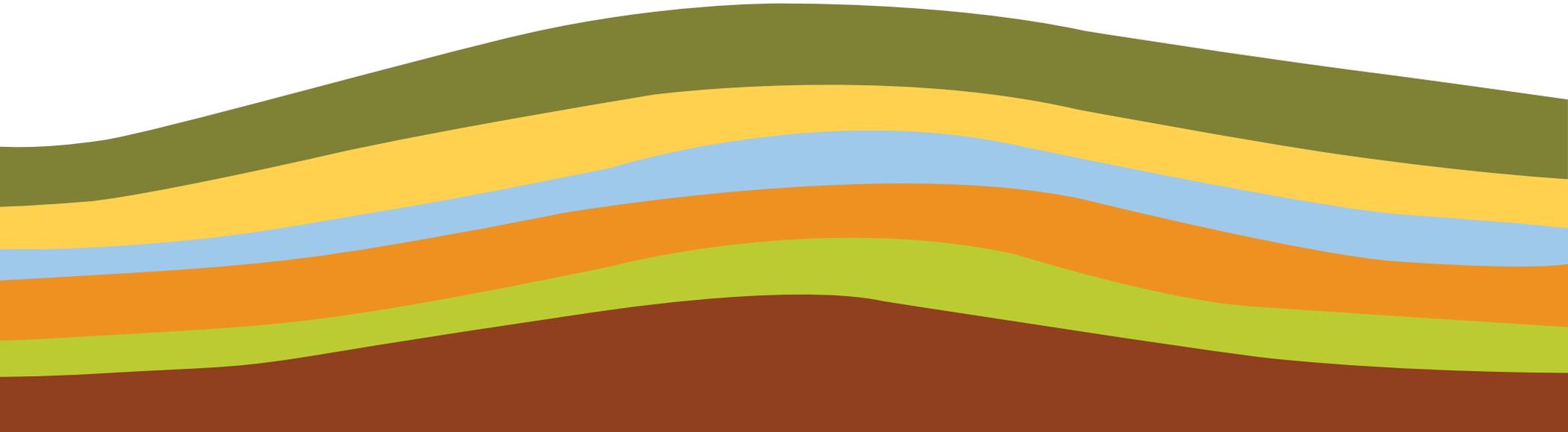




Part V

Definitions



11. DEFINITIONS

Abandoned Farmstead: A farmyard that once established and which contains some or all of the following: and abandoned residence, a developed potable water source, an established sewage collection system, existing shelterbelts, or any other feature that would indicate previously developed farmstead.

Administrative Boundary: A boundary established by Lac Ste. Anne County that delineates the exterior limits of a Sturgeon County Hamlet or Historic Settlement.

Affordable Housing: A range of housing options that will provide shelter for all County residents, either on an ownership or rental basis.

Aggregate Extraction: Refers to the extraction of raw materials, including sand, gravel or clay found on or under the aggregate extraction site and includes reclamation of the site.

Aggregate Resources: Refers to raw materials including sand, gravel, clay, earth or mineralized rock found on or under a site.

Agri-Business: A business with a clear agricultural function, such as the processing the grains, seeds or other agricultural produce.

Agriculture: The cultivation of animals and plants, and associated industries.

Agriculture, Extensive: The use of agricultural land for soil bound cultivation, to produce cereal, seed, forage, vegetable or fruit crops for mechanical harvesting.

Agriculture, Intensive: The commercial use of parcels of land for an intensive or specialized nature, including but not limited to horse breeding and/or training, cow-calf operators, exotic animal breeders, greenhouses, market gardens, tree farms and horticulture operations.

Agricultural Land: Agricultural land as defined in the *Agricultural Operation Practices Act*, as amended.

Agricultural Operation: An agricultural operation as defined in the *Agricultural Operation Practices Act*, as amended.

Agriculture Operation Practices Act: The provincial legislation that sets permitting requirements for CFOs and manure management standards for all operations in Alberta who handle manure.

Agricultural Parcel: A parcel of land where agricultural operations are permitted in accordance with the Lac Ste. Anne County's MDP and LUB.

Albert Energy Regulator (AER): The independent agency regulating the safety and development of Alberta's energy resources: oil, natural gas, oil sands, coal, and pipelines.

Approving Authority: A governing body (federal, provincial or municipal level) that is authorized through legislation to make decisions concerning land use.

Area Structure Plan (ASP): A statutory plan prepared pursuant to Section 634 of the *Municipal Government Act* that provides a framework for more detailed subdivision and development. Staging of development, land uses, densities and infrastructure matters must be considered. The Area Structure Plan is adopted by bylaw. The minimum boundaries of Area Structure Plans are decided on a case-by-case basis by



the County subject to the nature of the application.

Arterial Road: A major or main road intended to provide for through traffic between or within communities or to and from collector roads.

Aquatic Resources: Natural water habitats, that include but are not limited to lakes, wetlands and watercourses.

Bareland Recreational Resort: A planned recreational bare land condominium subdivision located in association with water and/or other recreational amenity features that may be serviced with privately owned communal piped water and sanitary sewer services for non-permanent accommodation.

Bed and Shore: The bank of a body of water as defined under the *Provincial Surveys Act*, which states that “when surveying a natural boundary that is a body of water, the surveyor shall determine the position of the line where the bed and shore of the body of water cease and the line shall be referred to as the bank of the body of water.” Top of bank is a key element in the management of hazard lands (i.e. flooding, erosion, slope instability).

Biophysical Assessment: A review of an area defined as ESA by the Environmental Conservation Plan or an area proposed for subdivision contains natural features. The review must be prepared by an environmental scientist that identifies and assesses the environmental significance and sensitivity of existing vegetation, wetlands and other water features, wildlife habitat and unique physical features.

Brownfield: An abandoned, vacant, derelict or underutilized parcel of land, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Building: Includes anything constructed or placed on, in, over or under land, but does not include a highway or road or a bridge that forms part of a highway or road.

Buffer: Refers to a separation space between incompatible land uses, or adjacent to a public roadway, that may contain trees and shrubs, an earth-berm or fencing to provide visual or physical separation and/or noise attenuation.



Canada Land Inventory (C.L.I.) Soil Class Rating System: A system for assessing the limiting effects of climate and soil characteristics on the land for growing common field crops. The CLI is used as a preliminary evaluation tool for classifying prime and marginal agricultural soils and landscapes to emphasize the potential capability of soils.

Cluster Residential Development: Buildings concentrated together in specific areas while achieving the allowable density, rather than being evenly spread out in a parcel. This configuration allows for the preservation of environmentally sensitive features.

Collector Road: A street that penetrates neighbourhoods, collecting and distributing traffic from local roads in neighbourhoods and channelling it to and from an arterial road.

Commercial Development: Development that includes the sales, service and support industries.

Concept Plan: Refers to a plan that provides a framework for the subsequent subdivision and development of a property by providing a description of:

- a. Land uses proposed for the property;
- b. The staging (or phasing) of the development;
- c. The size of lots proposed;
- d. The location of proposed roadways and utility infrastructure; and
- e. Other issues deemed appropriate by the County.

Confined Feeding Operation (CFO): Fenced or enclosed land or buildings where livestock (as defined under the AOPA) are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing. Also includes any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds.

Conservation: Refers to the activity of protecting from degradation the essential biological, physical and chemical characteristics of the natural environment.



Conservation Agreement: An agreement between the municipality and the landowner which enables continued use and development of a parcel, while protecting the parcel's natural ecosystems, plant and animal species.

Conservation Easement: A restriction placed on a piece of property to protect the resources, natural or man-made, associated with the parcel. The easement is either voluntarily sold or donated by the landowner, and constitutes a legally binding agreement that prohibits certain types of uses or development from occurring on the land. The easement is publicly recorded and runs with the property deed for a specified time or in perpetuity. It gives the holder the responsibility to monitor and enforce the property restrictions imposed by the easement for as long as it is designed to run. An easement does not grant ownership nor does it absolve the property owner from traditional owner responsibilities, such as property tax, upkeep, maintenance, or improvements.

Conservation Subdivision Design (CSD): Identifying the most significant natural and cultural resources on a parcel of land, and thereby determining the most suitable "building envelopes" from a preservation viewpoint.

Crime Prevention through Environmental Design (CPTED): A planning approach that recognizes that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and to an improved quality of life.

Council: Refers to the Lac Ste. Anne County Council.

Country Residential: Refers to a non-farm rural residence, normally on a site 30.0 hectares (74.13 acres) or less in size.

County: The municipal government or the corporation of Lac Ste. Anne County. Also, the Geographical area of the County.

Cultural Resources: Resources of various kinds (natural, historic, tangible and intangible) that are identified as having heritage value to a community or social group.

Community Services Reserve (CSR): Refers to the land designated as CSR under Part 17 Division 9 of the MGA.



Density: A form of measurement representing the ratio of dwelling units per net or gross residential area.

Development: Refers to;

- a. An excavation or stockpile and the creation of either of them,
- b. A building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land,
- c. A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
- d. A change in the intensity of use of land or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

Development Authority: Refers to a development authority established pursuant to Part 17 Division 3 of the MGA.

Development Permit: A document that is issued under a LUB and authorizes a development that includes (where applicable) a plan or drawing or a set of plans or drawings, specifications or other documents.

Development Line: A delineated area, identified by a qualified professional within which a proposed development can safely proceed without negatively impacting natural features.

Development Agreement: A legal agreement between a developer and Lac Ste. Anne County that specifies the financial obligations and the terms and conditions for the construction/warranty of municipal improvements necessary to service lands approved for development as defined under the *Municipal Government Act*.

Industrial Park: The grouping of diverse industries that benefit mutually by exchanging waste heat, light or by products with their neighbours. This concept incorporates the following principles to create targeted business synergies within a sustainable, environmental friendly industrial park:

- a. Targeted economic development strategy that seeks to attract similar businesses or industry grouping to fill product or service niches.
- b. By-product synergy whereby businesses cycle materials and energy,

increasing efficiency and reducing environmental impact.

- c. Networking around services is designed so that business share services, such as marketing, transportation, research, and monitoring services where ever possible.

Environmental Indicators: Measurable established environmental considerations pertaining to the natural environment.

Environmental Inventory Study: A document developed to assist the County, as well as resource managers, to make informed water management and land use decisions and to provide information to the public.

Environmental Reserve (ER): The land designated as ER by a subdivision authority or a municipality under Part 17 Division 8 of the MGA.

Environmental Reserve Easement (ERE): Pursuant to Section 664 of the MGA, the developer of a subdivision may have registered an ERE for the protection and enhancement of the environment, rather than dedicating land as ER. The land that is referred to in an ERE remains in private ownership, rather than public ownership as in the case with ER. The purpose of the easement is to protect the natural environment. This definition may also be referred to as “Environmental Conservation Easement”.



Environmentally Sensitive Area (ESA): Landscape elements or areas that have important and/or unique environmental characteristics that are essential to the long-term maintenance of biological diversity, soil, water, or other natural processes, both within the ESA and in a regional context.

Environmentally Sensitive Area (AB ESA): Provincially designated ESAs that are vital to the long-term maintenance of biological diversity, physical landscape features and/or other natural processes at multiple spatial scales.

Economic Development: Refers to creating a positive environment from which local businesses can succeed and grow and attract new enterprise to the community.

Environmental Impact Assessment: Refers to processes and activities designed to contribute pertinent environmental information to land use decision making. An environmental impact assessment attempts to predict and measure the environmental effects of specific human activities and identify means of mitigating those effects.

Environmental Site Assessment: Refers to an evaluation of a property to determine the likelihood or presence of potential contamination on the property.



Farmstead: A parcel of land including a developed residence and/or related improvements, which are normally associated with a farm operation.

Fire Smart: A set of preventative measures that aid in reducing the risk to people and property in the event of a wildfire.

Floodplain: Refers to all land adjacent to a watercourse over which water flows in times of flood or would flow but for the presence of flood defences where they exist. The limits of the floodplain are defined by the peak level of a 1:100 year return period flood or the highest known water level, whichever is greater. The floodplain is normally kept free of encumbrances to allow the free flow of water during a flood.

Floodway: The channel of a watercourse and the adjacent areas where the majority of floodwaters will flow and where flow velocities and depths are potentially destructive to development. This is normally kept free of encumbrances to allow the free flow of water during a flood.

Flood Fringe: Any land area adjoining the channel of a watercourse that has been covered by floodwater. It is the area of the floodplain outside of the floodway that is affected by flooding. This area is generally covered by still or slowly moving waters during flooding.

Flood Risk Area: Lands at risk of flooding (such as a 1:100 year flood event) as identified through the Canada Alberta Reduction Program or through a hydrological evaluation conducted by a qualified professional.

Farmland Assessment Rating: In Alberta farmland is assessed on the ability of land to produce agricultural products. The assessment takes factors such as soil quality, topography, stones, creeks, etc. into consideration. To ensure consistent farmland ratings across the province the Alberta Government requires that the Farmland Assessment Manual be utilized in preparing farmland assessments. The following table compares the percentage Farmland Assessment Rating (FAR) relative to the more commonly understood Canada Land Inventory (CLI) rating.

FAR (%) Description

- a. 78-100 Very good to excellent arable;
- b. 58-78 Good to very good arable;

- c. 41-58 Fairly good to good arable;
- d. 28-41 Fairly good to fairly arable;
- e. 16-28 Poor to fair arable;
- f. 9-16 Good to very good pasture;
- g. 4-9 Fair to good pasture; and
- h. 0-4 Poor to fair pasture

Former Act: the *Planning Act*, RSA 1980 cP 9, the *Planning Act*, 1977, SA 1977 c89, the *Planning Act*, RSA 1970 c276 or the *Planning Act*, SA 1963 c43.

Geotechnical Report/Study: An assessment or estimation of the earth's subsurface and the quality and/or quantity of environmentally mitigative measures that would be necessary for development to occur.

Greenway: Refers to a corridor of undeveloped land that is designed for recreational use.

Goal: Refers to an idealized end towards which planned action is directed and which provides an indication of what is to be achieved.

Highway: A provincial highway under the *Highways Development and Protection Act*.

Hamlet: As defined by the *Municipal Government Act*, means an unincorporated community consisting of five or more buildings as dwellings, a majority of which are on parcels of land smaller than 1850.0 square metres (19913.23 square foot), has a generally accepted boundary and name, and contains parcels of land that are used for non-residential purposes.

Hazardous Lands: Lands that are, or may be, inappropriate for subdivision or development due to inherent or natural environmental hazards, such as susceptibility to flooding, erosion, poor drainage, organic soils, steep slopes or any physical condition or limitation that, if developed, may lead to the deterioration or degradation of the environment, cause property damage or loss of life. Additional hazards may include surface and subsurface features, such as active and abandoned gas/oil wells, mines, unstable slopes, areas exhibiting subsidence and other natural or man-made features.

Heritage Assets: The tangible and intangible features of a community that contribute to its historical and cultural significance, such as oral histories, beliefs, languages and attitudes.

Historical Resource Database: The *Historical Resources Act* empowers the Minister of Culture and Community Spirit to designate a site as a Provincial Historic Resource, if its preservation is in the public interest. These sites are recorded in the Historical Resource Database.

Heritage: The history, culture and historical resources of an area and its residents.

Home Based Business: The secondary use of a principal dwelling by at least one permanent resident of the dwelling to conduct a business activity or occupation.

Horticulture: The cultivation of plants.

Hydrology: The distribution and effects of water on the earth's surface.

Instrument: A plan of subdivision and an instrument as defined in the *Land Titles Act*, as amended.



Inter-Municipal Service Agency: An Inter-Municipal service agency established under Part 17 Division 3 of the MGA.

Intensive Agricultural Operations: The use of parcels of land for:

- a. Uses such as greenhouses, market gardens, sod farms, nurseries, and tree farms; or
- b. Uses such as fur farms, beekeeping operations, and non-animal husbandry uses of an intensive nature; or
- c. CFOs.

Intensive Agricultural Operations, Class 1: The commercial use of parcels of land for CFOs, game farms, fur farms and beekeeping operations as well as similar uses.

Intensive Agricultural Operations, Class 2: The commercial use of parcels of land for uses such as greenhouses, market gardens, sod farms, nurseries, tree farms, etc.

Inter-Municipal Development Plan (IDP): A planning document, adopted by two (2) or more Councils of neighbouring municipalities, that provides a framework for the subdivision and development of agreed upon lands within the neighbouring municipalities (as outlined in Section 631 of the MGA).



Institutional: Land uses that serve a community's social, educational, health, cultural and recreational needs. This may include government owned and operated facilities or not-for-profit organizations.

Infill Development: Refers to development that occurs on vacant or underutilized lands in an already built up part of a community.

Infrastructure: Refers to systems and facilities (e.g. roads, water and wastewater treatment and distribution networks, power lines, and telephone and cable systems) that service development.

Land Use Bylaw (LUB): A Bylaw made under Part 17 Division 5 of the MGA and a bylaw made under Section 27 of the *Historical Resources Act*. The LUB regulates the use and development of parcels of land. It divides the municipality into districts, prescribing permitted and/or discretionary uses for each district. The bylaw establishes development standards within each district and provides for a system for issuing development permits.

Land Use Policies: Policies established by the Lieutenant Governor in Council under Part 17 Division 2 of the MGA

Lot: Means:

- a. A quarter-section;
- b. A river lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office;
- c. A settlement lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office;
- d. A part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or
- e. A part of a parcel of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.

Land Fragmentation: Land fragmentation occurs when a natural or man-made boundary, such as a stream or river, transportation network or registered drainage course, physically divides the landscape. Lands identified as riparian zones or

intermittent (unregistered) natural or man-made drainage ways do not constitute grounds for fragmentation.

Landscaping Standards: A set of standards regarding the modification and enhancement of a site through the use of any or all of the following elements (a) soft landscape consisting of vegetation such as trees, shrubs, hedges, grass or ground cover (b) hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, wood or tile and (c) architectural elements such as sculptures.

Levy: As defined in the *Municipal Government Act* (Division 6), a levy refers to the imposition and payment to the municipality, in accordance to the bylaw, during the subdivision process (including off-site levies and recreation levies).

Land Trust: A private, tax-exempt, non-profit corporation that seeks to preserve land through land acquisition or land donations.

Livestock: Poultry, horse, cattle, sheep, swine, goats, bison, fur-bearing animals kept in captivity and diversified livestock animals within the meaning of the *Livestock Industry Diversification Act*.

Local Road: A street that provides direct access to abutting land and channels traffic to and from a collector road.

Low Impact Recreation: Uses such as seasonal camps, and nature parks, that have a minimal impact on the environment and agricultural uses.

Manure: (As defined in the AOPA) means livestock excreta, associated field losses, bedding litter, soil and waste water, but does not include manure to which the *Fertilizers Act* (Canada) applies.

Manure Collection Area: (As defined in the AOPA) means the floor of a barn, the under-floor pits of a barn, the floor of a feedlot pen and a catch basin where manure collects but does not include the floor of a livestock corral.

Manure Storage Facility: (As defined in the AOPA) means a facility for the storage of manure, composting materials and compost and a facility for composting but does not include such a facility at an equestrian stable, an auction market, a race track or exhibition grounds.

Municipal Development Plan (MDP): A Planning Document, adopted by Council that provides land-use policy direction for planning and development activity over a prescribed period of time (as outlined in Section 632 of the MGA).

Municipal Design and Servicing Standards: The latest edition of standards, adopted by Council, that form part of the requirements for the design and construction of any project in Lac Ste. Anne County.

Municipal Government Act (MGA): Refers to provincial legislation that gives the County the authority for municipal planning, subdivision and development control. The Act allows the County to adopt plans and a LUB and make planning decisions to achieve the beneficial use of land without infringing on the rights of individuals except to the extent necessary for the greater public interest. The purpose of the MGA is to provide policy direction that ensures good government, services and facilities for municipalities and safe and viable communities.

Multi-Parcel Country Residential Subdivision: A subdivision of land, registered by plan of survey or descriptive plan containing four (4) or more residential lots where the residential lots are predominantly 2.02 hectares (5.0 acres) in size or less, and have been created for, or are being principally used for, residential purposes.



Municipal Land Banking: The practice of a municipality acquiring land in the present time for future use.

Mediation: A process involving a neutral person as a mediator who assists the parties to a matter that may be appealed under this Part and any other person brought in with the agreement of the parties to reach their own mutually acceptable settlement of the matter by structuring negotiations, facilitating communication and identifying the issues and interests of the parties.

Municipal Planning Commission (MPC): A Municipal Planning Commission established under Division 3 of the MGA.

Municipal Reserve (MR): Land designated as MR under Part 17 Division 8 of the MGA; It refers to land provided as part of a subdivision by the developer, without compensation, for parks, buffering, trails, and school purposes in accordance with the provisions of the *Municipal Government Act*.

Municipal and School Reserve (MSR): The land designated as MSR under Part 17 Division 8 of the MGA.



Natural Features: Refers to landscapes that are found in their natural state and may be remnant, undisturbed, diverse or contain unique environmental characteristics.

Natural Resources: Biotic and abiotic resources that are found naturally in the earth's ecosystem, such as organic materials (such as fossil fuels, forests, fish) or non-organic materials (such as aggregate, iron, air). It does not include aggregate/gravel resources.

Non-Conforming Building: A building;

- a. That is lawfully constructed or lawfully under construction at the date a LUB affecting the building or the land on which the building is situated becomes effective, and
- b. That on the date the LUB becomes effective does not, or when constructed will not, comply with the LUB.

Non-Conforming Use: A lawful specific use:

- c. Being made of land or a building or intended to be made of a building lawfully under construction at the date a LUB affecting the land or building becomes effective; and
- d. That on the date the LUB becomes effective does not, or in the case of a building under construction will not, comply with the LUB.

Non Profit: In respect of a day care, senior citizens or special needs facility, means that the facility is owned or operated by a corporation or other entity established under a law of Canada or Alberta for a purpose other than to make a profit.

Neighbourhood: The Policy Areas that are formed from common spatial clusters that naturally emerge because of primary features related to landscape characteristics and the communities that occupy them.

Non-Statutory Plans: Planning Documents, used by Lac Ste. Anne County Council and Administration to administer policies and procedures.

Open Space: Passive and structured leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community. Urban and rural open space includes parks, recreation and tourism nodes, as well as natural areas.

Objective: Refers to directional statements that are usually phrased in measurable terms for given time frames.

On-Site Services: The combination of the water acquisition and storage and the disposal of sewage within the limits of the property. Water may be acquired from a well or from off-site and stored in a cistern. Sewage disposal may likewise be disposed of via a field or mound system on-site or hauled off-site to an appropriate disposal facility.

Outline Plan: A land-use Planning Document, adopted by Council resolution, that supports an overarching area plan and provides specific content and detail to a localized site during the subdivision process.

Park: Refers to a development of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and manmade landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public parkland, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park.

Parcel of Land: The aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office.

Planning Act: *The Planning Act*, RSA 1980 cP 9.

Plan of Subdivision: A plan of survey prepared in accordance with the *Land Titles Act* for the purpose of effecting a subdivision.

Public Utility: A system or works used to provide one or more of the following for public consumption, benefit, convenience or use:

- a. Water or steam;
- b. Sewage disposal;
- c. Public transportation operated by or on behalf of the municipality;
- d. Irrigation;
- e. Drainage;
- f. Fuel;

- g. Electric power;
- h. Heat;
- i. Waste management;
- j. Telecommunications; and
- k. Includes the element that is provided for public consumption, benefit, convenience or use.

Public Utility Lot (PUL): Land required to be given under Part 17 Division 8 of the MGA for public utilities.

Policy: Refers to a statement identifying a specific course of action for achieving objectives.

Prime Agricultural Lands: Lands used, or to be used for the purpose of agriculture that have a Canada Land Inventory (C.L.I.) soil class rating of 1 or 2.

Planning Document: A tool used to provide long-range or current land-use planning direction. It can refer to either a Regional or Local Planning Document.



Primary Industry: Defined by the Government of Canada as land-use activities that harvest or extract raw material from nature, such as agriculture, oil and gas extraction, forestry, mining, fishing and trapping.

Provincial Wetland Restoration and Compensation Guide: A Government of Alberta's document regarding wetland restoration/compensation guide.

Panhandle Subdivision: A parcel which has its primary legal and physical access from the municipal road through a narrow strip of land called the panhandle.

Piped Water and Sewer Systems: Municipally operated communal utility systems that convey treated water and raw sewage through publicly or privately owned underground networks of pipes. Sewage is typically treated off-site.

Public Lands Act: The Province of Alberta legislative document governing public land. This includes all lands not privately owned and which are also referred to as Green Lands.



Recreation Use: Refers to development including natural open space, improved parkland and active and passive recreational areas, and any facilities or buildings associated with recreation, serving the needs of a municipality, area or region.

Recreational Facility: Any building, structure or equipment, the intended use of which is for either active or passive recreation, excluding washroom and changing facilities.

Recreation, Extensive: A recreational development where the use requires large tracts of land for non-facility recreational activities such as hunting, trail riding, all terrain vehicle trails, golfing facilities, beach areas, picnic grounds and hiking.

Recreation, Intensive: High density recreational activities such, fishing lodges, marinas, riding stables, sports fields, curling rinks, arenas, cabins, skating rinks, swimming pools and bowling alleys.

Religious Assembly: Buildings, such as churches, chapels, mosques, synagogues, convents and monasteries, where people regularly assemble for worship and related religious, philanthropic or social activities that are maintained and controlled for public worship.

Riparian Setback Matrix Model (RSMM): The model developed by Aquality Environmental Consulting Ltd. as a scientifically and legally defensible method for establishing ERs and development setbacks. Rather than using a prescribed setback distance across an entire jurisdiction, the model takes into account variations in conditions between and within sites. The RSMM seeks to balance the protection of the natural environment and the needs of developers, taking only the minimum setback or ER required for protecting the aquatic environment from pollution.

River Lot: A type of lot surveyed before the establishment of the Dominion Land Survey, that varies in size and shape from a traditional "quarter-section (64.75 hectares/160.0 acres),"and is always found adjacent to a river.

Riparian Corridors: Areas bordering streams, lakes, rivers, and other watercourses. These areas have high water tables and support plants requiring saturated soils during all or part of the year.

Redevelopment Area: An area of land that is the subject of an area redevelopment plan.

Registrar: Registrar as defined in the *Land Titles Act*.

Reserve Land: Environmental Reserve, Municipal Reserve, Community Services Reserve, School Reserve or Municipal and School Reserve.

Road: A road as defined in Section 1(1) of the MGA, but does not include highway as defined in this Part.

Sustainable Development: Refers to development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development implies economic growth together with the protection of environmental quality, each reinforcing the other in a way that allows a community to sustain its quality of life.

Severance: The subdivision of a portion of agricultural land that is fragmented from the remainder of the agricultural land in title, by a natural or permanent man made feature.

Shallow Utilities: Gas, telephone, cable and power services.

Smart Growth: Development principles that promote enhanced quality of life, efficient use of land to preserve the natural environment to the extent possible, and that result in healthy, sustainable communities that are fiscally responsible.

Small Holding (Farm): Minor agricultural operations that may be developed on parcels of land that are too large for country residential use, but too small for large scale extensive agricultural operations. Small farm development does not include operations, that may be regarded as intensive agriculture.

Social Housing: A form of housing tenure in which the property is owned or provided by a government authority (i.e. public housing) and/or a community organization (i.e. community housing).

Sour Gas Facilities: Any facility which produces, processes, or transports sour gas including:

- Gas wells producing or capable of producing sour gas;
- Gas lines or secondary lines that transport sour gas;
- Gas plants; and
- Any other installations that the Alberta Energy Regulator may designate.

Stakeholder: Individuals, groups or organizations who have a specific interest or “stake” in a particular need, issue, situation or project and may include members of the local community (residents, businesses, workers, representatives such as councillors or politicians); community groups (services, interest groups, cultural groups clubs, associations, churches, mosques, temples); or local, provincial and federal governments.

Strategic Plan: An overarching document that determines how Lac Ste. Anne County Council establishes policies and how Lac Ste. Anne County Administration enacts the established policies into programming, services and infrastructure.

Stormwater Management Facility (SMF): A PUL designed and constructed to control and store surface water runoff up to high water level.



Subdivision and Development Regulation: The MGA that established the baseline process, legislation and regulation regarding subdivision and development within Alberta.

School Board: Means the board of trustees of a school district, school division or regional division.

School Reserve (SR): The land designated as SR under Part 17 Division 8 of the MGA.

Statutory Plan: An Inter-Municipal Development Plan, a Municipal Development Plan, an Area Structure Plan and an Area Redevelopment Plan adopted by a municipality under Part 17 Division 4 of the MGA.

Subdivision: The division of a parcel of land by an instrument and “subdivide” has a corresponding meaning.

Subdivision Authority: A subdivision authority established under Part 17 Division 3 of the MGA.



Subdivision and Development Appeal Board: A subdivision and development appeal board established under Part 17 Division 3 of the MGA.

Subdivision and Development Regulations: Regulations made by the Lieutenant Governor in Council under Section 694(1) of the MGA.

Traditional Country Residential Subdivision: A residential subdivision comprising four (4) or more lots of between 0.8 to 4.05 hectares (2.0 to 10.0) acres in size that are serviced on-site.

Traffic Impact Assessment: A report, prepared by a registered traffic engineer, outlining the impact of a proposed development on traffic volumes on relevant road network.

Top of Bank Boundary: The upper valley break line or the line defining the uppermost or most obvious topographic discontinuity in slope distinguishing between the upper plateau and the valley wall established through a biophysical study, site specific survey or both.

Transportation Network: The system of transportation uses (i.e. public transit, rail, air, pedestrian, etc.) that are interconnected.

Tributary: A stream that flows into another water body or water course.

Un-subdivided Quarter-Section: Refers to a quarter-section that has not been subdivided, except for road widening, a public or quasi-public use or for the purposes of an oil or gas well, pipeline or installation incidental to a pipeline, OR may refer to a parcel of land that is legally and physically severed from the balance of a quarter-section and which constitutes more than half of the area of that quarter-section.

Vision Statement: A statement, adopted by County Council that encapsulates the future identity and ideals of the community. The statement guides overarching policy regarding community growth, principles and values.

Water Body: Any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to, wetlands and aquifers.

Watercourse: Flow or movement of the water in rivers, creeks and other streams and/or a moving body of water of any size.

Wetland: Land having the water table at, near, or above the land surface or that is saturated for a long enough period to promote wetland or aquatic processes as indicated by hydric soils, hydrophytic (“waterloving”) vegetation, and various kinds of biological activity which are adapted to the wet environment.

Water Act: Province of Alberta legislation for managing and protecting water resources.