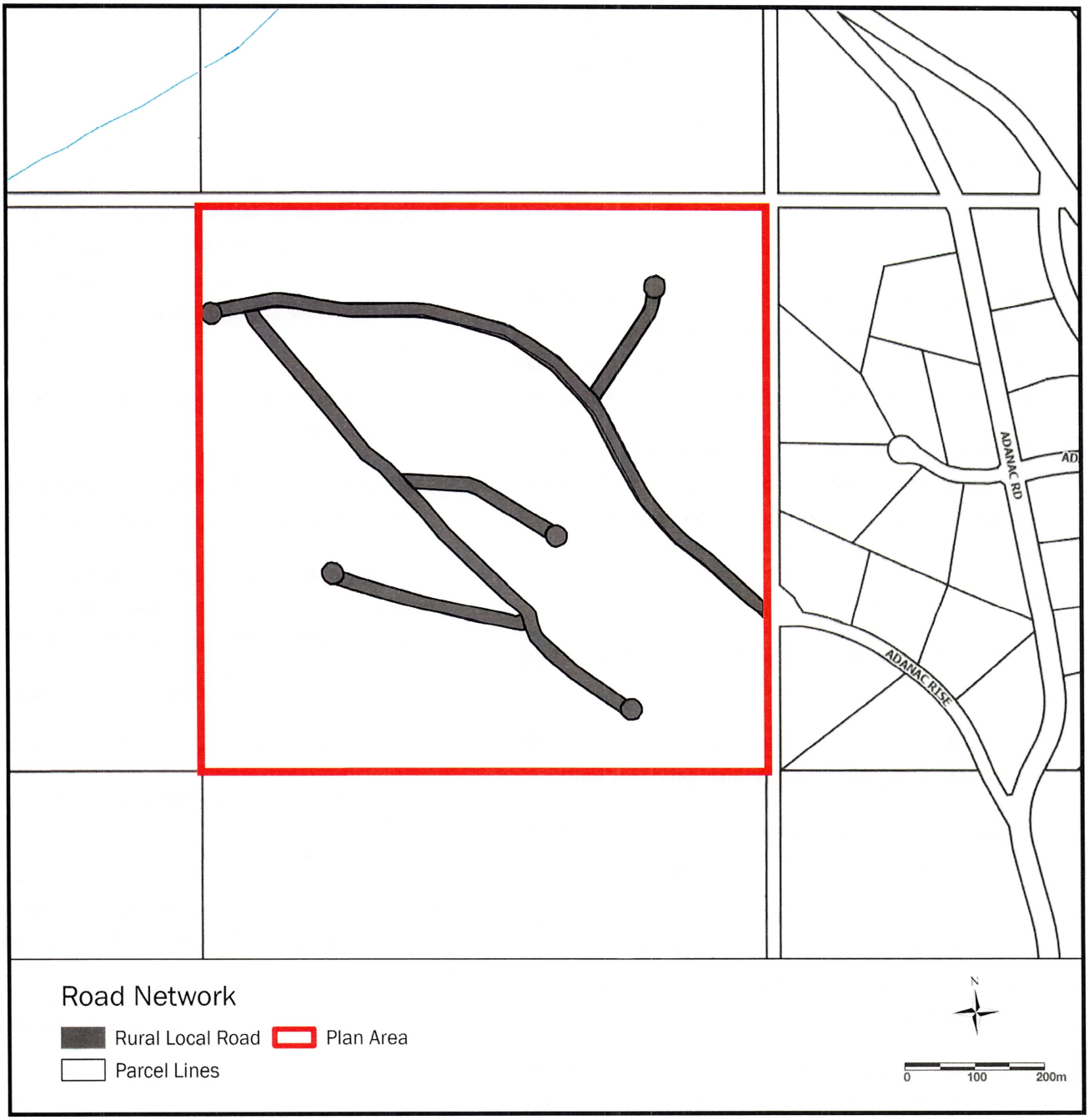
1. All property approaches shall be constructed by the respective property owner at the time of development.
2. Property approaches shall include a culvert, designed to the satisfaction of the Municipality. Culvert size, material and placement should be determined based on site-specific drainage conditions, shall adhere to all municipal standards, and must not impact municipal infrastructure.

7.6. Excavation Practices

1. All excavation activities related to road construction and approach development shall be undertaken in accordance with the recommendations of the Biophysical Assessment and Geotechnical Report prepared in support of this ASP.

7.0 TRANSPORTATION cont.

Figure 8. Road Network Map



8.0 SERVICING AND UTILITIES

8.1. General Servicing Policies

1. All infrastructure shall be developed in accordance with provincial regulations, the Municipality's Engineering and Development Standards, and this ASP and the biophysical assessment and geotechnical assessment prepared for it.

8.2. Water Servicing

1. All residential parcels must have access to a legal and reliable source of potable drinking water in accordance with the Alberta Public Health Act and Alberta Health Services (AHS) recommendations and Sections 21 and 23 of the Water Act.

2. Well water may only be used for household purposes in accordance with statuatory household rights established in the Alberta Water Act, with a maximum withdrawal of 1,250 m^3/year per household.

3. All private water systems must be:

    a. Fully contained within the property boundaries they serve;

    b. Located, operated, and maintained in accordance with provincial legislation and health regulations; and

    c. Provided in accordance with a Phase II Groundwater Supply Assessment at subdivision stage.

4. All proposed lots in the subdivision applications relying on wells should have a completed water well and a 48-hour minimum duration pumping test, with results analyzed and certified by a qualified hydrogeologist.

5. All well water should be tested for compliance with Health Canada's Guidelines for Canadian Drinking Water Quality (GCDWQ). Where limits are exceeded (e.g., iron, fluoride, sodium, turbidity), lot owners shall be responsible for on-site water treatment systems.

6. As a condition of subdivision approval, the recommendations of the groundwater supply assessment provided in support of this ASP shall be followed when developing wells, including the drilling of a minimum of two test wells and submission of a Phase II Groundwater Assessment to confirm long-term viability and capacity of groundwater supply.

8.3. Stormwater Management

1. All subdivision and developments within the Plan Area shall implement on-site stormwater retention strategies designed to ensure that post-development discharge rates do not exceed pre-development conditions. Stormwater shall be directed to adjacent low-lying areas only where such discharge:

    a. Maintains the hydrologic integrity of the receiving feature; and

    b. Is approved through a Stormwater Management Plan (SWMP) and applicable provincial regulations.

2. At the time of subdivision application, the applicant shall submit a detailed Stormwater Management Report (SWMR) prepared by a qualified professional. The report shall include:

    a. Pre- and post-development hydrology modeling;

    b. Stormwater volume and rate control calculations;

    c. Drainage maps and outlet locations; and

    d. Erosion and sediment control plans.

3. Roadside ditches shall be incorporated along both sides of the public roadways within the 20-metre road right-of-way to:

    a. Collect and convey stormwater away from the road surface;

    b. Reduce the risk of road surface deterioration and icing;

    c. Direct runoff to designated infiltration or dispersion points;

    d. Be vegetated or armored with erosion-resistant materials where necessary; and

    e. Maintain positive drainage flow without impeding driveway access or creating standing water.

4. Ditch and culvert design shall comply with the Municipality's Engineering and Development Standards. Driveway access to individual lots shall include the installation of a culvert that meets Municipal standards and approval.

5. Where possible, the stormwater system should incorporate Low-Impact Development (LID) practices, including:

    a. Shallow swales or bioswales;

    b. Grass buffers and naturalized drainage corridors;

    c. Level spreaders or infiltration trenches; and

    d. Rock check dams and silt fencing during construction phases.

6. No stormwater from private driveways, rooftops, or yard drainage shall be permitted to flow directly into roadways or adjoining properties, without on-site retention (source control). Instead, runoff shall be:

    a. Contained within each lot;

    b. Directed into vegetated swales, infiltration trenches, or the roadside ditch network; and

    c. Managed to avoid concentration of flow that may cause erosion or ponding.

7. Stormwater runoff from individual lots should be retained and managed on-site to the extent feasible, using naturalized or engineered methods. Individual property owners will be responsible for providing adequate stormwater management on site in accordance with the Alberta Water Act and the Environmental Protection and Enhancement Act.

8. A construction-phase erosion and sediment control (ESC) plan may be required for all phases of subdivision, ensuring that sediment-laden runoff does not reach roads, ditches, or environmentally sensitive areas.

9. Stormwater infrastructure, including ditches, culverts, swales, and erosion control measures, shall be constructed and fully operational at the Construction Completion Certificate stage, and shall be maintained by the developer until the Municipality assumes responsibility.

8.4. Wastewater System

1. All residential lots within the Plan Area shall be serviced by private on-site wastewater treatment systems, in the form of conventional or advanced septic systems, designed, installed, and maintained in accordance with:

    a. The current Alberta Private Sewage Systems Standard of Practice;

    b. Alberta Safety Codes Act; and

    c. Site-specific geotechnical and hydrogeological conditions identified through subdivision and development applications.

2. Each lot shall be required to demonstrate, through a qualified professional, that:

    a. Soil percolation and loading rates are suitable for the proposed system;

    b. A suitable area for septic field or alternative system exists outside of building envelopes and water wells; and

    c. There is sufficient separation from wetlands, watercourses, and shallow groundwater.

3. A Level IV Private Sewage Treatment System Design Report shall be required as a condition of Private Sewage Disposal System permit approval for each lot, which includes but is not limited to:

    a. Soil assessment and percolation test results;

    b. Septic field or treatment unit location;

    c. System type (e.g., septic tank and field, mound system, advanced treatment unit); and

    d. Maintenance requirements and servicing plan.

4. Where soil or site conditions do not permit a conventional field-based system, engineered alternative systems (e.g., sand mounds, packaged treatment plants, holding tanks) shall be required, and subject to approval by a certified Safety Codes Officer.

5. At the time of subdivision, the applicant must submit a subdivision-level wastewater servicing report, prepared by a professional engineer or a qualified private sewage designer, in accordance with applicable provincial regulations and the Municipality of Crowsnest Pass Land Use Bylaw. This report must:

    a. Confirm feasibility for all lots based on soil and terrain conditions;

    b. Identify any lots that may require specialized or off-site solutions; and

    c. Demonstrate compliance with all applicable provincial and municipal regulations, including required setbacks from wells and property lines, as well as loading rates and system sizing criteria.

6. No communal wastewater systems or municipal extensions are proposed or supported within the Plan Area.

8.5. Utilities

1. All utility servicing within the Plan Area shall be consistent with the Municipality's Engineering and Development Standards, and coordinated with relevant provincial and private utility providers during subdivision.

2. The developer shall be responsible for the extension, installation, and connection of all shallow and dry utility services, including:

    a. Natural gas (provided by ATCO Gas);

    b. Electric power (provided by Fortis Alberta);

    c. Telephone and internet (provided by TELUS or equivalent third-party provider); and

    d. Other franchise utilities as applicable.

3. At the time of subdivision and development, all shallow utilities shall be located within the road right-of-way, in dedicated utility corridors to ensure orderly installation, access for maintenance, and to avoid conflict with other infrastructure.

4. Utility alignments shall be coordinated between service providers and the Municipality at the time of detailed design and may include:

    a. Joint-use trenching strategies;

    b. Use of utility easements registered on title where off-road placement is unavoidable; and

    c. Utility pole siting to maintain road and drainage function.

5. Above-ground utility infrastructure (e.g., pedestals, transformers, meters) should be:

    a. Located to minimize visual and functional conflicts with driveways and landscaping; and

    b. Protected by barrier posts or bollards as required.

6. Utility extensions shall be phased in accordance with the approved subdivision plan and:

    a. Be installed prior to final surface grading of roads;

    b. Ensure that each lot has access to essential services at the time of construction;

    c. Include all trenching, conduit installation, and restoration.

7. Developers shall consult with utility providers during subdivision design to ensure adequate service capacity and distribution.

8. Where shallow utilities cannot be located entirely within the public road right-of-way, appropriate utility easements shall be secured and registered on title prior to endorsement of subdivision plans.

9. No buildings, structures, or permanent landscaping shall be

8.0 UTILITIES cont.

permitted within utility easements. These areas must remain accessible for inspection, repair, and future upgrades.

9.0 IMPLEMENTATION

The Bear Valley ASP provides a high-level policy framework to guide future subdivision, land use re designation (redistricting), and development approvals within the Plan Area. Implementation of this ASP will occur through a combination of planning tools and municipal processes, including the Municipal Development Plan, the Land Use Bylaw, subdivision review, development agreements, development permitting, and safety codes permitting.

This section outlines how the ASP will be put into effect over time and provides guidance on plan amendments, development staging, and regulatory approvals.

9.1. ASP Amendments

The Land Use Concept and policy framework presented in this ASP are intended to provide general guidance on land use pattern, servicing strategy, and environmental protection within the Plan Area. The land use designations shown on the Land Use Concept Map are not intended to represent surveyed boundaries and may be adjusted through subdivision and detailed design.

An amendment to the ASP will not be required for minor changes in lot configuration, road alignment, or servicing approach, provided that:

- The overall development vision and intent of the ASP are maintained; and
- The number of residential lots does not exceed the maximum supported by the servicing studies and ASP policies.

A formal amendment to the ASP will be required if:

- The proposed development intends to introduce a land use district other than a country residential district; and/or
- There is a substantial increase in residential density beyond the limits supported by the technical assessments.

9.0 IMPLEMENTATION cont.

9.2. Development Staging

Development within the Plan Area is expected to occur in a single or limited number of contiguous phases, guided by:

- Access to Adanac Rise and internal rural road construction;
- Logical servicing connections; and
- Market demand for country residential lots.

While no detailed staging plan is required at this time, development will generally proceed from east to west and north to south, starting with the area most accessible to Adanac Rise. The phasing of road construction, utility installation, and environmental protection measures shall follow the sequence of lot development. The Municipality may consider flexibility in staging, and ASP amendments will not be required to accommodate alternate development sequences that remain consistent with the overall intent of this Plan.

9.3. Land Use Redesignation (Redistricting) and Subdivision

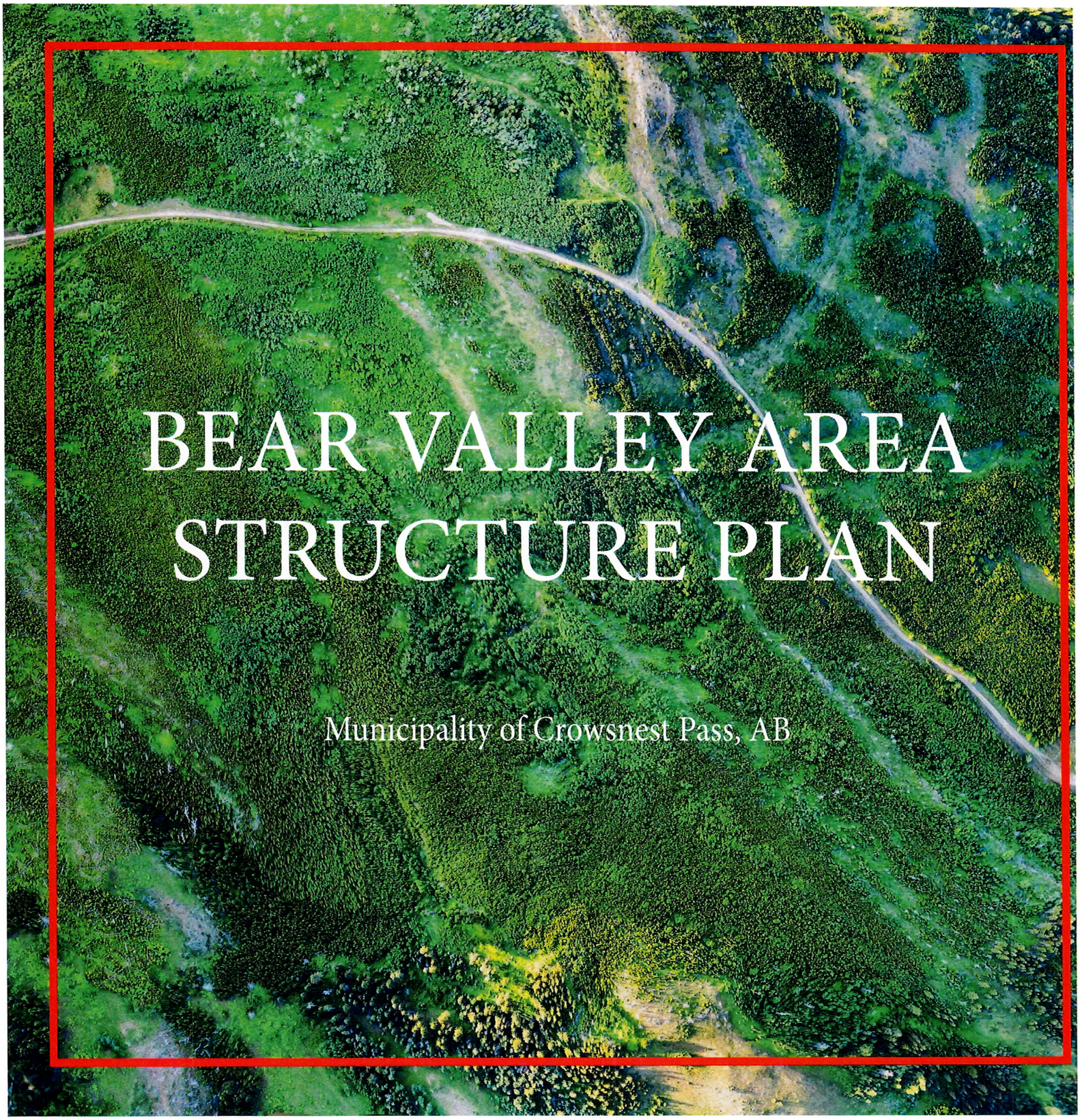
Prior to subdivision or development, the subject lands must be redesignated from the current NUA-1 (Non-Urban Area) district to a suitable Country Residential district, or another suitable district in alignment with the Land Use Bylaw.

Subdivision applications will be reviewed and evaluated based on the following criteria:

- Conformance with the Land Use Concept and policies outlined in this ASP;
- Compliance with the Municipal Development Plan and Land Use Bylaw;
- Fulfillment of applicable engineering design standards and environmental protection requirements; and
- Demonstrated capacity for potable water supply, on-site wastewater treatment, and stormwater management, as per supporting technical assessments.

As part of the subdivision process, the Municipality may require:

- Execution of a development agreement to secure construction of Municipal and third-party infrastructure;



BEAR VALLEY AREA STRUCTURE PLAN

Municipality of Crowsnest Pass, AB