

## Development in Bearberry

When thinking about development in the Bearberry Area please have a good look at the Municipal Development plan for the County.

This is not a large document. You do not have to read the entire thing, just focus on the sections to do with Residential and Commercial development.

These are sections 3 and 4. Please read section 10 as it does impact present and future plans.

Please read through the Appendix "A" Glossary.

Be familiar with the difference between the terms May, Shall and Should, this is very important in understanding the documents.

Go to this site <http://www.mountainviewcounty.com/mdp>

and click on Bylaw 17 07 consolidated amended Nov 25 2009 to download a PDF file.

The following are important points for part 3.

- Low density residential subdivision/development clusters of up to four (4) titled lots, retaining the balance of the quarter as the fifth (5) title, may be supported adjacent to roads identified on the County Collector Network (CCN). Individual water and septic systems approved by Alberta Environment will be permitted. Paving of internal and roads leading to the CCN should be paved.
- High density rural residential development, with a density between six (6) and 80 lots per quarter section may be supported within an identified growth centre. A communal water and sewer system shall be provided by the developer, and all internal and roads leading to the development shall be paved.
- High Density Residential development proposals not located in a growth centre, may be considered and assessed on the individual merits of the application, and only if supported by an Area Structure Plan.
- The establishment of secondary suites may be considered within all residential and agricultural areas of MVC.

The Bearberry Area ASP SUPPORTS THE MDP. It is like a bonus document that states specifically what the people in Bearberry would like to see as far as development in this area.

- Provides information to a potential developer regarding the amount and type of development that may be considered appropriate within the plan.
- Provides landowners within the plan area with information on the amount and type of development that may be permitted within a plan area.
- Provides guidance for Council when making decisions on development proposals for specific parcels of land

The Bearberry ASP can be found at <http://www.mountainviewcounty.com/currentasps.html>

Submitted by Kim Walton