

**Bearberry/Red Deer River  
Corridor  
Recreational Development  
Survey**

Survey Results per March 31, 2009

# Questionnaire Content:

- Rules for residential lots and recreational lots within the ASP
- Rezoning of agricultural land to recreational land in the ASP
- Development for RV lots/Camp Grounds/Bare Land condominiums
- Recreational Businesses and Recreational Land Use in the ASP area

# Survey Distribution and Participants

The Survey was distributed :

- In person (approx. 160 handouts) and by email to landowners in the Bearberry/Red Deer River Corridor area
- Online on the Bearberry Community Website

The Bearberry/Red Deer River Corridor ASP area combines approx. 225 households including renters.

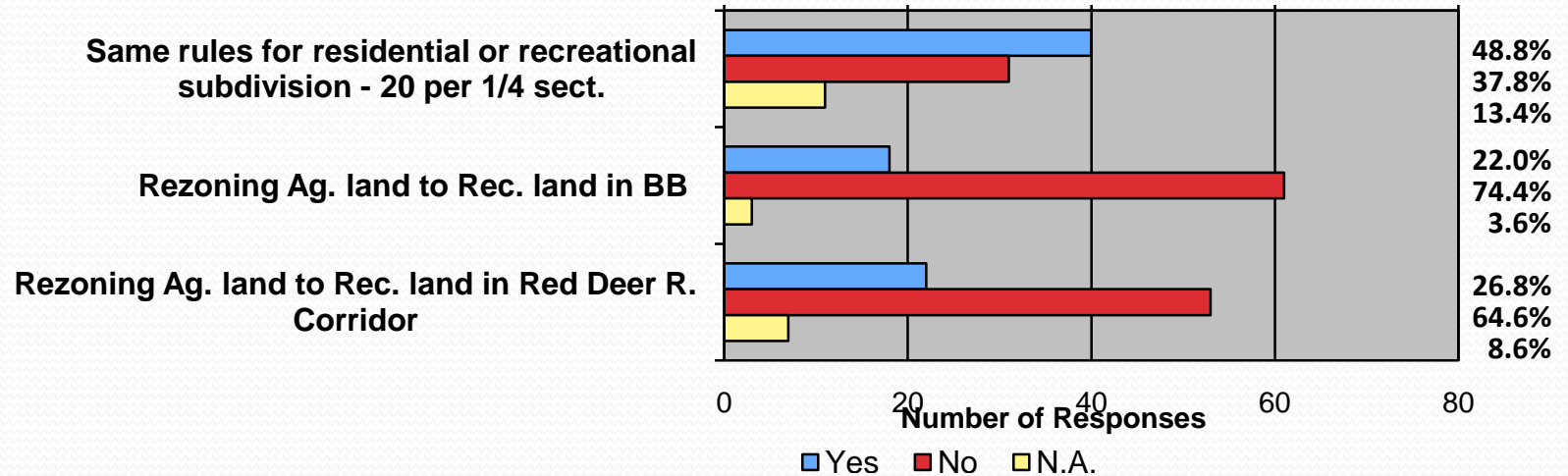
**82** Survey Results came back  
= **36.44 %** of possible participants.

# Survey Question 1:

**1. The Bearberry/Red Deer River Corridor Area Structure Plan states: 20 Residential Lots per quarter in the three quarter sections designated near the Community Hall and Heritage Center.**

- a) Do you agree that the same rules for subdivisions of residential lots outlined in the Bearberry/Red Deer River Corridor ASP should apply to recreational Lots?
- b) Are you in favor of rezoning agricultural land into recreational land in Bearberry?
- c) Are you in favor of rezoning agricultural land to recreational land in the Red Deer River Corridor?

# Answers to Question 1:



## Written Comments:

### a) Do you agree that the same rules for subdivisions of residential lots outlined in the Bearberry/Red Deer River Corridor ASP should apply to recreational Lots?

- Residential subdivisions are totally different than recreation. Separate rules should be applied
- newer stricter detailed rules
- A totally different set of rules are needed for recreational lots. Many different aspects must be considered because of density and environmental impact.
- Why would the rules be different? It's about the number of people in a small area in the first place. One holiday trailer will bring along as many people, dogs, cats and ATV's as one residential lot would
- to vague
- You do not need as much land per RV as you do per house. You do not live in an RV. Enforce environmental rules.
- But there is currently some land outside of the areas zoned rec ie Morgan & Diamond Buffalo
- I cannot comment as I am not sure exactly what the ASP would affect on our land. If it means that we could potentially have 20 lots per quarter section then I am in favour

# Answers to Question 1:

Written Comments continue:

## **b) Are you in favor of rezoning agricultural land into recreational land in Bearberry?**

- Unusable or suitable land for agriculture only determined by Land Person
- Only if it is no arable land
- As Canadians we must work towards feeding ourselves. As the population grows this will be increasingly more difficult. If our agricultural land is not producing, feeding the population will be impossible.
- Absolutely not!
- Only within the Bearberry Hamlet
- farmland agricultural land in Bearberry is marginal – maybe questions should read favour of rezoning pasture/grass land

## **c) Are you in favor of rezoning agricultural land to recreational land in the Red Deer River Corridor?**

- same as above
- As above in 1b
- Yes – if controlled
- Not a land owner in the area so people in the area should answer this question
- This would depend though on what the people in this areas would like. I would be careful with permit developments along the river b/c of erosion/flooding. Maybe day use areas of seasonal lots but not permanent sites. There are some fairly large ranchers in this area which should be give consideration.

# Survey Question 2:

2. What are your <b>concerns</b> regarding recreational development in areas zoned for recreation?	Yes% / No % / N/A%
• Numbers of Lots/Population increase in the area .....	81.7 / 18.3
• Types of Lots (purchased, bare land condo, tenting, rentals).....	73.2 / 26.8
• Water usage .....	84.1 / 15.9
• Preservation of Riparian Areas.....	82.9 / 17.1
• Sewage management .....	93.9 / 6.1
• Garbage management and Litter.....	93.9 / 6.1
• Traffic volume and safety .....	78.0 / 22.0
• Noise Issues .....	75.6 / 24.4
• Too Much Artificial Light at Night (Street lighting) .....	56.1 / 43.9
• Environmental damage/pollution (eg. aquifer) .....	85.4 / 14.6
• Lack of Bylaw enforcement by county .....	72.0 / 28.0
• Lots used year round are not recreational .....	67.1 / 31.7 / 0.2
• Fire Hazard Increase .....	75.6 / 24.4
• Liability Issues due to Trespassers on Surrounding Private Land .....	72.0 / 28.0
• Livestock Containment Concerns/Liability Issues .....	65.9 / 34.1
• Roaming Pets .....	78.0 / 22.0
• Firearm Use/Misuse .....	75.6 / 24.4
• Low or no economic benefit to the area .....	61.0 / 37.8 / 0.2
• Increased Offsite Recreation Nuisance (ATVs, Snowmobiles, Firearms) .....	78.0 / 22.0

# Answers to Question 2:

## Other Concerns

- RV/rental development creates too much stress on environment and not enough resources to manage or police area
- Types of lots – rental only no residential for campgrounds, Sewage management – should not depend on pump out trucks & hauling offsite, Traffic volume and safety – too much with Bearberry being logging road, Noise Issues – too close to existing farms and residential, Other – density of proposed RV development; poor design of lot layout; creek pollution; shanty town possibility; no permanent dwellings – holidays only
- Lack of enforcement – violence – no respect for neighbours
- unfinished developments, bankruptcy of the developer, the started development is an eye sore because of lack of cleanliness
- Negative effect on wildlife due to increased rec activity and volume
- Negative effects of greater population on wildlife in ASP area
- federal and provincial laws already restrict firearm use enough
- The noise on the weekends and during the summer is so bad you can't talk outside if you want to be heard.
- Fire bans, \*consent from adjacent landowners\*, reasonable timeline for development completion, landowner onsite 24 hours to take responsibility.
- My observations indicate such developments are often unsightly. "Residents" do not contribute to community
- No RV Lots!!
- Types of Lots - every lot should be purchased, titled and taxes paid by owner, Artificial Light at night – along with the city people come lights, Environmental damage – it'll happen for sure in densely populated lots, Livestock – this is an agricultural area – city people won't understand that. We have many campgrounds in the forestry that are very rarely used – perhaps someone could redevelop those James Wilson- Red Deer River – James River north of Sundre – Burnt Stick Lake on the south side.
- Water supply in ponds and Riparian Areas presently in place need to be kept and improved and new off stream storage needs to be developed for recreation and flood control
- This is where we have chose to live, not a recreation area for city folk
- Too much traffic to many people roads to narrow
- Increased pressure on hospital/medical staff & Stressful situations for area residents
- Please lets use "common sense" and do things right

# Answers to Question 2 cont:

- 2a We already have them here but on public land
- 2b All are needed.
- 2c Alberta enviro
- 2d,e,f Enforce Alberta enviro laws –already in place
- 2i Should apply to drilling rigs or farms
- 2l Why can't a person come out weekends year around?
- 2m Alberta forestry controls fire standards.
- 2n Report them
- 2o Build a fence
- 2p Shoot them (pets). You can.
- 2q ?
- 2r Tourism is a very large part of our economy. They eat steak.
- 2s Public land – not your concern.
- 2t More benefit for the average person then oil or logging.
- Comments:-My main concern is that people confuse abuse on public land with RV or full service camping. We need development!!
- I especially don't want to see these developments effecting Ag operations negatively
- Evacuation – increased population in a high oil/gas/bush area
- density in general
- illegal damming and diversion of water ways
- crime, wildlife habitat
- How many are we willing to accommodate? We need to address what is going on out west before allowing too much recreational developments
- I think county should enforce bylaws the same for EVERYONE
- All of these fall under D.C. direct control or R.F. Recreational guidelines

# Answers to Question 2:



# Survey Question 3:

3. What types of Recreation Development would you find <b>acceptable</b> in the ASP Area?	Yes% / No % / UND % / N/A%
• Motel/Cabins/Hotel .....	26.8 / 54.9 / 12.2 / 6.1
• Guest Lodge/Bed and Breakfast .....	73.2 / 7.3 / 17.1 / 2.4
• Restaurant .....	70.7 / 13.4 / 11.0 / 4.9
• Spa .....	30.5 / 50.0 / 15.9 / 3.6
• RV Rental Lots .....	24.4 / 59.8 / 13.4 / 2.4
• RV Owned/Leased Lots .....	23.2 / 56.1 / 17.1 / 3.6
• Camp Ground (all modes of camping) .....	35.4 / 43.9 / 19.5 / 1.2
• Artisan/Giftware Shops .....	70.7 / 18.3 / 8.5 / 2.5
• Horse Riding Trails/Bridle Paths .....	76.8 / 15.9 / 7.3 / 0
• Hiking Trails .....	76.8 / 14.6 / 8.6 / 0
• Cross Country Ski Trails .....	74.4 / 11.0 / 11.0 / 3.6
• Golf Course .....	31.7 / 48.8 / 15.9 / 3.6
• Subdivisions for Housing .....	25.6 / 53.7 / 15.9 / 4.8
• Small Commercial (Café Pub, Corner Store) .....	79.3 / 6.1 / 12.2 / 2.4
• Theme / Family Park .....	24.4 / 58.5 / 13.4 / 3.7
• ATV/Snowmobile Trails .....	22.0 / 63.4 / 7.3 / 7.3
• ATV/Snowmobile Trails (designated only) .....	56.1 / 31.7 / 8.5 / 3.7

# Answers to Question 3:

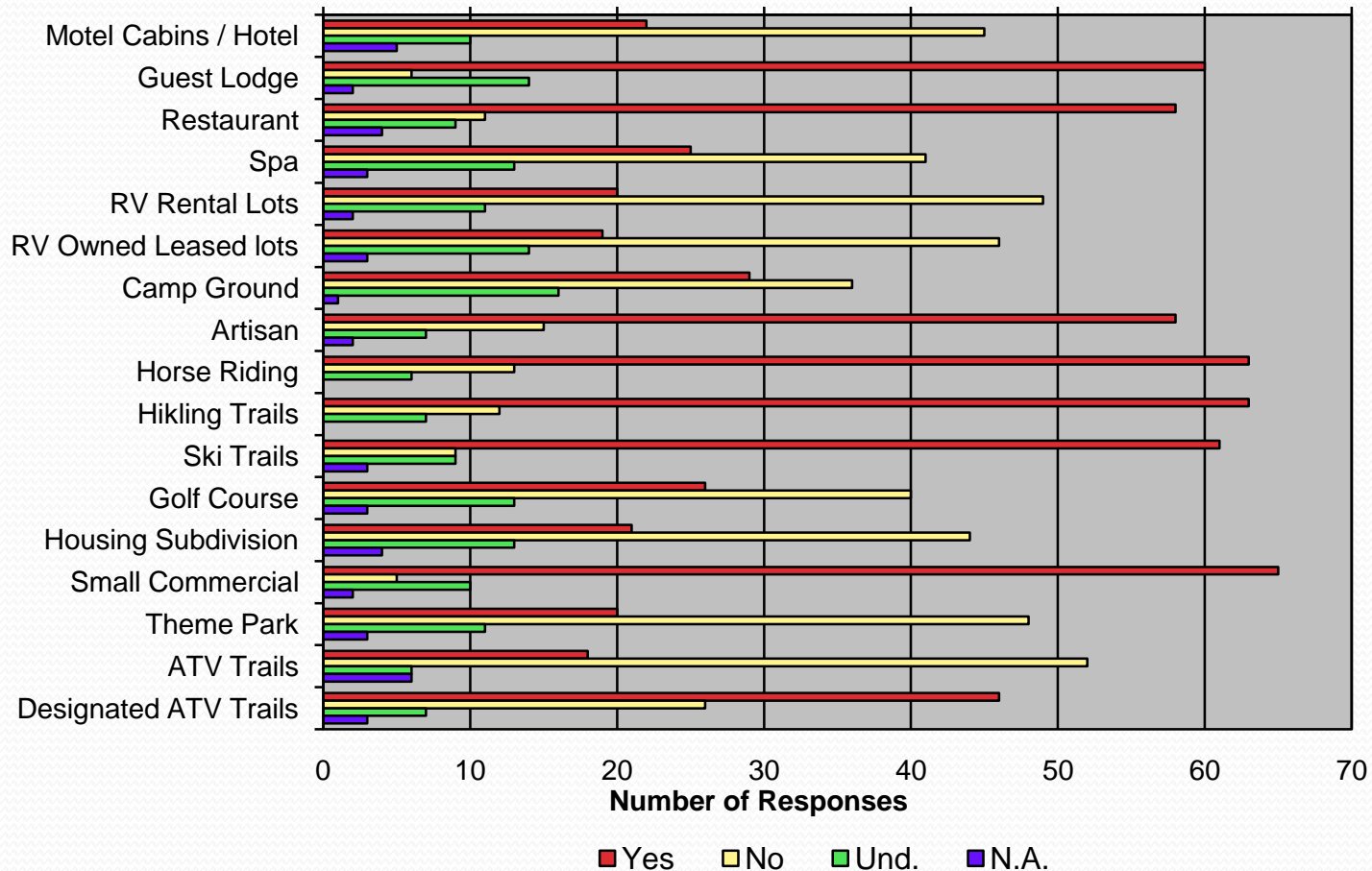
## Other Concerns

- Any type of commercial dev. needs proper management and enforceable bylaws
- Motels/Cabins – large town amenity only, Bed n Breakfast – minimal occupation, Spa – town amenity only, Campgrounds – NO!, Golf course – enough in our area, Subdivisions – limited, Theme – would lose our county designate quickly, Other – high density camp grounds should be discouraged & definitely not residential; should have some well though out green areas; well space lots and easy lot access & pull throughs
- A business who carries people on wagons drawn by horses around, (Forestry) with picnic areas designated for horse people only would be welcome
- We must be careful not to make our community a destination for camping because our back country cannot withstand the devastation that occurs. Having campgrounds or R.V. parks will only promote these problems. Develop small parcels with very small density—keep and enhance natural foliage and contours so that visual integrity is maintained. Ban ‘sardine’ mentality of development. The core should be developed first for economic feasibility for the village. Otherwise we have a mish mash and no economic center. (Retail related type of development)
- RV lots & ATV/Snowmobile trails - would depend on what the development was. The roads are not set up for a great deal of more traffic. It is hard to maintain what we have come to enjoy in this backwater when the whole area is advertized as the next tourism destination
- Use the existing snowmobile trails for hiking and ATV’s – then use the “Adopt a trail” idea to maintain them. Over night back packing & tenting can also be incorporated this way.
- motel/cabins/Hotel , restaurant, subdivisions for housing, small commercial – Within the Bearberry town site only
- Be careful with the numbers of people brought in
- restaurant - only in hamlet, RV lots – only zoned already areas, RV owned/leased lots - leased only, golf course – rules area, small commercial – in hamlet , ATV/Snowmobile trails – existing areas already
- spa – as long as it is Health & wellness and is community oriented, camp ground – if kept small maybe also well run, Golf Course – 3 par, Family Park

# Answers to Question 3 cont:

- restaurant – depending on size, Spa – depends on size/water usage/location ect., Campground – strict controls, horse trails – designated for erosion control & maintenance, Subdivisions for housing – only as currently outline around the growth area , ATV trails – strictly controlled
- rafting, photo tours, guest ranch
- A lot of these already exist they could be expanded @ current locations. They need to be located strategically mainly around the BB Hamlet/community hall or currents land zoned rec
- Guest ranch
- Low noise and environmental impact best

# Answers to Question 3:



# Survey Question 4:

## 4. When a developer makes a proposal, what studies and permits should be required by county prior to consideration of an application?

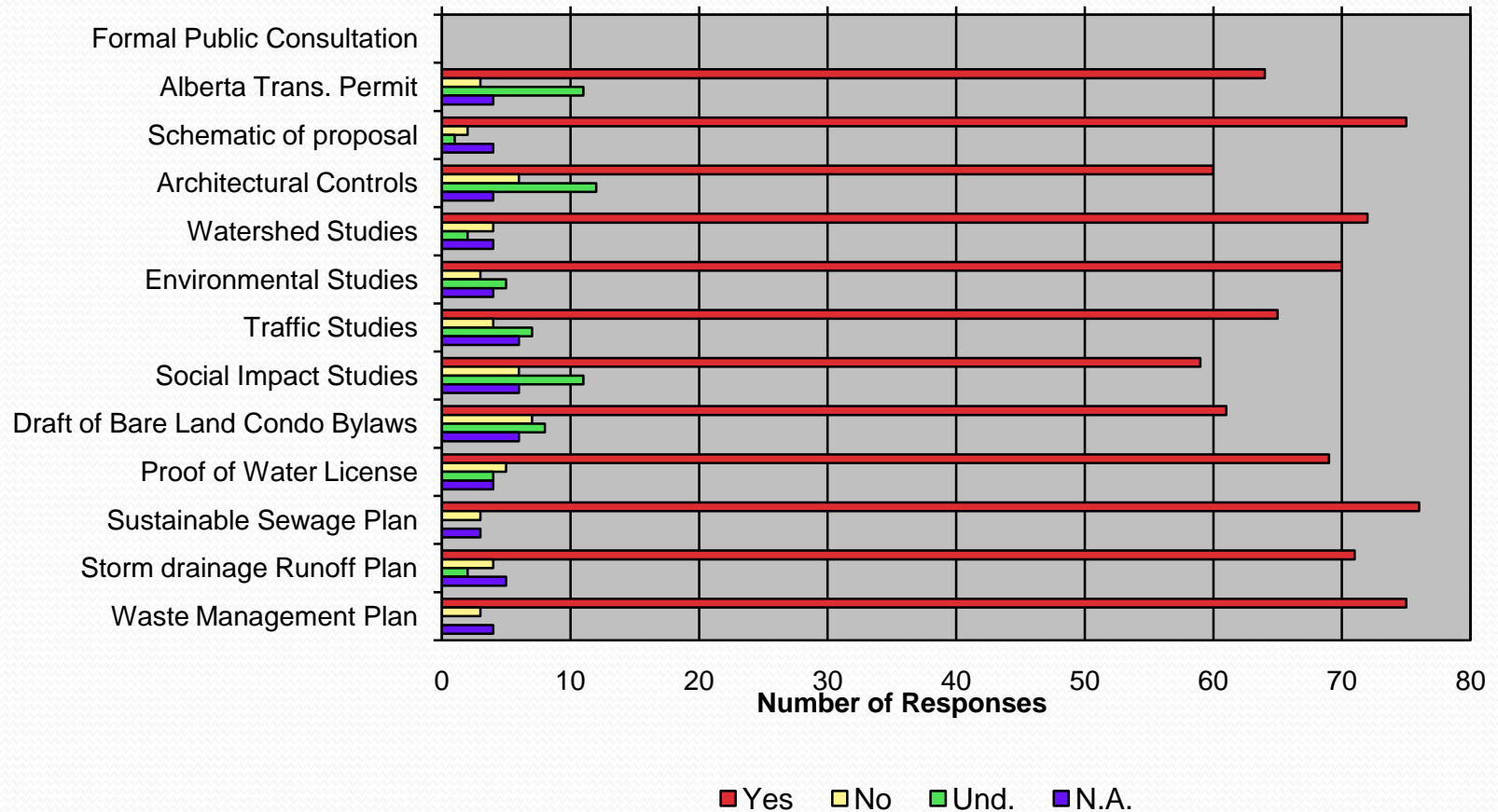
	Yes%	No %	UND %	N/A%
Formal Public consultation.....				
Proof of a Roadside Development Permit from Alberta Transportation.....	78.0 /	3.7 /	13.4 /	4.9
A conceptual Schematic of the Proposal.....	91.5 /	2.4 /	1.2 /	4.9
Architectural Controls, Age of RV's, Park Models etc. ....	73.2 /	7.3 /	14.6 /	4.9
Watershed Studies.....	87.8 /	4.9 /	2.4 /	4.9
Environmental Studies.....	85.4 /	3.7 /	6.0 /	4.9
Traffic Studies.....	79.3 /	4.9 /	8.5 /	7.3
Social Impact Studies.....	72.0 /	7.3 /	13.4 /	7.3
A Draft of the Strata (condo) Bylaws.....	74.4 /	8.5 /	9.8 /	7.3
Proof of Water License for the Development.....	84.1 /	6.1 /	4.9 /	4.9
A Sustainable Sewage Plan.....	92.7 /	3.7 /	0 /	3.6
Storm Drainage Runoff Plan.....	86.6 /	4.9 /	2.4 /	6.1
Waste Management Plan.....	91.5 /	3.7 /	0 /	4.8

# Answers to Question 4:

## Other Concerns

- Architectural Controls – no residential for RV's, A sustainable sewage plan – away from creeks/lake
- Financial sustainability plan of project
- Law enforcement, timeline for completion, establish and maintain natural esthetics (Planting trees, riparian areas, and green areas.).  
Worried about attracting transient types, drugs, theft.
- Add Proof of liability to cover cost of remediation when an accident occurs
- Studies need to be completely free of bids – not commissioned or ordered by the developer or any businesses associated with the developer
- Architectural Controls – need to add constraints to this
- These are all covered when you get your permits and inspections. Do not double everything.
- I don't see how a developer can get a permit from AB Transport or a water license before he provides all the other studies first and gets support from the community first. It's a dangerous precedent to get any permits from anybody before the community knows about a proposal. Also may be a waste of developer's money if there is a no support/approval from the community
- is covered by federal, provincial and municipal requirements

# Answers to Question 4:



# Survey Question 5 and Answer:

## 5. Where would you like to see environmentally protected areas in Bearberry and the Red Deer River Corridor?:

### ANSWER:

- along creeks especially Bearberry Creek, adjacent to crown land, crown land filters everything which runs south
- hill #12(Bearberry) ; crown lease land
- Along all creeks (Bearberry, Waltons, Smith ect) and rivers
- Rivers and creeks that supply the rivers should be protected areas. No large development that will affect neighbouring residences should be studied thoroughly before approval is granted
- All headwaters of creeks, located in the Forest Reserve leased land and on private land should be protected. Open for hiking but closed for off road vehicles and camping
- In the whole of the structure plan, area should be protected with areas within for trails for horses, quads, snow mobiles and dirt bikes  
NOTHING BIGGER
- Telegraph line; all creeks; all trails S/B protected; no riding of any kind off trail
- All along creeks, rivers and wildlife environments especially west of the Coal Camp road where it joins Hwy 584 Would be advantageous to have a buffer zone of ie .5 miles from forestry boundary. This would be a buffer zone for wildlife and flora
- Bearberry is a large watershed area where creeks streams and springs feed the larger Bearberry Creek. An influx of large camping populations could endanger the Riparian areas and they require protection. Also there are a few Old Growth Forest Areas that need to remain intact and protected. The denuding of forestry above and west of the valley will and has proved detrimental already when spring thaw comes with great rain to create flood damage down stream, culverts and bridge including land loss slumping of banks and propriety damage

# Answers to Question 5 cont:

- County council passed existing RV park for---name removed by FOYP laws—with no environmental studies ,or engineered schematic plan of proposal ,apparently no permits required for sewer and water hookups ,as all work was done by owner with disregard for any regulations whatsoever. No time frame was set for completion of project, and no bonding required to show adequate funds for project . In our opinion this has turned out to be a major eyesore for the Bearberry Community. Re: developer proposing park on --- property. The source of the water (small lake) comes through our property first and half of the lake is on our property. The developer has never contacted us or any adjacent landowners. Is this the start of another fiasco?
- All of the Bearberry area should be protected from Condos, large buildings (commercial). There is a campground that a lot of people use and if it is looked after properly it's nice for families. Its past Bearberry store about 6 miles
- All riparian areas, old forested areas, watersheds
- All watershed and sensitive areas must be protected> Greater awareness for the conservation of riparian areas. All adjacent land owners and the community must be in agreement for a proposal to be accepted.
- Around any creeks, lakes, waterfront forestry area
- Water stream sides. Unfortunately virtually all West Country areas have been compromised by logging. Not much left out here!
- The whole area is a watershed so some thought has to be given to any development
- All water tributaries
- low land hill sides along creeks
- Protect recreation areas as well as new development areas equally
- Riparian areas are starting to come back and I would like to see this monitored so continue to progress
- River and creek banks wildlife corridors sensitive flower and plant areas bird flight paths
- I would like this area from Bearberry to the Red Deer River Corridor environmentally protected
- The whole of Bearberry is an environmentally sensitive area. No major development is wanted.
- All running streams, rivers, Bentz lake should be part of Rat Lake Wildlife Conservation Area
- Any significant riparian areas ect marshland/major creeks, small lakes (Bentz lake) – especially those located on public lands (grazing leases) also important to try to preserve tracts of larger treed areas for habitant - again – working with public lands to achieve this goal
- I would like to see the Red River Bed rehabilitated and our other river and steams cleaned of log jams. Other people deciding what is to be a protected area is fine as long as its not affecting you.

# Answers to Question 5 cont:

- Red Deer River diverted back to its normal course instead of allowing it to keep taking land and buildings
- along creeks, wetlands(riparian areas) & wildlife corridors and their native wintering grounds
- Along the Forest Reserve, creeks and rivers
- Along every creek stream, river, slough and lakes in the area. Riparian areas must be protected
- waterways and riparian areas; wetlands; wild life corridors; archaeological sites
- everywhere there is a lot of low wet areas, creeks etc. We get too many people around here, the off road use of 4x4's, quads, Rhinos ect. will leave a permanent mess and affect the environment negatively. What is being proposed in Bearberry can and will have catastrophic lasting effects for generations to come. We have the chance right now to SHUT DOWN what is being proposed. As far as I'm concerned the developers and people wanting to push this through have no care in the world of the effect ANY type or development will have on the Bearberry and Red Deer River corridor, they can take their plans and proposals and shove them where the sun don't shine! What I don't understand is how it got the far. I apologize for not being able to attend any meetings yet. (I will be at the next one.) How has someone in the government not shut this down? The environmental damage that will occur should override any other pro or con in the argument.
- generally in rugged, treed, water associated, non-agricultural areas
- Along all waterways – especially core where more development will happen. River, bog wetlands and leases.
- Everywhere, there is already enough logging on agricultural land use and development
- Yes along Red Deer River Corridor – Bearberry water ways
- yes Red Deer River Valley – pasture in Bearberry

# Comments/Concerns/Suggestions:

- Adherence to ASP –This was an accepted ASP by the residents of Bearberry. An RV Type or non-owned rental development is not the direction the community wants. Development of large parcel residences was the direction the community accepted. This area is an enormous filter for all communities downstream, by allowing intensive small parcel development we destroy the natural ecosystem.
- Each one of these applications alone seem very uninventive but cumulative effects of a number of these applications on overall area now have a negative impact and this is what I hope our elected officials will take into consideration. We have an opportunity in this area to create a sustainable future for Bearberry and create a structure plan and development plan which the entire province can look up too. It all comes down to the planning and next steps we take at this point in time. We have the choice to be a proactive community; rather than a reactive negative community. Provincial (ASRD)/GRL Holders , county, horse association ,sled clubs , atv clubs , ASP committee , local residents/ranchers , AB transportation , industry-----all needs to be working together to create this.
- This is progress. If we lived closer we might have more concerns. Our main concerns are covered very well in this survey.-Congrats- Water-supply, ect!, Roads-can the structure handle extra!, ATV-ripping up land and forestry., Protection for our forestry and for our wild life, Noise and traffic increase
- We are not in favour of high density developments be it RV/Campgrounds or residential
- increased traffic could be problematic for permanent residences, as well as dust problems from local gravel roads. Any RV/campgrounds would affect land values. How would taxes be affected. Would medical facilities be able to cope with increased needs?
- Our most concerns are the high density, the huge increase of traffic and population. If any high dense development occurs it must have the potential to create jobs (full-time) for residents in the Bearberry area, not only during the building/development phase but afterwards as well . There needs to be a close partnership with Clearwater County in regards of protected areas. It doesn't make sense when MVC protects parts of the West County and Clearwater not . There should be designated areas for free camping in the West Country. The area has the potential to appeal to tourists, if the character of the area stays as it is – peace, quiet, save, nature. Main Concern – People come on weekends, litter the area, destroy the trails and surfaces around creeks, springs, wetland, drink, make noise and then leave the mess behind and the residents in the area have to pay for the clean up \* pay means – not only money but polluted water burned areas etc.
- This area and west into the forestry is under heavy logging and Oil & Gas developments; further encroachment on the environment and wildlife would be more detrimental

# Comments/Concerns/Suggestions cont:

- I cannot see using pasture land or agriculture land for any kind of small yards or lots. We're on ten acres here but that is how we bought it, and it is a corner of brush land separated by a creek. Land that has little use for agriculture or much else is not such a waste. Mind you this is a nice acreage for about 3 horses. Any development like a theme park, condos, commercial ventures just to put money in someone's pocket. Bearberry area is beautiful area and pretty much untouched and should stay as is. Thanks  
P.S. Lots of people have asked where I live, when told Bearberry area, I am always told that it's so beautiful out there- let's keep it that way.
- Please remember that at some point a development proposal may be intended for your "backyard". With this in mind we must consider very carefully the impact any development will have on our community. We live in a very unique and beautiful part of Alberta. As of yet we have not been Overwhelmed by development. There are many factors that involve development and we must take a personal interest and consider all aspects concerning any proposal so that it will enhance and benefit our community. Many original landowners live their dreams and continue to raise their generations in this rural setting of Bearberry. Many of us have realized our dreams by joining this community. Let us preserve our dreams and quality of life.
- Logging truck traffic is unbelievable out here! What was once a pleasant driving area is not a dodging exercise.
- No RV Lots
- There should be no development of permanent structures or parking of RV within the flood zone of the river. The banks of all rivers and streams should be protected from over use of ATV, off road vehicles and the logging industry. We want to protect our west county so lots not make a home for RV's and campers to make us homeless. If a campground goes in there needs to be a plan for activities that the people could do on site. The enforcement is not currently available to police the bylaw or the provincial & federal law at this time. Do we really want to live in a police state?
- Sect 2.0 ASP Quote "a safe, peaceful, rural and Agricultural environment". "A focus on conserving and protecting the quality and quantity of ecological resources". Recreational in the ASP to me means for outsiders to make money at my expense in terms of quality of life ; there are 6 named creeks and numerous other springs and seepages in the valley. I don't understand how much more development can happen without negatively impacting water quality. Eg septic systems The fish are finally coming back into these creeks thanks to the diversion around the "dam" on the Bearberry creek in Sundre (another man made good idea) It took 20 years to figure that out; Alberta Environment and dept of Fisheries and oceans must be allowed an opinion on how much development and or what type the valley can stand; "Developers" usually outsiders are interested in money no the welfare of Bearberry; I don't understand this whole push for recreation development except for money of course; The Bearberry Valley is bordered on the North, West and South by the AB forest Reserve- public land.

# Comments/Concerns/Suggestions cont:

- There are abandoned or relatively unused Forestry Campground there eg Deer creek, James River, Moose Creek et al Apparently people don't want to use them – why then “develop” another campground on private land? I just see this as an encroachment, inconvenience and problem for most of the people that already live here with no enhancement of quality of life. The rest the few may make a few bucks. I wonder if the “study” make by AMEC at the request of the county regarding the road intersection (584 & RR 7.2A) has anything to do with accommodating future development of the “hamlet” area? It's a beautiful valley – it don't need to be fixed! If development happens – perhaps we could ask the developer to build an elk fence and a burm to separate noise – neighbouring animals ect. Shelter belts could also be used. We seriously need to think about the animal corridor – more people – no more wildlife. They travel the valley and with the encroachment of humans we are already disturbing their habitat.
- Proof of Water License: After they have some progress in process it cost money a “lot” to get a water license and if you don't get a go ahead the water license is useless
- This is where we have chose to live (not a redneck recreation area for city folk). People often don't pack their garbage out of the bush so they probably won't pack their garbage out of Bearberry either. Rumble strips or speed bumps to slow down traffic through Bearberry. Signage for: no use of engine brakes in urban areas such as Bearberry. If semi trucks were doing posted speed limits they would not have to use their engine brakes in urban area
- County protects riparian areas in subdivisions will they protect them in recreational developments that have more impact? If any rec developments are approved they need 6 ft chain link fences around them to keep pets out/trespassers out of neighbouring property . Control riparian areas or restore them . Any rec developments need bush/tree borders around them for neighbour privacy
- Do not over do things
- Recreational application (any application) needs to be assessed separately for impact on adjacent land owners and community
- We purchased our 5 acre parcel in 1999 because of the natural beauty which surrounds us and because it also borders on crown land. I do not wish to see any major development happening this close to us.
- Bearberry is a unique wilderness area which should be preserved for further generations. Wildlife in this area includes: deer, moose, elk, black bear, grizzly bear, cougar, wolf & wild horses. They survive here because this area is pristine and not overpopulated. Farmers in this areas respect the vegetation this is available – this is how they make their living. We don't need recreational RV lots, quads, snowmobiles ect destroying the wilderness

# Comments/Concerns/Suggestions cont:

- With any/all development within this Area Structure plan it needs to be done right because as we all know when it is done wrong it is extremely hard to reverse
- Already problems with subdivisions and buildings placed in known flood zones and erosion areas expecting government bailouts for what is basically stupidity. To sudden and large a population increase with no roots in the community.
- Great to see promotion of projects such as riparian funding ect on the county website
- RV parks should (shall) not be considered for development in the Bearberry area, nor the Red Deer River Corridor area: without a specific focal point or purpose. That is to say, such a development must have a designated recreational use or purpose. Further, this purpose must confine the occupant to a specific area or land mass. A typical example for such an RV park is the Coyote Creek development near Sundre. This development makes sense because of the golf course being the recreational focal point. Under no circumstance should an RV park be considered without the above Constraints
- Our area needs development to survive. In order for our kids to have any future here. People that live beside public land are always afraid of people it. But they have to remember it is public land. Private campgrounds are used by people that are willing to spend money in the areas. They are used by people who like rules and a safe place for a holiday. I have heard it expressed that RV owners would have too much say in our area, I wonder if the people who worry about this are as worried about what they have to say about other people or their use of land that they own. In the old days people used to say to build a good fence and look after what was on your side of it. I think there should be list of requirements to meet for any development and if they are followed that is the end of discussion. If they are not followed there will be fines or an end to the development that way emotion can be taken out of it.
- People who are not landowners in this ASP do not have the right to decide what land owners do. i.e Hired help, renters ect..
- We own our property since 1992 and enjoy the area the way it is. We are concerned about the industrial traffic which creates noise and in the summer month unbelievable amount of dust
- The more subdivisions and developments that are allowed the larger the neg impact there is on neighbouring Ag operations MVC is supposed to preserve Ag land and support Ag operations. Rec development needs to be strategically placed and not allowed to have owned RV lots where the population of Rec development has a larger voice then the Ag community as a whole. People in BB want to preserve their lifestyles and continue operation their Ag operations. Currently this area is already bombarded with Rec users on the crown lands which are their grazing leases. The lease holders are responsible for the management of these lands and weekend campers and ATV's already are causing havoc with livestock & vegetation & fences and destroying healthy riparian areas. We don't need the same issues occurring on private lands

# Comments/Concerns/Suggestions cont:

- Growth is inevitable but it needs to be managed to protect the community. Communities are becoming a rare species and need to be protected!!
- There are enough acreages in Bearberry now which have enormously reduced cattle grazing & agricultural operations. There is lots of Gov't land available for recreation – LEAVE BEARBERRY AS IT WAS – TOO LATE FOR AS IT IS!!
- Unfortunately recreational users are just that...users. They have little or sometimes no regard for the impact they have on the areas they use. Why? Because they have no ownership in the community and after using an area they pack up and go home leaving behind litter, random camping scars, ATV ruts etc. I don't see a benefit to inviting more recreational users to disturb the peaceful place we try so hard to preserve
- The residents in Bearberry want to maintain the agricultural lifestyle and only want low density residential developments. High density recreation developments do not conform to our ASP and do not have our support.
- Successful high density recreational developments are usually located near towns, rivers or major lakes with other recreation facilities. These developments are NOT suitable for primary agricultural areas. An existing unfinished high density RV/Camping development south of Bearberry has NOT brought any noticeable benefit to the area.
- 1 - We strongly feel that the ASP for Bearberry should be revisited to get all stakeholders' input on the issue of bare land condo development applications
- 2 - Although council is obligated to hear any development application, we would like to see council defer such applications until the following criteria have been met:
  - A – conceptual scheme
  - B – formal public consultations
  - C – roadside development permit from AB Transportation combined with traffic impact study
  - D – Commercial water license from AB environment
  - E – Storm water management study

# Comments/Concerns/Suggestions cont:

- I know we cannot stop expansion or progress. As populations grow in cities and there crimes grow more people are wanting to get out of the concrete jungles and have the opportunity to enjoy what we have here, day in and out. We live on the door step of the forestry, on weekends hundreds of individuals and families want to get out and get away to enjoy the great out of doors. To maintain the services the MD supplies us and with the cost rising, to continue the services that we expect, taxes must rise or the cost must be spread out with a larger tax base. Which means we will have to allow development some of which we might not all agree on. Let's hope there is a happy medium for all of us.
- If you stay within the laws and rules , you own the land and should be able to do what you want with it. Some of these RV lots would bring business to town.
- By controlling development both residential and recreational we will create a more desirable place to live. More policing of rules and bylaws \* enforcing them. What we do will be here for a long time. We need to try and get it right. We need to make decisions that are good for the people, community and environment not just the pocket book.
- Very stiff enforcement and penalties for littering. Inappropriate ATV and 4x4 usage that causes irreparable erosions and damage and water pollution and for inappropriate firearm usage
- I think the work and effort should be put into pulling the community together by support of all equally not infighting if possible. Our committee should try to communicate more with county reps and help our residents know were to go for help with their concerns. We should try to represent our community as a whole regardless to our personal opinions.
- Why are we readdressing these issues that have already been decided?

## DISCLAIMER:

The Bearberry Wapitana Society just facilitated this project. The content is not necessarily the Societies opinion