

Lac St. Anne County

MUNICIPAL DEVELOPMENT PLAN



Bylaw 23-2014

BYLAW NO. 23-2014

**Bylaw #23-2014
OF LAC STE. ANNE COUNTY
IN THE PROVINCE OF ALBERTA**

A BYLAW OF LAC STE ANNE COUNTY IN THE PROVINCE OF ALBERTA, TO ADOPT A MUNICIPAL DEVELOPMENT PLAN

WHEREAS the Municipal Government Act, Revised Statutes of Alberta 2000 - Chapter M-26, current as of 2015 and amendments thereto, authorize Council of a Municipality to enact a Municipal Development Plan to guide future development within the Municipality.

NOW THEREFORE Lac Ste. Anne County Municipal Development Plan Bylaw #17-08 and amendments thereto is hereby repealed.

NOW THEREFORE Council of Lac Ste. Anne County in the Province of Alberta does hereby adopt the Lac Ste. Anne County Land Use Bylaw this 02nd day of December, 2015.

Read a first time this 8th day of January, 2015.

Read a second time this 26th day of November, 2015.

Read a third time with the unanimous support of the Council Members present this 02nd day of December, 2015.

Mayor-Bill Hegy

Chief Administrative Officer-Mike Primeau

Date of Signing

Date of Signing

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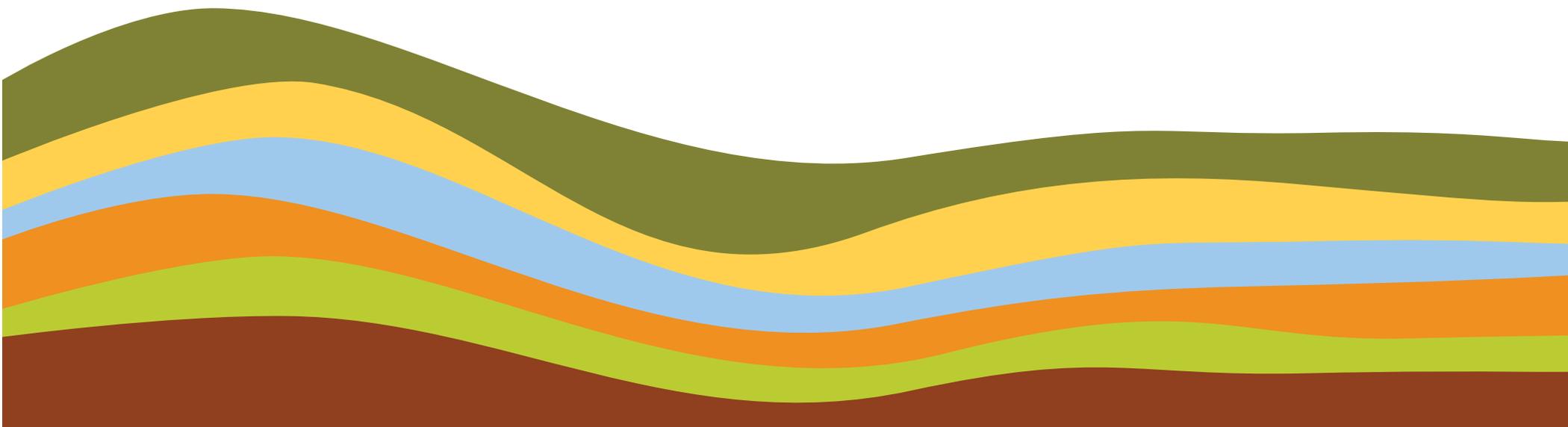
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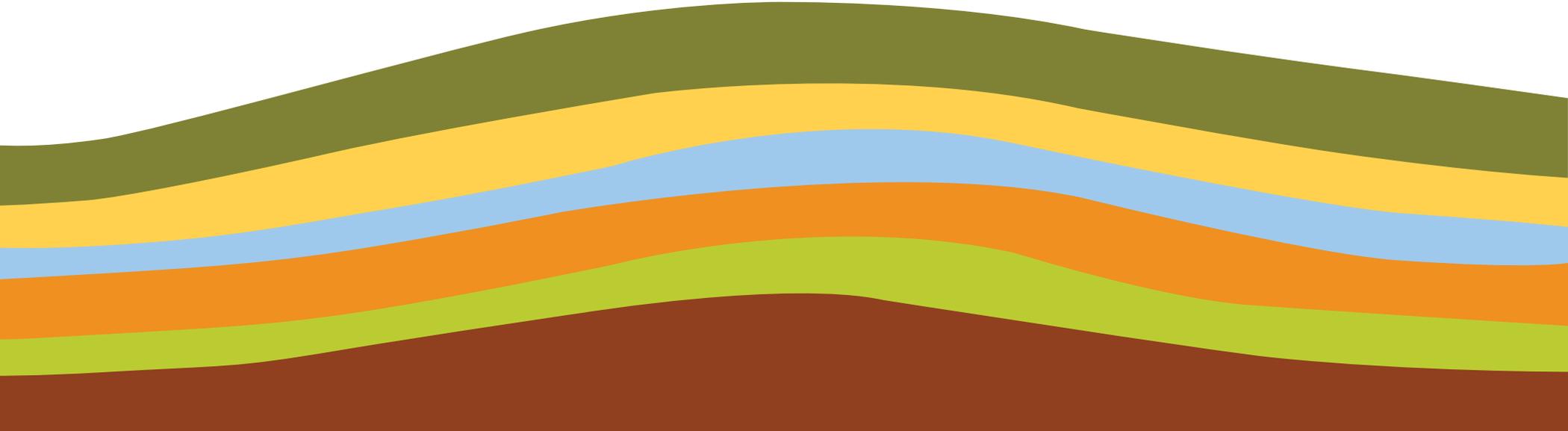
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Part I

Project Background and Context



1. PROJECT BACKGROUND

1.1 Purpose

The Municipal Development Plan (MDP) is intended to establish a framework for land use decision making within the county. The MDP must embody the overall aims, ambitions and philosophy that the County holds in relation to its development and growth.

1.2 Plan Area

The MDP applies to all lands within the corporate boundaries of Lac Ste. Anne County. This does not include lands within the county boundary that are within the corporate boundaries of other Urban Municipalities (Towns, Villages and Summer Villages) or First Nations Reserves.

1.3 Statutory Context

The MDP is a statutory document as defined in the *Municipal Government Act* (MGA). It provides a broad, conceptual framework that serves as the foundation for a number of future statutory and non-statutory planning documents, including:

- a. Area Redevelopment Plans, which are statutory plans defined by the MGA, that direct the redevelopment, preservation or rehabilitation of existing lands and buildings within the county;
- b. Area Structure Plans, which are statutory plans defined by the MGA, that direct the future land use, transportation, and utility concepts and sequence of development in new communities;
- c. Outline Plans and Concept Plans, which are non-statutory or preliminary plans of subdivision;
- d. The Lac Ste. Anne Urban Bylaw (LUB), which regulates subdivision and development and is intended to implement the MDP as well as Area Redevelopment Plans and Area Structure Plans; and
- e. Municipal Servicing Standards, which are non-statutory documents that guide minimum standards for any municipal improvements related to transportation, water, sanitary, stormwater and other utility infrastructure.

1.4 Scope

The planning horizon for this Plan is 20 years, and it is based on the overall growth and development projections undertaken as part of this document.

The MDP should be viewed as a guide for growth and development rather than a rigid path to be followed. Although the MDP has been developed to be adaptable to emerging trends and conditions, it should also be reviewed and amended on a regular basis as the community grows, and in light of more in-depth future studies, provided these amendments stay within the overall intent and direction of this Plan.

1.5 Legislative Requirements

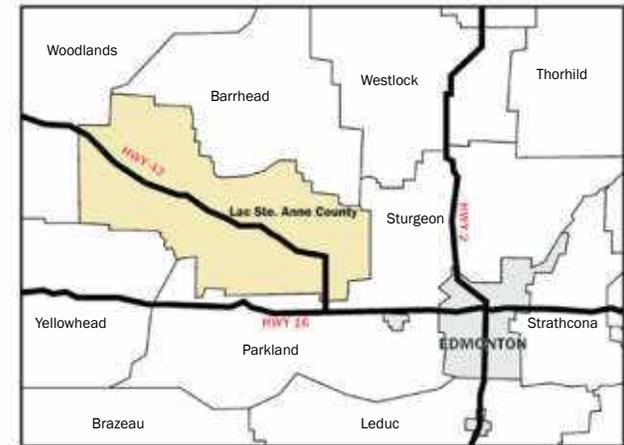
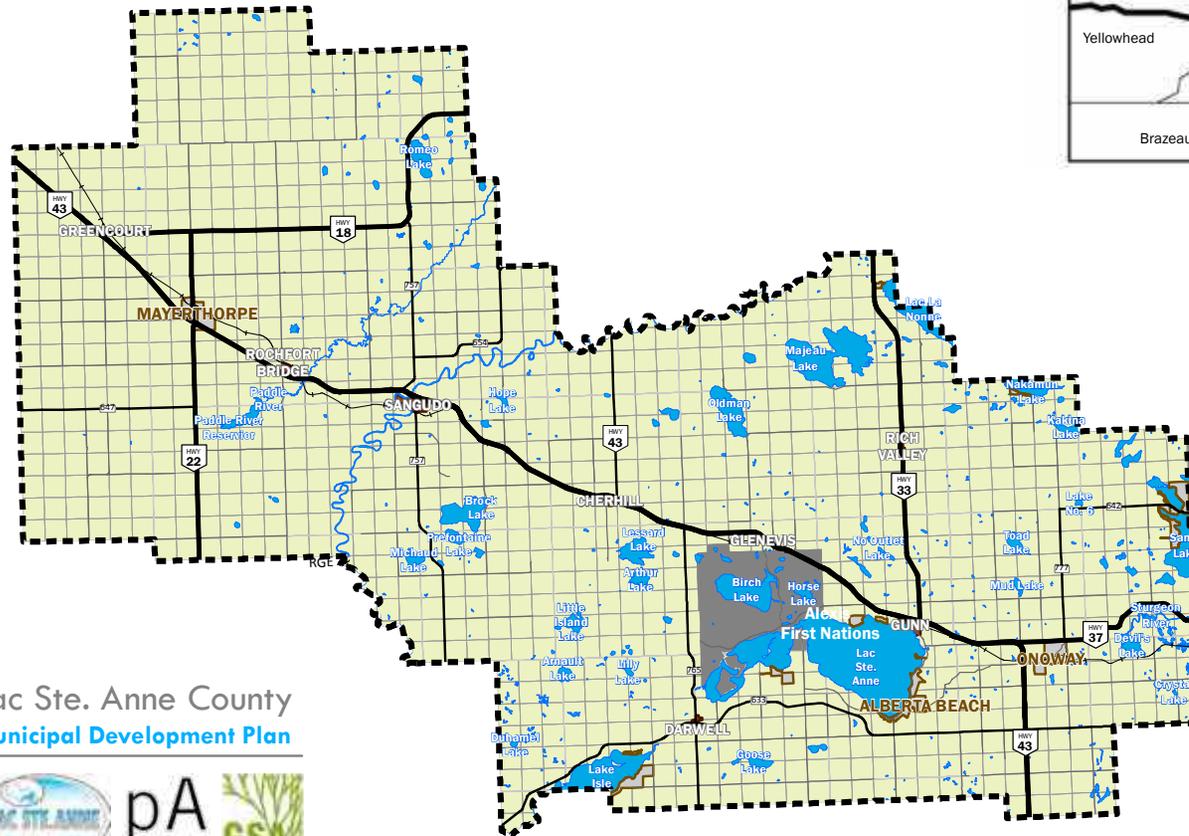
As part of the County's planning system, the MDP has been reviewed and updated a number of times, with the most recent updates taking place in 1998 and 2008.

This MDP review and update is undertaken upon Council's request to address current market trends and establish a user-friendly document.

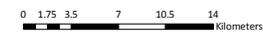
The MDP is a statutory plan, prepared and adopted by bylaw, in accordance with Section 632 of the MGA, which states, in part, that an MDP must address:

- The future land use within the municipality;
- The manner of and the proposals for future development in the municipality;
- The coordination of land use, future growth patterns, and other infrastructure with adjacent municipalities if there is no inter-municipal development plan with respect to those matters in those municipalities;
- The provision of municipal services and facilities either generally or specifically; and
- Any other matters that the council considers necessary.

The MGA also allows an MDP to address other matters relating to physical, social, environmental and economic development.



Lac Ste. Anne County
Municipal Development Plan



July 2015

1.6 How to Read This Plan

This Plan is broken into four (4) key parts that collectively set out the policy framework for future development within the county.

Part 1 sets out the role and scope of the MDP, provides planning context, provides an overview of the stakeholder consultation undertaken for this MDP update and also establishes the long-term vision statement as well as guiding principles for future developments in Lac Ste. Anne County.

In order to address the unique issues faced by different areas in the County, it is divided into five (5) Policy Areas depending on existing character, land uses, landscape features, development patterns and environmental constraints in each area. The Policy Areas are defined in Sections 5 through 9 and form the backbone of this MDP document. These Policy Areas were developed in consultation with the County Council, the Stakeholder Advisory Committee, and the general public. Anyone intending to develop their land or the Development Authority reviewing the development applications should understand the relevant Policy Area applicable for their lands.

Part 2 (including Sections 5, 6, 7, 8 and 9) provide a high level vision and objectives for each Policy Area within the County. In addition, it also provides detailed policies related to subdivision of land and preferred land uses within each Policy Area. Section 10 includes general policies applicable for all Policy Areas including servicing, transportation, historic resources, economic development, tourism, gravel extraction, crown lands and other similar issues.

Part 3 outlines how the MDP shall be implemented through a series of mechanisms such as incentives, enforcement and regulations, partnerships, and monitoring/review.

Part 4 sets out the definitions that support the rest of the document. The reader should use the following guidelines when referring to the text and policies in this document:

Where an introductory preamble accompanies a policy, it is provided for information purposes only, and is intended to enhance the understanding of the policy. Should there be any inconsistencies between the preamble and a particular policy, the policy will take precedence.

The following terms, when used in policy statements, have specific meanings as

follows:

- “Shall” or “will” in this document denotes an action statement that requires mandatory compliance;
- “Should” in this document denotes an action statement that requires compliance in principle, unless it can be clearly demonstrated to the satisfaction of the applicable authority that it is not reasonable, practical or feasible in a given situation; and
- “May” in this document denotes a discretionary action that may or may not be undertaken depending on the situation and context.

The MDP is intended to provide broad policy direction with respect to land use planning and development matters in Lac Ste. Anne County, in accordance with Section 632 of the MGA. More specific direction with respect to land use and development is provided through the Land Use Bylaw (LUB). The intent of this Plan is that the policies are to be given full effect to the extent that they are consistent with the LUB. Where a policy in the MDP conflicts with a policy or standard in the LUB, the LUB shall prevail.

It must be further recognized that Section 637 of the MGA provides that “The adoption by a council of a statutory plan does not require the municipality to undertake any of the projects referred to in it.” To the extent that the Plan policies contemplate the expenditure of public funds or the dedication of public resources, those policies must necessarily be read and interpreted subject to Section 637. Implementation of these policies will depend upon future resource allocation deliberations and decisions.

Unless otherwise specified within the MDP, the boundaries or locations of any symbols or areas shown on a map are approximate only and shall be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries, such as roads or utility rights-of-way.

Throughout the MDP, “Lac Ste. Anne County” and the “the County” are used to describe the County of Lac Ste. Anne as a municipal government, or corporation, whereas “the county” and “LSAC” are used to describe the physical area of the municipality.

1.7 Related Plans and Policies

The MDP does not exist or function in isolation. It aligns with and supports several other important policies and initiatives.

A number of supporting Lac Ste. Anne County plans and documents were referenced in the development of this Plan, including those described below.

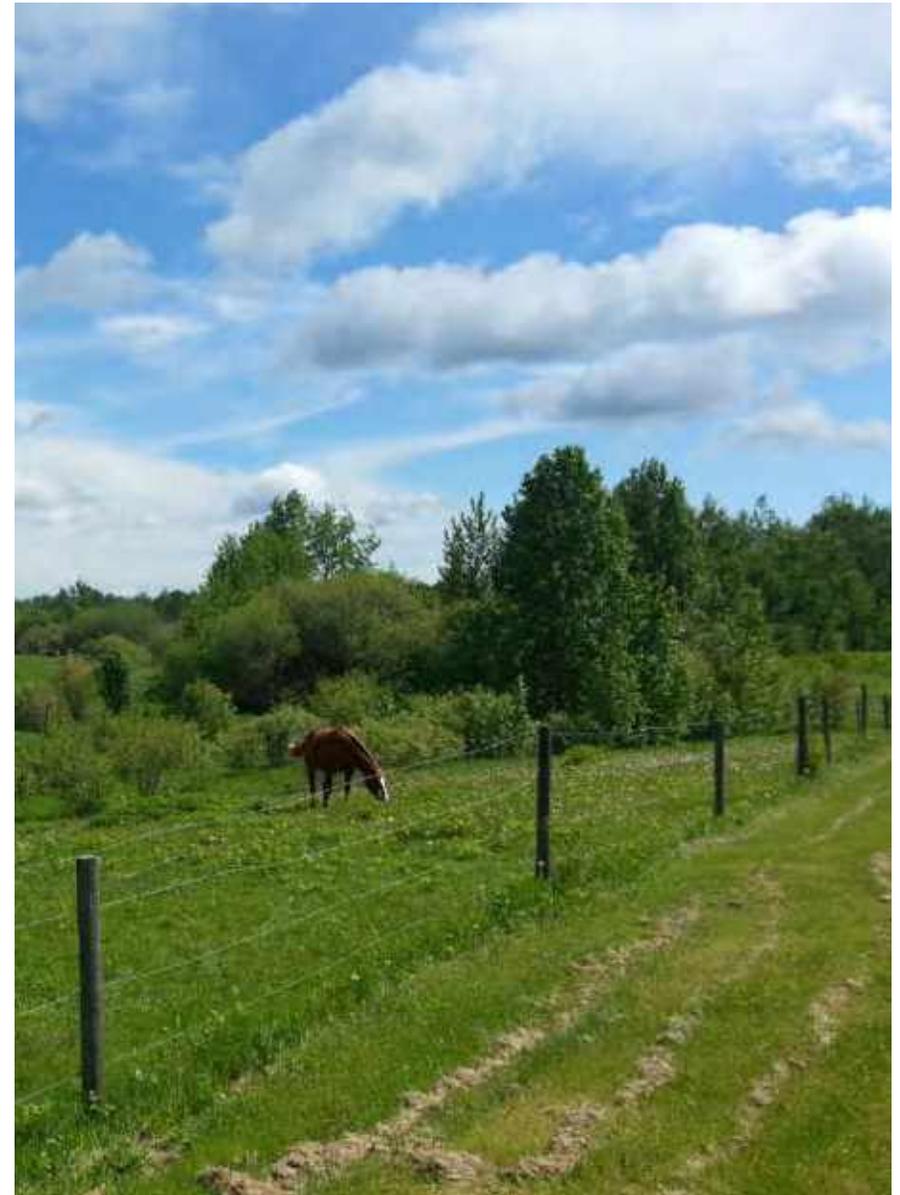
Provincial Plans, Acts, and Regulations

Upper Athabasca Regional Plan

As per the *Alberta Land Stewardship Act*, the MDP will also need to align with the Upper Athabasca Regional Plan. This regional plan is currently under development and the MDP will be reviewed upon its completion and amended if required.

Provincial Acts

- *Land Stewardship Act;*
- *Recreation and Development Act;*
- *Public Highways Development Act;*
- *Highways Protection and Development Act;*
- *Surveys Act;*
- *Fisheries Act;*
- *Land Assembly Project Area Act;*
- *Expropriation Act;*
- *Agricultural Operation Practices Act;*
- *Historical Resource Act;*
- *Land Titles Act;*
- *Safety Codes Act;*
- *Metis Settlement Act;*
- *Environmental Protection and Enhancement Act;*
- *Water Act;*



- *Public Lands Act; and*
- *Soil Conservation Act.*

Regulations

- Highway 43 Waste Commission Regulation; and
- West Inter Lake District Regional Water Services Commission Regulation.

Municipal Studies

Transportation Studies

- Lac Ste. Anne Rural Road Study (2001); and
- Transportation Master Plan.

Environmental Studies

- Regional Groundwater Study (1998); and
- Lac Ste. Anne Environmental Inventory (2014)

Legislative and Management Policies

- Administrative Policies;
- Public Works Policies;
- Agricultural Service Board Policies;
- Waste Related Policies;
- Planning and Development/Safety Codes Policies;
- Fire Department Policies;
- Personnel Policies; and
- Municipal Bylaws

Area Structure Plans / Outline Plans

On a neighbourhood scale, the MDP not only provides guidance to the creation of new planning frameworks and policies, as highlighted in Part 2 and 3, but it also supports the directions already outlined in proposed and existing Area Structure Plans (ASPs) and Outline Plans, including:

- Alberta Beach Estates ASP;
- Island View Resort ASP;
- Pembina Ridge ASP;
- So Larr ASP;
- Waters Edge ASP; and
- Windmill Harbour ASP.

Inter-Municipal Development Plans

This MDP incorporates directions and policies that are set out in a number of Inter-Municipal Development Plan (IDP) documents that have been ratified or are currently in development.

These IDPs set out a comprehensive policy framework regarding land use and future development within the urban fringe of their respective areas. The IDPs also include communication protocols and procedures for resolving conflicts as well as administering the plans among the relevant municipalities.

The following IDPs are either established by mutual councils or are in the process of development:

- Lac La Nonne and Lac Ste. Anne IDP;
- The Town of Onoway and Lac Ste. Anne IDP;
- The Town of Mayerthorpe and Lac Ste. Anne IDP; and
- The Village of Alberta Beach, the Summer Village of Sunset Point, the Summer Village of Val Quentin and Lac Ste. Anne IDP.

2. COMMUNITY CONTEXT

2.1 Local History and Culture

The County is named after Lac Ste. Anne Lake, a large lake in the mid-east part of the county. Prior to European settlement the area was inhabited by the Nakota Sioux and Cree First Nation's People. The County has a strong indigenous tradition, and the Alexis First Nations Reserve is located in the centre of the County in the present day.

It began to be inhabited by European settlers in the mid-19th Century. The village of Lac Ste. Anne Mission was one of the first settled areas in Alberta, after being established by the Lac Ste. Mission. The Mission grew quickly, and at one point was a larger trading post than Fort Edmonton.

The major catalyst for the next phase of development in the region was the construction of the railroad through the county, which led to intensified agricultural operations and greater access. It also led to growth of areas around Lac Ste. Anne Lake as tourist destinations. The development of Highway 43 in the first half of the 20th century further reinforced the infrastructural spine of the County and led to the growth of the main Towns and Villages.

Through the amalgamation of numerous smaller municipalities, the Municipal District of Lac Ste. Anne was formed in 1944. The Municipal District was declared a County in 1965.

The County has a strong and diverse local culture. Agriculture, lakes and recreational areas are core features in establishing the unique identity of the county. In addition to the already established local population, the county is also proving to be an increasingly popular location for new residents, particularly those relocating from the Edmonton area, in search of an affordable rural lifestyle in close proximity to Edmonton and Spruce Grove.

Agriculture and related industry has traditionally formed the core economic activity within the county. This has, however, been supplemented in recent years with a stronger recreational sector, aggregate extraction industry, and general industrial development.



2.2 Demographic and Economic Trends

Historically, there has been a stable population growth in Lac Ste. Anne County for last two decades with an annual growth rate of approximately 1%.

The historical population growth rate is:

- Below the provincial average of ~2%
- In line with rural/urban fringe average
- Above rural remote average (~0%)

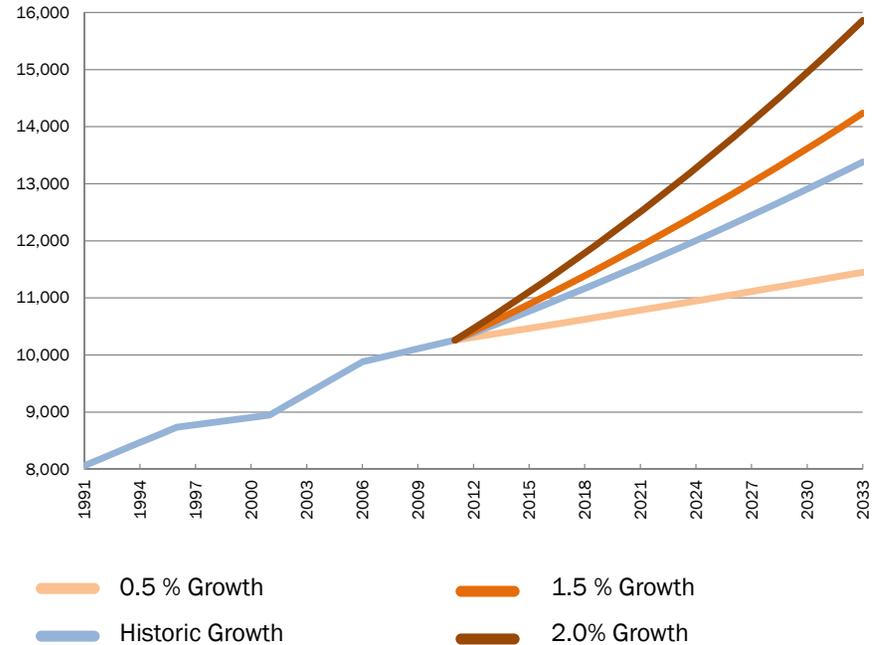
The 2011 census population of Lac Ste. Anne County is 10,260. The future population growth for Lac Ste. Anne County is expected to be in line with historical experience of 1% annual growth. Assuming this growth rate, the population of Lac Ste. Anne County is expected to grow up to 13,062 by 2033.

To ensure the Plan acknowledges possible other outcomes, the following three (3) scenarios were also considered:

- Low: Average annual growth rate (0.5%): population in 2033: 11,336
- Medium: Average annual growth rate (1.0%): population in 2033: 13,062.
- High: Average annual growth rate (1.5%): population in 2033: 13,819.

The historical growth trend corresponds to a population increase of approximately 2,802 people. The low and high growth scenarios yield new population growth by approximately 1,076 to 4,986.

Figure 2.2.1 Growth Projections Chart



2.3 Current and Historical Land Use Trends

Based on 2013 Tax Assessment data for the County:

- The County has approximately 684,901 acres of assessed land (89% of all lands); and
- Other un-assessed land includes County roads, crown land, highways, lakes, other towns and reservations (11% of total land).

Historical data from the County’s Tax Assessment Department was analyzed to gain an understanding of growth trends for each of the above land uses within the County. This information is available on the basis of number of parcels and not acres. Table 2.3.1 indicates growth trends for number of assessed parcels for each land use category from 2004 to 2012.

Table 2.3.1 Average Annual Growth Rates

Average Annual Growth Rates (2004-2012)	
Country Residential Parcels	4.6%
Other Residential Parcels	1.35%
Commercial Parcels	7.6%
Parks and Recreation Parcels	1.55%
Industrial Parcels	- 2.3%

The parcel-based information needs to be interpreted with caution for the following reasons:

- More than one third of country residential parcels are zoned for country residential use but are currently vacant;
- Commercial parcels may be of varying sizes, not all are developed, and the growth rate may thus not be indicative of commercial growth; and
- Industrial parcels exist in the absence of industrial zoning and reflect discretionary designation by the assessor of mostly agricultural land as industrial based on usage.

2.4 Population and Land Use Projections

Country Residential

New country residential land use required in 2033 is estimated on the basis of expected (medium growth scenario) population growth: 1426 acres by 2033.

THE NUMBER OF PARCELS CURRENTLY UNOCCUPIED, WHICH ARE SUBDIVIDED AND ZONED AS COUNTRY RESIDENTIAL, SUFFICIENTLY MEET THE ENVISAGED DEMAND FOR THE TWENTY (20) YEAR LIFESPAN OF THIS PLAN.

The currently available parcels (subdivided and zoned as country residential) are sufficient to meet this demand.

Future demand for country residential areas will be subject to a complex set of influences, including:

- Continuing pressures of urbanization;
- Expected increases in transportation costs (especially if environmental regulations will increase the cost of carbon); and
- Reduced availability of country residential land in the Capital Region in response to the overall growth plan for the region.

These various pressures are accommodated in the high and low population scenarios. They outline a requirement for country residential land of 736.92 hectares (1821.0 acres) and 218.53 hectares (540.0 acres).

Commercial

Commercial land use is expected to grow in line with population. Currently, commercial land use in the County is constrained by most county residents’ convenient access to the Capital Region.

Commercial land requirement in 2033 is expected to be 104 acres. The high and low population scenarios provide the range around this estimate of 39 to 133 acres.

Industrial

Future industrial land is a special case. There is no direct linkage between the number of industrial acres currently in use and required in 2033 as well as future population. The decision of companies to establish facilities is based on a complex set of decision criteria that include labour force availability, transportation linkages, service availability, proximity to suppliers and markets, and land costs.

Industrial land use in the County needs to be considered in the context of the greater Edmonton region, where industrial land use is focused in Nisku/Leduc and South Edmonton. Other well-established industrial land use nodes such as Fort Saskatchewan and adjacent lands in Strathcona County and Acheson in Parkland County. A new industrial node is developing in Sturgeon County around the new Northwest upgrader and Agrium plants.

The Town of Onoway's IDP projects industrial land requirement of approximately 345 acres (2 quarter-sections) for the next forty (40) years. The draft for Onoway and Lac Ste. Anne County allocates approximately six (6) quarter-sections of land for future industrial land uses on the County lands within the IDP area. Based on current trends, this proposed Industrial Park located in the north-west portion of the Onoway-Lac Ste. Anne IDP area should provide all future industrial needs within the county for next twenty (20) years.

To date, the County has not had any zoned industrial land, although some parcels have been assessed as industrial, based on the economic activity taking place on the land.

Establishing Industrial Parks near existing urban areas and requiring industrial districting for those land uses would help the County in attracting the right kind of industries to the region and establish a competitive edge over surrounding rural communities.



3. STAKEHOLDER CONSULTATION

3.1 Consultation Process & Timeline

The main focus of the stakeholder consultation process was to provide the public and key stakeholders the opportunity to develop the core vision and direction of this project. This included identifying issues and opportunities, preparing future development scenarios, establishing future vision and developing a policy framework for the Plan area.

The following six (6) key stakeholder groups were consulted to seek their input:

- Citizens;
- Local developers, real estate agents, builders and land owners;
- Agricultural community;
- Civic organizations, service providers;
- Municipal staff of Lac Ste. Anne County, and
- Municipal staff of neighbouring municipalities.

The following consultation and communication tools were used to meet the unique demands of each stakeholder group.

Media Release

The MDP update project was officially launched in June 2013 by issuing a Media Advisory Statement on the County's website.

Online Survey/Email Questionnaires

In July 2013, a questionnaire was published on the County website and also circulated to all stakeholder groups. A total of thirty (30) questionnaire responses were received from all stakeholder groups. A summary of the responses to this questionnaire is provided in Appendix A of this document.

Stakeholder Advisory Committee

A Stakeholder Advisory Committee (SAC) was established to steer the project and provide an ongoing direction to the Project Team. The SAC consists of eight (8) members, representing all six stakeholder groups, and two (2) County Councillors.



Three (3) SAC meetings were organized throughout the course of this project:

- SAC Meeting #1 (July 2013);
- SAC Meeting #2 (November 2013); and
- SAC Meeting #3 (May 2014).

Multi-Stakeholder Workshop

A multi-stakeholder workshop was held in Sangudo in September 14th, 2013 to provide an opportunity to all stakeholders to work together. At this event, approximately thirty (30) stakeholders, representing different backgrounds, were invited to provide additional input on issues and opportunities and also brainstorm ideas for the overall vision and future development concept for the County.

Open Houses

Three (3) Public Open Houses were organized to provide additional opportunities for public input. These sessions were organized as drop-in sessions. The County staff and the Consultant Team were available to answer questions raised by citizens:

- Open House #1 (July 2013);
- Open House #2 (February 2015); and
- Open House #3 (August 2015).

Extended Display: In addition to the Open Houses, the Display Panels were also made available to the County for extended display at the County Office for a period of two (2) weeks after the Open House event.

Special Information Sessions

In addition to the Open House Sessions and extended display opportunities, the following one (1) special information sessions were organized in an effort to make the information available at venues traditionally attended by stakeholders:

- Darwell Fair (Summer 2013).

Council Updates

Two (2) Council Update sessions were organized to ensure Council buy-in at key stages of the project:

- Council Update Session #1 (November 2013) to build consensus on the Future Development Concept; and
- Council Update Session #2 (November 2014) to endorse final drafts of the MDP and LUB.

Public Hearing

In accordance with the MGA, a Public Hearing was held in March 2015 to provide a last opportunity to citizens and stakeholders to provide additional input on the Plan.



4. VISION

4.1 Vision Statement

The following vision statement and guiding principles were established through extensive stakeholder consultation including stakeholder surveys/interviews, Stakeholder Advisory Committee Meetings, multi-stakeholder workshops, public open houses and council updates. The vision and guiding principles represent key direction for future development in the County. The Administration and Council should evaluate future development applications against the vision statement and guiding principles. This MDP is prepared to provide a vision for next twenty (20) years for the County.

IN THE NEXT TWENTY (20) YEARS, LAC STE. ANNE COUNTY WILL BE:

A SUSTAINABLE COMMUNITY...

... with a strong focus on rural agricultural lifestyle and a unique balance between environmental preservation, residential development, agricultural production and economic growth.

A LIVABLE COMMUNITY...

... that offers a wide range of urban and rural residential options, recreational amenities and community facilities for improved quality of life.

AN ENVIRONMENTAL LEADER...

... with focus on preserving the unique character of water management areas around existing lakes and water bodies within the County.

A DESTINATION OF CHOICE...

... for regional commercial and industrial businesses by promoting a diversified economy.

A SAFE AND CULTURALLY VIBRANT COMMUNITY...

... for residents of all backgrounds and age groups.

4.2 Guiding Principles

The following guiding principles or key themes emerged from the extensive stakeholder consultations undertaken as part of the MDP update:



1 PRACTICE SUSTAINABLE DEVELOPMENT

- Ensure new development is fiscally, socially and environmentally sustainable.
- Encourage compact development of rural country residential parcels in close proximity to existing residential areas.
- Promote development of existing vacant residential parcels.
- Avoid fragmentation of higher quality agricultural land.



2 EMBRACE ENVIRONMENTAL STEWARDSHIP

- Establish and protect locally relevant Environmentally Sensitive Areas (ESAs).
- Control nature of development around ESAs.
- Control natural resource extraction activities and mitigate negative impacts of natural resource extraction activities through sound land use planning.



3 PROMOTE ECONOMIC DEVELOPMENT

- Attract new commercial and industrial businesses at strategic locations within the county.
- Establish a diversified economy by promoting key areas within the county for potential Industrial Business Parks, and commercial corridors.



4 ESTABLISH UNIQUE COMMUNITY IDENTITY

- Recognize predominant agricultural lifestyle as a defining factor of the community identity.
- Establish a unique policy framework for a variety of character areas within the county based on their location within the county and the characteristics of the overall landscape.
- Maintain and enhance the character of existing lakes and associated residential communities around them.



5 ACHIEVE INFRASTRUCTURE EFFICIENCY

- Develop high level understanding about potential transportation and servicing infrastructure improvements necessary to attract new businesses.
- Establish detailed criteria for preferred approach for on-site servicing requirements.



6 REGIONAL COOPERATION AND PARTNERSHIPS

- Work with neighboring municipalities to establish mutually agreeable long term planning visions for the inter-municipal fringe areas.
- Explore establishing cost and revenue sharing agreements with neighbouring municipalities to ensure successful implementation of the long term vision.

4.3 Future Development Concept

The Future Development Concept, shown in Map 3, is a high-level vision for the development of the County and is defined by the following two elements:

MDP Policy Areas

For the purpose of this MDP, the county is divided into the following five (5) Policy Areas (Map 2). The boundary of each Policy Area is carefully established based on the following criteria:

- Location of the area within the county;
- Character of environmental features and landscape; and
- Nature of existing land uses

These Policy Areas represent a specific “character area” within the county. The name of each Policy Area represents the common theme that defines them:

Agricultural Heartland (AH):

Defining features include higher intensity of good quality agricultural land and existence of predominantly agricultural land uses.

Rural Residential (CR):

Defining features include medium intensity of good quality agricultural land and a mix of agricultural and non-agricultural land uses.

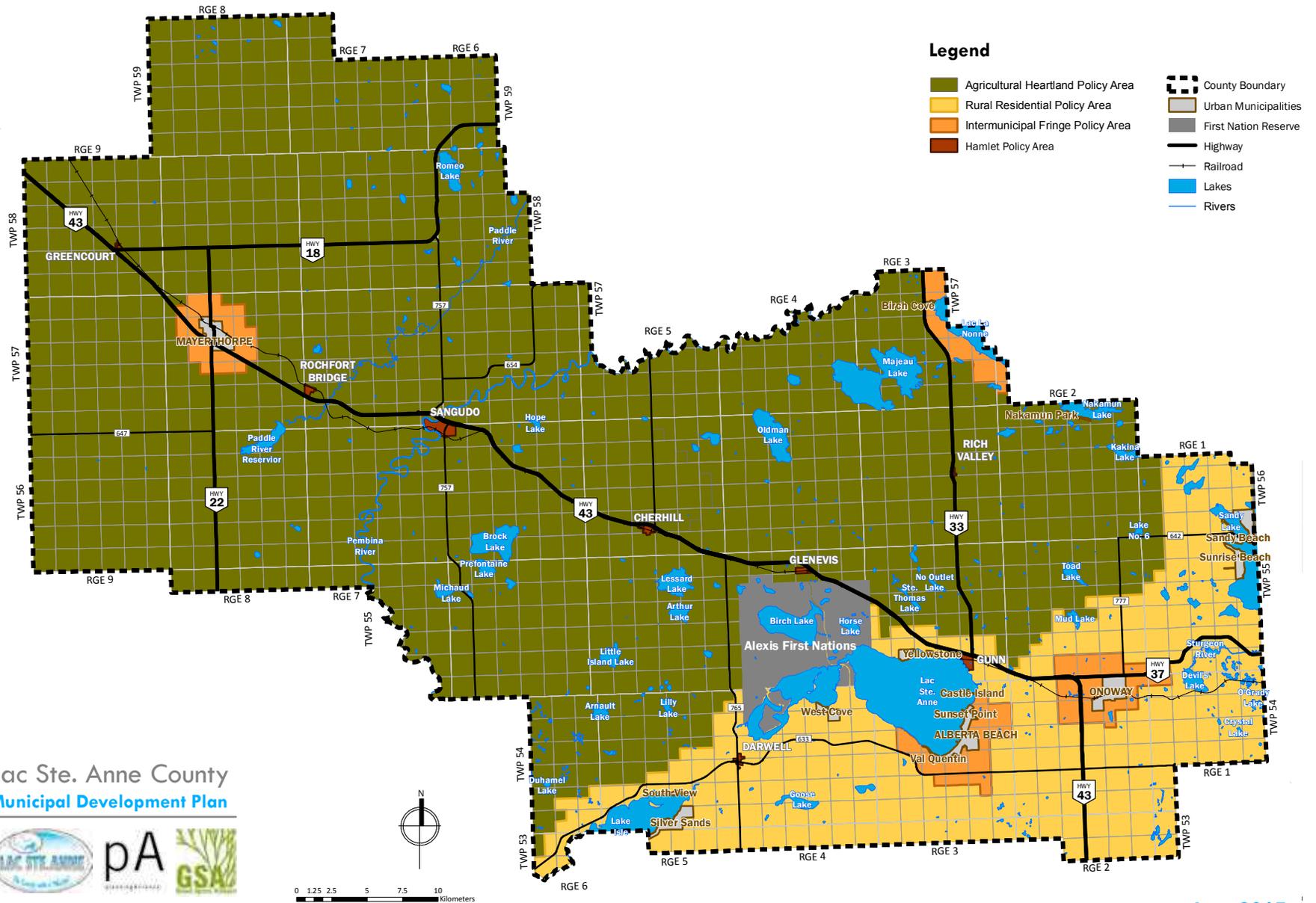
Hamlet (H):

Includes areas of existing hamlets.

Inter-Municipal Fringe (IF):

Includes areas within the inter-municipal fringe areas as defined in this MDP.





Lac Ste. Anne County
Municipal Development Plan



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Kilometers

June 2015

Land Use Concept

The future land use concept is explained as follows:

Residential:

New residential development should be concentrated around existing hamlets and adjacent to existing subdivisions in Rural Residential Policy Area. Redevelopment of existing vacant country residential parcels should be encouraged.

Commercial:

Commercial development will be allowed along Highways 43, 633, 37 and 33 on a case-by-case basis subject to additional criteria defined in this Plan.

Institutional:

New institutional development should be concentrated in or around the Hamlets of Darwell and Sangudo.

Industrial:

New industrial development should be directed towards the potential specialized industrial parks near Onoway and Mayerthorpe.

New industrial development should have Industrial Land Use designation as per the revised LUB.

Open Space and Recreation:

The new Open Space framework should seek to connect key Environmentally Sensitive Areas (ESAs) and existing recreational areas with each other and to other key land uses.

Policy Areas - Land Use Concept Interrelationship

The Future Development Concept shows the interrelationship between the Future Policy Areas and the Land Use Concept. Together, they provide guidance for the nature of development recommended in different parts of the County.

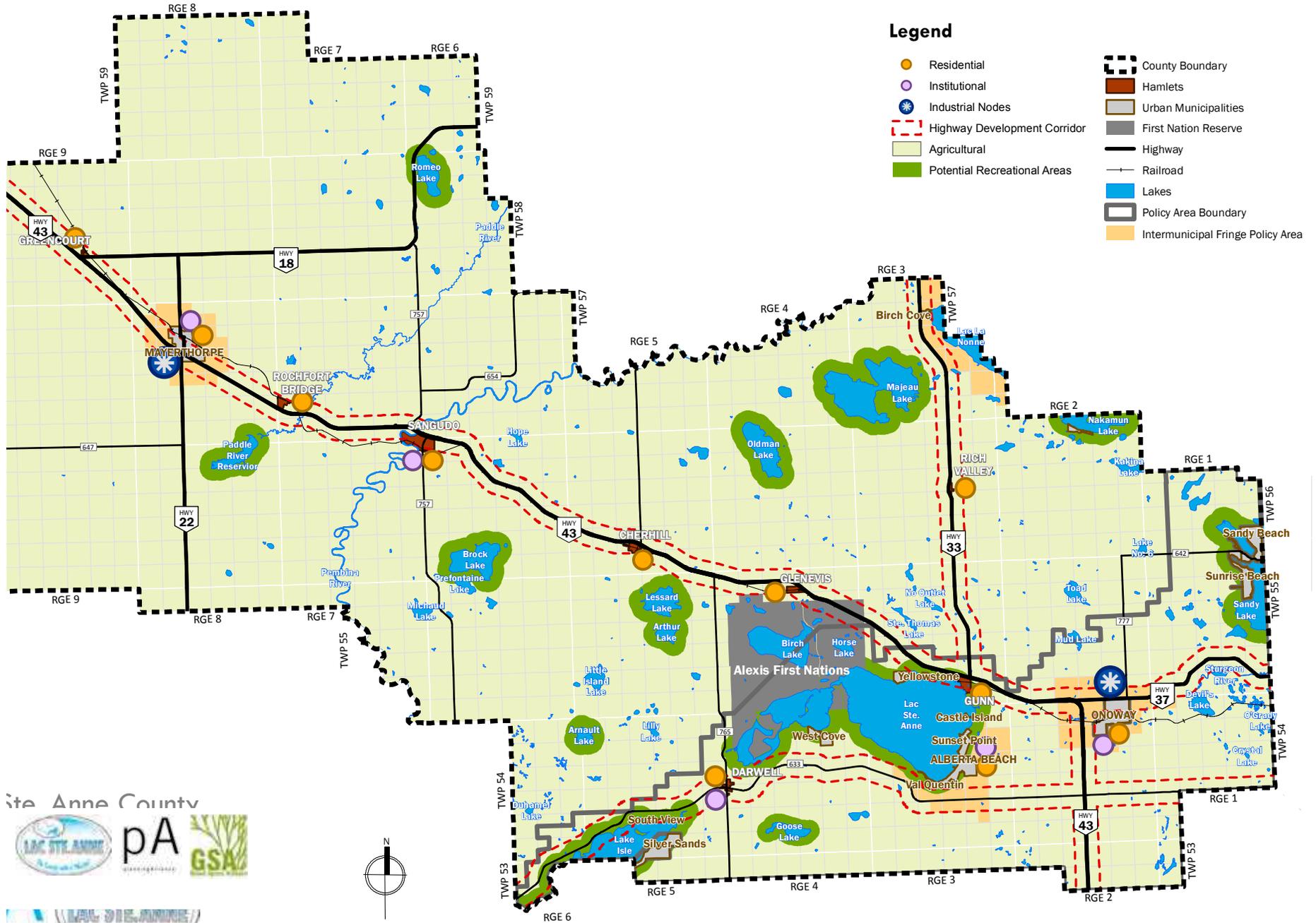
The following procedure shall be used by the Administration and Council while making development approval decisions within the county:

- Identify the Policy Area where the subject site belongs to.
- Refer to the vision established for that Policy Area.

- Refer to land use and subdivision policies established for each Policy Area in Part II of this document. The following shall not be considered in calculating the number of parcels per quarter-section:
 - Parcels registered as Environmental Reserve (ER), Municipal Reserve (MR), Community Services Reserve (CSR), School Reserve (SR), Municipal and School Reserve (MSR), Public Utility Lot (PUL) or cemetery, regardless of ownership; or
 - Any parcel owned by the County or the County Commissions.
- Refer to the general development policies for the relevant Policy Area.

In addition to the Future Development Concept, the following additional plans/maps guide the nature of future development within the county and should be referred to by the Administration during development approval process:

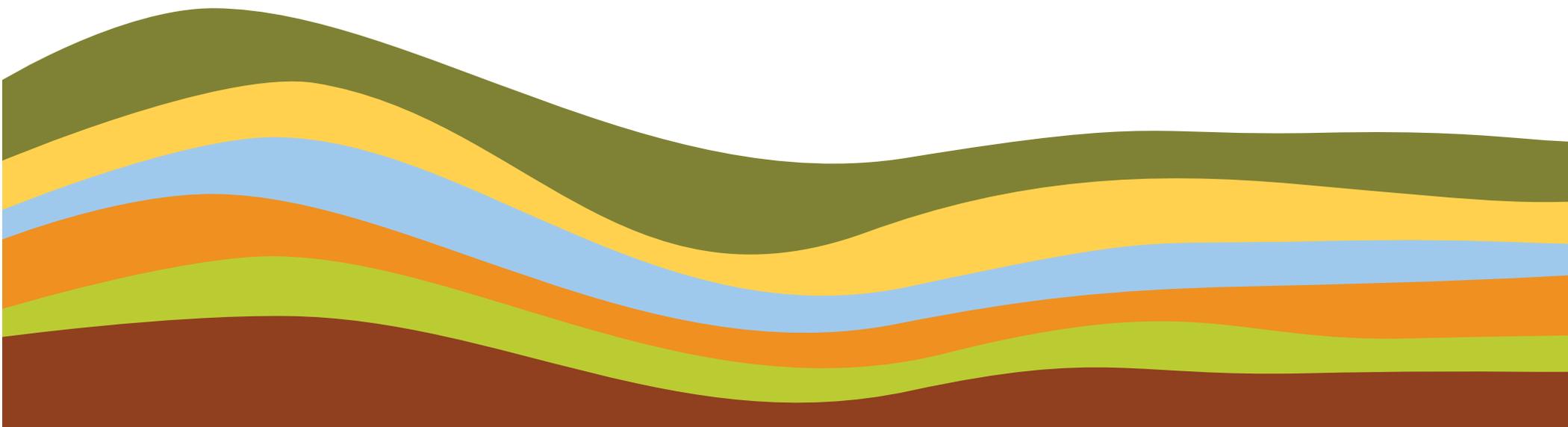
- IDP Policy Areas (Map 4, Map 5, Map 6 and Map 7);
- Transportation Concept Plan (Map 8)
- Canada Lands Inventory Classification (Map 9);
- Confined Feeding Operations Restricted Areas Map (Map 10); and
- Environmentally Sensitive Areas Map (Map 11).



Legend

- Residential
- Institutional
- ★ Industrial Nodes
- Highway Development Corridor
- Agricultural
- Potential Recreational Areas
- County Boundary
- Hamlets
- Urban Municipalities
- First Nation Reserve
- Highway
- Railroad
- Lakes
- Policy Area Boundary
- Intermunicipal Fringe Policy Area

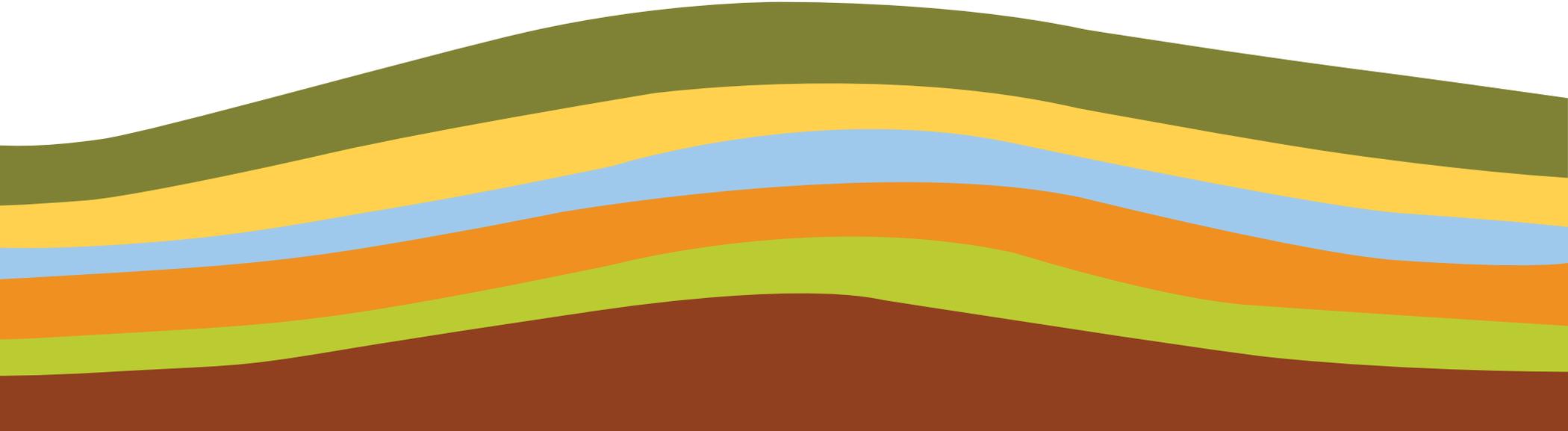






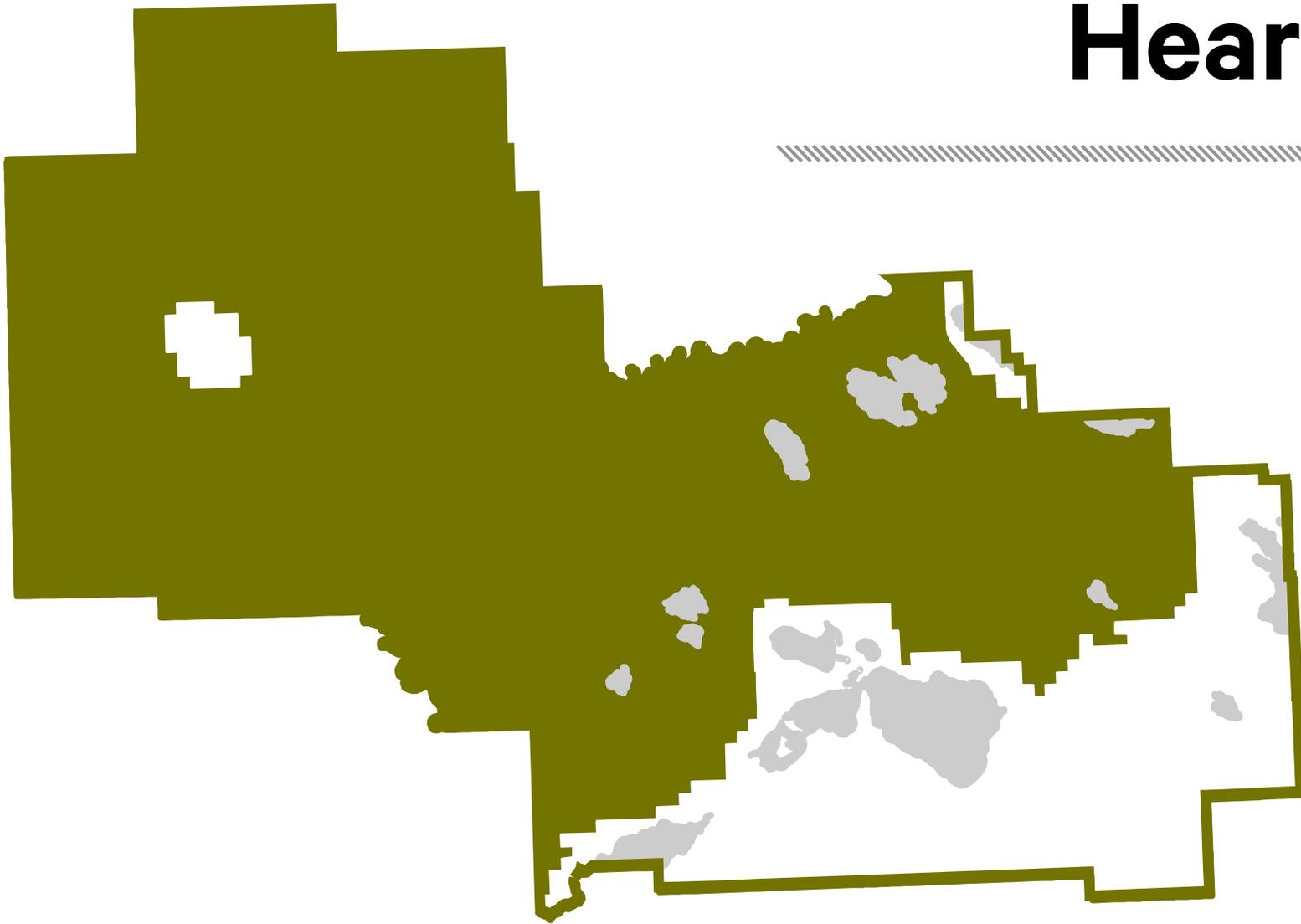
Part II

Policy Areas





Agricultural Heartland



5. AGRICULTURAL HEARTLAND

5.1 Vision

The Agricultural Heartland (AH) Policy Area covers the majority of the county northwest of the Village of Alberta Beach. The area contains a large amount of prime agricultural land in comparison to other areas within the county.

The AH Policy Area will allow for Lac Ste. Anne County's core agricultural heritage to be protected, and will form the central pillar of all development policy. The nature of any development should be determined by the quality of the agricultural land it relates to, and how it may impact on adjacent agricultural uses.

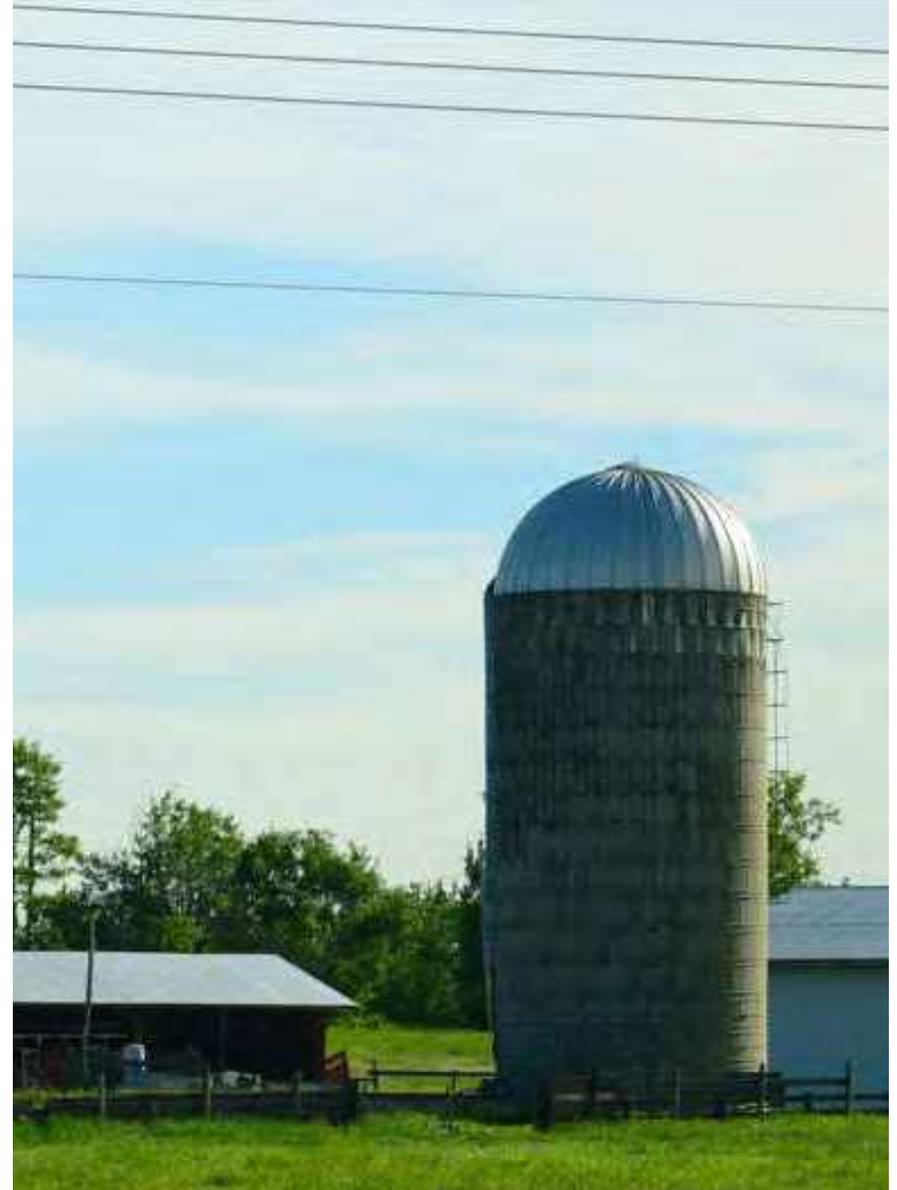
It is recognized that Agriculture is the fundamental economic activity with the County, and specifically the AH Policy Area. It is crucial that it be facilitated and allowed to thrive in the areas where it is best suited.

5.2 Objectives

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THE FOLLOWING ARE THE PRIMARY OBJECTIVES OF THE AGRICULTURAL HEARTLAND POLICY AREA:

- Protect the highest quality Agricultural land in the County for Agricultural uses;
 - Promote and facilitate larger-scale and more efficient farming operations;
 - Promote, where appropriate, intensive farming operations;
 - Control residential and other development so that prime agricultural lands are not compromised or lost due to fragmentation or non-agricultural uses;
 - Ensure that efficient farming operations are not compromised due to conflicting land uses; and
 - Protect existing forestry and associated industry.
- ////////////////////////////////////

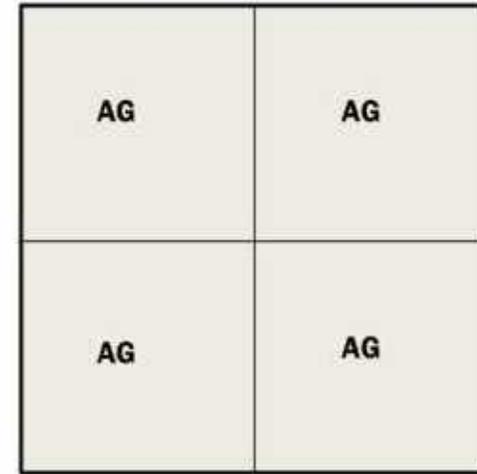


5.3 Policies

- 5.3.1 Any development in the AH Policy Area shall be in general conformance with the MDP Policy Areas (Map 2) and the Future Development Concept (Map 3).
- Extensive agriculture is recognized as a predominant land use;
 - Commercial land uses should be concentrated along the corridors of Highways 43 and 33; and
 - Residential and institutional land uses should be concentrated primarily in and around the Town of Mayerthorpe, and the Hamlets of Sangudo, Rochfort Bridge, Greencourt, Cherhill and Glenevis.
- 5.3.2 A maximum of four (4) parcels per quarter-section (including country residential and agricultural parcels) shall be permitted in the Agricultural Heartland Policy Area.

Agricultural

- 5.3.3 Extensive agriculture is to be supported as the primary land use within the area, and the “right to farm” philosophy shall apply. New residential or other non-agricultural land uses developed in the area will proceed on the understanding that existing agricultural operations shall take precedence. However, non-agricultural uses may be given more consideration with proximity to urbanized areas, namely the Rural Residential Policy Area.
- 5.3.4 New Intensive Agricultural Operations (IAOs) should generally be permitted within the AH Policy Area in accordance with the LUB, subject to the following criteria:
- Class 1 IAOs such as new Confined Feeding Operations (CFOs) shall not be located within the CFO prohibited area as defined in Policy Section 10.8 and Map 10; and
 - Class 2 IAOs such as fur farms, game farms, and other similar uses shall be permitted at the discretion of the Development Authority.

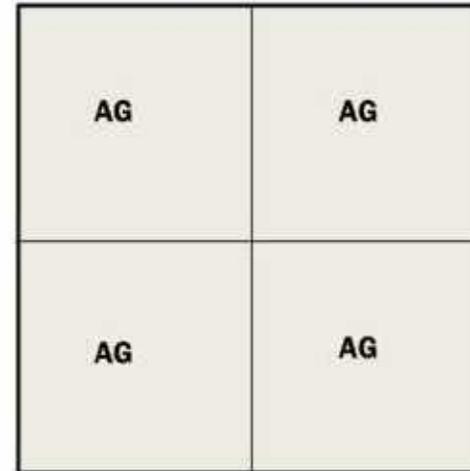


*Maximum 4 parcels per quarter section.

Figure 5.3.1 Subdivision of Agricultural Parcels

- 5.3.5 Class 2 IAOs such as green houses, sod farms and similar uses shall be permitted at the discretion of the Development Authority subject to location related to existing residential areas and intensity of the operation. New agribusiness and rural industrial operations such as distribution plants, supply depots, grain elevators, sale/storage of agricultural products and similar uses shall be permitted within the Agricultural Heartland district, subject to the following criteria:
- The business should be fundamentally agricultural in its nature and have a clear connection to agricultural operations on adjacent lands; and
 - New businesses should not, in the opinion of the Development Authority, compromise other adjacent agricultural uses.
- 5.3.6 In general, small holdings shall be discouraged in the Agricultural Heartland Policy area. The County may consider new small holding operations subject to the following criteria:

- a. The parcel is not regarded as prime agricultural land;
- b. The parcel can be adequately supplied with potable water and adequate sewage disposal system;
- c. The applicant can demonstrate to the satisfaction of the Subdivision Authority, a previously established small agricultural type of operation and the physical limits thereto;
- d. The small holding parcel shall be restricted to a maximum parcel size of 8.09 hectares (30.0 acres) unless topographic constraints warrant consideration of a larger parcel; and
- e. In order to preserve agricultural lands from over fragmentation, a maximum of four (4) agricultural parcels shall be permitted per quarter-section of land, as outlined in Figure 5.31.



*Maximum four (4) parcels per quarter-section

*Maximum three (3) Residential parcels per un-subdivided quarter-section

Residential

5.3.7 A maximum of three (3) residential parcels from a quarter-section should generally be permitted for a combination of country residential lots, new farmsteads or separation of an abandoned farmstead, subject to the following criteria:

- a. The parcel should be re-districted for residential purposes to the appropriate country residential land use district;
- b. The parcel shall have direct access to a municipal roadway;
- c. Sufficient developable land must be available for a new residential building;
- d. All water and waste water servicing can be facilitated on-site and without negative impact on adjacent land uses; and
- e. For new residential farmsteads, the residence is required for those involved in on-site agricultural operations.

Figure 5.3.2 Subdivision of Residential Parcels

5.3.8 Multi-parcel residential subdivisions shall generally not be permitted within the AH Policy Area. Exceptions may be considered if all of the following criteria are met:

- a. The proposed subdivision is in close proximity to a Hamlet or Town, and can connect to their piped municipal water and sewage servicing networks in accordance with the appropriate cost sharing agreements, connection fees or off-site levies;
- b. No part of the development is within the Minimum Distance Separation (MDS) of an existing CFO, as determined by the Natural Resources Conservation Board (NRCB) in accordance with the Agricultural Operation Practices Act (AOPA);
- c. Direct access to a paved municipal roadway is available, or alternatively such access is provided to the satisfaction of the Development Authority;

- d. An ASP is prepared in advance of the multi-parcel residential subdivision application, subject to the criteria set out in Section 10.1; and
- e. The proposed subdivision is not located on prime agricultural land.

5.3.9 Mobile Home Parks may be permitted at the discretion of the Development Authority, subject to the same criteria that applies to Multi Parcel Subdivision, as set out in Policy 5.3.8. In addition, Mobile Home Parks may also be allowed along Highway 43 or 33, subject to the following criteria:

- a. The Mobile Home Park can provide for all necessary servicing on-site;
- b. No part of the development is within the MDS of an existing CFO, as determined by the NRCB in accordance with the AOPA;
- c. An ASP is prepared for the proposed Mobile Home Park; and
- d. Off-site levies shall be provided in accordance with the location specific off-site levies bylaw.



Commercial and Industrial

5.3.10 New commercial development shall be permitted within the AH Policy Area within the Highway Commercial Corridor, adjacent to Highway 43 or 33, as identified in the Future Development Concept (Map 3) and shall be subject to the following criteria:

- a. Water supply, sewage treatment and stormwater management services should all be facilitated on-site; and
- b. A Traffic Impact Assessment (TIA) shall be prepared, and submitted to both the County and Alberta Transportation for review.

5.3.11 Major industrial developments, which do not qualify as agri-businesses or Rural Industrial as set out in Policy 5.3.5, should not be permitted within the AH Policy Area, and instead focused towards newly established Industrial Parks as identified in the Future Development Concept (Map 3).

5.3.12 Minor and Major Home Based Businesses should be allowed within the Policy Area, subject to the following criteria:

- a. Major Home Based Businesses shall not be considered in a multi-parcel residential subdivision or an area of higher residential density.

Recreation and Amenities

5.3.13 The provision of new recreational services and amenities should comply with the following:

- a. The location and nature of new trails and recreational amenities should put a strong emphasis on the connectivity of recreational areas; and
- b. New recreational facilities should be focused towards to the Town of Mayerthorpe, and the Hamlets of Sangudo, Darwell and Cherhill, and in proximity to existing facilities.

5.3.14 New intensive recreational activities should be allowed within the Agricultural Heartland subject to the following criteria:

- a. A noise level study should be prepared, at the discretion of the Development Authority, to indicate the impacts of new development on other neighbouring land uses; and

- b. The development should not compromise a large amount of prime agricultural land.

5.3.15 New extensive recreational activities may be permitted at the discretion of the Development Authority.

Aggregate Extraction

5.3.16 The Agricultural Heartland Policy Area shall be considered as a low to medium priority for aggregate extraction activity. The priority level increases with proximity to the Capital Region.

5.3.17 Aggregate resource extraction and natural resource extraction may be allowed within the Policy Area, subject to redistricting approval.

Further Regulations

5.3.18 In addition to land use policies in this Section, other relevant policies in Section 10 – General Development Regulations shall be referred to in any new subdivision and development application in this Policy Area.

5.3.19 In order to implement the policy framework, the Plan allocates short-term and long-term responsibilities to the Municipal Departments, Private Sector and citizens in general. The success of any policy depends on the implementation framework established through a variety of measures such as advocacy, enforcement, regulation, partnerships and monitoring.

5.3.20 Panhandle subdivisions are to be allowed only in the following circumstances:

- a) When the lot would allow subdivision to overcome a clearly established topographic difficulty.
- b) Where there is no subdivisions possibility in an established area, and where there is no possibility of a road being created to eliminate any need of a panhandle subdivision, and when the lot being created will not affect the established amenity of the area by block views from adjoining parcels.

FREQUENTLY ASKED QUESTIONS

In the AH Policy Area, how many parcels can I subdivide from a Quarter-Section?

A maximum of four (4) parcels are permitted per quarter-section. This may include up to three (3) country residential parcels.

Refer to Policies 5.3.2 and 5.3.7

Are CFOs allowed in the AH Policy Area?

CFOs are generally permitted unless they are proposed within a restricted area.

Refer to Policy 5.3.4 and 10.8; Map 10

Is aggregate and natural resource extraction permitted in this Policy Area?

Aggregate and resource extraction is contemplated in the AH Policy Area, but is considered a low to medium priority area for aggregate extraction.

Refer to Policy 5.3.16

How does this affect my farm?

Extensive agriculture is the primary land use in the AH Policy Area.

Intensive agriculture should generally be permitted in accordance with certain criteria.

Refer to Policy 5.3.3, 5.3.4 and 5.3.5

How does this affect my business?

Agri-businesses and rural industrial are permitted. Home Based

Businesses are permitted subject to certain criteria. New commercial development is permitted within the Highway Commercial Corridors.

Refer to Policy 5.3.10, 5.3.11 and 5.3.12; Map 3

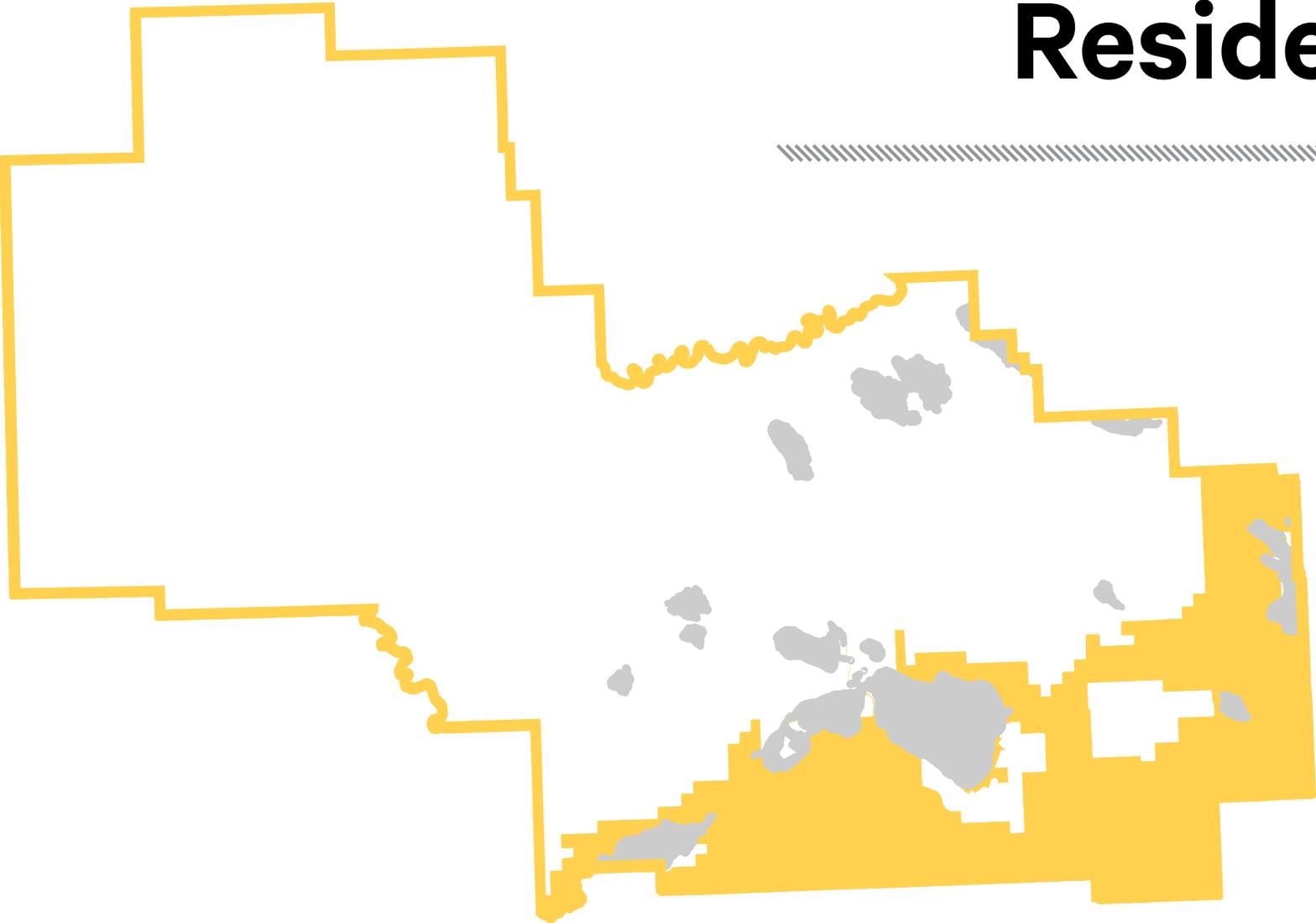


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Rural Residential

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6. RURAL RESIDENTIAL

6.1 Vision

The Rural Residential (RR) Policy Area includes the southeast part of the County where significant country residential subdivision has occurred in recent years. Although agriculture is still a primary land use in the area, the scale of country residential subdivision has dominated the landscape.

The MDP recognizes the unique character of the area, and establishes a policy framework to promote sustainable development of the country residential subdivisions and provide options for rural lifestyle. It also recognizes that traditional agricultural land uses should be allowed to grow and develop wherever possible.

The RR Policy Area has been subject to significant “over-subdivision” in recent years, resulting in a large amount of vacant subdivided lots. It is crucial that future subdivision be economically sustainable and reflect local trends of supply and demand.

6.2 Objectives

THE FOLLOWING ARE THE PRIMARY OBJECTIVES OF THE RURAL RESIDENTIAL POLICY AREA:

- Protect the Rural Residential lifestyle from any development or uses that may compromise rural lifestyle.
- Direct new Country Residential development in a clustered fashion adjacent to existing developments, so as to make a more efficient use of lands and achieve servicing efficiencies.
- Create Country Residential neighborhoods of high quality that provide alternative lifestyle and sufficient amenities to local residents.
- Establish incentives to promote timely completion of

new Country Residential subdivisions.

- Ensure non-residential activities such as gravel extraction are appropriately buffered from residential land uses.
- Ensure that new Country Residential growth is concentrated in this Policy Area.

6.3 Policies

6.3.1 Any development in the RR Policy Area shall be in general conformance with the MDP Policy Areas (Map 2) and the Future Development Concept (Map 3).

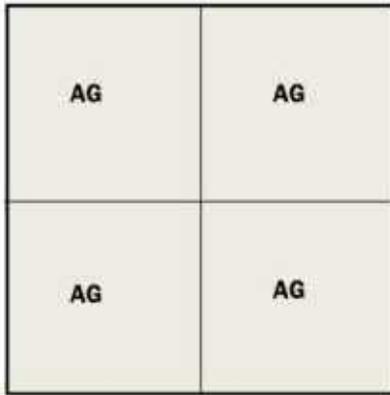
- a. Agriculture is recognized as a predominant land use, but infill and expansion of existing country residential subdivisions is encouraged in accordance with the policy framework established in this Section;
- b. Commercial land uses should be concentrated along the corridors of Highways 43 and 37, and also at the intersection of Highways 43 and 633; and
- c. Institutional land uses should be concentrated primarily in and around existing urban areas such as the Town of Onoway and the Village of Alberta Beach.

6.3.2 A maximum of four (4) parcels per quarter-section shall be permitted except for multi-parcel country residential subdivisions, where the Area Structure Plan shall define the maximum number of country residential parcels to be allowed.

Agricultural

6.3.3 Extensive agriculture shall be supported as a primary land use within the RR Policy Area. All lands should be designated as agricultural, unless otherwise designated in the LUB.

- 6.3.4 Intensive agriculture shall not be permitted as it is not compatible with the residential land use objectives of the RR Policy Area.
- 6.3.5 A maximum of four (4) agricultural parcels should be permitted per quarter-section of land as per Figure 6.3.1.



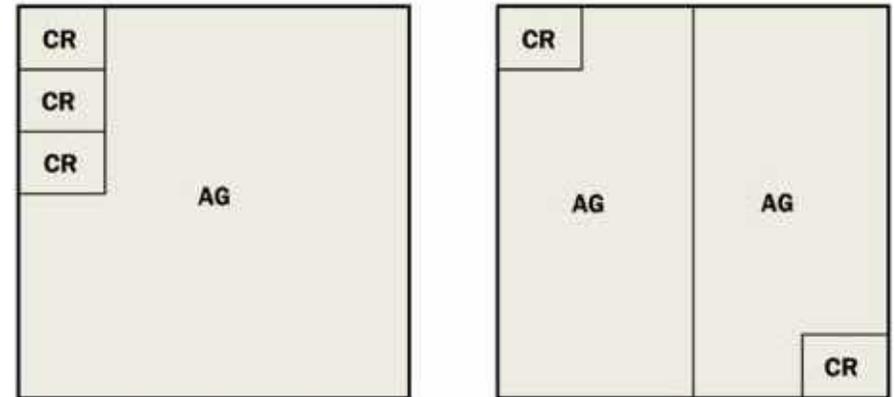
*Maximum four (4) parcels per quarter-section

Figure 6.3.1 Subdivision of Agricultural Parcels

- 6.3.6 New agri-businesses should be permitted within the RR Policy Area at the discretion of the Development Authority. Smaller scale farming operations shall be given preference, including, but not limited to, market farms or enterprises with a strong sustainable or organic ethos. New developments should be subject to the following criteria:
 - a. The business should be fundamentally agricultural in its nature and have a clear connection to agricultural operations on adjacent lands; and
 - b. New agri-businesses should not, in the opinion of the Development Authority, compromise other adjacent agricultural and residential uses.

Residential

- 6.3.7 A maximum of three (3) residential parcels from a quarter-section should generally be permitted for a combination of rural residential lot, new farmsteads, or separation of an abandoned farmstead, subject to the following criteria:
 - a. The parcel should be re-districted for residential purposes to the appropriate country residential land use district;
 - b. Each parcel shall have direct access to a municipal roadway;
 - c. Sufficient developable land must be available for a new residential building;
 - d. All water and waste water servicing can be facilitated on-site and without negative impact on adjacent land uses; and
 - e. For new residential farmsteads, a residence is required for those involved in on-site agricultural operations.



*Maximum four (4) parcels per quarter-section

*Maximum three (3) Residential parcels per un-subdivided quarter-section

Figure 6.3.2 Subdivision of Residential Parcels

- 6.3.8 The intensification of existing country residential subdivisions is a priority of this plan. New multi-parcel country residential subdivisions may still be permitted in the RR Policy Area, subject to the following criteria:
- a. A new subdivision will only be permitted adjacent to an existing country residential subdivision;
 - b. An ASP shall be prepared in support of any new country residential subdivision proposal in accordance with Section 9.1; and
 - c. New developments should connect to existing servicing networks where available. Where municipal servicing is not available, on-site water, sanitary and stormwater management services should be provided to the satisfaction of the Development Authority.
- 6.3.9 One secondary or garden suite may be permitted on country residential parcels in addition to a primary residence.
- 6.3.10 A Mobile Home, Recreational Vehicle or other temporary residence should only be permitted on a rural residential parcel subject to the following criteria:
- a. The structure will only be permitted on a site where a development permit has been granted;
 - b. The structure will only remain permitted prior to the completion of a habitable residence, and while the building permit for that residence is still valid; and
 - c. One Mobile Home or Recreational Vehicle may be permitted per parcel once a permanent habitable residence is in place, subject to the structure not being used as a residence, and that it not be visible from the public roadway.
- 6.3.11 Mobile Home Parks may be allowed along Highways 43, 37, and 633, subject to the following criteria:
- a. The Park can provide necessary on-site servicing; and
 - b. An ASP should be prepared for the proposed Park.

Commercial and Industrial

- 6.3.12 New commercial development shall be permitted within the RR Policy Area within the Highway Commercial Corridor, adjacent to Highways 43 and 633, as identified in the Future Development Concept (Map 3). Any new development shall be considered subject to the following criteria:
- a. Water supply, sewage treatment and stormwater management services should all be facilitated on-site; and
 - b. A TIA shall be prepared for any new commercial development, for referral to both the County and Alberta Transportation.
- 6.3.13 Neighbourhood-level convenience commercial uses and other non-residential amenities may be permitted within country residential subdivisions, at the discretion of the Development Authority, granted that any proposed use complements the residential character of the area.
- 6.3.14 Redistricting of existing country residential parcels to urban retail convenience uses may be allowed at the discretion of the Development Authority.
- 6.3.15 Industrial Development may be permitted in the areas surrounding the junction of Highways 43 and 633. Industrial use should not be permitted within the remainder of the RR Policy Area, and instead focused towards newly established Industrial Parks as identified in the Future Development Concept (Map 3).
- 6.3.16 Minor Home Based Businesses will be allowed within the RR Policy Area, on larger country residential parcels, and do not impact the residential character of their neighbourhood.
- 6.3.17 Major Home Based Businesses will not be allowed in multi-parcel country residential subdivisions.

Recreational Uses

- 6.3.18 New recreational facilities within the RR Policy Area should be primarily focused towards the Town of Onoway and the Village of Alberta Beach.

- 6.3.19 New country residential subdivisions will be encouraged to provide interconnected green spaces and neighbourhood level recreational amenities.
- 6.3.20 New Intensive Recreational Activities may be permitted within the RR Policy Area, subject to the preparation of a noise level study should be prepared to indicate the impacts of new development on other neighbouring land uses.

Aggregate Extraction

- 6.3.21 The Rural Residential Policy Area shall be considered a high priority for aggregate extraction activity due to its proximity to the Capital Region and greater economic value of aggregate operations in this part of the County.
- 6.3.22 Aggregate resource extraction and natural resource extraction may be allowed within the Policy Area, subject to redistricting approval.

Further Regulations

- 6.3.23 In addition to land use policies in this Section, other relevant policies in Section 9 – General Development Policies shall be referred to in any new subdivision and development application in this Policy Area.
- 6.3.24 In order to implement the policy framework, the Plan allocates short term and long-term responsibilities to the municipal departments, the private sector and citizens in general. The success of any policy depends upon the implementation framework established through a variety of measures such as advocacy, enforcement, regulation, partnerships and monitoring.
- 6.3.24 Panhandle subdivisions are to be allowed only in the following circumstances:
 - a) When the lot would allow subdivision to overcome a clearly established topographic difficulty.
 - b) Where there is no subdivisions possibility in an established area, and where there is no possibility of a road being created to eliminate any need of a panhandle subdivision, and when the lot being created will not affect the established amenity of the area by block views form adjoining parcels.

FREQUENTLY ASKED QUESTIONS

In the RR Policy Area, how many agricultural parcels can I subdivide from a quarter-section?

A maximum of four (4) agricultural parcels are permitted per quarter-section, excluding where a multi-parcel residential subdivision is proposed.

Refer to Policy 6.3.5

Is aggregate and natural resource extraction permitted in this Policy Area?

Aggregate and resource extraction is contemplated in the RR Policy Area, and is a considered a higher priority area for aggregate extraction.

Refer to Policy 6.3.22

How does this affect my farm?

Extensive agriculture is the primary land use within the RR Policy Area.

Refer to Policy 6.3.3

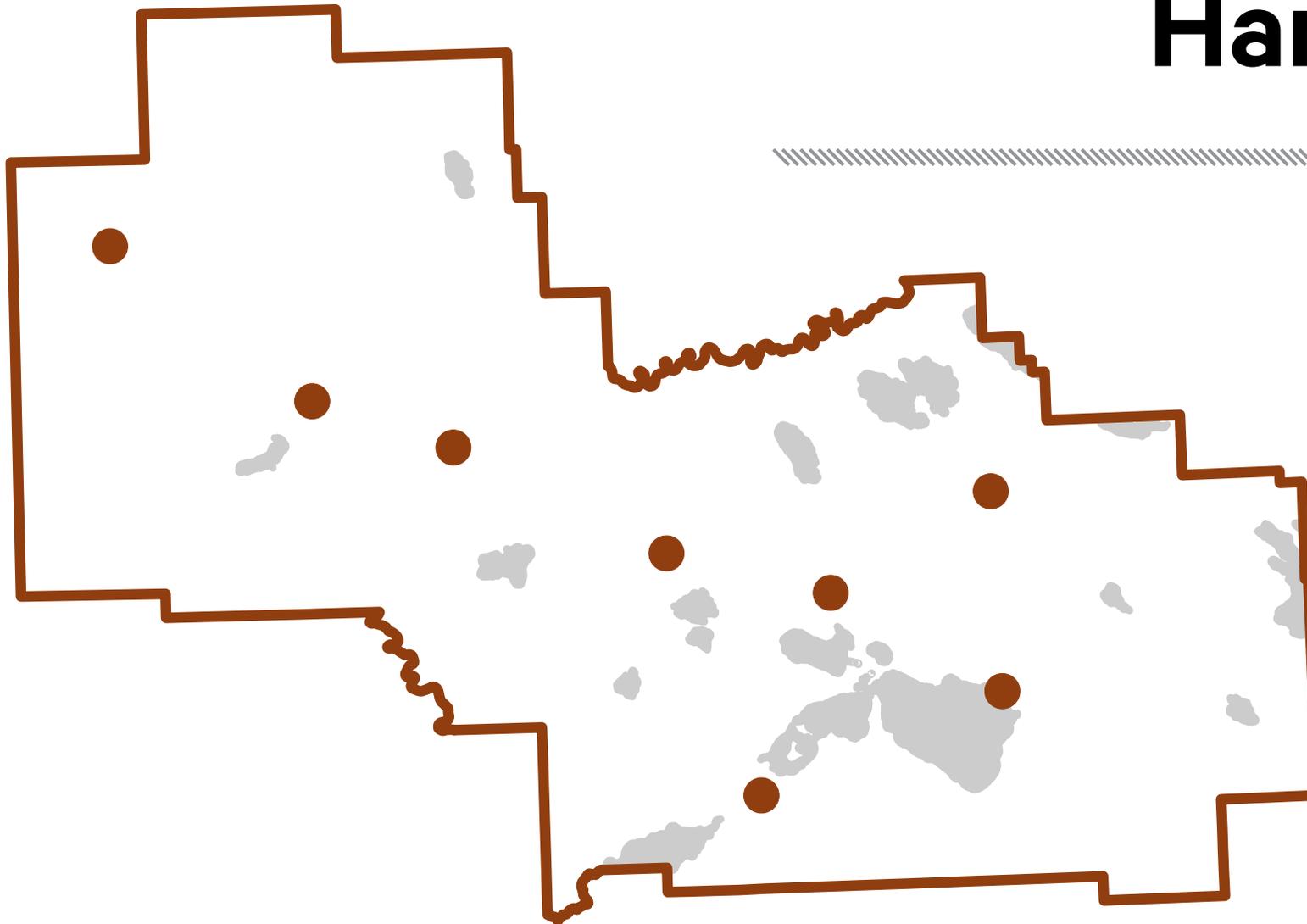
How does this affect my business?

Agri-businesses are permitted. Industrial development may be permitted only around the junction of Highways 43 and 633. New commercial development is permitted within the Highway Commercial Corridors. Neighbourhood commercial uses may be considered. Home Based Businesses may be allowed with restrictions.

Refer to Policy 6.3.6, 6.3.12, 6.3.13, 6.3.15, 6.3.16 and 6.3.17; Map 3



Hamlets



7. HAMLETS

7.1 Vision

Lac Ste. Anne County contains a number of established hamlets that serve as important nodes for the surrounding rural areas. They are the primary locations for administrative, institutional and other services, as well as centres for residential, employment and commercial services. Each hamlet showcases a unique character specific to their location within the County.

The Hamlets (H) Policy Area seeks to maintain and enhance the existing urban character and land uses within Lac Ste. Anne County's hamlets. The Policy framework seeks to ensure that orderly residential development of an appropriate character is supported within each hamlet and related servicing capacity is available for future development.

7.2 Objectives

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THE FOLLOWING ARE THE PRIMARY OBJECTIVES OF THE HAMLETS POLICY AREA:

- Revitalize the County's hamlets so that they become thriving, dynamic communities and act as an economic and social core for their surrounding rural areas;
 - Ensure an appropriate and sustainable mixture of residential, community, and commercial uses within Hamlets;
 - Ensure that the future growth of Hamlets is not compromised by inappropriate development in their immediate surroundings; and
 - Provide a variety of residential types to cater for all demographics.
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7.3 Policies

7.3.1 The Future Development Concept (Map 3) identifies all existing hamlets within the County as one of the preferred locations for future residential development. Area within and around the Hamlets of Darwell, Gunn, and Sangudo have been identified as the preferred locations for institutional and community services, to complement those available in the Urban Municipalities within the County.

Residential

- 7.3.2 New residential infill developments within Hamlets will be encouraged and allowed, subject to the following criteria:
- a. Any new infill residence should be of an appropriate scale and character that respects the neighbourhood in which it is situated; and
 - b. New residences should connect to municipal services.
- 7.3.3 New multi-parcel subdivisions shall be permitted within and adjacent to Hamlets subject to the following criteria:
- a. Residential subdivisions should be of an urban character and density; and
 - b. New developments should only be permitted where a connection to existing municipal servicing is available, and on-site stormwater management is provided; and
 - c. An ASP is prepared for any new subdivision proposal, subject to the criteria set out in Section 9.1.
- 7.3.4 The County encourages the development of a variety of housing types within Hamlets. Multi-family housing will be permitted within Hamlets subject to municipal servicing being available.
- 7.3.5 New Mobile Home Parks or Subdivisions should not be permitted within existing Hamlet boundaries.

Commercial and Industrial

- 7.3.6 Hamlets should be recognized as the primary hubs within their respective rural areas for commercial services. Neighbourhood and regional level commercial activity should be promoted at the main street locations of the County's Hamlets.
- 7.3.7 Highway commercial developments will be permitted within and in close proximity to Hamlets that abut Highways 43, 37 and 633, as identified in the Future Development Concept (Map 3) in the following circumstances:
- The development should be able to connect the municipal servicing system, and on-site stormwater management facility; and
 - A TIA shall be prepared for any new commercial development, for referral to both the County and Alberta Transportation.
- 7.3.8 Industrial development should not generally be located within the County's Hamlets, and instead be located in the new Industrial Parks identified in the Future Development Concept (Map 3) adjacent to the Towns of Onoway and Mayerthorpe. Exceptions to this may include areas within a Hamlet that have been identified for possible Rail Spur related development.
- 7.3.9 Minor Home Based Businesses should be permitted within residential districts of the County's Hamlets. The intensity of any Home Based Businesses should reflect the style, size, and character of its residential parcel.
- 7.3.10 Major Home Based Businesses shall not be allowed in Hamlets.



Recreation

- 7.3.11 New residential subdivisions, commercial or institutional development will be required to incorporate trails and open spaces to improve walkability and connect hamlet areas with regional recreational nodes.
- 7.3.12 Provision should be made for the development of parks and public green spaces within Hamlets to provide amenity for the public, and enhance the overall urban character of the community.
- 7.3.13 New recreational facilities should be located within existing Hamlets, subject to the following criteria:
- a. Connection to Municipal servicing systems must be available, and all stormwater management must be facilitated on-site; and
 - b. Where a facility is proposed adjacent to a residential neighbourhood, an appropriate landscaping buffer shall be provided so as to not compromise the residential character of that neighbourhood.
- 7.3.14 The Hamlets of Sangudo and Darwell should be recognized as the two primary hubs for Institutional and administrative uses within the County. Where such uses are proposed within other Hamlets, they should primarily serve local community needs.
- 7.3.15 Intensive Recreational activities should not be permitted within, or adjacent to Hamlets.
- 7.3.16 Small-scale campgrounds and similar uses may be permitted within Hamlets. Larger-scale campgrounds (capacity of twenty five (25) units or more) may also be considered, subject to the following criteria:
- a. A noise level study may be prepared to identify the impacts of new development on neighbouring land uses and potential measures to mitigate them;
 - b. An EIA should be prepared to outline the potential environmental impact of any new development or activity on environmental features or the water system; and

- c. A TIA shall be prepared to analyse the impact of traffic generated by the new development.

Aggregate Resources

- 7.3.17 Aggregate resource extraction and natural resource extraction shall be prohibited within the Hamlet Policy Area.

Further Regulations

- 7.3.18 In addition to land use policies in this Section, other relevant policies in Section 9 – General Development Regulations shall be referred to in any new subdivision and development application in this Policy Area.
- 7.3.19 In order to implement the policy framework, the Plan allocates short term and long term responsibilities to the municipal departments, the private sector and citizens in general. The success of any policy depends upon the implementation framework established through a variety of measures such as advocacy, enforcement, regulation, partnerships and monitoring.
- 7.3.20 Panhandle subdivisions are to be allowed only in the following circumstances:
- a) When the lot would allow subdivision to overcome a clearly established topographic difficulty.
 - b) Where there is no subdivisions possibility in an established area, and where there is no possibility of a road being created to eliminate any need of a panhandle subdivision, and when the lot being created will not affect the established amenity of the area by block views from adjoining parcels.

FREQUENTLY ASKED QUESTIONS

Are new Mobile Home Parks permitted within the Hamlets Policy Area?

No, new Mobile Home Parks will not be permitted in the Hamlets Policy Area.

Refer to Policy 7.3.5

Are new campgrounds allowed within Hamlets?

Small-scale campgrounds may be allowed within Hamlets where appropriate, while larger scale campgrounds may also be permitted subject to greater application requirements.

Refer to Policy 7.3.16

How does this affect my business?

Neighbourhood and regional commercial development should be promoted on main street locations. Highway commercial development is permitted within the Highway Commercial Corridors. Industrial development is generally not allowed. Major Home Based Businesses are not allowed.

Refer to Policy 7.3.6, 7.3.7, 7.3.8, 7.3.9 and 7.3.10; Map 3

Can new residential development be privately serviced?

No, new residential development in the Hamlets Policy should be able to connect to municipal services.

Refer to Policy 7.3.2 and 7.3.3

ONOWAY
INCORPORATED 1923

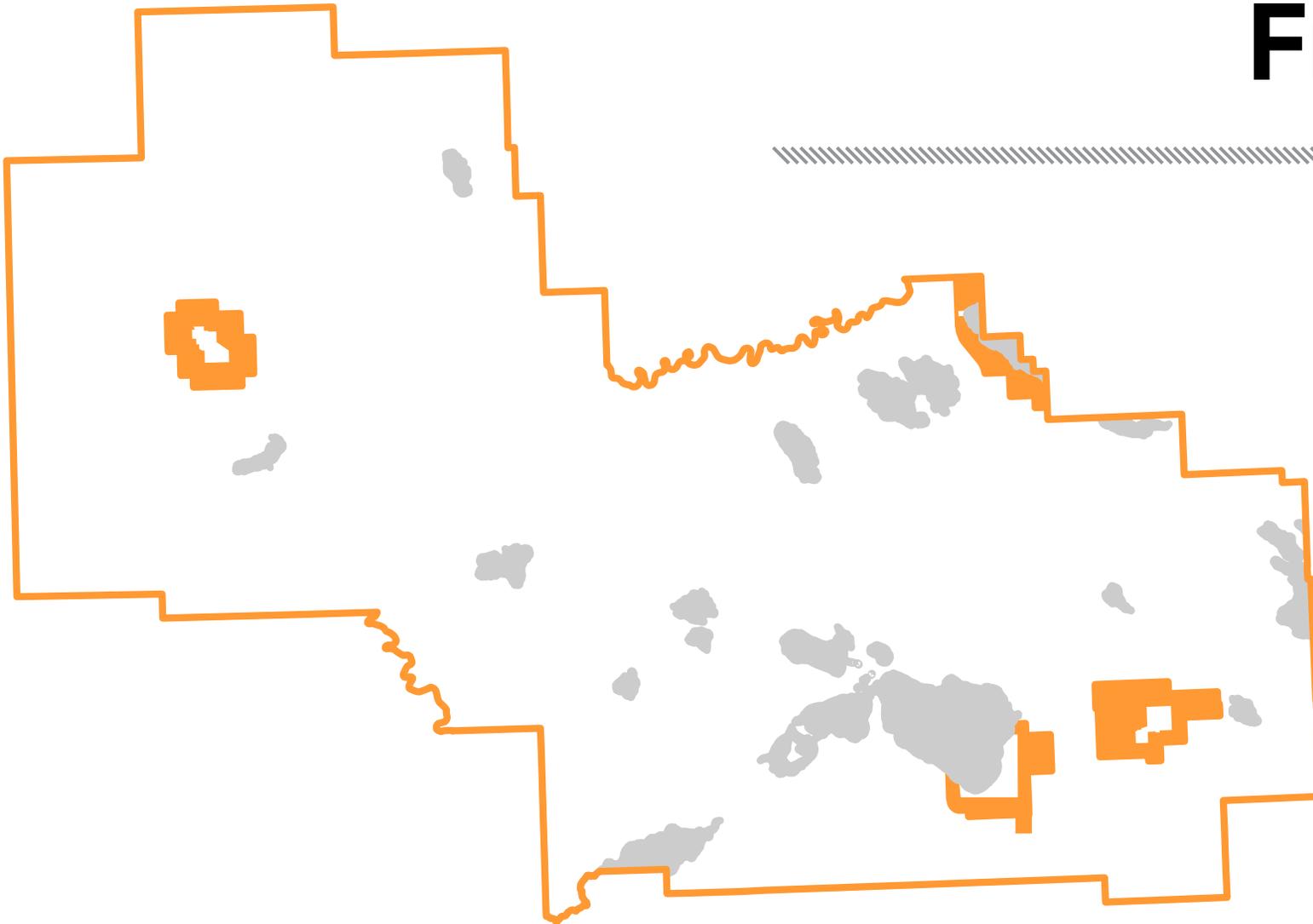
BANKING
TIRE / AUTO
CAR WASH
BREAKFAST

GROCERY
LIQUOR
PHARMACY
PIZZA

WWW.ONOWAY.COM

The sign is a large, rustic wooden structure with a gabled roof. The top section is green with the word "ONOWAY" in large, yellow, serif letters. Below the name is a small circular logo and the text "INCORPORATED 1923". The main body of the sign is divided into three vertical panels. The left panel lists services: "BANKING", "TIRE / AUTO", "CAR WASH", and "BREAKFAST", each preceded by a small icon. The center panel contains a map of the town of Onoway, Michigan, with a red line indicating a route. The right panel lists services: "GROCERY", "LIQUOR", "PHARMACY", and "PIZZA", each preceded by a small icon. At the bottom of the sign, the website "WWW.ONOWAY.COM" is displayed. The sign is set on a concrete base and is surrounded by a grassy field. In the background, there are trees and a clear blue sky with some clouds.

Inter-municipal Fringe



8. INTER-MUNICIPAL FRINGE

8.1 Vision

Lac Ste. Anne County has a strong relationship with its neighbouring rural and urban municipalities.

Ongoing communication is essential for Inter-Municipal cooperation. Lac Ste. Anne County is determined to establish long-term visions for its Inter-Municipal Fringe (IF) Policy Areas. In addition, standard procedures for Inter-Municipal circulation of key development projects within its fringe areas, cost and revenue sharing agreements, and potential partnerships will be established through various Inter-Municipal Development Plans (IDPs) with each municipality.

Rural Fringe Areas

Unless defined under the IDP, the County recognizes lands within 0.8 kilometres (0.5 miles) of a rural municipality as the “Rural Fringe”.

Lac Ste. Anne County shares a rural municipal boundary with the following counties:

- Woodlands County;
- Yellowhead County;
- Parkland County;
- County of Barrhead; and
- Sturgeon County.

Urban Fringe Areas

Unless otherwise defined under an IDP, the County recognizes lands within 3.2 kilometres (2.0 miles) of an urban municipality as the “Urban Fringe”.

There are a number of Villages and Summer Villages within the county, where a statutory IDP is neither in place nor in development. These include:

- Birch Cove;
- Castle Island;
- Nakamun Park;
- Ross Haven;
- Sandy Beach;

- Silver Sands;
- South View;
- Sunrise Beach;
- West Cove; and
- Yellowstone.

Lac Ste. Anne County shall cooperate with these municipalities to ensure a common approach and a set of aims regarding development within their urban fringe area. New IDPs may be established with these Villages and Summer Villages subject to local needs.

The following IDPs are either in place or in the process of development between the County and:

- a. The Town of Onoway;
- b. The Town of Mayerthorpe;
- c. Village of Alberta Beach, Summer Village of Val Quentin, Summer Village of Sunset Point; and
- d. Lac La Nonne.

These IDP areas are established as Inter-Municipal Fringe Policy Areas in this MDP.

Additional Inter-Municipal Fringe Policy Areas may be established in the County subject to the preparation of new IDPs.

Town of Onoway and Lac Ste. Anne County IDP

In July 2014, the Town of Onoway and Lac Ste. Anne County ratified an IDP for the Inter-Municipal fringe areas of the Town of Onoway and Lac Ste. Anne County. The plan identifies a major Industrial Park in an area located adjacent to the North-West boundary of the Town of Onoway, as well as future residential growth to the South of the Town.

Town of Mayerthorpe and Lac Ste. Anne County IDP

At the time of ratification, the Town of Mayerthorpe and Lac Ste. Anne County have been in the process of drafting an IDP relating the Inter-Municipal fringe area of the Town.

Tri-Villages and Lac Ste. Anne County IDP

At the time of ratification, the Village of Alberta Beach, Summer Villages of Val Quentin and Sunset Point, and Lac Ste. Anne County have been in the process of drafting an IDP related to the County lands in the fringe area of the three urban areas.

Lac La-None and Lac Ste. Anne County IDP

Lac La Nonne is a lake community on the border of Lac Ste. Anne County and Barrhead County, with lakeside communities in both Counties. The primary purpose of the IDP is to deal with concerns regarding pressure for new development and its impact on greater environmental concerns. The goals of the plan are to improve the natural environment and consider the cumulative effect of development, and to recognize the interrelationships between neighbouring municipalities.

In the absence of an IDP, the policies of the underlying Policy Area established in this MDP shall apply.



8.2 Objectives

THE FOLLOWING ARE THE PRIMARY OBJECTIVES OF THE INTER-MUNICIPAL FRINGE POLICY AREA:

- Continue to develop policies that aid in the cooperative approach to development in the rural Inter-Municipal fringe areas along the County's borders.
- Facilitate the implementation of existing and future IDPs in the fringe areas of the urban municipalities within the County.
- Ensure sustainable development of lands within the fringe area of urban municipalities where no IDPs are in place.

8.3 Policies

- 8.3.1 Any new Area Structure Plans and subdivision applications within the established urban and rural Inter-Municipal Fringe Areas shall be in accordance with Council approved IDP.
- 8.3.2 The County should seek to establish cost and revenue sharing agreements with individual Towns, Villages and Summer Villages regarding the use of piped municipal services by a variety of developments on County lands in accordance with the established IDPs.
- 8.3.3 New residential development adjacent to the boundary of urban municipalities should be of an urban character and should complement the character of the adjacent urban municipality.
- 8.3.4 The County should work with both urban and rural municipalities to establish joint initiatives to promote mutually beneficial developments within the fringe areas.
- 8.3.5 The following development applications within the IF Policy Area should be

referred to any adjacent municipalities for review and comment:

- a. Those types of applications identified in any applicable IDPs;
- b. Subdivision applications; and
- c. Development permit applications for:
 - i. Highway commercial uses;
 - ii. Industrial uses;
 - iii. CFOs; and
 - iv. Multi-parcel residential developments of more than ten (10) parcels.

Further Regulations

- 8.3.6 In addition to land use policies in this Section, other relevant policies in Section 9 – General Development Regulations shall be referred to in any new subdivision and development application in this Policy Area.
- 8.3.7 In order to implement the policy framework, the Plan allocates short-term and long-term responsibilities to the municipal departments, the private sector and citizens in general. The success of any policy depends on the implementation framework established through a variety of measures such as advocacy, enforcement, regulation, partnerships and monitoring.

Aggregate Resources

- 8.3.8 Aggregate resource extraction and natural resource extraction shall not be permitted within the Inter-Municipal Fringe Policy Area.

FREQUENTLY ASKED QUESTIONS

I am planning to build a Country Residential style development next to a Summer Village/Town. Is this allowed?

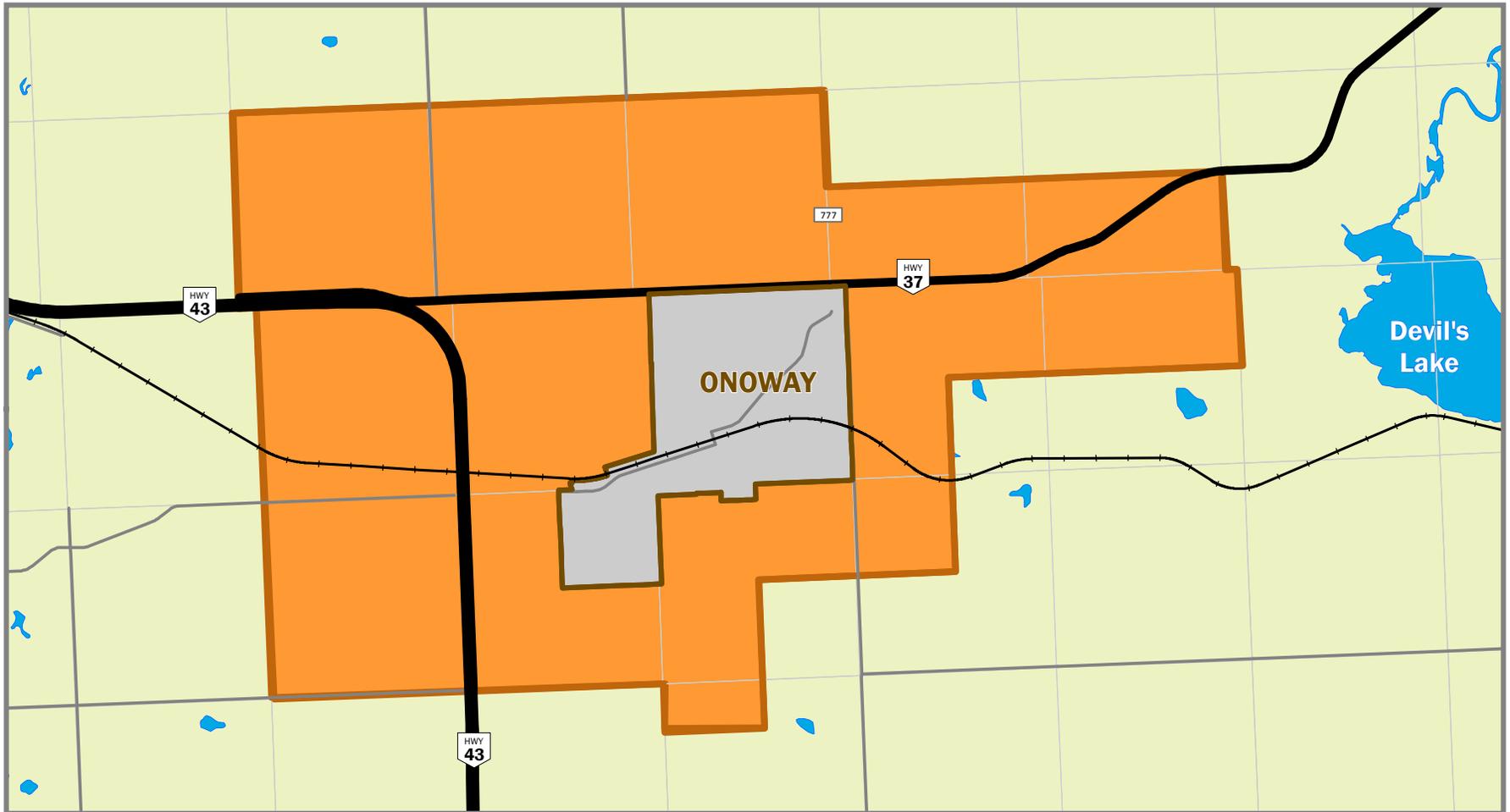
Country Residential style development will not be permitted adjacent to an existing urban settlement. Any residential development adjacent to Villages/Towns must be of an urban character and density. Refer to Policy 8.3.3

I am applying for a development permit on land close to a neighbouring municipality. Will that municipality have a say in my application?

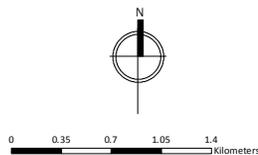
Certain development permit applications, as outlined in this policy area, within 3.2 kilometres (2.0 miles) of the nearest municipal border will be referred to the relevant municipality for their review and comments. If the site is within an existing IDP, the IDP may have additional referral requirements. Refer to Policy 8.3.5

Are aggregate and resource extraction allowed in the IF Policy Area?

No, aggregate and resources extraction is not permitted within the IF Policy Area. Refer to Policy 8.3.8



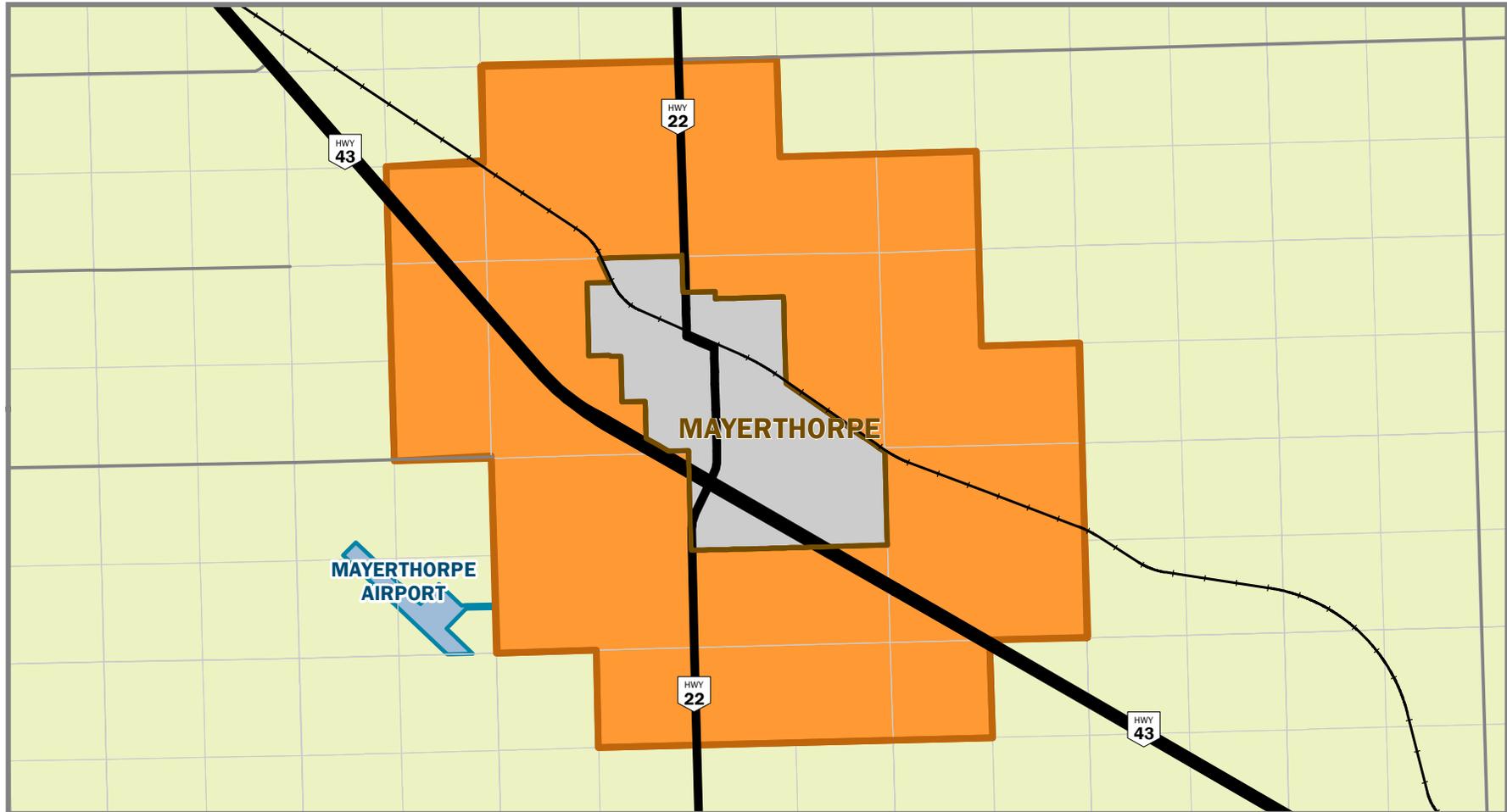
Lac Ste. Anne County
Municipal Development Plan



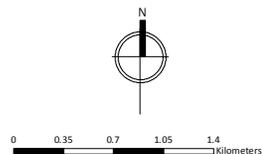
Legend

- Village Boundary
- IDP Area
- Highway
- Municipal Road
- Railroad
- Lakes
- River

June 2015



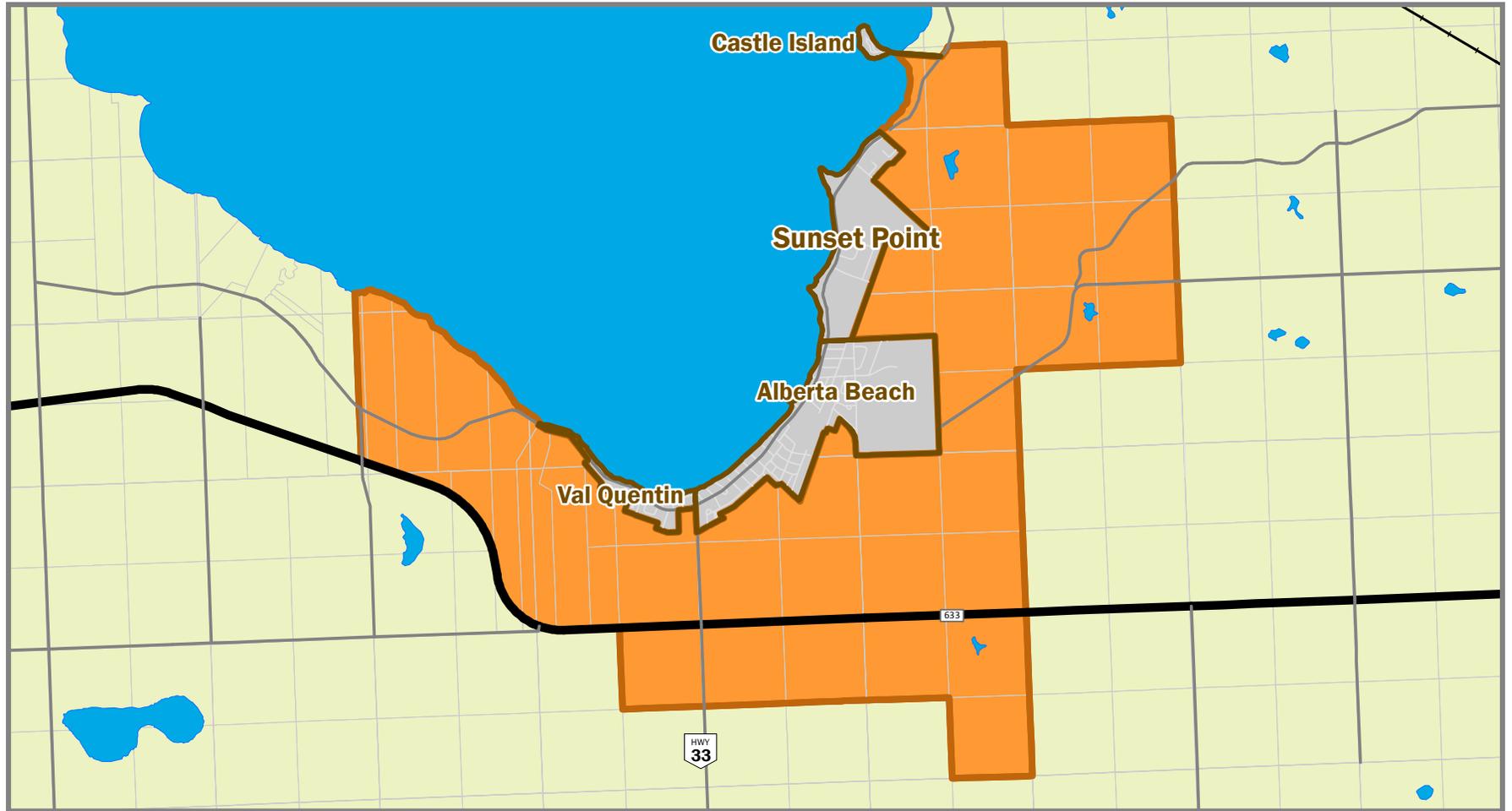
Lac Ste. Anne County
Municipal Development Plan



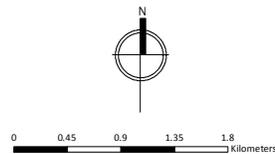
Legend

- Village Boundary
- IDP Area
- Mayerthorpe Airport
- Highway
- Municipal Road
- Railroad
- Lakes
- River

June 2015



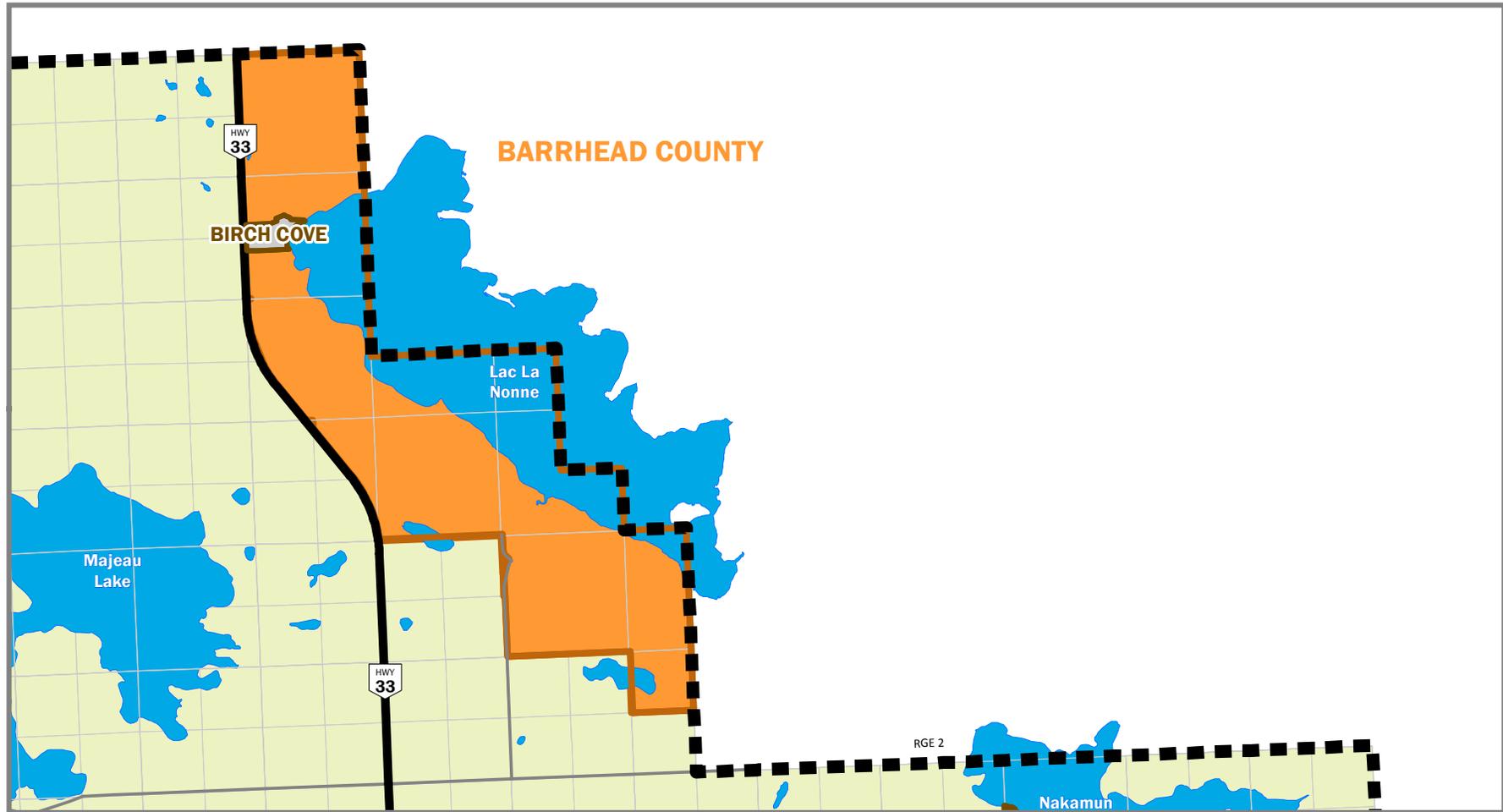
Lac Ste. Anne County
Municipal Development Plan



Legend

- Village Boundary
- IDP Area
- Highway
- Municipal Road
- Railroad
- Lakes
- River

June 2015



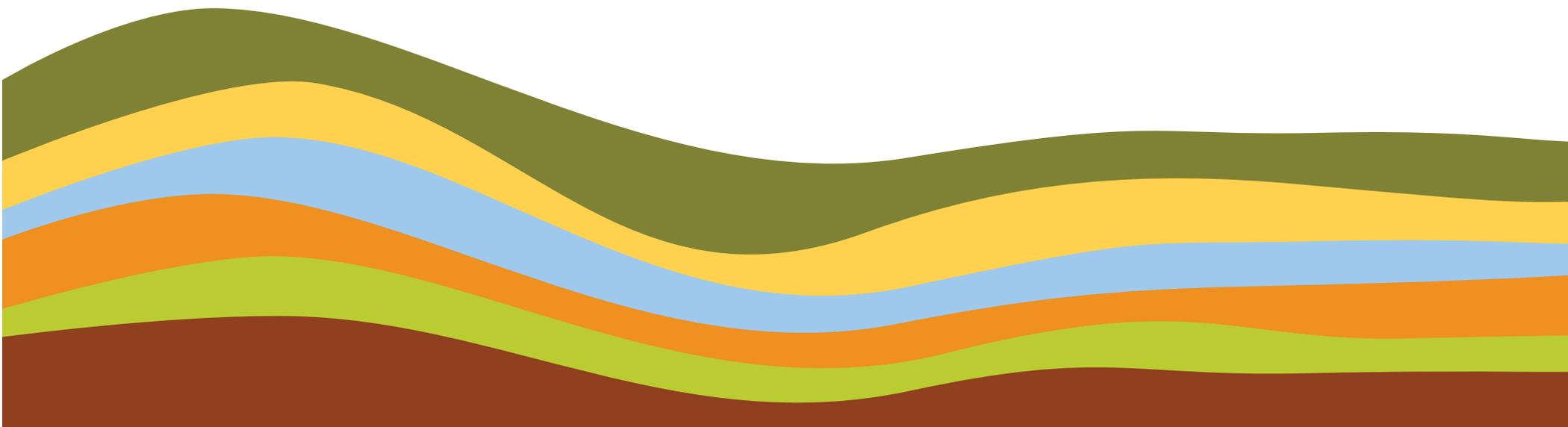
Lac Ste. Anne County
Municipal Development Plan



Legend

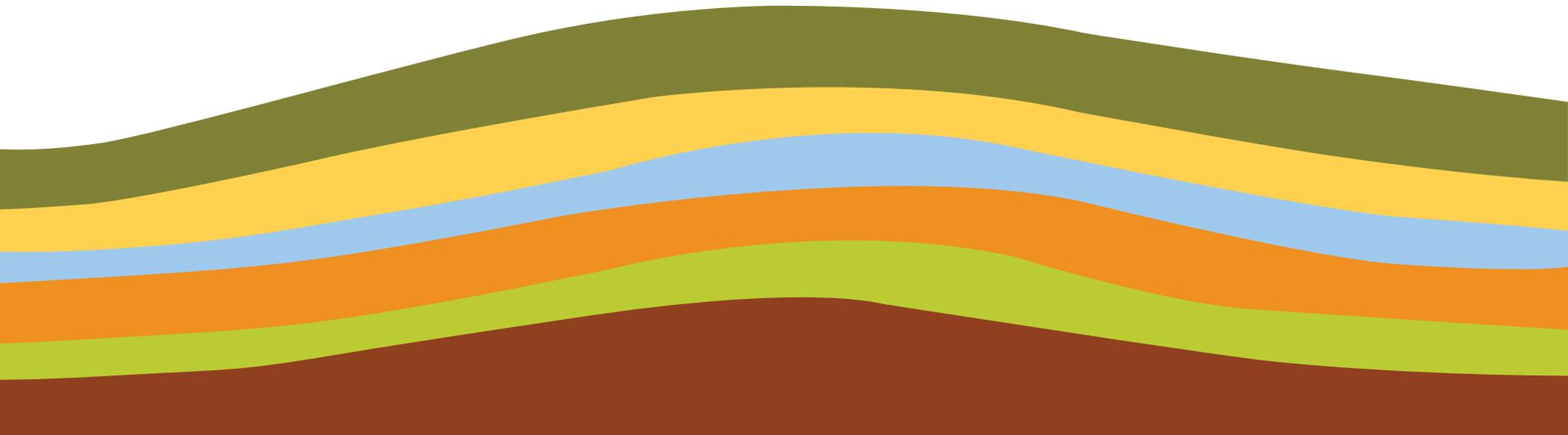
- Village Boundary
- IDP Area
- Highway
- Municipal Road
- Railroad
- Lakes
- River

June 2015



Part III

General Development Policies



9. GENERAL DEVELOPMENT POLICIES

9.1 Administration and Processing

Area Structure Plans

Related Policies & Regulations	Process Step	Additional Information
MDP 9.1.1	Area Structure Plan Required? YES ↓	Applicant should check if development requires ASP and contact County for further discussion
MDP 9.1.2	Submission of Complete Application ↓	Applicant to provide all required information and payment of fees
MGA 636	Circulation of Application ↓	Application referred to affected parties and a public open house held
MGA 202 & 606	Public Hearing ↓	Public hearing must be advertised and held for proposed ASP
LUB, MDP, MGA	Review ↓	Council reviews administrative report and for conformity with policies and regulations
MGA 692	Decision ↓	Council decides for adoption by 3 readings, or refusal
	Refusal Adoption	

- 9.1.1 Any large-scale multi-parcel subdivision or redevelopment application shall be required to prepare an Area Structure Plan in the following circumstances:
- Multi-parcel residential subdivisions including more than ten (10) parcels per quarter-section;
 - Recreational campgrounds and trailer parks with more than twenty five (25) units;
 - Multi-parcel lakeside residential subdivisions with more than ten (10) units;
 - Large-scale Industrial Parks at designated locations in accordance with the MDP;
 - Large-scale multi-parcel highway commercial developments;
 - Large-scale mixed use development; and
 - Re-subdivision or infill in existing multi-parcel residential subdivisions.
- 9.1.2 An Area Structure Plan shall address the following criteria, as required by Lac Ste. Anne County:
- The sequence of development proposed for the area;
 - The land uses proposed for the area, either generally or with respect to specific parts of the area;
 - The density of population proposed for the area either generally or with respect to specific parts of the area;
 - The general location and design for transportation routes and public utilities;
 - The general location and design for drainage works, water and sanitary network;
 - For multi-parcel residential subdivisions, the general location and design for school bus stops, post office box facilities, entrance features, parks, neighbourhood waste collection areas, visitor parking areas and any other detail required by the County;

- g. The general location and a description of the operation of parking areas for truck trailers and other chattels;
- h. A report in accordance with Section 23 of the *Water Act* where potable water is to be derived from a groundwater aquifer. This hydrological report shall include any potential ground water contamination risk. Residential lots that create more than ten (10) developable lots and/or housing units may be required to design and implement a communal or municipal water and waste-water service;
- i. A Geotechnical Study prepared by a professional engineer identifying and addressing environmental constraints that may be present within the plan area. For the purposes of higher water table, a map showing water tables of less than 2.3 metres (7.55 feet) and less than 1.0 metres (3.28 feet) shall be included;
- j. A Biophysical Study by a professional biologist identifying ESAs including recommendations for preferred locations of ER and MR, and preferred development setbacks necessary to maintain environmental integrity of the site;
- k. Submission and implementation of a Traffic Impact Assessment (TIA) on all subdivisions that result in more than ten (10) developable lots (non-park or other reserve) and/or housing units on a quarter-section, river lot, an Area Structure Plan is adopted through formal Bylaw; and
- l. May contain any other matters the Council considers necessary.

Outline Plans

Related Policies & Regulations	Process Step	Additional Information
MDP 9.1.3	Area Structure Plan Required? YES	Applicant should check if development requires ASP and contact County for further discussion
MDP 9.1.4	Submission of Complete Application	Applicant to provide all required information and payment of fees
MGA 636	Circulation of Application	Application referred to affected parties for comment
	Open House	Public open house must be advertised and held for proposed OP
LUB, MDP, MGA	Review	Council reviews administrative report and for conformity with policies and regulations
MGA 181	Decision	Council decides for adoption by resolution, or refusal
	Refusal Adoption	

- 91.3 Any small-scale multi-parcel subdivision or redevelopment application shall be required to prepare an Outline Plan in the following circumstances:
- a. Multi-parcel, smaller-scale residential subdivisions to be developed through single phased subdivision applications involving five (5) to ten (10) lots. Multi-phased proposals where successive phases are linked to the infrastructure developed during the initial phase shall require an approved area structure plan.
 - b. Recreational campgrounds and trailer parks with less than twenty five (25).
 - c. Multi-parcel lakeside residential subdivisions with less than ten (10) parcels.
- 91.4 An Outline Plan (OP) shall include all applicable components contained within an area structure plan as described in Section 9.1.2 except, at the approval of Council, a Traffic Impact Assessment (TIA), a Geotechnical Study and a Biophysical Study. The extent of sanitary, water and stormwater concept plans shall be decided on a case-by-case basis subject to local conditions at the discretion of the Development Authority.
- 91.5 An outline plan shall be approved through Council motion after a review process that includes consultation with area residents and stakeholders that would be mandatory under the subdivision process.

Redistricting/Land Use Bylaw

- 91.6 Lac Ste. Anne County shall amend the existing LUB to ensure consistency between the MDP and the LUB in accordance with the requirements of MGA.
- 91.7 Any new application not in compliance with the policies of this MDP and the regulations set out in the LUB shall be required to submit separate applications for amendment the MDP and amendment to the LUB.
- 91.8 Redistricting applications for any lands with 3.2 kilometres (2.0 miles) of a municipal boundary shall be referred to the relevant municipality for review.

Subdivision

- 9.1.9 The County shall not approve a subdivision or development proposal unless it:
- a. meets the spirit and intent of this MDP;
 - b. conforms to all other applicable statutory plans and the Lac Ste. Anne LUB; and
 - c. Can be properly supplied with appropriate servicing requirements as identified through a specific Area Structure Plan, Outline Plan, Development Agreement, and this MDP.
- 9.1.10 The County shall request the Municipal Planning Commission and the Subdivision and Development Appeal Board to have regard to the policies of this MDP in making its subdivision decisions and shall comply with the policies of the MDP in making its development decisions.

Development Phasing

- 9.1.11 All future developments shall be encouraged to be phased or staged in order to achieve the orderly and economic development of the community, especially in regards to the provision of municipal services.
- 9.1.12 The subdivision application for each phase of the new development shall be required to incorporate the associated stormwater management facilities as part of that phase.

Development Levies

- 9.1.13 The County shall require costs associated with servicing developments with roadways and infrastructure is to be borne by the developer through development charges and levies in accordance with specific off-site levy bylaws.
- 9.1.14 Council may provide for a Development Levy Bylaw. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provided for in the subdivision of the land, Council may by bylaw provide for the recovery of those capital costs.

- 9.1.15 Council may adopt a bylaw that specifies the circumstances when off-site levies will apply to development based on the additional capital costs for services created by that development. The bylaw will contain a schedule of the unit costs to be applied.
- 9.1.16 Before adopting the off-site levy and development levy bylaw, Council shall undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision off-site charges.

Servicing Agreement

- 9.1.17 New subdivisions will be required to enter into and abide by a Servicing Agreement. The Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be required unless there are no services or off-site levies required for a subdivision. Council may consider a general municipal share in the cost of off-site infrastructure where the improvement is designed to serve more than the subject subdivision.
- 9.1.18 Where a subdivision of land requires the installation or improvement of municipal services such as sewer lines, streets or sidewalks within the subdivision, the developer will be required to enter into a Servicing Agreement with the County to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

Development Agreements

- 9.1.19 Development agreements may be entered into with the County and the developer at the time of redistricting, subdivision or development including permits for the rebuilding or intensification of any development. At the discretion of the County, matters to be addressed within the development



agreement will relate to the construction of municipal infrastructure and will include but are not be limited to, the following:

- a. Construction and/or upgrades of roadways;
- b. Utility servicing infrastructure;
- c. Shallow utilities;
- d. Stormwater management related infrastructure;
- e. Trails;
- f. Parks and associated equipment;
- g. Landscaping and earthworks;
- h. Dedication of portions of their land as ER and MR; and
- i. On-site parking.

Inter-Municipal Referrals

- 9.1.20 For the purpose of inter-municipal referrals, the County shall use the IF Policy Area as defined in Section 8.
- 9.1.21 To facilitate cooperation, consultation, and communication on land use issues within the fringe areas, the County shall:
 - a. Refer all subdivision, redistricting, Outline Plan, and Area Structure Plan proposals to the adjacent municipality for their review and comments; and
 - b. Refer all development permit applications including discretionary uses to the adjacent municipality for their review and comments.

Inter-Municipal Disputes and Appeals

- 9.1.22 If Lac Ste. Anne County is of the opinion that a statutory plan or amendment or a LUB or amendment adopted by an adjacent municipality has or may have a detrimental effect on it and if it has given written notice of its concerns to the adjacent municipality prior to second reading of the bylaw, it may, if it is attempting or has attempted to use mediation to resolve the matter, appeal the matter to the Municipal Government Board by:

- a. Filing a notice of appeal and statutory declaration described in Section 9.1.24 with the Board; and
- b. Giving a copy of the notice of appeal and statutory declaration described in Section 9.1.24 to the adjacent municipality within thirty (30) days after the passing of the bylaw to adopt or amend a statutory plan or LUB.

9.1.23 When appealing a matter to the Municipal Government Board, the County must state the reasons in the notice of appeal why a provision of the statutory plan or amendment or LUB or amendment has a detrimental effect and provide a statutory declaration stating:

- a. The reasons why mediation was not possible;
- b. That mediation was undertaken and the reasons why it was not successful; or
- c. That mediation is ongoing and that the appeal is being filed to preserve the right of appeal.

9.1.24 Lac Ste. Anne County, upon receipt of a notice of appeal and statutory declaration under Section 9.1.23(b), must, within thirty (30) days, submit to the Municipal Government Board and the municipality that filed the notice of appeal a statutory declaration stating:

- a. The reasons why mediation was not possible; or
- b. That mediation was undertaken and the reasons why it was not successful.

Review and Amendment Procedure

- 9.1.25 An amendment to this MDP may be made in accordance to the provisions of the *Municipal Government Act, R.S.A. 2000*, should changing conditions necessitate an amendment.
- 9.1.26 Any proposed amendment to this MDP will include an opportunity for public input.
- 9.1.27 As changing conditions dictate, the policies of this Plan will be subject to periodic review at every five (5) years.

9.1.28 It is the intent of Council to monitor changes in the land use, development, and growth patterns within Lac Ste. Anne County and make revisions to this Plan where necessary.

9.1.29 Fees for applications to amend this MDP will be established by Council.

9.2 Community, Social and Cultural Services

9.2.1 Larger-scale community services facilities will be encouraged to locate within or in close proximity to existing urban areas such as Hamlets. The social and cultural facilities shall:

- a. Act as focal points in the surrounding region;
- b. Complement the surround areas; and

c. Promote accessibility by serving the surrounding communities.

9.2.2 Neighbourhood-oriented community services uses such as child care services, education services, health care clinics and places of worship may locate within the neighbourhood area they serve.

9.3 Tourism and Economic Development

9.3.1 New developments located within the areas identified as areas with tourism potential shall be required to incorporate environmental, architectural and rural character of the area in order to enhance the overall image.

9.3.2 Lac Ste. Anne County shall strive to attain a diversified economy with an appropriate balance between agriculture, specialized industrial areas, tourism activities, and recreational amenities in order to attract new opportunities for its citizens and attain continued prosperity.



- 9.3.3 The County shall continue to be a strong partner with WILD Alberta and Growth Alberta by supporting local businesses and events to promote a tourism and economic development of the region as a whole.
- 9.3.4 In addition to the regional initiatives such as WILD Alberta and Growth Alberta, the County shall establish Tourism and Economic Development Strategy specific to the County.
- 9.3.5 The potential Tourism and Economic Development Strategy shall identify
- a. Specific areas within the county to focus tourism and economic development related activities;
 - b. New incentives to attract a specific type of development;
 - c. Municipal Grants;
 - d. Promotion and branding initiatives;
 - e. New capital projects; and
 - f. Any other strategies requested by Council.
- 9.3.6 The County shall establish key entrance corridors in the County along key local and provincial highways as well as hamlets. The new development along such corridors shall be required to provide special landscaping and architectural features to the satisfaction of the Development Authority on a case-by-case basis.
- 9.3.7 The County shall explore establishing a Hamlet Revitalization Program and offer financial as well as staff resources to assist local businesses in improving the physical character of these established communities.

9.4 Historic Resources

- 9.4.1 Lac Ste. Anne County shall support the preservation of historic resources within the county to ensure that identified and designated federal, provincial, and municipal historic resources are protected from adverse impacts associated with on-site development and adjacent land uses by:
- a. Supporting actions by community groups, organizations and individuals that assist with the preservation of historic resources for the benefit of area residents through the provision of technical assistance; and
 - b. Working with Alberta Culture: Community Development for advice and information regarding existing and/or potential historic sites.
- 9.4.2 Heritage resources in Lac Ste. Anne County should be identified and protected under The Alberta Historic Resources Act.
- 9.4.3 Any redevelopment requiring demolition or major alteration to building built before 1950, shall be required to prepare a historical and heritage review and provide a report outlining key heritage value of the building to the Development Authority.



- 9.4.4 The County shall designate properties under the following criteria as Municipal Heritage Resources:
 - a. Clear and documented historical significance is provided to council;
 - b. The building is of architectural significance or interest;
 - c. The building is economically capable of refurbishment and of adaptive reuse in its preserved state; and
 - d. Potentially, with the involvement of the County or other agencies, the use is sustainable over time.
- 9.4.5 The County should establish a locally relevant register of historically significant buildings and landscapes within the county in collaboration with the Lac Ste. Anne Historical Society and interested property owners.
- 9.4.6 The County should explore establishing a Municipal Heritage Grant Program to assist owners of heritage buildings to restore old buildings and potentially designate them as Municipal Heritage Resources.
- 9.4.7 The County shall organize expert seminars and training sessions to educate citizens about:



- a. Preservation and maintenance of historic resources, cultural landscapes and old buildings; and
- b. Procedures involved in designating old buildings as heritage resources.

9.5 Movement

The future development of Lac Ste. Anne County depends on a high quality transportation system for the area, including roads, railways, and air travel. The following objectives and policies reflect the intention of the County to maintain the integrity of the transportation systems within the municipality.

Roadways

- 9.5.1 Existing and future roadway network in the County shall be in general accordance with Map 8.
- 9.5.2 New development involving large-scale movement of goods including the following businesses shall be required to establish project specific hauling agreements with the County:



- a. Natural Resource Extraction businesses;
 - b. Aggregate Resource Extraction businesses; and
 - c. Any other agricultural service business involving larger hauls, at the discretion of the County.
- 9.5.3 New subdivision and condominium projects that require public infrastructure with special engineering needs such as road dewatering and slope-stabilization shall be prohibited.
- 9.5.4 New development adjacent to local, collector, arterial, or highway shall be required to make provisions for the following at the subdivision application stage:
- a. Future road widening; and
 - b. Land required for the construction of a service road.
- 9.5.5 New multi-parcel country residential subdivisions shall be required to develop and dedicate internal roadways in accordance with the County's Municipal Servicing and Design Standards. The design of internal roadway network should:
- a. Strive to improve connections with the surrounding existing subdivisions; and
 - b. Improve connections to existing natural areas.
- 9.5.6 The County should prepare a Municipal Roadway Renewal Program and a Capital Plan to:
- a. Establish a hierarchy of roads such as local, collector, arterial, industrial and highway roads based on existing traffic counts, current uses and development nodes;
 - b. Address long term periodic maintenance and upgrade of the pavement in mature areas including hamlets and older settlements; and
 - c. Establish short term and long term priorities for road pavement

maintenance, and use of dust suppressant mechanisms.

- 9.5.7 All subdivision and development applications within 0.8 kilometres (0.5 miles) or adjacent to a highway shall be referred to the Minister of Transportation for comments and review.
- 9.5.8 The County shall work with Alberta Transportation to prepare highway vicinity management agreements for certain areas of the County.
- 9.5.9 Any subdivision application in the County must ensure that all parcels have both legal and physical access to a road.
- 9.5.10 Lac Ste. Anne County may require developers to pay for off-site as well as oversized transportation infrastructure upgrades pursuant to Sections 650, 651, and 655 of the *Municipal Government Act*.

Pedestrian Connectivity

- 9.5.11 New development shall be required to incorporate a pedestrian network and demonstrate how the proposed design contributes trail connectivity.

Transit

- 9.5.12 The County shall work with local service agencies, the private sector, and key public institutions to support local initiatives to establish transit service to meet the needs of local population.

Railway Operation

- 9.5.13 To maintain the integrity of the railway network in Lac Ste. Anne County, the County should:
- a. Evaluate all development proposals in proximity to a railway facility to minimize any negative impacts that may occur and to maximize the positive impacts that may be obtained from locating railway related facilities in close proximity to the railway network; and
 - b. Cooperate with adjacent municipalities and interested government agencies with regard to protecting the railway network and related transportation facilities from incompatible development.
- 9.5.14 The County acknowledges the importance of the rail infrastructure and

recognizes its critical role in long-term economic growth and the efficient and effective movement of goods and people. The County shall ensure that the continued viability and ultimate capacity of the rail corridors and yards (if applicable) is protected and shall identify and support strategic infrastructure improvements such as targeted grade separations.

- 9.5.15 All proposed residential or other sensitive use development within 300.0 metres (984.25 feet) of a railway right-of-way will be required to undertake noise studies, to the satisfaction of the Municipality in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified. All available options, including alternative site layouts and/or attenuation measures, will be thoroughly investigated and implemented if practical to ensure appropriate sound levels are achieved, particularly with respect to the 55 dBA outdoor living area criterion.
- 9.5.16 All proposed residential or other sensitive use development within 75 metres (246.06 feet) of a railway right-of-way will be required to undertake vibration studies, to the satisfaction of the Municipality in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate



any adverse effects from vibration that were identified.

- 9.5.17 All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the Municipality in consultation with the appropriate railway.
- 9.5.18 Where applicable, the Municipality will ensure that sightline requirements of Transport Canada and the railways are addressed.
- 9.5.19 Implementation and maintenance of any required rail noise, vibration and safety impact mitigation measures, along with any required notices on title such as warning clauses and/or environmental easements, will be secured through appropriate legal mechanisms, to the satisfaction of the Municipality and the appropriate railway.
- 9.5.20 A minimum building setback for residential and other sensitive land uses from a railway right-of-way is 30.0 metres (98.43 feet) in conjunction with a 2.5 metres (8.2 feet) high earthen berm (with 2.5 to 1.0 metre side slopes, adjoining and parallel to the railway right-of-way with returns at the ends). In absence of a safety berm, a 120 metres (393.7 feet) setback is required. The 30 metres (98.43 feet) setback and 2.5 metres (8.2 feet) high earthen berm requirement is for Principal Main Lines. For Secondary Main Lines, the requested setback is 30 metres but the minimum berm height is 2.0 metres (6.56 feet). For Principal Branch Lines, the requested setback is 15 metres (49.21 feet) and the minimum berm height is 2.0 metres (6.56 feet).
- 9.5.21 A 1.83 metre (6.0 feet) chain link security fence is required along the mutual property line with the railway right-of-way, to be installed and maintained at the Applicant/Owner's own expense.

Airports

- 9.5.22 To assist with the safe and effective management of the air transportation system in Lac Ste. Anne County, the County should:
 - a. Evaluate all development proposals in proximity to the Mayerthorpe Airport to minimize any negative impacts that may occur and to maximize the positive benefits that may be obtained from locating

airport related facilities in close proximity to the facility;

- b. Prepare a site and management plan, if deemed necessary, to ensure that development on airport property be in accordance with Transport Canada guidelines for development in the vicinity of airport areas; and
- c. Establish a land use district specifically related to the safe and effective management of airport lands.

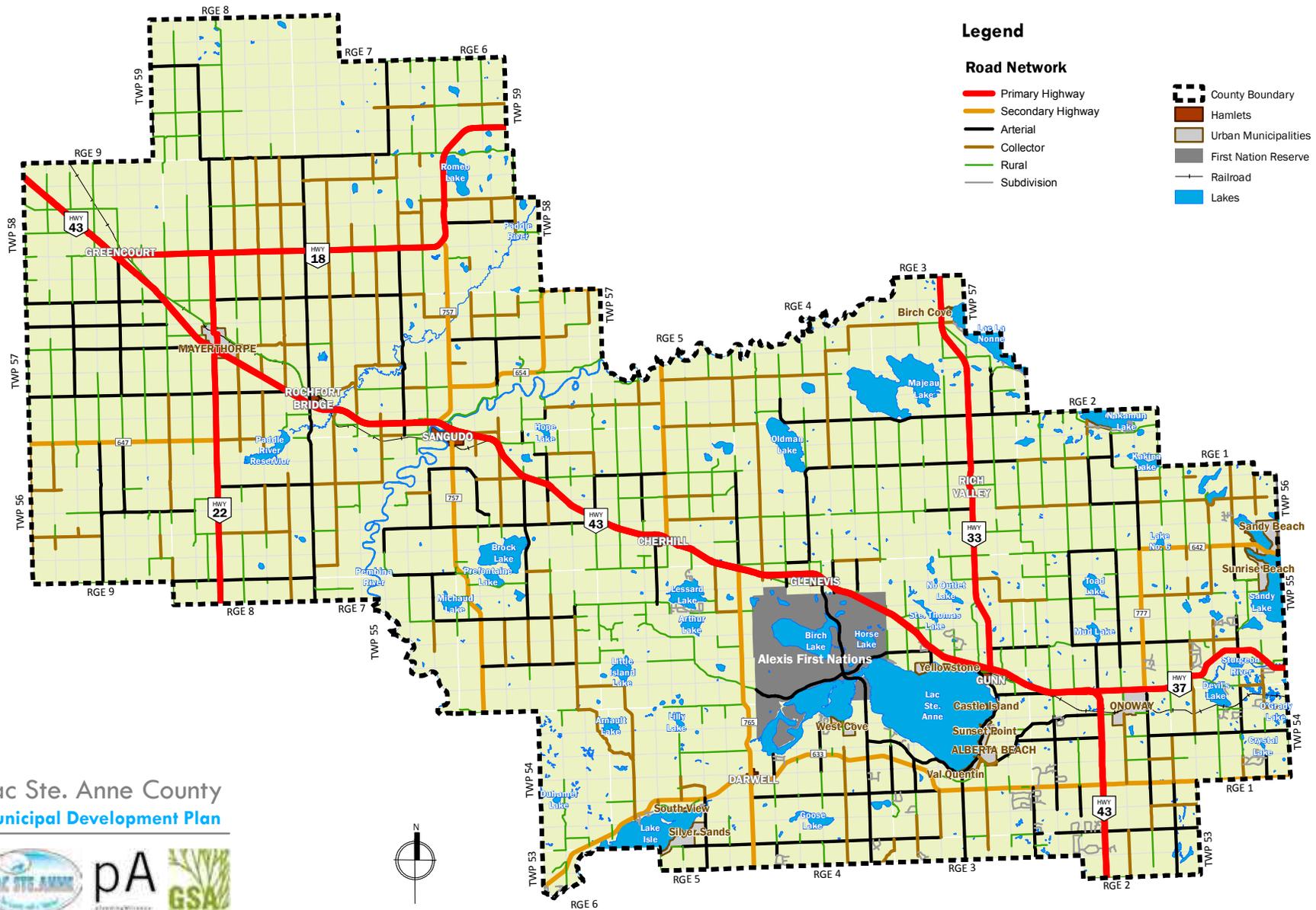
9.6 Servicing

Water

- 9.6.1 Wells for potable water shall not be permitted in aquifers which are “high risk” of from contamination from industrial, agricultural, mining, or drilling activities within the area. Water servicing in these areas should be by treated water only. Areas that are at “medium risk” for contamination may be serviced by wells only for non-residential development. Contamination risk of groundwater is identified in the Lac Ste. Anne County Environmental Inventory Study.
- 9.6.2 Where treated water servicing is available, all developments shall connect to the water servicing line. Where possible, water networks for developments should connect to the main supply line in at least two (2) locations.
- 9.6.3 Pumpstation capacity should be serviced by at least two (2) pumps, each pump being capable of supplying 2 x Average Daily Demand (ADD) at standard operating pressures.
- 9.6.4 Within Inter-Municipal fringe areas around towns, the water servicing standards of the town should be adopted, regardless of the availability of connection to the town’s water system. Where a connection is available, development must connect to the municipal water system. Private wells should be discouraged. The County may consider building reservoirs or pump stations ahead of joint servicing agreements, as they would be potential assets no matter what joint servicing agreements are reached.
- 9.6.5 New Public wells should be assessed for aquifer security on a case-by-case basis to determine capacity.

- 9.6.6 Any condominium developments, recreational campgrounds or trailer parks shall be required to provide communal facilities for potable and non-potable water systems. These systems may best be treated as private water systems.
- 9.6.7 For hamlets that are near lakes, water intake from lakes should be assessed on a case-by-case basis. Lake water is typically not ideal in water treatment capacities, especially where the biological content of the lake is high. However, raw water intake may be considered for emergency use (such as fire protection). Dry hydrants should be installed where feasible within lakeside communities.





Lac Ste. Anne County
Municipal Development Plan



0 1.25 2.5 5 7.5 10 Kilometers

June 2015

Sewer

- 9.6.8 All agricultural, industrial, residential, institutional and recreational developments within the County shall be primarily serviced by on-site sewage treatment systems such as holding tanks, fields, open discharge or mounds in accordance with the municipal and provincial regulations except for the following circumstances:
- A communal system should be used for multi-parcel country residential subdivisions including smaller parcels;
 - Within hamlet boundaries;
 - Control use of on-site sewage disposal systems in the Water Management Areas on a case-by-case basis; and
 - All multi-parcel subdivisions developed after January 1, 2008, shall require advanced treatment systems as defined under County Policy 664-3.
- 9.6.9 All applicants utilizing on-site sanitary disposal systems shall be required to:
- Seek appropriate approvals from Alberta Environment for on-site sewage disposal systems prior to subdivision and development permit application stage; and
 - Undertake a percolation or soil test at the subdivision application stage to ensure that the private or communal sewage disposal systems do not adversely impact the surrounding drainage basins and water aquifers.
- 9.6.10 All on-site sewage disposal systems shall abide by the setbacks, general location and maintenance requirements established in the underlying zone of the LUB.
- 9.6.11 New developments located within 1.0 kilometre (0.62 miles) of existing subdivisions (with municipal sanitary services) shall be required to connect with such municipal systems.
- 9.6.12 The County shall consider expansion of existing lagoons in preference to the construction of new lagoons. For every development that may require additional treatment facilities, every effort should be made to provide

service through the expansion of existing lagoons, before the construction of a new lagoon is considered.

- 9.6.13 All new residential developments shall be required to provide appropriate setbacks from existing lagoon facilities in accordance with the Subdivision and Development Regulations.
- 9.6.14 New applications located in the Inter-Municipal Fringe Areas and in close proximity to the existing urban municipalities shall be required to connect to the existing municipal sanitary system as a condition of approval.
- 9.6.15 Communal sanitary systems shall be:
- Operated by a condominium association or community organization, unless directed by Council; and
 - Located in the common open space of the bareland condominium.



- 9.6.16 The County shall promote use of environmentally friendly on-site septic systems and other mechanisms to reduce negative impact on the surrounding environment.
- 9.6.17 The County shall work with surrounding municipalities in establishing mutually acceptable locations for lagoons and effluent discharge routes. Where feasible, regional sewer trunks should be established towards regional facilities that provide joint servicing.



Waste

- 9.6.18 All new developments should be required to practice an on-site solid waste management and recycling program in an environmentally sustainable manner.
- 9.6.19 To encourage the safe disposal of solid waste materials, the County should:
- Locate solid waste disposal site(s) in a manner which provides easy access to communities it serves;
 - Cooperate with adjacent municipalities for the maintenance of regional waste management initiatives; and
 - Ensure that solid waste disposal sites are located and developed in a manner that will minimize any impacts on surrounding lands.
- 9.6.20 The County should establish a county wide recycling strategy and undertake the following initiatives:
- Provide technical support for the development of locally and regionally based recycling initiatives that will benefit the residents of the County;
 - Investigate the feasibility of using recycling depots in conjunction with other community facilities;
 - Encourage joint recycling initiatives between the County and neighbouring municipalities;
 - Encourage cost effective initiatives that reduce the volume of waste produced and delivered to the Lac Ste. Anne Regional Landfill; and
 - Promote individual and community responsibility and stewardship (e.g. recycling, composting, tree planting, and “adopt a park”).

Stormwater

- 9.6.21 All new developments shall be required to manage stormwater on their subject site and maintain predevelopment flows outside the site boundary at the maximum rate established in the County’s Municipal Servicing and Design Standards.
- 9.6.22 New multi-parcel or large scale subdivision applications for residential,

commercial, industrial and recreational developments shall be required to prepare a Stormwater Management Concept Plan authorized by a registered Engineer. New stormwater management facilities shall conform to the following criteria:

- a. Wetponds are the desired stormwater pond option for Lac Ste. Anne County;
- b. All wetponds shall be adequately signed and fenced to the satisfaction of Lac Ste. Anne County;
- c. Wetponds shall include a minimum 6.0 metre (19.68 feet) rim with a slope of no greater than 1:7 to encourage the development of a marsh area around the pond boundary;
- d. Require a minimum 6.0 metre (19.68 feet) ER lot be established around

the perimeter of all stormwater ponds that are not common property;

- e. Require a stormwater pond be designated as a PUL or as common property within a bare-land condominium;
- f. Require stormwater ponds that have a drainage basin entirely contained within a bare-land condominium to be common property except where an off-site discharge is created that diverts stormwater onto adjoining privately owned lands or municipal/provincial drainage networks such as road ditches; and
- g. Require where practical, the development of a stormwater pond with dry hydrant service to County standards where a dry hydrant does not exist within 8.0 kilometres (5.0 miles) distance to the edge of the subdivision area. Dry-hydrants shall be designed to County standards and shall be designated as PUL or ER lots.

9.6.23 The County shall consider preparation of Stormwater Management Master



Hamlets Protective Services

- 9.6.24 As part of every redistricting, development permit and subdivision application, the expected requirements for firefighting will be considered and addressed prior to approval.
- 9.6.25 In Hamlets and developments not near lakes, dry-hydrants shall be installed within stormwater management facilities, or in dugouts provided for that purpose.

9.7 Agriculture and Related General Policies

Conservation of Topsoil

- 9.7.1 Retention of topsoil on agricultural land is key priority for the County, and the following shall apply to all development:
 - a. Industries involved in resource extraction will be required to provide a detailed reclamation plan for agricultural lands; and
 - b. The sale of topsoil for commercial purposes shall only be permitted in the County on those lands where it can be shown to the satisfaction of the County that the sale will not adversely impact the subject property's potential for extensive agricultural production.



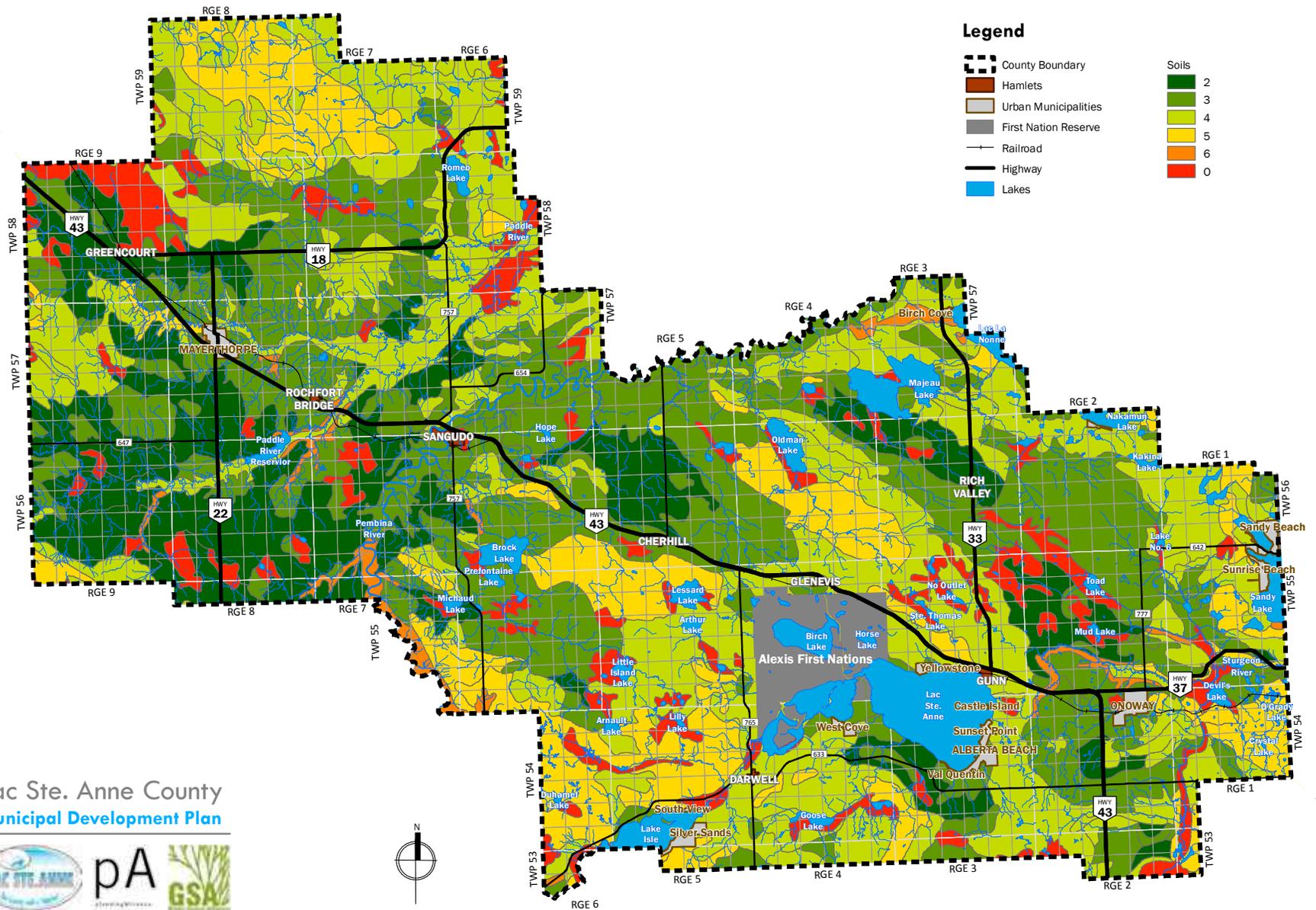
Prime Agricultural Land

- 9.7.2 Agriculture is regarded as the most important land use in the rural area of Lac Ste. Anne County, and the protection of prime agricultural land is very important to the future economic viability of the County. The County may consider non-agricultural uses on prime agricultural land on a case by case basis subject to conformance of the proposed development with the Future Development Concept.
- 9.7.3 The County shall use the following criteria to define prime agricultural land:
- a. Land that possess a Canada Land Inventory (CLI) rating of Class One (1), Two (2), Three (3); or
 - b. At the discretion of the municipality:
 - i. May include other soil classes as determined on a site specific basis other than;

- ii. Cut off parcels that that have been determined to be of an insufficient size to farm as determined by the County, or land, which is so badly fragmented by existing use or ownership that the land has a low agricultural productivity or cannot logically be used for agricultural purposes; and
- iii. In comparison to the Rural Farm Land Assessment Rating, Class Three (3) land would be an equivalent of 41%. Soil capability should be assessed on a site specific basis.

- 9.7.4 Where prime agricultural land is severed by a physical feature and as a result cannot be easily farmed, development may be allowed for non-agricultural purposes provided that there are no conflicts with adjacent agricultural uses.





Legend

- County Boundary
 - Hamlets
 - Urban Municipalities
 - First Nation Reserve
 - Railroad
 - Highway
 - Lakes
- | Soils | |
|-------|---|
| | 2 |
| | 3 |
| | 4 |
| | 5 |
| | 6 |
| | 0 |

Lac Ste. Anne County
Municipal Development Plan



June 2015

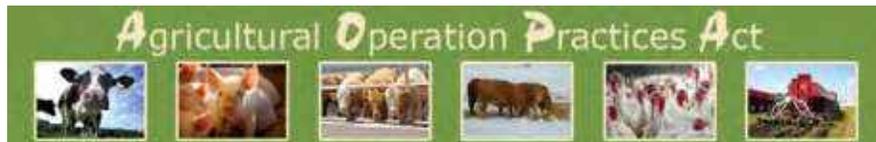
Keeping of Animals

- 9.7.5 Raising of livestock such as rabbits, poultry or other animals on country residential or hobby farms shall not be permitted if the number of animals involved requires approval or registration as established by the AOPA. Raising of livestock and pets on residential properties shall be in accordance with Lac Ste Anne County's Animal Control Bylaw, as amended.
- 9.7.6 The raising of a number of animals that does not require registration or approval as established by the AOPA, including large pets such as horses or other animals such as cows, poultry, hogs, rabbits, etc, on country residential parcels shall be considered by the Development Authority on a case-by-case basis subject to number of animals, size of the residential parcel and surrounding land uses.

Development in Remote Areas

- 9.7.7 New development in remote areas in the County may be considered on a case-by-case basis in accordance with the underlying policy area in which they exist and the Future Development Concept (Map 3). In addition, the following considerations shall apply:
- a. Input from Alberta Environmental and Sustainable Resource Development (AESRD), Land and Forest Services may be required, subject to the location of the proposed development; and
 - b. Use of effective wildfire prevention techniques and appropriate on-site firefighting measures may be required subject to the location of the proposed development.





9.8 New Confined Feeding Operations

Approval or Registration Required

- 9.8.1 A Confined Feeding Operation (CFO) requires approval or registration if it contains a number of animals exceeding the thresholds established in the AOPA (Appendix B). A CFO includes the site of the CFO, all holding pens, manure lagoons, water supply lagoons, storage facilities, and all other developments directly related to the CFO.
- 9.8.2 CFOs requiring approval must conform to the application requirements established by the NRCB.
- 9.8.3 All CFOs shall be developed and operated in accordance with applicable AOPA standards and regulations.

Prohibition of Adjacent Subdivision and Development

- 9.8.4 Upon notification from the NRCB that a CFO application is to be submitted for review, Lac Ste. Anne County will not accept any subdivision or development permit application for a residential, commercial, institutional, or recreational use within a radius of 0.8 kilometres (0.5 miles) of the property boundary for the proposed CFO. This will be regarded as a prohibition area against incompatible subdivision and development to the proposed CFO.
- 9.8.5 Once the MDS has been determined by the NRCB, the County shall adjust the prohibition area described in Section 9.8.4 to correspond to the MDS for the proposed CFO.
- 9.8.6 Section 9.8.4 shall be in force for a period of six (6) months commencing the date of NRCB notification. After the prohibition period has expired and there is no notification of a formal application or extension, normal subdivision and permitting procedures will apply to all development within the area of the proposed CFO.

- 9.8.7 Upon notification from the NRCB that a formal CFO application has been received, regardless of whether the application is complete or incomplete, Lac Ste. Anne County shall extend the prohibition as described in Sections 9.8.4 and 9.8.5 until such time as the application for the CFO has been determined.
- 9.8.8 The prohibition against adjacent subdivision or development may be relaxed when the proposed subdivision or development is secondary to the proposed CFO.

Statements of Concern

- 9.8.9 During the NRCB review process of a CFO application, directly affected parties may submit Statements of Concern regarding matters such as, but not limited to:
 - a. Distance from or restrictions within flood hazard areas not addressed by the AOPA;
 - b. Manure application limits not addressed by the AOPA;
 - c. Physical buffers from adjacent land uses not addressed by the AOPA; and
 - d. Distance from environmentally sensitive lands not addressed by the AOPA.
- 9.8.10 Statements of Concern must be written and submitted in accordance with the NRCB requirements.

Location of CFOs

- 9.8.11 All CFOs shall conform to the land use provisions established in this MDP and Map 10.
- 9.8.12 Map 10 is a graphical representation of where CFOs are incompatible with the land use provisions established in this MDP. Location of new CFOs shall be in accordance with Map 10.
- 9.8.13 CFO exclusion areas in Map 10 shall be calculated using the following criteria:

- a. Lands designated for future residential under Policy 4.3 and Map 3, which correspond to the RR and IF Policy Areas and areas within 804.0 metres (0.5 miles) of Hamlets;
- b. Lands designated for highway commercial development under Policy 4.3, which correspond to areas within 1.6 kilometres (1.0 mile) of the right-of-way for Highways 43, 633, 37 and 33.
- c. Lands designated as locally relevant ESAs (Map 11), as identified in the Lac Ste. Anne County Environmental Inventory Study, under Policy 9.10;
- d. Lands designated as priority conservation wetlands under Policy 9.10.26 and Map 13; and
- e. Setbacks in accordance with the Riparian Setback Matrix Model (RSMM) in Map 15 and AOPA, whichever is greater.

CFO Development Criteria

- 9.8.14 In addition to the AOPA standards and regulations, all CFOs shall conform to the following:
- a. The operator of a CFO or the NRCB should provide the County Development Authority with a current copy of all maps or legal descriptions describing where manure is to be applied on land. This information will be used to examine the potential for impact on the application area from future residential, commercial, and institutional subdivision and development;
 - b. To ensure public safety on all roads within the County, no manure storage lagoon or water supply dugout shall be located closer than 45.0 metres (147.64 feet) from the property line fronting a municipal road allowance; and
 - c. All buildings, lagoons, and water supply dugouts shall be a minimum of 45.0 metres (147.64 feet) from a municipal road allowance, 6.0 metres (19.68) from a side property line, and 7.5 metres (24.6 feet) from a rear yard property line.
 - d. In cases where a graveled Secondary Highway is used as part of the

haul route, the County as well as Alberta Transportation share road authority for the CFO. In these situations, the CFO operator, the NRCB, the County, and Alberta Transportation shall work in cooperation on inter-jurisdictional matters related to haul agreements and road improvements.

- e. All operators of a CFO shall be required to obtain a road haul agreement from Lac Ste. Anne County, when required by the Department of Public Works. The road haul agreement shall be prepared in accordance with Lac Ste. Anne County Policy #369, as amended.
 - i. General directives under this policy make it the operator's responsibility to prepare a performance bond or letter of credit on a per kilometre basis for the entire haul route. Additional amounts may be required for any bridges that form part of the haul route;
 - ii. The CFO operator shall be responsible for any improvements that have to be made to the haul route to bring the haul route to an appropriate standard for the traffic generated by the proposed use;
 - iii. The CFO operator may be required to implement a dust control program along certain portions of the haul route to minimize impacts on surrounding lands;
 - iv. The CFO operator shall be required to construct an approach to the CFO site, that is appropriate for the traffic generated by the proposed use, and to a County standard;
 - v. Where desired by Alberta Transportation and/or Lac Ste. Anne County, the CFO operator may be required to prepare a traffic impact assessment to determine the level of improvement to municipal and provincial roads that may be required to allow for the truck traffic generated from a CFO;
 - vi. All improvements and/or upgrades to County infrastructure shall be at the expense of the developer; and
 - vii. CFO operators will be required to adhere to their road haul agreement unless alternative arrangements have been made with the road authority.

New Residential Development

- 9.8.15 Residential development within the MDS, as determined by NRCB, of a CFO shall be discretionary rather than a permitted use.

9.9 Crown Lands

- 9.9.1 The leaseholders on the Crown Lands should be encouraged to work with AESRD and consider abiding by the County's Land Use regulations as well as the overall intent of the underlying policy area in which they are located.
- 9.9.2 To encourage the appropriate use of Crown Lands, the County shall:
- Pursue discussions with relevant government agencies to ensure that they are fully aware of any future proposed use of Crown Lands. Similarly, the County will continue to work together with the Province of Alberta to be kept informed and involved in the Crown's decision making process;
 - Encourage the compatible use of Crown Lands with that of adjoining lands;
 - Support the continued use of certain Crown Lands as grazing reserves; and
 - Support the development of certain Crown Lands, where feasible and warranted, for recreational and other public uses that will not conflict with other land uses.
- 9.9.3 To facilitate public access to Crown Land areas where deemed suitable, desirable, and economically feasible, the County should encourage the continued access to Crown Land areas, when suitable, for recreational activities, which will not have an adverse impact on the natural environment.

9.10 Environment and Open Spaces

Environmental stewardship is a guiding principle for the development of Lac Ste. Anne County. To establish and protect locally relevant ESAs, the County recently undertook a comprehensive Environmental Inventory Study (Map 11).

Two additional areas are identified as key environmental features in the County:

- River Corridors; and
- Hydrological Corridors.

The areas delineated as River Corridors, and Hydrological Corridors may be considered for development due to their close proximity to water and recreational opportunities. However, a careful balance must be struck between ecological or environmental protection and development pressures. All types of development in these areas should aim to reduce impacts on the surrounding environment.

The following general environmental policies shall apply to River Corridors and Hydrological Corridors as identified in Map 11.

Preferred Land Uses



- 9.10.1 The following land use policies shall apply to River Corridors and Hydrological Corridors.
- a. No industrial or commercial development should be allowed without demonstration that there is no reasonable possibility that releases of compounds toxic or otherwise harmful to aquatic life will enter water bodies or watercourses;
 - b. Aggregate extraction should be avoided within River Corridors and Hydrological Corridors, unless it can be demonstrated that there will be no significant impacts to the associated lakes and rivers through either surface or groundwater impacts;
 - c. Reduced-intensity agricultural practices are preferred;
 - d. For CFOs approved after this MDP comes into effect:
 - i. Livestock watering shall be conducted off-site, away from natural water bodies (including streams, lakes, rivers and wetlands), and away from artificial water sources with a direct inflow connection to such water bodies (e.g. impoundments along watercourses); and
 - ii. Livestock shall be excluded from these areas using fences.



Pesticide Restrictions

- 9.10.2 The application of any pesticides, including herbicides, insecticides, rodenticides and fungicides, which are used for many purposes, including pest control, aesthetics, forestry and agricultural production, is restricted on residential, commercial, or industrial properties adjacent to or containing water bodies and are regulated in accordance with provincial and federal regulations. A buffer may be applied from the water body or ER for any such pesticide application to meet provincial and federal standards.
- 9.10.3 Property owners shall be encouraged to use naturally-sourced pesticides, limit application rates, and time applications to avoid periods where they may be carried to water bodies via surface runoff.
- 9.10.4 Variances to this policy may be applied for the control of noxious weeds or invasive plant species.

Erosion Control

- 9.10.5 All developments shall be responsible for controlling erosion and sedimentation on their construction sites.
- 9.10.6 An erosion and sediment control plan shall be produced for all construction projects that may disturb or expose soil adjacent to water bodies (including lakes, rivers, streams, and wetlands). This plan should be developed by a person that is a Certified Professional in Erosion and Sediment Control. This plan should be modified as needed based on changes in site conditions.
- 9.10.7 Shoreline vegetation removal or moving shall not be permitted along lakefront property. Maintaining natural riparian vegetation along the lakeshore protects the water quality of the lake.
- 9.10.8 Aquatic vegetation (weed) removal from the bottom of the lake is also prohibited.

Wastewater and Waste Management Practices

- 9.10.9 All waste management facilities shall be setback a minimum of 300.0 metres (984.25 feet) from any natural or manmade water body including streams, lakes, rivers, wetlands and dugouts.
- 9.10.10 Any development within 300.0 metres (984.25 feet) of a regional or municipal servicing line must connect to the system. If access to such as system is not currently locally available or a connection to such infrastructure is not feasible, tie-ins for future connections shall be provided.

Recreational and Development Activities

- 9.10.11 The use of off-highway vehicles (ATVs, snowmobiles and others) should be restricted to marked trails developed for the purpose of this recreational activity.
- 9.10.12 Any trails along the lake front should be constructed in a manner that

minimizes impacts to the environment. Trails constructed of natural, locally sourced, permeable materials shall be preferred.

- 9.10.13 Trail paving shall not be permitted within a development setback area established through the application of Lac Ste. Anne County's RSMM (Map 15).
- 9.10.14 Depositing sand on the lakeshore to create "beach" areas shall be strictly prohibited.
- 9.10.15 All campsites, recreation areas, and other recreation facilities providing sanitary facilities shall have either a direct tie-in to a regional or municipal wastewater system, evaporative composting systems, or have vaulted outhouses that are pumped out on a regular basis.
- 9.10.16 Sanitary facilities with leach septic fields or other disposal of wastewater



through infiltration shall not be permitted.

Flood Prone Areas

- 9.10.17 Any development of permanent enclosed structures shall be prohibited within provincially - defined floodways and flood fringes.
- 9.10.18 Lac Ste. Anne County has identified locally relevant flood hazard zones that may have higher flood risk, (Map 12). Any development of permanent enclosed structures within potential flood prone areas identified in Map 12 shall generally be prohibited. Map 12 shall be referred to the land owners and the Development Authority for information purposes only.
- 9.10.19 Lac Ste. Anne County may require a site-specific study to identify 1:100 years flood plain level for new developments within or adjacent to the potential flood prone areas identified in Potential Flood Hazard Areas (Map

12).

- 9.10.20 For areas outside mapped flood hazard zones, a site-specific assessment shall be conducted by the developer to determine areas of flood risk using a 1:100 design flood level. Development within these areas shall only be permitted if sufficient flood mitigation measures are demonstrated.

Wildlife Corridors

- 9.10.21 Approval of developments within the River Corridors and Tributary Overlay shall be contingent upon maintaining connectivity to other natural areas, without significant human developments to act as barriers to wildlife movement.
- 9.10.22 New development shall be encouraged to protect existing wildlife corridors within the County by:



- a. Dedicating such corridors as conservation easements in accordance with the recommendations established in the site specific biophysical studies undertaken at the Area Structure Plan stage; and
- b. Where possible existing vegetation shall be preserved in its natural state as much as possible in accordance with the approved Area Structure Plan.

9.10.23 Where connectivity may be lost due to development, efforts should be made when planning parks and natural areas to maintain or improve connectivity of natural or naturalized vegetation and other wildlife habitat on the landscape.

9.10.24 Any development application involving large-scale surface and or sub-surface disturbances that may affect the quality and quantity of groundwater or overall health of the aquatic ecosystems (upstream or downstream) may be required to undertake an Environmental Impact Assessment at the discretion of the Development Authority to address water related environmental impacts and potential measures to address them. In addition, the applicants should be encouraged to participate in potential County initiated programs to monitor quality of water resources in the County.

Priority Conservation Wetlands

9.10.25 The County should encourage land owners located adjacent to the wetlands identified in Map 13 to engage in an environmentally sound land use and development practices in order to minimize any loss of these environmentally critical wetland ecosystems.

9.10.26 Wetlands identified in the Map 13, Priority Conservation Wetlands, shall be preserved in their natural state.

- a. All bogs in the County;
- b. All fens greater than 20.0 hectares (49.42 acres);
- c. All wetlands identified as the Very High Groundwater Risk areas in accordance with the Hydrogeological Study prepared by the County; and

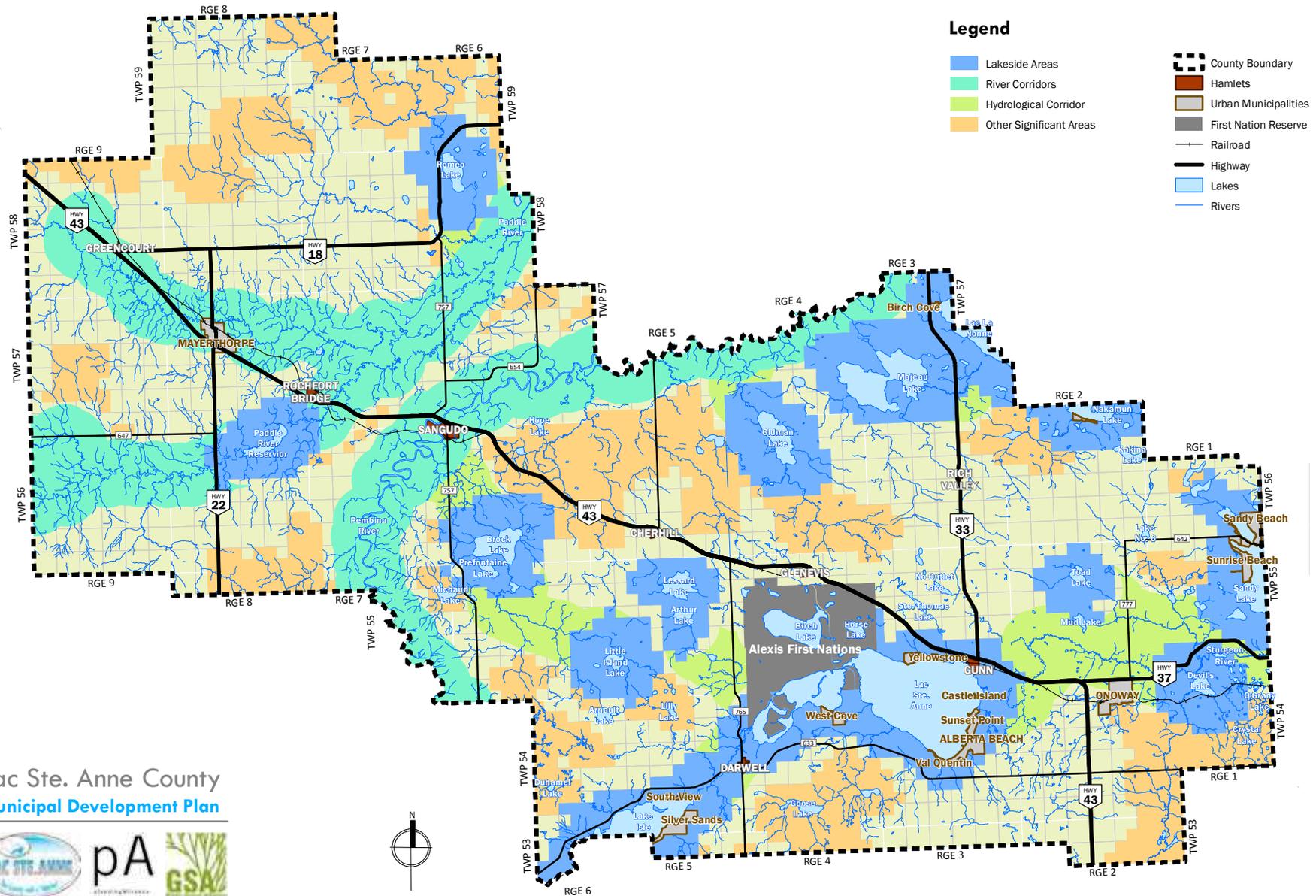
- d. All wetlands identified within the inventories of ESAs and Aquatic ESAs identified by the Province with Lac Ste. Anne County shall be preserved in their natural state

Priority Vegetation Conservation Areas

9.10.27 The large intact blocks of natural vegetation identified in Priority Vegetation Conservation Areas (Map 14) should be preserved to the greatest extent possible through conservation easements or other mechanisms to the satisfaction of the Development Authority.

9.10.28 The County shall encourage developers and land owners to preserve and enhance the connectivity between Priority Vegetation Conservation Areas (Map 14) by minimizing disturbances to the riparian habitats along and around major lakes, rivers, and streams.

Locally Relevant Environmentally Sensitive Areas



Lac Ste. Anne County
Municipal Development Plan

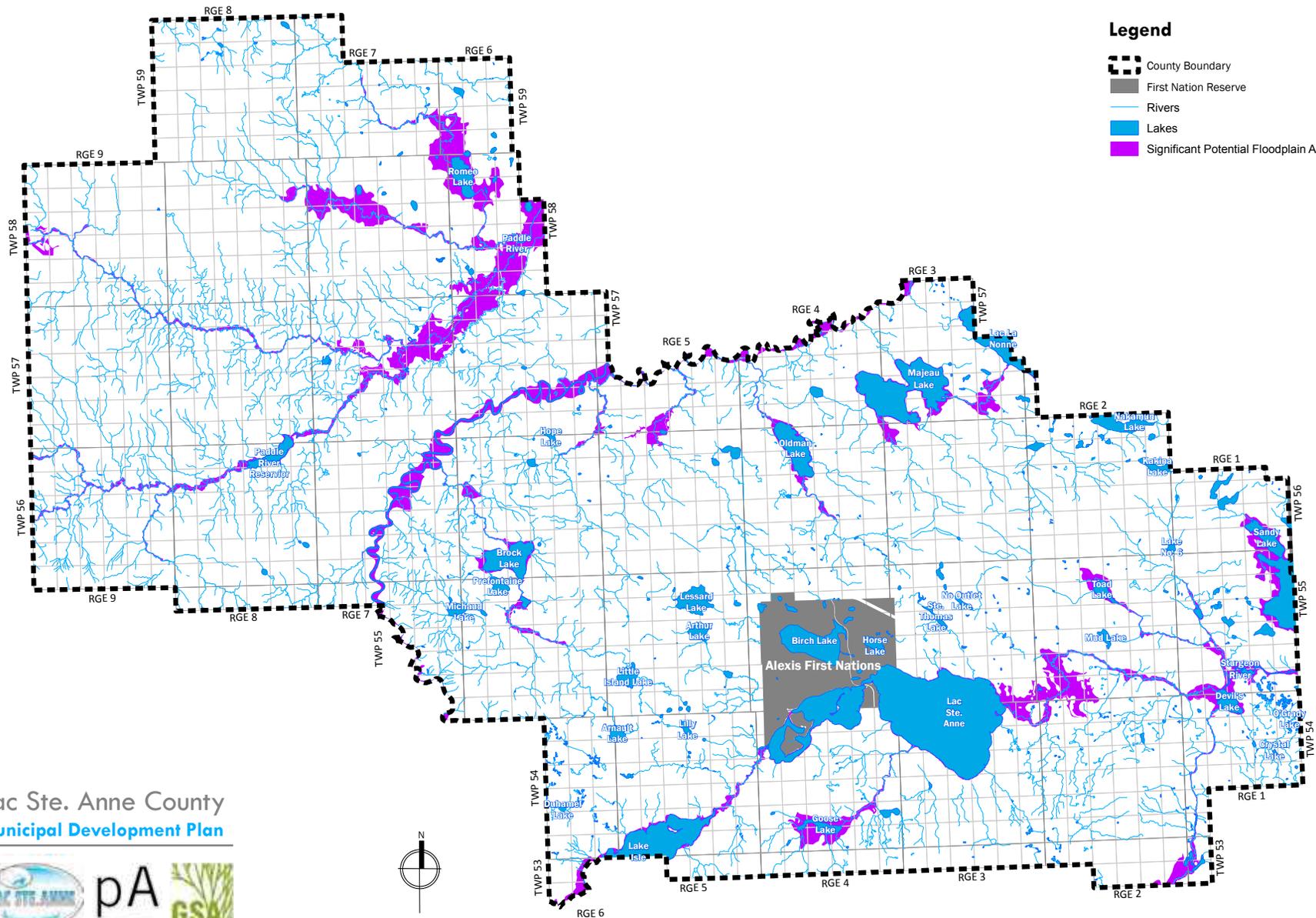


June 2015

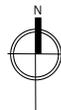
Potential Flood Hazard Areas

Legend

-  County Boundary
-  First Nation Reserve
-  Rivers
-  Lakes
-  Significant Potential Floodplain Areas

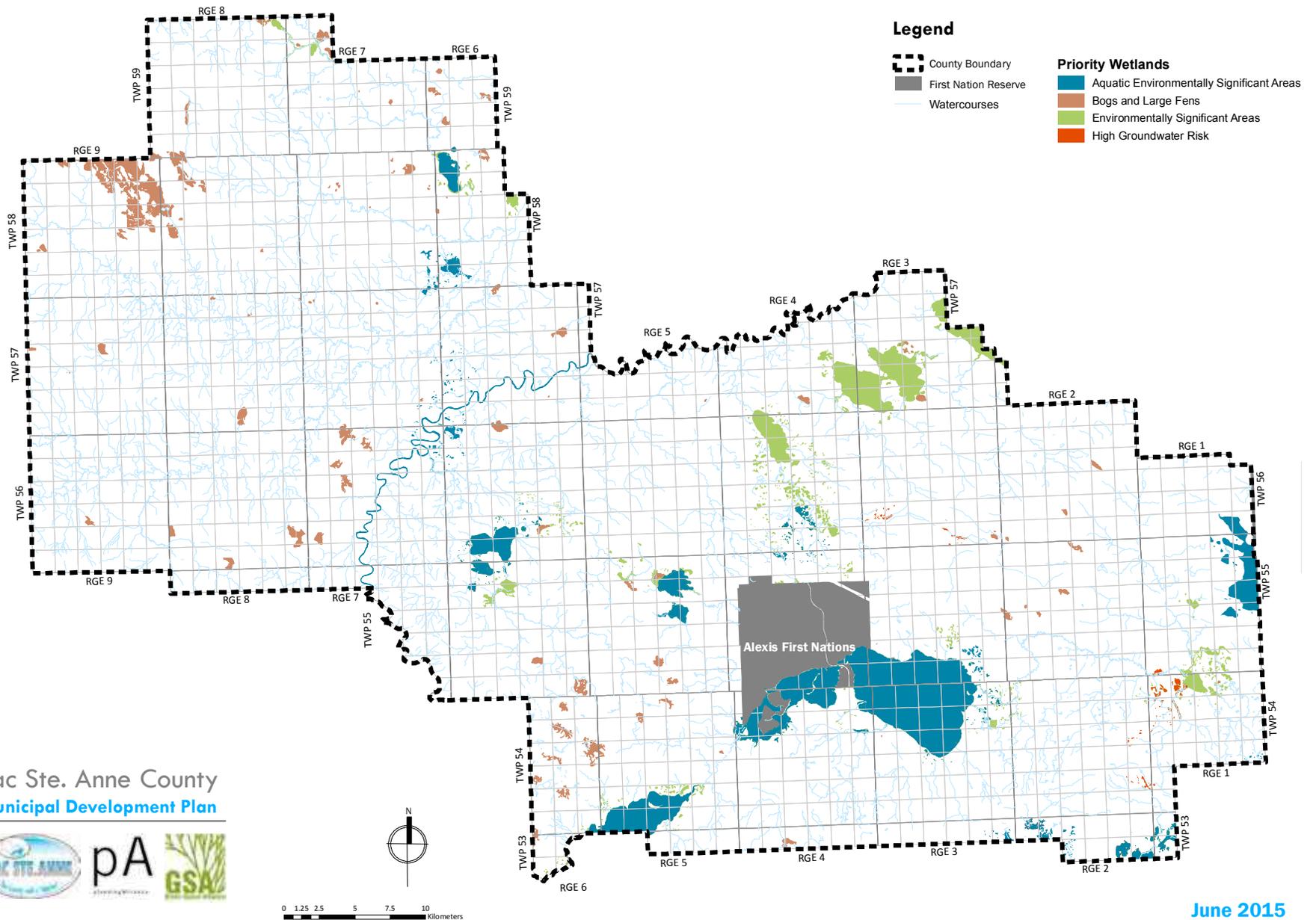


Lac Ste. Anne County
Municipal Development Plan



June 2015

Priority Conservation Wetlands



Lac Ste. Anne County
Municipal Development Plan



0 1.25 2.5 5 7.5 10
Kilometers

June 2015

9.11 Reserves

Environmental Reserve

- 9.11.1 Subject to Section 663 of the MGA, the Subdivision Authority of Lac Ste. Anne County may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of that parcel of land as ER if it consists of:
- a. A swamp, gully, ravine, coulee, or natural drainage course;
 - b. Land that is subject to flooding or is, in the opinion of the subdivision authority, unstable;
 - c. A strip of land abutting the bed and shore of any lake, river, stream or other body of water for the purpose of preventing pollution to be determined on a site-specific basis according to the procedures outlined in the Lac Ste. Anne County's RSMM (Map 15);
 - d. Providing public access to and beside the bed and shore; or
 - e. Any wetlands to which the Provincial Wetland Policy applies.
- 9.11.2 ER shall be allocated prior to the determination of other forms of reserve. Land identified for ER is to be left in its natural state or used as Public Park.

Environmental Reserve Easement

- 9.11.3 The County may consider an ERE as an alternative to the creation of an ER lot.
- 9.11.4 The ERE:
- a. Must identify which part of the parcel of land the easement applies to;
 - b. Must require that land that is subject to the easement remain in a natural state as if it were owned by the municipality, whether or not the municipality has an interest in land that would be benefitted by the easement;
 - c. Runs with the land on any disposition of the land;
 - d. Constitutes an interest in land in the municipality; and

- e. May be enforced by the municipality.

9.11.5 An ERE shall not lapse by reason only of:

- a. Non enforcement of it;
- b. The use of the land that is the subject of the easement for a purpose that is inconsistent with the purposes of the easement; or
- c. A change in the use of the land that surrounds or is adjacent to the land that is the subject of the easement.

Conservation Easement

- 9.11.6 At the discretion of County's Subdivision Authority, the use of a conservation easement may be considered as an alternative to traditional ER during the subdivision process. Conservation easements are provided for under the *Alberta Land Stewardship Act, 2009*.
- 9.11.7 A conservation easement is a voluntary agreement that landowners may enter into to protect the natural values of all or a part of their land. Conservation easements may be granted for the following purposes:
- a. the protection, conservation, and enhancement of the environment including without limitation, the protection, conservation, and enhancement of biological diversity;
 - b. the protection, conservation, and enhancement of natural scenic or aesthetic values; and
 - c. providing for any or all of the following uses of the land that are consistent with purposes set out in clause (a) or (b);
 - i. Recreational use;
 - i. Open space use;
 - ii. Environmental education use; or
 - iii. Use for research and scientific studies of natural ecosystems.
- 9.11.8 A conservation easement may be required by the Subdivision Approving Authority where the said easement will address an issue of concern that

otherwise would be regarded as sufficient grounds to refuse a discretionary subdivision application.

- 9.11.9 Lac Ste. Anne County's Subdivision Approving Authority may require a conservation easement as a means of protecting sensitive ecosystems where it determines necessary, including but not limited to agricultural subdivisions and first parcel subdivisions.

Municipal and School Reserves

- 9.11.10 The owner of a parcel of land that is subject of the proposed subdivision shall be required to provide Lac Ste. Anne County and one or more school boards, land for MR, SR, MSR, money in place of any or all of those reserves or a combination of reserves and money, as required by the Subdivision Authority.
- 9.11.11 Where reserve land allocations are identified in a statutory plan, sufficient reserves in the form of land on the subject property shall be taken prior to any reserves in the form of money-in-lieu.
- 9.11.12 School Reserves (SR) may only be taken either pursuant to a formal agreement between the County and a school authority, or in the absence of such an agreement, upon written request of a school authority after consideration of the need for land for schools by the Subdivision Approving Authority.
- 9.11.13 The aggregate amount of land that may be required for MR, SR or MSR must not exceed 10% of the area, value, or a combination of the area and value of the land remaining in the proposed subdivision after deducting the land, if any, provided for ER.
- 9.11.14 Pursuant to Section 663 of the MGA, the Subdivision Authority of Lac Ste. Anne County may not require the owner of a parcel of land that is the subject of a proposed subdivision to provide reserve land or money in place of reserve land if:
- a. One lot is to be created from a quarter-section of land;
 - b. Land is to be subdivided into lots of 16.0 hectares (39.54 acres) or more and is to be used only for agricultural purposes;

- c. The land to be subdivided is 0.8 hectares (1.98 acres) or less; or
- d. Reserve land, ERE or money in place of it was provided in respect of the land that is the subject of the proposed subdivision under this Part or the former Act.

- 9.11.15 MR, SR, or MSR may be used by a municipality or school board or by them jointly only for any or all of the following purposes:

- a. A public park;
- b. A public recreation area;
- c. School board purposes; or
- d. To separate areas of land used for different purposes.

- 9.11.16 The Subdivision Authority of Lac Ste. Anne County may direct that the requirement to provide all or part of MR, SR, or MSR be deferred against:

- a. The remainder of the parcel that is the subject of the proposed subdivision approval;
- b. Other land of the person applying for subdivision approval that is within the same municipality as that parcel of land; or
- c. Both of the above.

- 9.11.17 If a deferment is directed, the Subdivision Authority of Lac Ste. Anne County must file a caveat in a land titles office against the title of the land to which the direction relates.

Land for Roads and Utilities

- 9.11.18 Subject to Section 662 of the MGA, the Subdivision Authority of Lac Ste. Anne County may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of that parcel of land for the purpose of roads, public utilities or both.
- 9.11.19 The land to be provided for roads, public utilities or both may not exceed 30% of the area of the parcel of land less the land taken as ER or as an ERE.
- 9.11.20 In a Public Utility Land (PUL) intended for telecommunication

infrastructure, the County will aim to ensure parcels are no greater than 2.02 hectares (5.0 acres).

- 9.11.21 If the owner has provided sufficient land for the purposes of roads, public utilities or both, but the land is less than 30%, the Subdivision Authority of Lac Ste. Anne County may not require the owner to provide any more land for those purposes.
- 9.11.22 Any lands required for public utilities shall be dedicated as PUL.

Development Setbacks around Water Bodies

- 9.11.23 Development setbacks from water bodies (including rivers, lakes, streams, and permanent wetlands) shall be required for any structure on properties containing or adjacent to a water body in general accordance with the RSMM (Map 15).
- 9.11.24 Map 15 should be used for information purposes only by developers, land owners and the Development Authority. The setback distance shall be determined on a site-specific basis according to the procedures outlined by the RSMM (Map 15). Areas identified and delineated through the application of the RSMM (Map 15) are established to protect aquatic environments from nutrient and sediment pollution or are otherwise determined to be undevelopable, so no development will be permitted in these areas.
 - a. For new subdivisions adjacent to permanent water bodies, the RSMM (Map 15) shall be used to define the property line of the new subdivision. The area between the newly established property line and the high water mark of the permanent water body shall be preserved in its natural state and dedicated as ER, ERE or conservation easement; and
 - b. For new buildings in existing subdivisions, the setback distance established through the RSMM (Map 15) shall be used to establish the setback distance of the new building from the high water mark of the permanent water body.

- 9.11.25 The RSMM development setbacks shall not apply to agricultural uses, excluding CFOs.
- 9.11.26 At the discretion of the Development Authority, the RSMM development setbacks may be reduced if sufficient technical information is provided, to the satisfaction of the Development Authority, to show that no building pocket exists for a property.

Land Use Designations for Reserves and Easements

- 9.11.27 The land to be dedicated as ER or MR shall be redistricted as a Public Recreation (PR) district as defined in the LUB.
- 9.11.28 The land to be designated as ERE or conservation easement shall retain its original zoning and shall not require redistricting.

9.12 Development near Hazardous Sites & Utilities

Sour Gas facilities

- 9.12.1 Lac Ste. Anne County recognizes that sour gas facilities and other potentially hazardous sites exist within the municipality. The intent of the following policies is to describe measures that will help ensure that development near sour gas facilities be located in areas where the potential to exposure from sour gas and other potentially hazardous facilities is minimized.
- 9.12.2 To ensure that development in proximity to sour gas facilities takes place in a safe manner, the setback distances established the LUB shall be adhered to. In addition, the County shall:
- Not permit the development of any land use in close proximity to existing sour gas facilities unless it conforms to the setback standards established by the Alberta Energy Regulator (AER);
 - Increase the setbacks required by the AER on a site specific basis if deemed necessary; and
 - Refer, where necessary, all subdivision and development proposals on sites near existing or potential sour gas facilities to the AER for their review and comment.

Gas Plants, Regional Landfills/Transfer Stations, propane Tanks and Liquid Fertilizer Facilities

- 9.12.3 To ensure safe and orderly development in the vicinity of potentially hazardous sites such as gas plants, pipelines, regional landfills and transfer stations, propane tanks, and liquid fertilizer storage facilities, the setbacks established in the LUB shall be adhered to. In addition, the County:
- Shall not permit the development of a residence area within the minimum distance setback prescribed in the MGA: Subdivision and Development Regulations;
 - May increase the minimum setbacks required in the above regulation if warranted based upon relevant land use planning issues;

- Shall not permit the location of bulk liquid fertilizer sales and storage facilities in areas where an evacuation of an urban area or public facility such as a public school in the event of an accident;
- Shall require, as part of the subdivision and development process, the submission of an emergency response plan in a form acceptable to the County; and
- Shall refer all emergency response plans to area emergency services such as the local ambulance and firefighting authority for their review and comment.

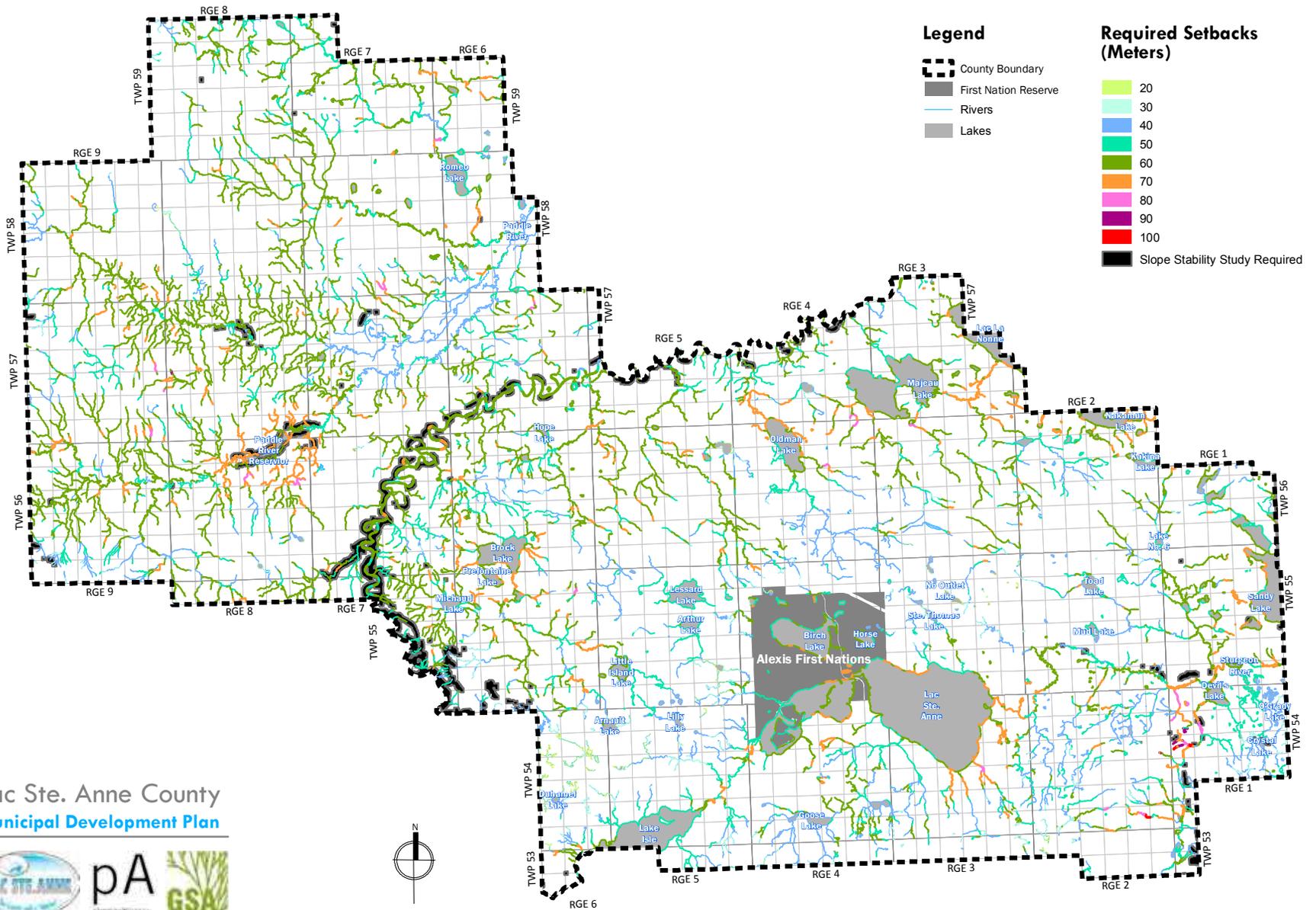
High Voltage Power Lines

- 9.12.4 No development shall be permitted within the right-of-way of the high voltage power line. Developers and land owners shall be required to contact the relevant power company and submit a report to the Development Authority outlining their recommended setbacks from the High Voltage Power line right-of-way

9.13 Gravel Extraction

- 9.13.1 Lac Ste. Anne County encourages the continued accommodation of resource related developments such as natural resource extraction industries and petroleum exploration and servicing; and shall encourage this type of development where measures have been able to reduce conflict with surrounding land uses.
- 9.13.2 To ensure that natural resources (i.e., gravel) are extracted and processed in a manner that is responsive to the needs of the rural community, respectful of the natural environment, and equitable to industry, the County should:
- Limit its regulatory involvement to those issues that are within municipal jurisdiction as described under the MGA and other related provincial and federal legislation;
 - Work cooperatively with residents, industry, and provincial and federal agencies on matters of mutual concern;
 - Enforce conditions of approval, that apply to natural resource extraction

Setbacks from Water Bodies



Lac Ste. Anne County
Municipal Development Plan



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and processing operations within the operational and administrative jurisdiction of Lac Ste. Anne County.

- d. Determine regulatory conditions of approval that will be applied in an effective and equitable manner to all aggregate operations within the County;
- e. Establish a separate land use district for aggregate extraction activities and require that the land be re-districted to such a district prior to accepting a Development permit application for such uses.
- f. Establish aggregate resource extraction impact areas where future residential uses will be required to incorporate measures such as vegetative screening and buffering to reduce conflicts between existing and future natural resource operations and residential sites.
- g. Develop programs where aggregate operators and area residents may

participate in community initiatives for the betterment of the local economy, community, and quality of life. These programs are to be a joint initiative between Council and an Advisory Committee formed through separate agreement.

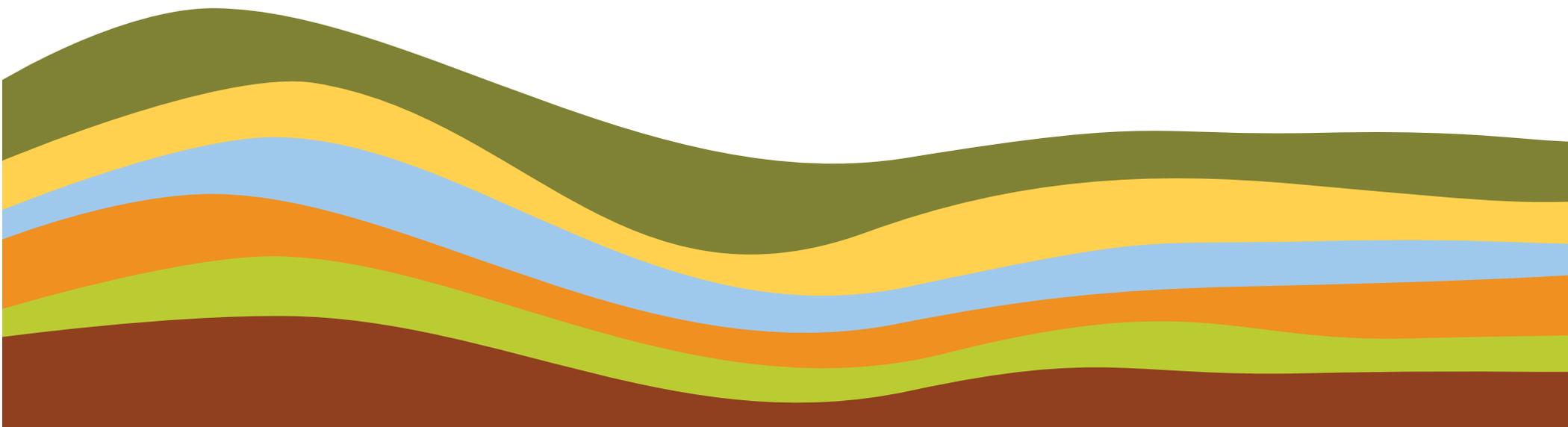
- 9.13.3 Only Class I pits with a disturbance area of 5.10 hectares (12.60 acres) or greater shall be permitted where development permits for new aggregate resource. Class II pits in operation prior to the ratification of this plan shall be permitted to continue operation according to the previous version of this policy until expiry of the relevant development permit.
- 9.13.4 All new aggregate resource operations shall conform to guidelines laid out by AESRD as well as the policies outlined by the County's MDP and LUB. Where provincial policies are in conflict with County policies, provincial policies shall take precedence.
 - a. Rehabilitation plans must include the ultimate end-use of the land, according to the MDP, and include rough grading and drainage plans;
 - b. Reclamation plans must include and reflect the ultimate land use of the site. If the land is to be restored to a natural state (pasture or reforestation), compaction is not required. Otherwise, backfill must be machine compacted in lifts no greater than 1.0 metre (3.28 feet); and
 - c. Buffer areas from existing residential areas for new aggregate operations, and from existing aggregate operations for new residential development, shall be set by the County with regards to dust, noise, or any other factors which the County deems fit.
- 9.13.5 The County shall place the following order of priority to applications for aggregate operations with regards to the MDP Policy Area in which the lands relevant to the application are located:
 - a. High Priority: Rural Residential; and
 - b. Low-Medium Priority: Agricultural Heartland.



9.14 Public Consultation

In order to ensure meaningful public input on every development project, the applicant will be required to undertake a public consultation process in accordance with the MGA. In addition, the County shall establish a Public Involvement Policy to provide specific direction and requirements for additional consultation, in addition to the tasks stipulated in the MGA. Such tasks may include a pre-consultation meeting with the Planning Department and surrounding land owners, criteria for sending notifications, and the type of consultation necessary at various stages of the project.

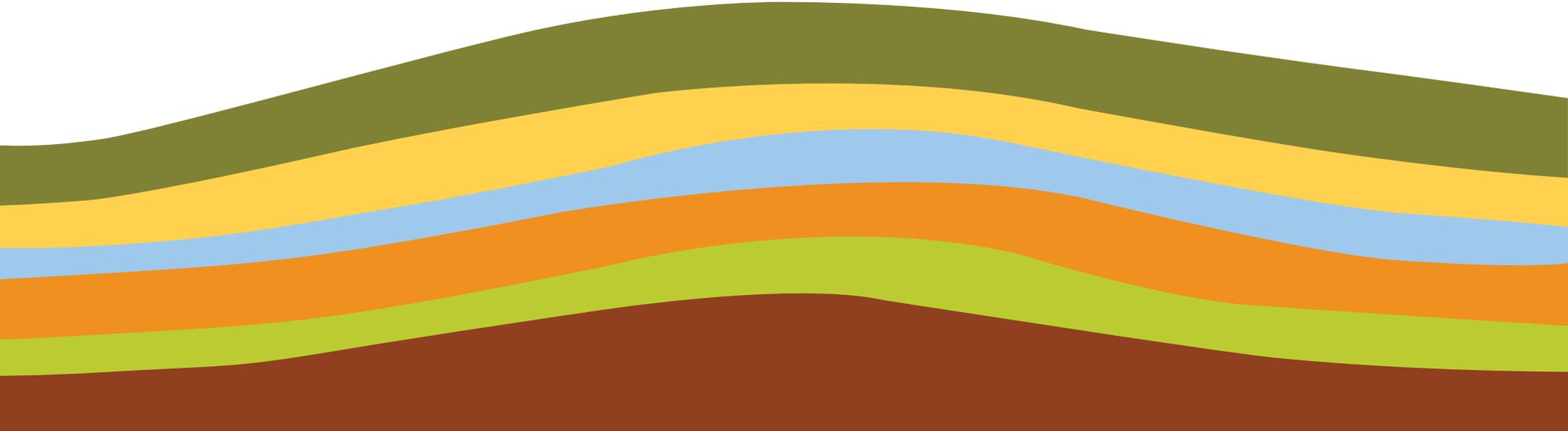






Part IV

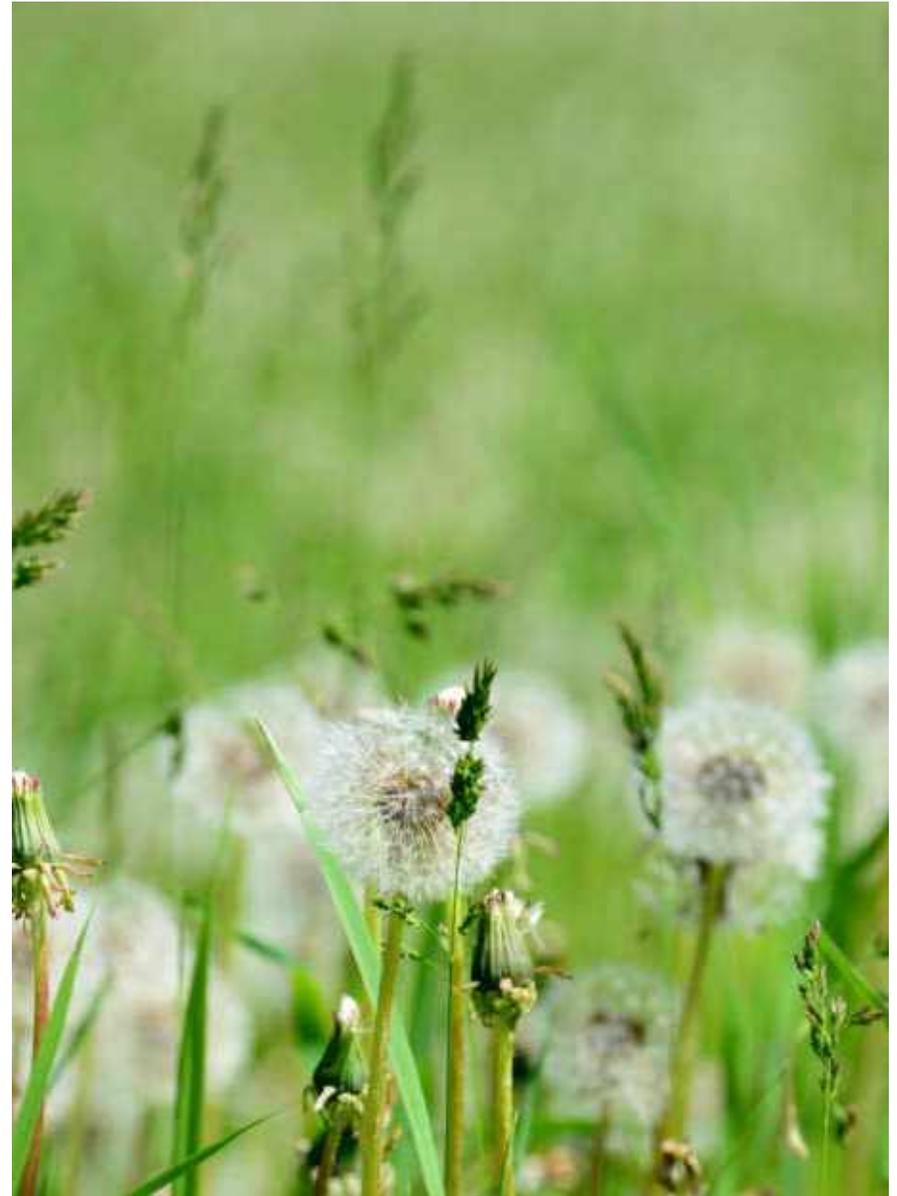
Implementation Strategy



10. IMPLEMENTATION STRATEGY

10.1 Approach

In order to achieve the intended results based on the vision and policies established in this MDP, a number of stakeholders including municipal departments, local businesses, civic agencies, and citizens need to work together. The implementation strategy identifies a number of actions to be undertaken by each municipal department and also allocates potential timelines for tentative completion of each action. The list of potential actions includes a variety of measures such as advocacy, incentives, initiatives, partnerships, regulation, and monitoring. The implementation strategy should be reviewed and updated as needed to reflect changing market conditions and local demands.



Transportation, Utilities and Waste Management

Key Actions	Type of Actions	Preferred Timeline	Responsibility Of:
The County will establish a Countywide Road Maintenance and Paving Program as per the Transportation Capital Plan.	Initiative	Short Term	Public Works and Infrastructure
The County will work with organizations, agencies, and adjacent municipalities in providing and enhancing effective waste management and environmental protection.	Partnership	Long Term	Public Works and Infrastructure
The County will work towards increasing public awareness of conservation, recycling, and waste reduction through communication with community residents.	Advocacy	Ongoing	Public Works and Infrastructure
<p>The County will continue to cooperate with provincial and private agencies in providing a high level of gas, power and communication services to the community and region.</p> <p>The County will work with provincial agencies in establishing future routes for utility lines with regard to future community development plans and protection of the natural environment.</p>	Partnership	Ongoing	Public Works and Infrastructure
The County will continue to invest and improve the Broadband Rural Communication Network.	Initiative	Ongoing	Public Works and Infrastructure

Environmental Stewardship (1)

Key Actions	Type of Actions	Preferred Timeline	Responsibility Of:
The County will promote land use practices that may help in reducing negative impacts on the quality of lakes, rivers and other natural streams.	Advocacy	Long Term	Planning and Development
The County will work with Ducks Unlimited Canada for environmental and conservation easements on private lands and explore provision of incentives to private land owners to consider such easements on their lands.	Advocacy	Long Term	Planning and Development / Agriculture Services
The County will encourage citizens to use non-toxic fertilizers.	Advocacy	Short Term	Planning and Development / Agriculture Services
The County will support ongoing initiatives to educate citizens about the value of environmental preservation, riparian areas, and their impacts on the ecosystem.	Education	Short Term	Planning and Development
The County will continue to advocate for preserving existing wildlife corridors, and wetlands within the County and their links with surrounding areas by encouraging developers to incorporate these features in future developments.	Advocacy	Long Term	Planning and Development

Environmental Stewardship (2)

Key Actions	Type of Actions	Preferred Timeline	Responsibility Of:
The County will undertake additional studies to scientifically map underground water table risk and encourage landowners to undertake detailed studies as part of development processes.	Advocacy	Medium Term	Planning and Development
The County will develop strategies for the conservation of water in maintaining parks and open spaces, including, but not limited to hard landscaping and controlled water techniques to reduce water consumption. The use of native vegetation will be encouraged.	Initiative	Medium Term	Public Works / Recreation Services
The County will designate an adequate inventory of suitable lands to attract a broad range of residential, business enterprise, recreational, institutional, and industrial development to meet anticipated long-term needs.	Regulation	Short Term	Planning and Development
The County shall establish the criteria for preparation of Lake Area Management Plans for each Lakeside Area, shown in Map 11, and associated potential funding program to address locally significant environmental, tourism, cultural and economic development issues.	Regulation	Medium Term	Planning and Development

Social and Cultural Development

Key Actions	Type of Actions	Preferred Timeline	Responsibility Of:
<p>The County will work with appropriate community groups and organizations to create programs intended to support the integration of new resident of the community.</p> <p>The County will work with community groups and organizations to monitor and determine the needs and best methods to provide community support.</p> <p>The County will work with community groups and organizations to monitor and ensure a variety of recreational opportunities are available for all ages and abilities in response to shifts in population demographics.</p>	Partnership	Ongoing	FCSS, Recreation Services

Agriculture

Key Actions	Type of Actions	Preferred Timeline	Responsibility Of:
<p>The County should not encourage the removal of prime agricultural land from extensive agricultural production;</p> <p>The County shall support and encourage the use of good farming practices;</p>	Advocacy	Ongoing	Agriculture Service Board

Housing and Community Development

Key Actions	Type of Actions	Preferred Timeline	Responsibility Of:
The County should establish a Vacant Site Redevelopment Program and establish incentives for property owners to encourage them in developing their properties.	Incentives	Short Term	Planning and Development
The County should explore viability of establishing a Hamlet Identity Initiative and provide assistance to new developments in existing hamlets that seek to improve overall character of public and private realm.	Initiative	Medium Term	Planning and Development/ Economic Development
The County will explore opportunities to advocate and provide incentives for affordable or market multi-unit housing development.	Advocacy	Long Term	Planning and Development / Economic Development
The County will identify potential locations for affordable housing and encourage developers to invest in and around the County's Hamlets.	Advocacy	Long Term	Planning and Development / Economic Development
The County should explore potential partnerships with not-for-profit housing organizations to provide affordable housing within the Hamlets.	Partnership	Medium Term	Planning and Development
The County will encourage development of residential properties for medium density and seniors' residential projects to locate in close proximity to existing hamlets and urban areas.	Advocacy	Medium Term	Planning and Development

Administration and Operation

Key Actions	Type of Actions	Preferred Timeline	Responsibility Of:
Council will prepare a capital works plan coordinated with policies of the MDP to ensure the effective and efficient control of development and public spending.	Operation	Ongoing	Planning and Development
The LUB of Lac Ste. Anne County should be reviewed and updated every five (5) years to ensure the land use regulations, districts and development standards align with the vision established in the MDP.	Monitoring and Review	Ongoing	Planning and Development
The MDP should be reviewed and updated every five (5) years to reflect current market conditions and development trends.	Monitoring and Review	Ongoing	Planning and Development
The County should establish a set of indicators to measure the quality of water in its lakes, rivers, and streams as well as underground water reserves and monitor it every two (2) years. The results of such periodic monitoring should be used to undertake revisions to policy framework.	Monitoring and Review	Ongoing	Planning and Development

Inter-Municipal Cooperation

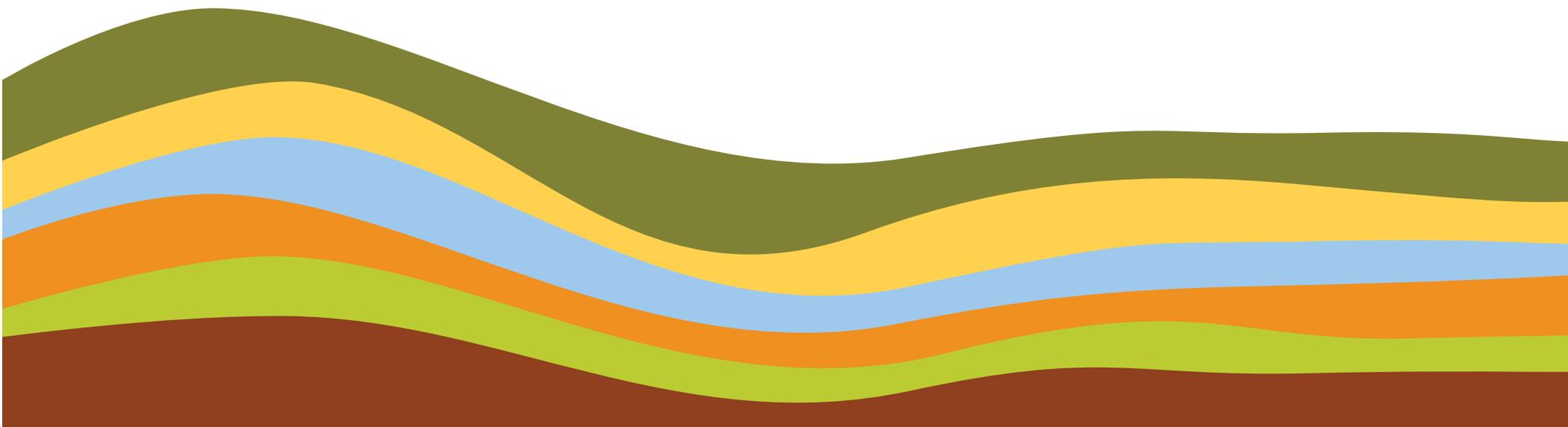
Key Actions	Type of Actions	Preferred Timeline	Responsibility Of:
Lac Ste. Anne County is committed to working towards a productive and beneficial relationship with its municipal neighbors and to working together on matters of mutual interest such as “urban-fringe” issues.	Partnership	Ongoing	Planning and Development
To encourage inter-municipal cooperation, the County will assist with the organization of meetings between the County and all municipal neighbours to discuss matters of mutual interest.	Partnership	Ongoing	Planning and Development
The County will investigate and encourage, where necessary, the preparation of one or more IDP to address issues related to “fringe area” concerns and other matters as identified by the participating municipalities.	Partnership	Ongoing	Planning and Development

Public Consultation

Key Actions	Type of Actions	Preferred Timeline	Responsibility Of:
The County will encourage developers to engage the public as early as possible in the planning process to minimize conflicts and resolve issues as they arise.	Advocacy	Ongoing	Planning and Development

Heritage Conservation

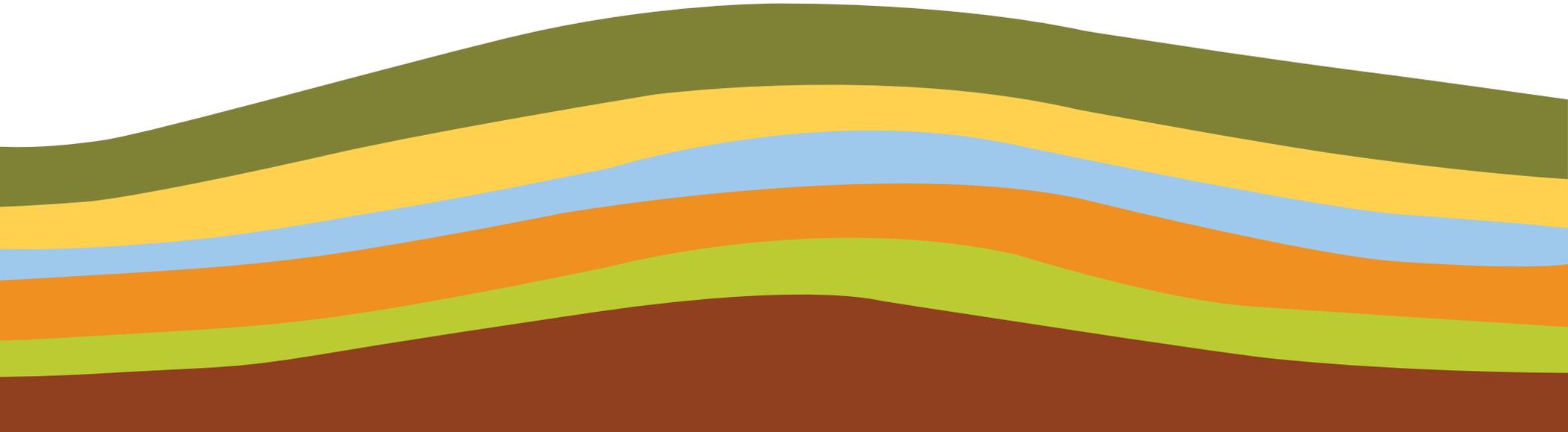
Key Actions	Type of Actions	Preferred Timeline	Responsibility Of:
The County will identify important heritage assets to ensure these assets are not adversely affected. In addition, the County will work with property owners to designate such properties under the <i>Heritage Resources Act</i> .	Regulation	Medium Term	Planning and Development / Agriculture Services
The County will promote public awareness of heritage resources and explore financial assistance alternatives to preserve same.	Regulation	Medium Term	Planning and Development / Agriculture Services / Economic Development





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.

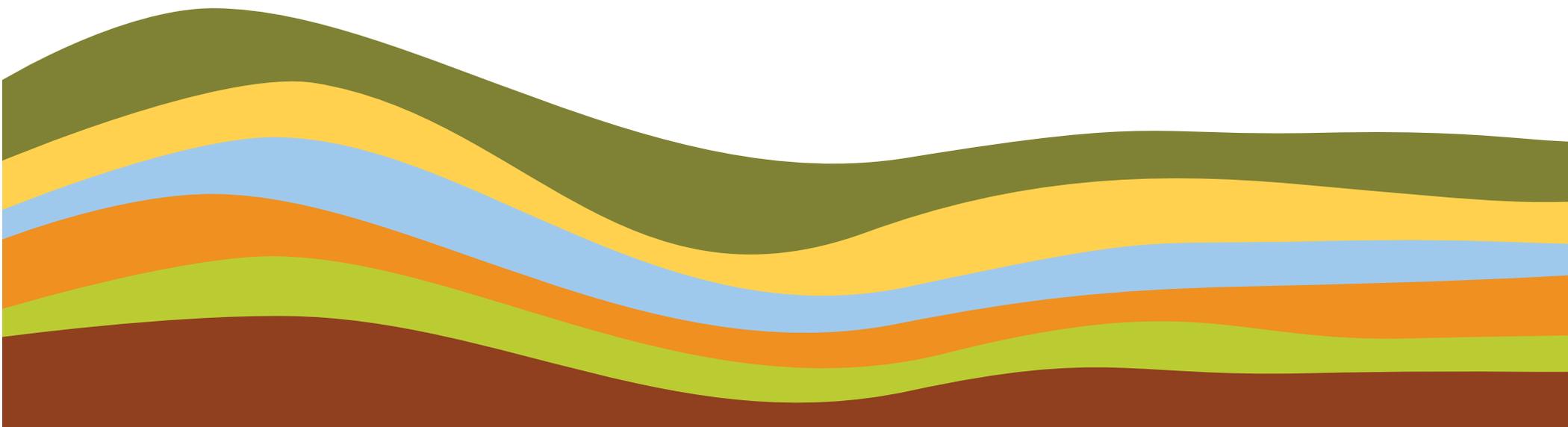
Vision Statement: A statement, adopted by County Council that encapsulates the future identity and ideals of the community. The statement guides overarching policy regarding community growth, principles and values.

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.

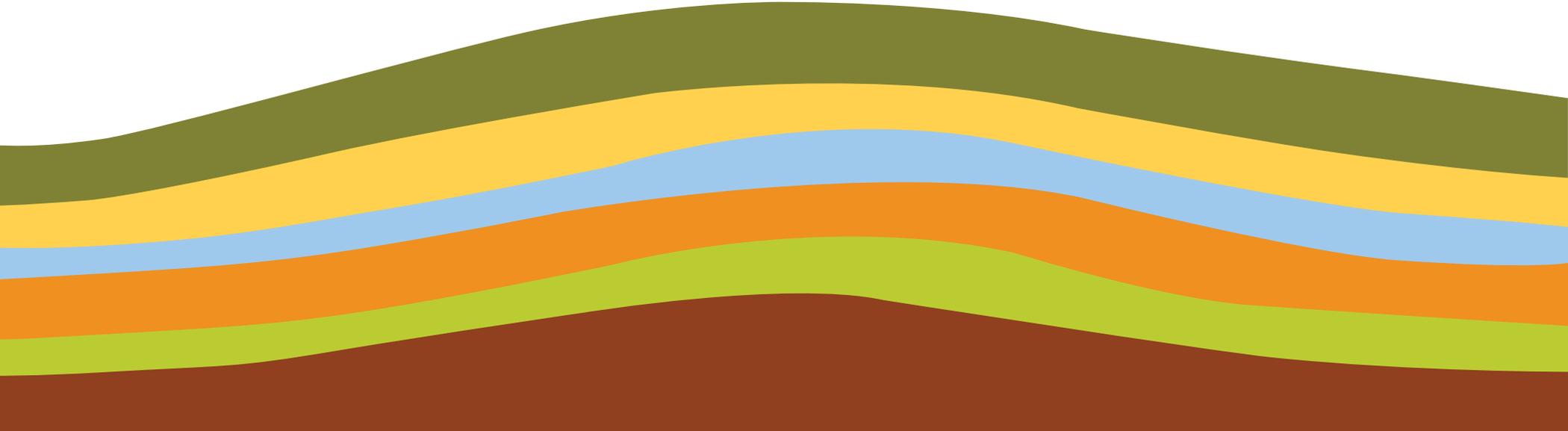
Water Act: Province of Alberta legislation for managing and protecting water resources.

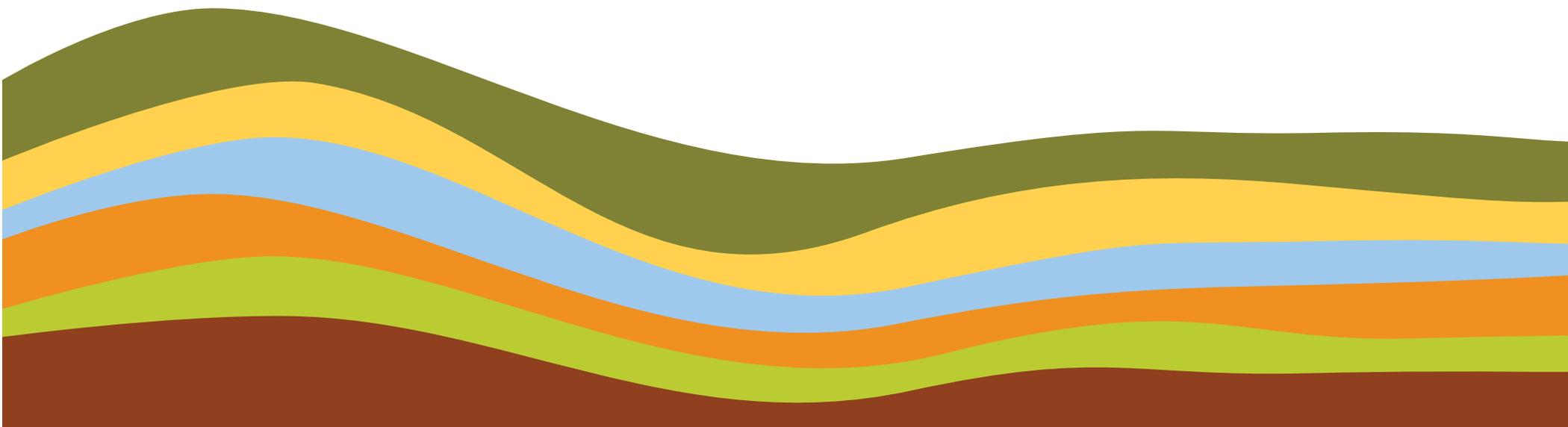




Part VI

Appendices







Appendix A

Agricultural Operation
Practices Act

