



Municipal Development Plan 2012

Red Deer County



**Bylaw No. 2012/26
Adopted December 4, 2012**

**Planning and Development Services
38106 Range Rd 275
Red Deer County, AB T4S 2L9**



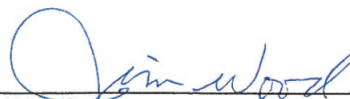
BYLAW NO. 2012/26 (Municipal Development Plan)

**A BYLAW OF RED DEER COUNTY, IN THE PROVINCE OF ALBERTA, TO ADOPT
THE MUNICIPAL DEVELOPMENT PLAN FOR RED DEER COUNTY.**

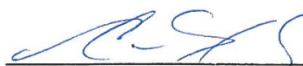
Pursuant to the authority conferred upon it by the *Municipal Government Act*, the Council of Red Deer County hereby enacts as follows:

1. That **Bylaw No. 2012/26** be adopted as Red Deer County's **Municipal Development Plan** as attached hereto; and
2. Bylaw No. 2006/5 is hereby repealed with the final passing of this Bylaw.

FIRST READING:	OCTOBER 16, 2012
SECOND READING:	NOVEMBER 20, 2012
THIRD READING:	DECEMBER 4, 2012



MAYOR
Date Signed: *December 4, 2012*



COUNTY MANAGER
Date Signed: *December 4, 2012*

Amendment	Bylaw	Date	Description
1	2013/17	2013 August 20	<ul style="list-style-type: none"> a) Delete and replace Map 1 entitled “Future Growth Areas Concept Map” b) Delete and replace Appendix A Reference Map entitled “Road Networks and Future Improvements Map” c) Delete and replace Section 2.2 d) Delete and replace Section 2.4(a) e) Renumber accordingly subsections of Section 2.5 f) Delete and replace Section 2.8 g) Delete and replace Section 2.9 h) Delete and replace text Section 3.1.3 i) Add text to Section 4.1.1 j) Add Figure 4a and 4b to Section 4.1.1 k) Delete text to Section 4.1.2 l) Delete text to Section title 6.1.3 m) Delete and replace Policy 6.1.3 (a) n) Add text to Section 11 Appendix A o) Add text to Section 12 definition for “Area Structure Plan (Major)” p) Delete and replace text in Appendix B definition of “Bare First Parcel Subdivision” q) Delete and replace text in Appendix B definition of Farmstead r) Add text in Appendix B definition of “Fringe”
2		2014 June 10	<ul style="list-style-type: none"> a) Delete and replace Appendix A Reference Map entitled “Gravel and Sand Deposits and Extraction”
3	2014/17	2014 Nov. 25	<ul style="list-style-type: none"> a) Delete and replace Map 2 entitled “New Confined Feeding Operation (CFO) Exclusion Areas” b) Delete and replace Section 3.3.3.
4	2015/5	2015 Feb. 17	<ul style="list-style-type: none"> a) Refine boundary portions of Section 13-38-28-4, Map 3 – Environmentally Significant Area: Red Deer River – Penhold

Persons making use of this table of summary amendments are reminded that it has no legislative sanction, and that amendments have been embodied for ease of reference only. The official Bylaw and amendments thereto are available from the County Clerk and should be consulted when interpreting and applying this Bylaw.

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Appendix A Reference Maps:	Gravel and Sand Deposits and Extraction
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*A Special Thanks to all the County Residents Who Contributed Their
Photos!*

1 Introduction

1.1 Preamble

The Municipal Development Plan (MDP) is the primary planning policy document for use at the municipal level. It is intended to provide a framework for the future growth and development of Red Deer County.

The purpose of the MDP is to guide the future development of Red Deer County in an orderly, economical and sustainable way by:

- clearly defining the goals, objectives and policies of the County with respect to planning matters;
- minimizing land use conflicts;
- promoting sustainable development practices; and
- providing support and direction for the administration of the Land Use Bylaw.

This MDP has been prepared in accordance with Section 632 of the Municipal Government Act. Its policies align with Provincial legislation and will be implemented through the Land Use Bylaw to assist Council, approving authorities, and the Subdivision and Development Appeal Board in making land use decisions that reflect the collective vision for Red Deer County in the future.

Key terms or words that are defined in this MDP are highlighted in ***bold italics***. Definitions of key terms are presented in text boxes within the body of the Plan for the reader's reference, as well as being summarized in Appendix B, Definitions. For terms not defined in this MDP, the definition contained in the Municipal Government Act or the Land Use Bylaw shall apply.

1.2 Planning Rationale

The County's previous MDP (Bylaw 2006/5) was adopted in 2007. Best practice directs regular reviews of the MDP in order to ensure that its policies remain current and responsive to emergent community needs. The preparation of this new MDP is timely and required to:

- Achieve compliance with the **Land Use Framework (LUF)** and the **Alberta Land Stewardship Act (ALSA)**. The MDP must conform to the requirements of these new provincial initiatives. In addition, there is an opportunity for the new MDP to influence the direction for growth management in the future Red Deer Regional Plan.
- Bring clarity to some existing policies in the 2007 MDP that remain valid but require more substance to improve their interpretation and enforceability.

- Address concerns with respect to increasing land use conflicts between non-agricultural development and agricultural production, and the pressure that new development is placing on the County's natural areas. Update land use policies to enhance agricultural viability, and continued diversification of the County economy.
- Incorporate the policy framework of the **Environmentally Significant Areas (ESA) Study**, approved in 2011 into the environmental stewardship policies of this MDP.
- Align MDP policies with strategic goals and initiatives of the Red Deer County **Municipal Sustainability Plan (MSP)**, approved in December 2008. The MSP identified a number of desired initiatives associated with improving the County's five dimensions of economy, governance, environmental/infrastructure, social, and recreation/culture.
- To strengthen policy for the protection of groundwater and the coordination of energy exploration and extraction activities.
- Reinforce policy to emphasize agriculture as the priority land use in the County.
- Clarify MDP policies regarding first parcel out and multi-lot country residential development.
- Add new policy to establish the County's commitment to consider long term planning and the annexation needs of urban neighbours rather than incremental annexation.



2 General Development Policies

The purpose of this section is to clearly define the policies that apply to subdivisions or major developments irrespective of location or land use. These policies identify the criteria for more detailed plan preparation, and clearly define developer responsibilities.

2.1 Future Growth Areas Concept Map

The future use and development of land within the County shall generally be consistent with the general policy areas as illustrated on the **Future Growth Areas Concept Map (Map 1)**.

2.2 Area Structure Plan

The County shall require the adoption of a **Local or Major Area Structure Plan**, prepared in accordance with Section 633 of the **Act**, prior to the approval of any new proposed industrial or commercial subdivision, or for any proposed **Multi-lot Subdivision**. (**Bylaw 2013/17**)

Terms of Reference for individual plans shall be prepared by the County, but should generally address the following matters:

- a. Conformity with this Municipal Development Plan, other **Statutory Plans**, other non-statutory documents and the **Land Use Bylaw**;
- b. Impacts on adjacent uses, **Important Water-Related Features, Environmentally Significant Areas**, and recreational uses, including provision for buffers and development setbacks;
- c. Proposed land uses, population and may include employment projections for those land uses;
- d. Proposed methods of water supply, storm-water management and sewage disposal;
- e. Access point(s) and internal circulation network and impacts on the external existing transportation network;
- f. Allocation of **Municipal Reserve, School Reserve**, and **Environmental Reserve**;
- g. Suitability of the site for development in terms of soil stability, groundwater level, and drainage;
- h. Confirmation of the location and geographic extent of any **Environmentally Significant Areas, Important Water-Related Features**, forests, wildlife corridors, hazard lands, and historic or archaeological sites. Any detailed scientific or engineering analysis that may be required by the County shall be undertaken by qualified technical Professionals with all costs borne by the developer;

Act – The Municipal Government Act, SA 2000, Chapter M-26 as amended.

Area Structure Plan (ASP) (Local) - A land use and servicing plan, adopted by bylaw and prepared in accordance with the **Act** for a small land base, typically covering two quarter sections of land or less. It provides a site-specific, detailed framework for rezoning, subdivision and development, and addresses the staging of development, land use, density and infrastructure matters. A Local ASP shall be prepared at the expense of the owner/developer, and may be located within the boundaries of a Major ASP.

Area Structure Plan (ASP) (Major) - A long-range land use and servicing plan, adopted by bylaw and prepared in accordance with the **Act** for a large land base, typically with a longer than five-year anticipated build out and covering more than two quarter sections of land. It provides a high-level framework for future land use patterns and infrastructure provision.

Multi-lot Subdivision – The creation of two or more lots resulting in a minimum of three (3) private titles.

- i. Integration of natural areas into the design of developments to form part of a future linked and integrated parks and open space system, including the retention of forests, wildlife corridors, wetland areas, and the provision of storm-water ponds and parks to form continuous open spaces; and
- j. Any other matters identified by the County.

2.3 Major Development Plans

The developer of a **Major Development** shall, at the discretion of the County, prepare a comprehensive site development plan that includes the following information:

- a. A comprehensive site design in accordance with the Land Use Bylaw;
- b. An analysis of the estimated number of employees and users;
- c. The impact of the proposed facility development and a mitigation strategy to address the impacts on adjacent land uses including interface and buffers, and on **Environmentally Significant Areas**, and **Important Water-Related Features**;
- d. A traffic impact assessment to determine impacts on the existing transportation network;
- e. The method of providing municipal services and storm-water management to control storm-water runoff onto adjacent lands;
- f. An **Environmental Review**, in accordance with Policy 5.1.7 (Environmental Reviews), which, amongst other items, identifies the capability of the site to accommodate the development of the proposed facility, the impacts associated with the proposed facility, and recommended mitigative measures; and
- g. Any additional information required at the discretion of the County.

2.4 Reports Required

- a. Applications for rezoning and multi-lot subdivisions contained within County approved plans shall, at the discretion of the County, be accompanied by the necessary professional technical reports including but not limited to Engineering Servicing Design Reports, Geotechnical Reports, Hydrogeological Reports, and an **Environmental Review** as determined by the County. For the purpose of this policy, previously approved reports affecting the subject lands may be acceptable.
- b. An **Environmental Review** shall refer to the **Environmentally Significant Areas (ESAs) Inventory (2011)** pursuant to Section 5.1 as a guideline for reviewing a site proposed for subdivision and/or **Major Development**. The **Environmental Review** shall identify and assess the environmental significance and sensitivity of existing vegetation, wetlands, other

Environmental Review – A review of a defined geographic area prepared by a qualified professional (as defined in the Land Use Bylaw) that identifies and assesses the environmental significance and sensitivity of existing vegetation, wetlands and other water features, wildlife habitat and unique physical features. Recommendations regarding the protection of environmental features should be provided.

Environmentally Significant Area – Applies to those areas defined in the County's 2011 Environmentally Significant Areas Study as illustrated on the Environmentally Significant Areas Map (Map 3).

Important Water-Related Feature – Refers to all perennial water bodies plus the 15-metre-wide riparian area along the top of bank; also, all areas within a 1:100 year flood plain.

Land Use Bylaw – A municipal regulatory document pursuant to the **Act** that provides for matters such as land use districts, permitted and discretionary uses, site development regulations, landscaping and parking standards, signage, and the development application process.

Major Development – A large scale residential, industrial, commercial or recreational facility that, in the opinion of the County, will create significant off-site impacts in terms of traffic generation, environmental impact, and similar effects.

water bodies and groundwater, **Alluvial Aquifers**, wildlife habitat and unique physical features, and shall recommend appropriate measures for mitigating, enhancing and protecting environmentally significant features, which may be incorporated into the subdivision and/or development review process.

2.5 Evaluation of Applications

All applications for **Land Use Bylaw** amendments, subdivisions and development permits shall be evaluated by the County according to the following criteria:

- a. Compliance with the **Act, Regulation**, this Plan, **Land Use Bylaw**, and any other **Statutory Plan** or non-statutory document that is in effect at the time of passing of this Plan;
- b. Adequacy of road access and off-site traffic impacts generated by the proposed development;
- c. Compatibility with adjacent land uses; (**Bylaw 2013/17**)
- d. Site suitability in terms of soils, topography, and size;
- e. Environmental factors, including the potential for erosion, flooding, loss of fish and wildlife habitat, riparian vegetation, forests, native grazing land, contamination of surface water bodies and groundwater, impacts on Important Water-Related Features, or Environmentally Significant Areas, and impact of storm-water runoff on adjacent lands;
- f. The potential impact on Agricultural Operations; and
- g. The fragmentation and loss of agricultural lands.

Notwithstanding Section 8.3.5, Water Supply, the County may also require the proposed methods of water supply and sewage disposal, supported by hydrogeological and geotechnical testing and results provided by the developer with the application.

Alluvial Aquifer – Shallow flowing, water bearing deposits within loose material such as silt, gravel and sand.

Agricultural Operation - As defined by the Agricultural Operation Practices Act. See Appendix B for more detailed definition.

Regulation – Refers to the Subdivision and Development Regulation, AR 43/2002 or as amended.

Statutory Plan – An Intermunicipal Development Plan, Municipal Development Plan, Area Structure Plan, or Area Redevelopment Plan that is adopted by bylaw in accordance with the **Act**.

2.6 Referral of Applications

- a. All subdivision and development permit applications located within 800 metres (0.5 miles) of a highway shall be circulated to Alberta Transportation for review and comment.
- b. All multi-lot subdivisions and major development proposals shall be referred to the Provincial agencies responsible for Culture and Community Services for comment in order to determine the need for a Historic Resources Impact Assessment.
- c. A subdivision or development permit application may be referred to any other agency as deemed necessary by the **Act**, Regulation, this Plan, **Land Use Bylaw**, and the County.
- d. A subdivision or development permit application proposed within 800m of an adjacent municipality shall be referred to the adjacent municipality for comment if no Intermunicipal Development Plan is in effect.

2.7 Developer Responsibility

As a condition of subdivision or development permit approval, the County shall require developers to enter into an agreement with respect to the provision of all infrastructure required to service the site, including the payment of applicable fees. Developers shall be responsible for all infrastructure and utility costs associated with development.

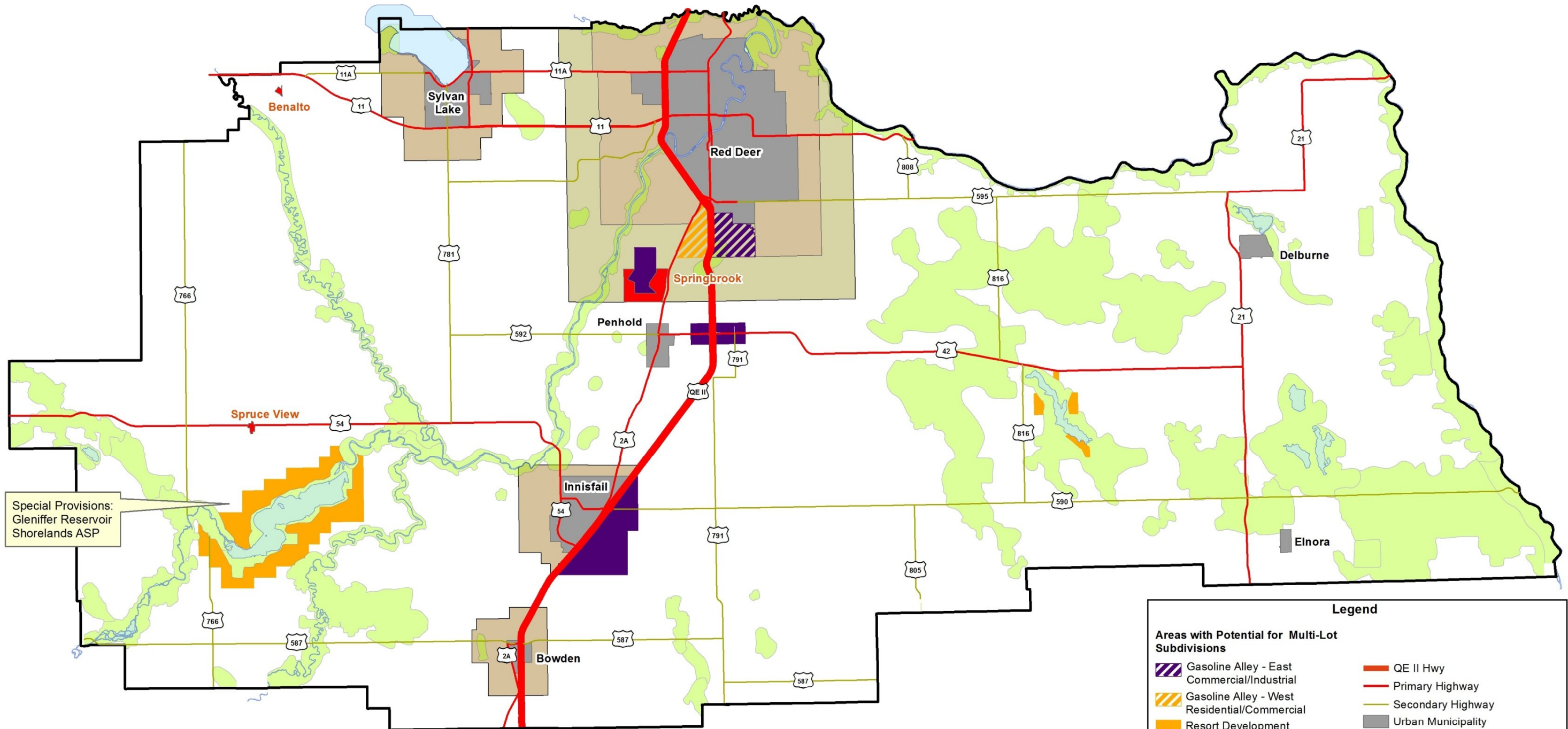
2.8 Land Use Bylaw Amendments

If rezoning or other form of amendment to the **Land Use Bylaw** is required to accommodate a proposed subdivision or development, the amendment shall receive third reading from Council prior to subdivision approval taking place.

Some planning terms are delegated to definition in the Land Use Bylaw, as they are more appropriate in a regulatory document. Where such definitions are not included in the Land Use Bylaw at the time this MDP is approved, the Land Use Bylaw will need to be amended. (Bylaw 2013/17)

2.9 Fiscal Impact Assessment

The applicant of a subdivision and/or development permit for any **Multi-lot Subdivision**, **Major Development** or **Land Use Bylaw** amendment (pursuant to Section 2.8) may be required to complete a fiscal impact assessment that considers the life cycle cost to the County of maintaining the infrastructure required to service the subdivision and/or development. (Bylaw 2013/17)



Special Provisions:
Gleniffer Reservoir
Shorelands ASP

Legend

Areas with Potential for Multi-Lot Subdivisions

- Gasoline Alley - East Commercial/Industrial
- Gasoline Alley - West Residential/Commercial
- Resort Development
- Priority Growth Hamlets
- Future Commercial/Industrial
- Intermunicipal Development Plan
- Collaborative Planning Area (as per County and City IDP)
- QE II Hwy
- Primary Highway
- Secondary Highway
- Urban Municipality
- Environmentally Significant Areas

Note: This Future Growth Areas Concept Map is not intended to be interpreted or amended on a site-specific basis. It is a conceptual framework intended to guide future land use patterns in the County. Red Deer County does not guarantee the map's accuracy. All information should be verified by consulting the text of the Plan, relevant statutory plans and the Land Use Bylaw.

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3 Agriculture

Agriculture is the County's primary industry and mainstay of its history, rural character, and culture. The protection of agricultural operations and minimizing the conversion of agricultural lands to non-agricultural uses is a priority.

Goal

- To conserve agricultural lands and soils in order to maintain the predominantly agricultural nature of the County.

Objectives

- Maintain the long term viability of agricultural operations and agricultural land base in the County.
- Recognize agriculture as the predominant land use in the County and minimize the impacts of non-agricultural development on agricultural uses.
- Conserve healthy and productive agriculture soils in perpetuity.
- Provide guidance on the establishment of new or expansion of existing **Confined Feeding Operations**.

3.1 Agricultural Land and Operations

3.1.1 Agriculture as Priority Use

Extensive agriculture, as defined in the **Land Use Bylaw**, is the predominant land use in the County. As such, extensive agriculture will have priority over all other land uses. The County shall protect existing agricultural operations from incompatible non-agricultural land uses. Examples of the types of rural development that may be supported at appropriate locations, subject to the policies of this **Municipal Development Plan** and the requirements of the **Land Use Bylaw** include:

- a. **Confined Feeding Operations**;
- b. Market gardens, nurseries, greenhouses, and other intensive agricultural uses as defined in the Land Use Bylaw;
- c. Residential uses in association with farming operations;
- d. Public and community uses;
- e. Equine boarding and training facilities, and riding clubs;
- f. Bed and breakfasts;
- g. Agri-tourism initiatives;
- h. **Value-Added Agricultural** and food processing industries;
- i. Recreation uses;
- j. Industrial development pursuant to Policy 6.1.9 (Industrial Development in Agriculture Areas); and
- k. public and private utilities

Confined Feeding Operation (CFO) – As defined by the Agricultural Operation Practices Act (AOPA), means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and 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.

Municipal Development Plan – With the **Land Use Bylaw**, the Municipal Development Plan forms the foundation of land use and development policies. The MDP is a County-wide statutory policy plan pursuant to the Act.

3.1.2 Right to Farm

Notice shall be provided to all development applicants within the Agricultural District of the **Land Use Bylaw** that the primary purpose of the Agriculture District is to support agriculture and that agricultural operations have precedence over any other form of land use.



3.1.3 Value-Added Agricultural Industry

The development of value-added agricultural industries, as defined in the Land Use Bylaw, for the establishment of supportive businesses involved in the processing and sale of agricultural products are supported in the County. These must have direct access to hard surfaced roads and be compatible with existing agricultural operations. (Bylaw 2013/17)

Farm – Any land, buildings, or structures on or in which agriculture and farming operations are carried out and shall include the residence of owners, occupants or employees located on such land.

Farmstead – That portion of a quarter section that contains a dwelling and related out-buildings, and other improvements including corrals, shelterbelts, and driveways. (Bylaw 2013/17)

Severance– A piece of land that is physically separated from the balance of a quarter section by a registered public road plan, an active railroad, a ravine, a permanent water course, a permanent water body or a naturally occurring permanent wetland, and is, in the opinion of the County, deemed to be impassable. For a permanent water course or a permanent water body to apply, there (a) must be written confirmation from Alberta Sustainable Resource Development that the title of the bed and shore of the permanent water course or water body is vested in the Crown in the right of Alberta; or (b) a visually defined riparian area where the vegetation and soils are strongly influenced by the presence of water.

3.1.4 Agricultural Soil Conservation

The County shall use the tools available to it to conserve healthy, productive agricultural soils for future generations. These tools shall include:

- a. The **Soil Conservation Act**;
- b. Education and awareness programs that inform landowners of beneficial management practices that protect and enhance soil health and productivity;
- c. Supporting landowners in using Agricultural Conservation Easements to conserve agricultural lands in perpetuity;
- d. Actively supporting sustainable agriculture practices that increase the health of the soil; and
- e. Considering policies to remove and stockpile or transport topsoil for future use from land development preparation.

3.2 Rural Subdivision

3.2.1 First Parcel Subdivision

The subdivision of one parcel out of a previously **Unsubdivided Quarter Section** may only be allowed if the subdivision is required to accommodate:

- a. An established **Farmstead**; or
- b. An established or approved intensive agricultural use or value-added agricultural industry; or
- c. A **Severance**; or
- d. A bare first parcel out subject to Policy 3.2.2 (Bare First Parcel Subdivision).



3.2.2 Bare First Parcel Subdivision

Preservation of agriculture will be the primary objective in all proposals for a **Bare First Parcel Subdivision** from an **Unsubdivided Quarter Section**. It is understood that in some special circumstances, a bare first parcel subdivision can assist in preservation of agricultural operations; however, such circumstances are the exception rather than the norm.

Bare First Parcel Subdivision –
*Means a lot subdivided out from an **Unsubdivided Quarter Section**, intended for residential purposes, that does not contain a dwelling.*
(Bylaw 2013/17)

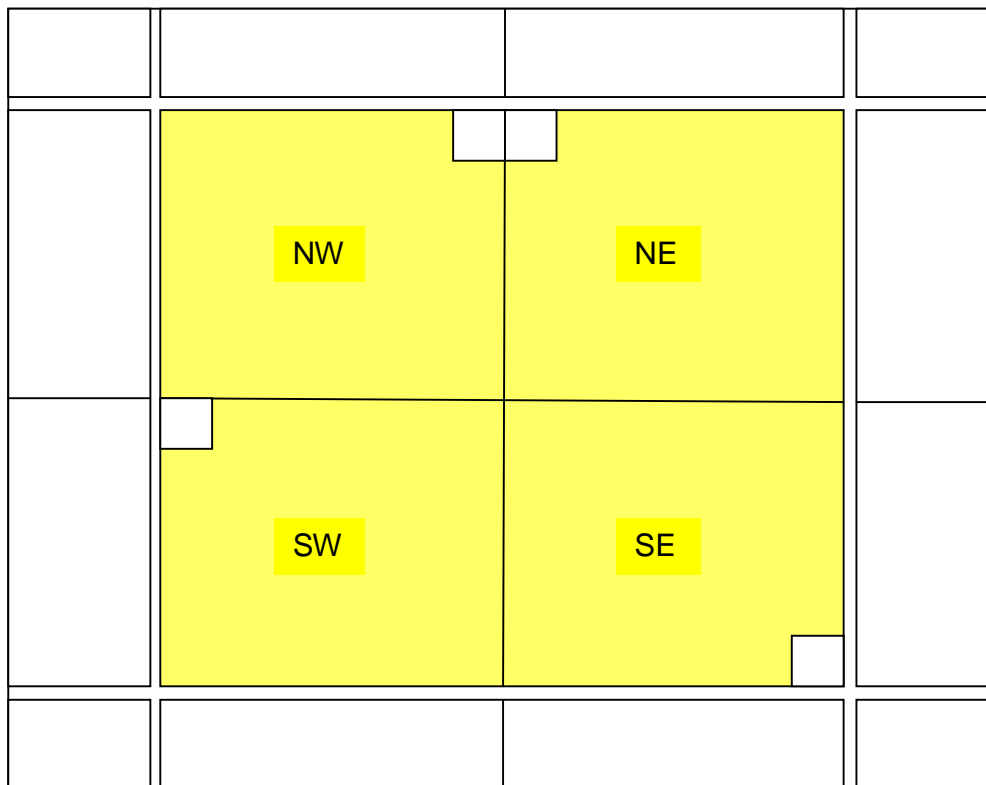
As such, in general, bare first parcel subdivisions will not be supported.

The approval of one and only one bare first parcel subdivision for every quarter section will be entirely a discretionary decision on the part of the Subdivision Authority, guided by balancing the interests of the landowner and the impact of subdivision on the County and the public in general. As a result, the subdivision of one bare parcel out of a previously **Unsubdivided Quarter Section** may only be allowed if the following criteria are met to the satisfaction of the County:

- a. The applicant has the parcel assessed and a report prepared by a qualified engineering professional that determines the availability of an onsite water supply that does not negatively impact neighbouring licensed wells and is adequate for domestic purposes, and proving out capacity for onsite sewage disposal prior to subdivision endorsement;
- b. The proposed subdivision boundary and building site adheres to Provincial Regulations regarding setback distances between property lines, buildings, water sources, private sewage disposal systems, oil and gas well and pipeline rights-of way;
- c. Legal and year round physical access to a developed County road;
- d. The proposed use of the parcel does not negatively impact adjacent agricultural operations, including the remnant parcel;
- e. In the sole discretion of the County, the parcel is in a location that minimizes to the greatest extent possible:
 - i. disturbance to and loss of **Environmentally Significant Areas, Important Water-Related Feature**, or tree stands; and
 - ii. the need for new public infrastructure;
- f. In the sole discretion of the County, the parcel is located:
 - i. adjacent to or near quarter section boundaries to minimize the fragmentation of agricultural land and without constraining or otherwise impacting agricultural operations;
 - ii. where possible, in close proximity to existing rural residential collector roads in order to minimize increased traffic impacts on County roads and to reduce conflict between residential and agricultural traffic; and
- g. Any other considerations as may be determined by the County.

Examples of **Bare First Parcel Subdivision** preferred configurations are provided in Figure 3.1.

Figure 3.1 - Examples of Bare First Parcel Subdivisions



Note: The subject quarter sections are shown in yellow divided into NE, NW, SE, and SW. The small square boxes within the quarter sections are the preferred location of bare first parcel subdivisions in each quarter section. All developed roads abutting the quarter sections provide access to all parcels.

3.2.3 Parcel Size

- The size of a subdivided lot approved under Policy 3.2.1 (First Parcel Subdivision) shall be at the discretion of the Approving Authority based on the location of the existing buildings, fences, shelter belts and required setback distances for the septic system.
- The size of a subdivided lot approved under Policy 3.2.2 (Bare First Parcel Subdivision) shall be in accordance with Land Use Bylaw requirements.
- A subdivision based on a **Severance** must contain the entire severed portion of the quarter section, regardless of the size of the severed area.

3.3 Confined Feeding Operations (CFOs)

3.3.1 Support for CFOs

The County encourages the development of Confined Feeding Operations (CFOs) at appropriate locations, as a means of supporting the local economy and creating employment.

3.3.2 Criteria for Input

The criteria used in responding to applications for new CFOs or expansions to existing CFOs are:

- a. Scale and size of operation;
- b. Proximity to incompatible uses;
- c. Minimum Distance Separation (MDS) as determined by the **Agricultural Operation Practices Act**;
- d. Proximity to **Important Water-Related Features, Alluvial Aquifers**, flood plains, **Environmental significant areas**, and natural areas;
- e. Transportation access and impacts on the existing transportation network; and
- f. Other matters of potential conflict.

3.3.3 Conditions for County Support of CFOs

- a. The County shall provide input to the Natural Resources Conservation Board (NRCB) in responding to applications for new or expanded CFOs.
- b. Applications to the NRCB for the establishment of new CFOs shall be supported by the County if they:
 - i. Are not located within an “Exclusion Area Buffer” as illustrated on the **New Confined Feeding Operation (CFO) Exclusion Areas Map (Map 2)**; and
 - ii. are compatible with adjacent land uses; and
 - iii. are not located within an Urban **Fringe** pursuant to Policy 3.3.5 (Prohibit CFOs in Urban Fringe); and
- c. Applications made to the NRCB for the expansion of existing CFOs may be supported if they:
 - i. Are located within an Intermunicipal Development Plan (IDP) and are in accordance with the policies contained within the IDP regarding new CFOs and expanding CFOs; and
 - ii. are compatible with adjacent land uses. (**Bylaw No. 2014/17**)

3.3.4 Maintain Minimum Distance Separation (MDS) from an Existing CFO

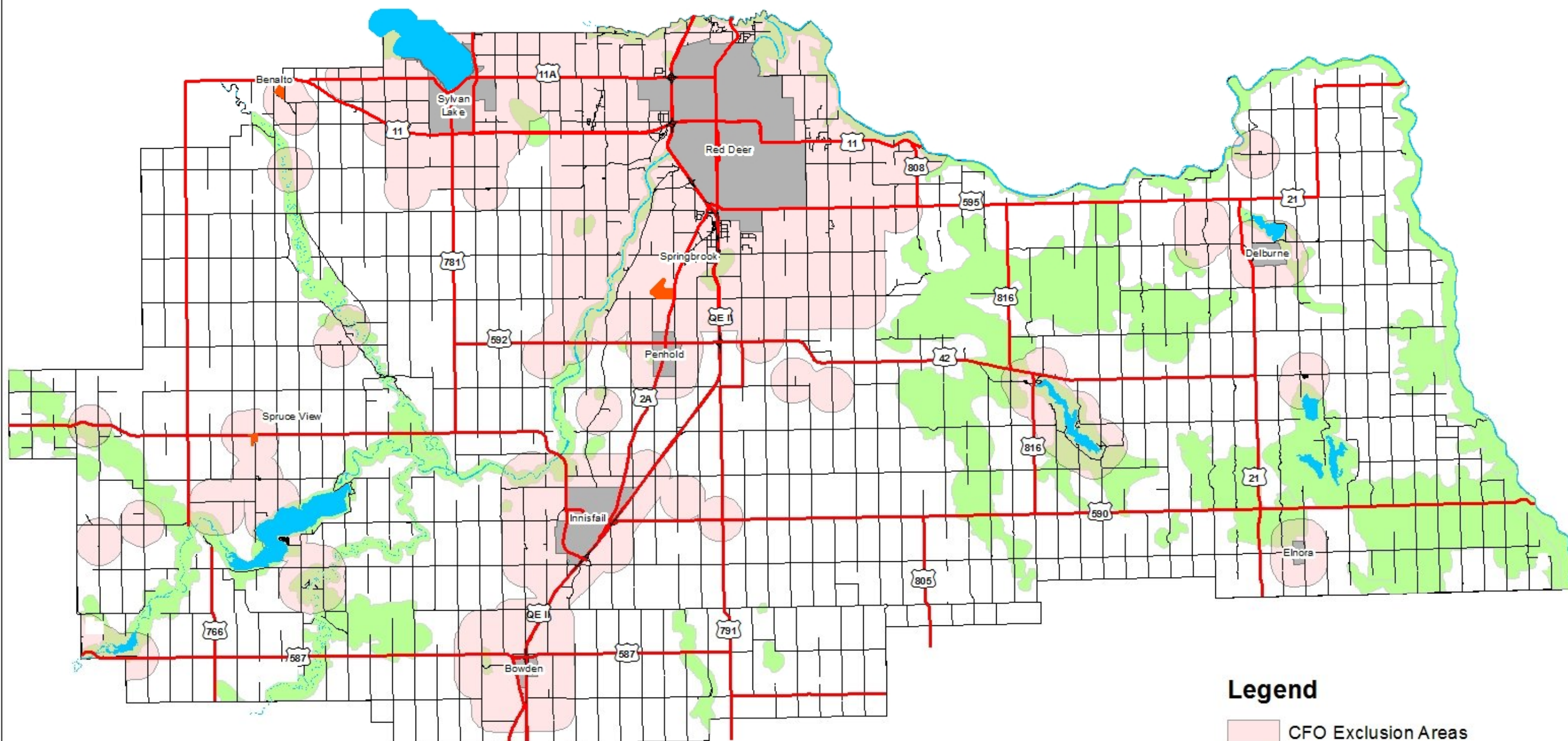
The County shall not approve rezoning lands to a residential district located within the Minimum Distance Separation (MDS) of an existing or approved CFO as contained in the Regulations for the **Agricultural Operation Practices Act**.

3.3.5 Prohibit CFOs in Urban Fringe

The County does not support new CFOs being established within a minimum of 1.6 kilometres (1 mile), or as determined by the NRCB, of any recognized approved and future development area. This includes urban **fringe** area or an **Intermunicipal Development Plan** boundary, or into an area of an existing or approved residential subdivision situated within the County, or a hamlet.

Intermunicipal Development Plan
- A statutory plan pursuant to Section 631 of the Act addressing development on lands adjacent to neighbouring municipalities where joint efforts by municipalities cooperation, collaboration and coordination for mutually agreed upon outcomes.

Fringe – A distance equal to 800m (0.5 miles) from any defined urban, rural, or hamlet boundary.
(**Bylaw 2013/17**)



Legend

- CFO Exclusion Areas
- Environmentally Significant Areas
(included for information only)

Note: New Confined Feeding Operation (CFO) exclusion areas buffer is a minimum 1.6km (1 mile) radius or greater as determined by Agricultural Operation & Practices Act.

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4 Residential

Non-**Farm** residential development in the County is accommodated in **Hamlets**, multi-lot country residential subdivisions, and **Recreational Residential Developments**. The demand for multi-lot country residential subdivision as a lifestyle option is expected to remain strong. However, traditional country residential subdivisions with larger lots and private on-site services have created concern with regard to land consumption (parcel size), water supply, an increased potential for surface water or groundwater contamination from private sewage systems, and long term road maintenance.

As a result, the policies of the **Municipal Development Plan** support multi-lot residential development in a form that enables the conservation and preservation of environmental or natural open space features. Such developments shall maximize open space and be serviced by connections to existing municipal water and sanitary sewer services, and paved roads, and shall normally only be allowed at appropriate locations meeting the criteria of this Plan, and in existing hamlets. Approval of multi-lot residential development unable to connect to existing or planned services shall be at the discretion of the County, but generally will not be supported.

Goals

- To facilitate the development of appropriately located, serviced, and diverse housing and lifestyle choices for its residents.
- To direct new residential growth to existing hamlets.

Objectives

- To establish clear criteria for the development of **Residential Conservation Subdivisions** and other fully serviced residential developments.
- Direct non-agricultural residential growth to existing hamlets.
- To provide for a diversity of housing options and increase related commercial and public land uses to increase jobs and improve access to services.
- Make more efficient use of existing infrastructure and improve service delivery.
- To reduce the non-agricultural development footprint outside of existing hamlets in the County.

Hamlet – As defined by the **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 square metres (0.46 acres), has a generally accepted boundary and name, and contains parcels of land that are used for non-residential purposes.

Recreational Residential Development - A planned recreational residential subdivision located in association with water and other amenity features that may be serviced with communal water and sewer systems and may be used as seasonal or permanent accommodation.

Residential Conservation Subdivision - A multi-lot country residential subdivision in which a large portion of the site remains as permanently protected open space while the individual lots for houses are located on the remaining portion of the site in order to maximize protection and conservation of natural areas and cultural amenities, and to maintain the rural character of the area. The non-developable area may include areas such as wetlands, riparian areas and surrounding uplands, habitat for threatened species or endangered species, wildlife corridors, historic sites, scenic viewsheds, contiguous woodlands, and surface water bodies.

4.1 Residential Conservation Subdivisions

Multi-lot residential subdivisions may only be approved if they are designed to minimize the development footprint and retain large portions of land in a natural state to enable conservation of any **Environmentally Significant Areas**. Such developments shall demonstrate sustainable design principles in order to alleviate potential conflicts with existing agricultural uses.

4.1.1 Residential Conservation Subdivision Development Criteria

The development of **Residential Conservation Subdivisions** shall be in accordance with the following criteria:

- a. Proximity to
 - i. a Regional Wastewater Line,
 - ii. a Priority Growth Hamlet, or
 - iii. a Resort Development Area, or
 - iv. an **Intermunicipal Development Plan** area subject to Policy 4.1.3 (Limitations on Location), as shown on the **Future Growth Areas Concept Map (Map 1)**;
- b. The applicant shall demonstrate to the satisfaction of the County that the land in question is safe from flooding, erosion, subsidence, groundwater inundation, or other hazards utilizing guidelines prepared by Alberta Environment or successor agencies;
- c. The development minimizes, to the greatest extent possible, the impacts to adjacent land uses, including existing agricultural operations;
- d. The subdivision is designed in a manner intended to reduce overall footprint on the land, therefore minimizing the use of land;
- e. It is located a minimum of 2.5 kilometres (1.5 miles) from a Heavy Industrial development;
- f. The development will not fragment contiguous natural areas, or have a negative impact on adjacent **Environmentally Significant Areas** or **Important Water-Related Features**;
- g. It will not impact confined feeding operations, or minimize fragmentation of agricultural land;
- h. It will be serviced in accordance with Policy 4.1.2 (Servicing Requirements);
- i. Access roads to the subdivision, and required internal roads shall be constructed and paved to County standards and provided in accordance with Policy 8.2.3 (Pavement to Pavement);
- j. For subdivisions in excess of 20 lots, the internal road system shall require two access points to a paved County road;
- k. Each of the proposed lots has, in the opinion of the County, a suitable building site;
- l. The adequacy of proposed site drainage and incorporation of **Low Impact Development** strategies respecting the provision for storm-water management;

Low Impact Development - A stormwater management strategy designed to maintain site hydrology and mitigate the adverse impacts of stormwater runoff and nonpoint source pollution. It manages stormwater runoff by mimicking a project site's pre-development hydrology using design techniques that infiltrate, store, and evaporate runoff close to its source of origin. Examples include permeable pavement, bioswales, constructed wetlands, and re-use of grey water.

- m. The size and density of lots are in accordance with the requirements of the Land Use Bylaw;
- n. When located in an **Environmentally Significant Area**, the development retains and conserves a large portion of the site in its natural state provided in the form of common area, **Environmental Reserve**, **Municipal Reserve**, or open space and natural areas;
- o. The impacts of the development on the existing transportation network in the area are identified along with measures to upgrade the existing network as necessary; and
- p. Any other considerations as may be determined by the County.

Figure 4.1a and 4.1b show an example of what residential conservation subdivision may look like relative to conventional country residential subdivision. (Bylaw 2013/17)



Figure 4.1a Conventional Country Residential Subdivision **Figure 4.1b** Residential Conservation Subdivision

Source: Southwestern Illinois Resource Conservation & Development, Inc. (2006). Conservation Subdivision Design Handbook: Moving toward a profitable balance between conservation and development in Southwestern Illinois.

Figure 4.1a shows a conventional or traditional country residential subdivision design with large lots, individual servicing, large development footprint, longer internal subdivision roads, insensitive to the land's natural features. Figure 4.1b shows smaller development footprint, retain existing vegetation and developed on previously cultivated land, smaller lots, less road, sensitivity to the land's natural features, and communal servicing. The number of lots created in both developments are the same (18 lots) and site features for conservation were firstly identified prior to laying out the buildable areas. (Bylaw 2013/17)

4.1.2 Servicing Requirements

The servicing of **Residential Conservation Subdivisions** shall be in accordance with the following:

- a. Connection to **Municipal Services** if the subdivision is located in proximity to Priority Growth **Hamlets**, or urban municipalities; (**Bylaw 2013/17**)
- b. Communal services developed as a condominium may be permitted on an interim basis in areas where regional service lines are proposed until such time as connection to regional service lines can be made (note: landowners will be required to connect to regional lines at their own expense once available); and
- c. If the requirements of subsections (a) and (b) cannot be met, the County may, at its discretion, consider individual on-site water and wastewater systems for **Multi-Lot Subdivisions** within approved **Area Structure Plans**.

Municipal Services - Piped water and sanitary sewer systems that are under the ownership of the County or other regional authority, developed in accordance with County standards, and are licensed by the province. This definition also includes communal water and sewer systems if the development in question is to be registered as a condominium development and the services are defined as common property.

4.1.3 Limitations on Location

The County shall not support the development of a **Residential Conservation Subdivision** within:

- a. The urban **fringe** area of a City, Town, Village and Summer Village unless contained within an **Intermunicipal Development Plan**;
- b. The setback area of an active or non-operating sanitary landfills and waste water treatment plant in accordance with the **Regulation**;
- c. The Minimum Distance Separation of an approved or registered **Confined Feeding Operations**;
- d. 800 metres (0.5 miles) of a highway, unless accommodated in an approved **Area Structure Plan**;
- e. The setback area of existing sand and gravel extraction sites in accordance with provincial guidelines; and
- f. The setback area of sour gas facilities in accordance with ERCB guidelines, or other potentially hazardous industrial operations.

4.1.4 Exceptions to Requirements

The requirements of Section 4.1 shall not apply to infill within existing country residential subdivisions, or the redevelopment of existing country residential lots.

4.2 Hamlets

4.2.1 Existing Hamlets to Accommodate Development

- a. The **Hamlets** of Benalto, Springbrook, and Spruce View as illustrated on the **Future Growth Areas Concept Map (Map 1)** are recognized as Priority Growth Hamlets that include a mix of existing employment that will continue to provide sustained residential, employment, community services and recreation opportunities. The County shall prioritize investment in these communities, and may consider incentives to encourage growth of commercial and light industrial uses to increase access to jobs, and improve access to and quality of services.
- b. The remaining **Hamlets** of Ardley, Dickson, Evarts, Lousana and Markerville are recognized as predominantly residential communities that shall also be allowed to grow by way of infill development, but are not identified as employment or service centres.

4.2.2 No New Hamlets

The County shall not approve the development of new **Hamlets** in the County. It shall be the priority of the County to support new development in existing **Hamlets** in accordance with Policy 4.2.1.

4.2.3 Hamlet Plans

The County shall review and update existing Plans as required, for Priority Growth Hamlets.

4.2.4 Land Use in Hamlets

Within **Hamlets** the following types of development that may contribute to supporting attractive and vibrant communities shall be encouraged by the County:

- a. Residential uses;
- b. Residential development in accordance with the County's **Affordable Housing Strategy**;
- c. Local and convenience commercial uses;
- d. Institutional uses such as churches, community halls, and schools;
- e. Seniors' housing;
- f. **Urban Agriculture**;
- g. Light industrial uses; and
- h. Recreational uses.

Urban Agriculture - The use of available land within urban areas for small scale food production of crops for personal or commercial use. Urban agriculture may include rooftop gardening, community gardens, educational farms, and greenhouses.

4.2.5 Hamlet Fringe

The County may allow **Residential Conservation Subdivisions** and light industrial uses to be located at the edge of existing hamlets and allow for hamlet boundary expansion.

4.2.6 Hamlet Subdivision Requirements

Subdivisions in existing **Hamlets** shall comply with the following criteria:

- a. The subdivision is serviced by **Municipal Services**;
- b. The subdivision developed as a condominium using communal water and sewer system meeting Provincial standards may be considered if access to **Municipal Services** are not available;
- c. Access roads to subdivisions, and internal subdivision roads, in Priority Growth **Hamlets** are to be paved.

4.3 Recreational Residential

4.3.1 New Recreational Residential Development Requirements

New **Recreational Residential Development** may be considered if the following criteria are met:

- a. The proposed development is located adjacent to a natural amenity such as a lake or a river;
- b. The subdivision is serviced by **Municipal Services**, unless developed as a condominium, in which case a communal water and sewer system meeting Provincial standards may be considered;
- c. Access roads to subdivisions and internal subdivision roads are to be paved;
- d. The subdivision is zoned to an appropriate Land Use District in accordance with any existing Area Structure Plans and the **Land Use Bylaw**.

5 Environmental Stewardship

One of the County's most significant and enduring resources is the natural environment. The County's wetlands, riparian areas, lakes, rivers, ponds, forests, native range, ground water and streams are irreplaceable and contribute immensely to the high quality of life enjoyed by County residents and the ecological systems required to support the health of the land, flora and fauna. Responsible stewardship of these ecological features is essential to retain their integrity and value for the benefit of future generations.

The County is committed to a protection and enhancement strategy for the ***Environmentally Significant Areas*** (ESAs) located in the County. In 2011, the County prepared an updated ESA Inventory and drafted policies specific to ESAs after a significant public input process.

The resulting strategies and policies will encourage the protection and rehabilitation of ESAs in Red Deer County over a 50 year implementation horizon. ESA policy will be refined over time and adjustments to conservation techniques and ESA protection policy will be re-examined during future MDP reviews.

Goal

To protect natural environmental resources including lakes, rivers, streams, wetlands, riparian areas, forests, native range, groundwater, and healthy, productive soils in the County.

Objectives

- To identify, enhance and protect ESAs, hazard lands, and other natural and environmental resources from inappropriate development through the use of voluntary policy wherever possible and prescriptive policy when required for the purposes of due diligence and planning applications.
- Implement an ***Environmental Review*** process as part of the statutory planning, subdivision and development process in ESAs.
- Ensure that all new development is carried out in accordance with appropriate water management strategies.
- Ensure that all new development is carried out in a way that minimizes negative impacts on rivers, streams, lakes, wetlands, riparian areas, forests, native range, groundwater, and healthy, productive soils in the County.

5.1 Environmentally Significant Areas (ESAs)

5.1.1 Protect Environmental Integrity

As a general policy, ***Environmentally Significant Areas*** shall be protected from inappropriate development and, in unique situations, all development.



5.1.2 ESA Inventory

The Red Deer County **Environmentally Significant Areas (ESAs) Inventory (2011)** as illustrated on the **Environmentally Significant Areas Map (Map 3)** shall be the primary reference document that identifies the location and extent of ESAs in the County.

5.1.3 Changes to ESA Boundaries

The County shall only consider varying an ESA “Boundary” if the relevant stakeholders (including the affected landowners) are able to demonstrate, based on sound science provided by a qualified professional, and the use of the same ESA determination criteria described in the ESA Inventory, why the boundaries should be changed either as part of a planning application or as a stand-alone request. In the interim, the County shall apply the “boundaries” as defined in the 2011 ESA Inventory, when defining ESA boundaries.

5.1.4 Fragmentation of ESA Boundaries

In processing changes to ESA boundaries, the County shall retain the ESA as a single landscape-unit rather than permit the fragmentation of an ESA. The County will only consider site specific variations for the perimeter of ESA boundaries.

5.1.5 Potential Areas of Future Research

The Red Deer County ESA process identified a number of research gaps respecting ESAs. The County shall consider these research gaps during future revisions of this policy. The purpose is to catalogue areas of knowledge that, once researched and evaluated, would assist future County decision-making.

5.1.6 Provincial and Federal Land-use Applications

The ESA inventory and policies shall be submitted to relevant Provincial and Federal agencies where there are applications for linear infrastructure and other development projects that are exempt from the consideration of the **Act** and County jurisdiction.

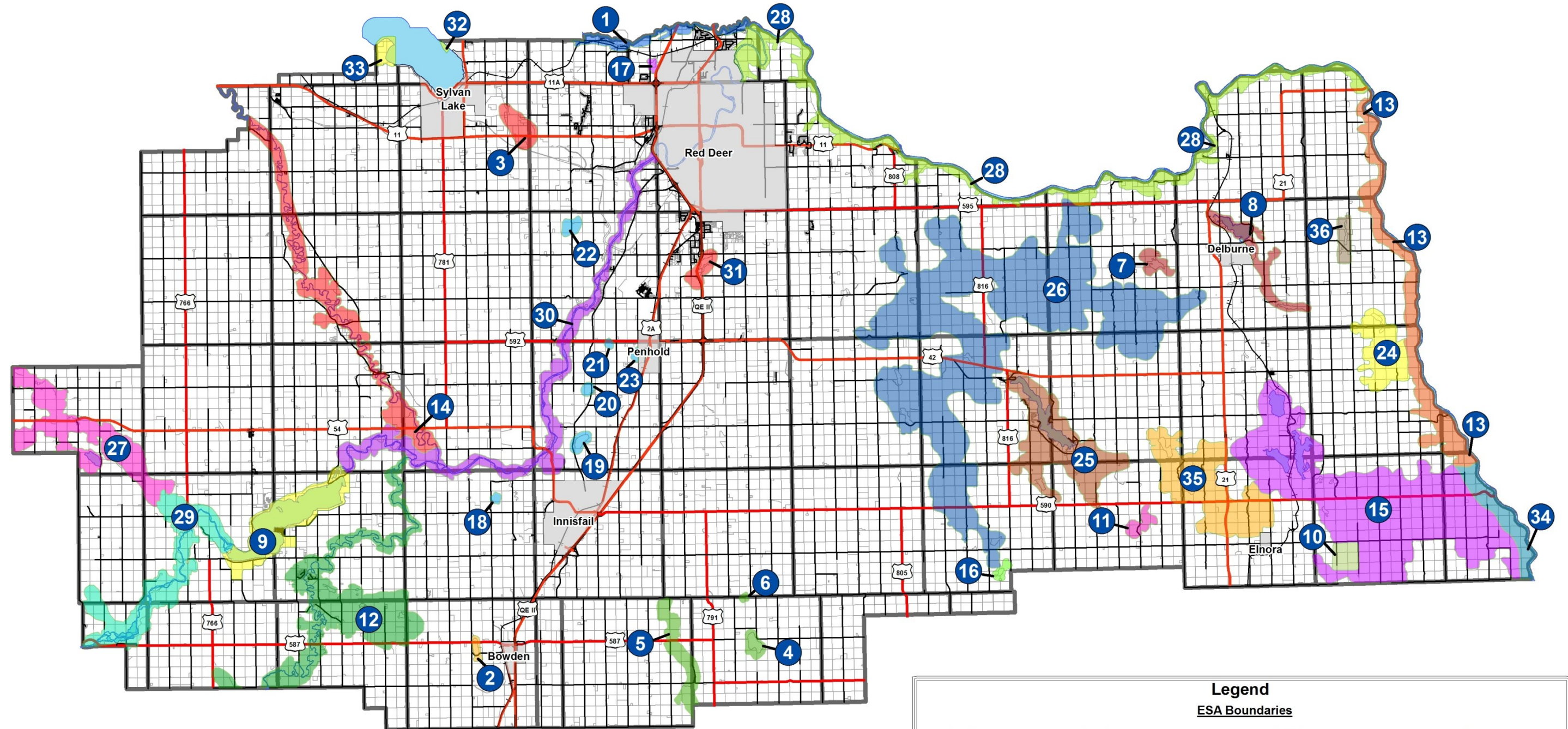
5.1.7 Environmental Reviews

- a. The County shall establish a clear, timely, transparent and comprehensive **Environmental Review** process for specified County-regulated planning applications within ESAs. The **Environmental Review** terms of reference shall identify:
 - i. the breadth and scope of topics that are required to be examined;
 - ii. a process for evaluation of the **Environmental Review**; and
 - iii. a mechanism for third-party review where required.
- b. Where applicable, the **Environmental Review** process shall direct what portions of the parcel shall be protected.

- c. Planning applications that may be considered eligible for an **Environmental Review** shall be evaluated on the environmental condition of the land prior to the application as well as any proposed mitigations that would assist in restoring past environmental assets.
- d. Future planning applications requiring an **Environmental Review** shall identify designs and servicing methods that specifically minimize and mitigate ESA loss or degradation.
- e. **Environmental Reviews** shall be undertaken for **Area Structure Plans** (ASPs) and development permit applications for land uses having high potential for a significant impact on the ESA.
- f. Planning applications located within approved ASPs with an approved **Environmental Review** are not required to undertake a further review except to ensure the mitigations stated within the initial **Environmental Review** are implemented within the terms of the subdivision or development agreement.
- g. Approved ASPs or subdivision applications with approved **Environmental Reviews** and associated mitigations shall be included as part of the subdivision or development agreement.
- h. Developers shall be required to undertake **Environmental Reviews** at their own cost to the satisfaction of Red Deer County.



Environmental Reserve - Land considered, in accordance with the **Act**, to be undevelopable because of its natural features or location (e.g. unstable slopes or flood prone); or, a strip of land abutting the bed and shore of a body of water or water course, that a developer may be required to dedicate at the time of subdivision. Environmental Reserve must be maintained in its natural state or used as park. Environmental Reserve may be dedicated to the County or secured by easement agreement satisfactory to the County.



Legend

ESA Boundaries

- | | | | |
|-----------------------------|---------------------------------------|--------------------------------------|------------------------------|
| 1. Blindman River | 11. Lakeview Lake | 18. - 23. Penhold-Innisfail Wetlands | 30. Red Deer River – Penhold |
| 2. Bowden Slough | 12. Little Red Deer River – Sandhills | 24. Peter's Pond | 31. Slack's Slough |
| 3. Cygnet Lake | 13. Lousana Canyon | 25. Pine Lake | 32. - 33. Sylvan Lake |
| 4. - 6. Davey Lake Wetlands | 14. Medicine River | 26. Pine Lake Moraine | 34. Tolman Badlands |
| 7. - 8. Delburne Wetlands | 15. Mikwan Goosequill Hummock Lakes | 27. Raven River | 35. Willow Lake |
| 9. Gleniffer Lake Reservoir | 16. Moore's Wetlands | 28. Red Deer Canyon | 36. Wood Lake |
| 10. Kinvig's Slough | 17. North Red Deer Wetlands | 29. Red Deer River – Kevissville | |

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5.2 Environmental Reserve

5.2.1 Dedication of Environmental Reserve

Lands within an **Important Water-Related Feature**, or are subject to potential erosion, high water tables, or other matters consistent with Section 664(1) of the **Act**, shall be dedicated as **Environmental Reserve(ER)** at the time of subdivision. In accordance with the **Act**, ER may be dedicated in parcel form or in the form of an easement.

5.2.2 Establishment of Setbacks

A **Environmental Reserve** setback or ER easement shall be provided from the top of the bank of a river or stream and/or the high water mark of a wetland or lake in accordance with the Land Use Bylaw, or the specific setback requirement shall be determined by a qualified professional including geotechnical and hydrogeological studies to establish a site specific setback requirement.

5.2.3 Confirmation of Environmental Reserve Requirements

- a. Where the need for **Environmental Reserve** requires confirmation, or situations arise where the amount of **Environmental Reserve** proposed to be dedicated exceeds the allocations identified in the **Act**, the County may require that a geotechnical report, biophysical assessment, and/or hydrogeological study be prepared to support the proposed dedication.
- b. For subdivisions adjacent to a water course, the top of bank shall, at the discretion of the County, be required to be surveyed by a registered Alberta Land Surveyor as part of the application process. This documentation shall serve as the basis for determining **Environmental Reserve** requirements.

5.2.4 Environmental Reserve in Proximity to Water Bodies

For subdivisions adjacent to water bodies, **Environmental Reserve** shall include sufficient shore lands so as to provide adequate protection for waterfowl, fish, and wildlife habitat, and public shoreline access. In these areas, the **Environmental Reserve** allocation may be supplemented by **Municipal Reserve** in accordance with Policy 7.2.6 (Municipal Reserve Adjacent to Lakeshores and River or Stream Banks) where the additional lands are required to accommodate parks or playground areas, trail corridors or walkways, or parking areas.

5.2.5 Environmental Reserve in ESAs

For all subdivision applications located in ESAs, with the exception of first parcel out of an **Unsubdivided Quarter Section**, the County shall acquire **Environmental Reserve** in accordance with Policy 5.2.1 (Dedication of Environmental Reserve) or encourage the establishment of **Conservation**

Municipal and/or School Reserve - Land required in accordance with the **Act** at the time of subdivision for park and/or school purposes. When subdividing an area larger than two acres, a maximum of 10% reserve dedication may be required. The County may accept cash-in-lieu of Municipal Reserve land.

Conservation Easement - A voluntary legal agreement defined in the Environmental Protection and Enhancement Act between a landowner and government or conservation agency. The easement agreement is intended to protect the natural values of the land by giving up all or some of the rights to develop the land.

Easements pursuant to Policy 5.2.7 (Conservation Easements) as a mitigative and/or conservation tool.

5.2.6 Environmental Reserve Easement Criteria

The County shall actively manage its **Environmental Reserve** lands and shall actively monitor the management of **Environmental Reserve** Easements by the landowner in ESAs, so that the ecological values of the ESA are conserved and public safety is maintained.

5.2.7 Conservation Easements

- a. The County will actively support the use of voluntary **Conservation Easements** (CEs), to protect ESAs, by actively promoting the use of voluntary CEs in the County subdivision process, and by actively promoting voluntary CEs generally. (*Active support* by the County implies that the County will promote the use of CEs by working with agencies that promote private conservancy to provide education on their advantages during normal County application procedures.)
- b. The County and other CE grantee agencies shall offer, on a case by case basis, the option for a CE for lands that may or may not be eligible for **Environmental Reserve** but that contains high-quality, natural or environmentally significant features.
- c. The County shall encourage **Conservation Easements** but they will not be used as a mandatory condition of subdivision approval.
- d. The County will work jointly with other organizations to determine programs that may provide funds to landowners for the restoration and preservation of ESA lands.
- e. The County shall explore the concept of allowing or accommodating conservation lands in parcel form.

5.3 Private Conservancy

5.3.1 ESA Conservation Programs as a First Priority

Existing and future voluntary land and water conservation programs delivered under the guidance of the County's Agricultural Services Board shall be focused towards ESAs and ESA landowners as a first priority. Non-ESA lands, and non-ESA landowners will continue to be encouraged to participate in these programs, but participation will have a secondary priority in the event of limited resources.

5.3.2 Landowner Recognition in ESAs

ESA landowners shall be publicly recognized by the County (through non-financial means) for their ESA conservation efforts, past and present. The County shall undertake a program to recognize landowner conservation efforts that includes regular features in local media such as

the County News, meetings with conservation-minded individuals/ groups and continued assistance to apply for conservation programs and awards.

5.3.3 Educational Awareness of ESAs

The County shall encourage the local school system to highlight the importance of County ESAs and how these ESAs fit into the bigger picture in Alberta and beyond. This can take the form of site visits and/or guest speakers who are landowners doing best management practices or who are environmental professionals. This outreach may include extra-curricular organizations.

5.3.4 Land Trust Potential

The County shall explore the potential to support the establishment of a local 'Land Trust.' A Land Trust is a private, non-profit organization that, as all or part of its mission, actively works to conserve land by undertaking or assisting in land or **Conservation Easement** acquisition, or by its stewardship of such land or easements.

5.3.5 County Operations in ESAs

Red Deer County will continue using environmental best practices as part of its normal operational activities (including maintenance of municipal lands) in and around ESAs.



5.4 Water Management

5.4.1 Protection of Watersheds

All County policies shall be consistent with modern watershed management policies, processes and science. The County shall work with landowners, senior government agencies, neighbouring municipalities and other stakeholders to protect and enhance wetlands, riparian areas, forests, native range lands, groundwater and surface water bodies, in order to minimize negative impacts on watersheds in the County.

5.4.2 Groundwater Evaluation and Protection

- a. To protect the quality and quantity of surface water bodies and groundwater, at a minimum, **Alberta Environment's Interim Guidelines for Evaluation of Groundwater Supply for Unserved Residential Subdivisions**, and any subsequent amendments, as well as the groundwater evaluation and licensing requirements of the Water Act shall be applied to all applications for unserved subdivision.
- b. The County shall not approve development that will negatively affect surface water bodies and groundwater quality and quantity. In order to ensure the protection of surface water, groundwater and **Alluvial Aquifers**, the following provisions shall apply:
 - i. Red Deer County and the Alberta provincial agency responsible for Environment and Sustainable Resource Development (ESRD) shall work co-operatively on permitting processes for sand and gravel operations. While ESRD is primarily responsible for obtaining information to review water and groundwater aspects, and Red Deer County is responsible for obtaining and reviewing information on the location and land use aspects of these operations, the two will exchange information to ensure informed decision-making and efficient regulatory processes. In particular, environmental data the County has collected in relation to the **Environmental Significant Areas** of the County shall be actively shared. The County shall also consider and record hydrogeological information that ESRD may collect.
 - ii. Industrial development may be required to submit a hydrogeological assessment prepared by a qualified engineer demonstrating to the satisfaction of Red Deer County and ESRD, that surface water bodies and groundwater will not be negatively affected.
- c. The County shall require that developers submit with their applications proof of water supply if accessing groundwater, or identify the proposed method of water servicing, for all residential, industrial, and commercial developments.

5.4.3 Groundwater Protection

The County shall continue to work with landowners to better protect groundwater quality by promoting programs such as capping abandoned water wells.

5.4.4 Stormwater Management

The County shall require developers to provide storm-water management plans for multi-lot subdivision proposals, and any site grading/drainage plans for individual development sites that may be required by the County shall be in conformance with the storm-water management plan.

5.4.5 Water Conservation

The County shall encourage builders to incorporate water conservation measures in new residential, commercial, institutional and industrial development.

5.5 Hazard Lands

5.5.1 Flood Plains

Permanent structures except some accessory buildings (as defined in the Land Use Bylaw) shall not be permitted within the flood plain of any river, stream or lake shore, unless proper flood proofing techniques are applied. A certificate from a qualified, registered professional engineer or architect shall be required by the County to confirm that the development has been properly flood proofed. In addition, developers may be required to submit an Emergency Response Plan.

5.5.2 Steep Slopes

The County shall require that a geotechnical report be prepared in support of all developments that are proposed in proximity to the top or bottom of a valley slope which exceeds a 15% grade. A setback greater than 30 metres (98 feet) may be required where a riverbank is higher than 10 metres (33 feet). Lesser setbacks may be considered only if mitigative measures recommended by a qualified engineering professional are implemented, and if ecological areas of value will not be lost.

5.5.3 Water Table

The County may require that geotechnical testing be undertaken to ensure that proposed developments do not affect water tables, or to ensure that developments are not negatively affected by potential fluctuations in water table levels.

5.6 Fire Smart

The County shall require developers to recognize Fire Smart: Protecting Your Community from Wildfire design principles when preparing Area Structure Plans, and subdivisions to minimize the potential for wildfire damage.



6 Industry and Commerce

Red Deer County has adopted an Economic Development Strategy that encourages new industrial and commercial growth and diversification of its economy.

The County is located in one of the strongest economic regions in North America between the two metropolitan areas. One of its advantages is having the provincially significant Queen Elizabeth II Highway corridor (QEII/Hwy 2) running through its jurisdiction. This is the major corridor linking the two cities and is part of the Canada, America, and Mexico (CANAMEX) highway network.

The County recognizes the advantages for businesses to interact with and learn from each other. Future commercial and industrial development is intended to be nodal in form, concentrated at highway intersections or interchanges, and at approved access points along highway corridors. Other preferred locations are in existing hamlets, or established industrial and commercial parks where support for hamlet growth and efficient use of infrastructure may be realized. This in turn will preserve and not compromise the rural quality and rural landscapes of the County.

Natural resources within the County have potential to contribute to quality of life and economy. These resources come in the form of natural landscape and resources under the earth, or its geology. Industry is encouraged to pursue discovery and recovery of these natural resources in a responsible manner. Respect, care, and due diligence are encouraged in carrying out these activities with consideration of their effects on the quality of life, environment, health, and wellbeing of our community.

Goal

The County supports new industrial and commercial development on undeveloped land in existing commercial and industrial park areas to take advantage of the synergies that will result; in existing hamlets; in nodes concentrated at highway intersections or interchanges; and at access points along highway corridors as a means of maintaining a competitive position in the global marketplace and in Central Alberta.

Objectives

- Encourage new industrial and commercial subdivision and development at appropriate locations in a nodal form at highway intersections or interchanges and approved access points along highway corridors; in existing hamlets; and to infill existing commercial and industrial park areas.
- Provide a diverse range of economic development and employment opportunities.
- Provide for the responsible extraction of natural resources.
- Encourage economic and environmental synergies between businesses.

6.1 New Commercial and Industrial Development

6.1.1 New Industrial and Commercial Development

- a. New industrial and commercial development shall be encouraged to locate on undeveloped lots in existing and new industrial and commercial parks identified as Future Commercial/Industrial on the **Future Growth Areas Concept Map (Map 1)**, and in **Hamlets**.
- b. The County shall support future commercial and industrial **Nodal Development** that occurs at appropriate locations pursuant to Policy 6.1.5 (Highway Commercial and Business Park Development).

6.1.2 Infill and Intensification in Existing Parks

Infill and intensification of existing industrial and commercial parks shall be encouraged through amendments to existing approved plans as a means of promoting the efficient use of land and infrastructure.

6.1.3 Industrial and Commercial Subdivisions

Industrial and commercial subdivisions shall comply with the following criteria:

- a. the subdivision, meeting Provincial standards, is serviced by the following: (**Bylaw 2013/17**)
 - i. **Municipal Services** wherever possible; or
 - ii. **Municipal Services** developed as a condominium may only be considered on an interim basis in areas where regional service lines are proposed until such time as connection to regional service lines can be made (note: landowners will be required to connect to regional lines at their own expense); or
 - iii. Individual on-site water and wastewater systems may only be considered if the development is for the sole purpose of developing new sites, redeveloping or infilling of existing industrial or commercial areas contained within County approved plans;
- b. that access roads to subdivisions, and internal subdivision roads, be paved; and
- c. stormwater management plans shall be prepared and approved by the County as a condition of approval for subdivision or development permit approvals.

Nodal Development - A form of industrial and commercial development that is concentrated into specific areas where access can be designed and coordinated while allowing for uninterrupted travel between nodes, such as at highway intersections or interchanges and along highway corridors. Nodal development along major highways and highway corridors restricts development of adjacent land uses in between the nodes to preserve open space, enhance overall corridor attractiveness, strengthen access management, maximize roadway capacity and provide for the efficient development of adjacent land uses.

6.1.4 Future Annexation Areas

New industrial and commercial development in the County shall not be approved on lands that are proposed for annexation or have the potential to be annexed in future unless the lands are so identified in an Intermunicipal Development Plan.

6.1.5 Highway Commercial and Business Park Development

The County may support the **Nodal Development** of new highway commercial, business park, and rural industrial park development that is concentrated at appropriate locations where highway access can be designed and coordinated, and shall be reviewed in accordance with the following:

- a. the proposed development does not negatively impact lands adjacent to the proposed development;
- b. the development is located in proximity to supportive industrial or commercial uses and activities that are complementary in order to concentrate development in nodes at highway intersections or interchanges or at approved and planned access points along highway corridors;
- c. the site is suitable in terms of soil stability, groundwater level, and drainage;
- d. provisions for access and impacts on the transportation network are addressed; and
- e. the proposal conforms with relevant **Statutory Plans**, non-statutory documents, and the **Land Use Bylaw**.

6.1.6 Review of Industrial Subdivision & Development Proposals

All industrial development proposals shall be evaluated according to the following:

- a. Any impact on quality and quantity of water supplies and water bodies, and conformity with guidelines, policies and conditions as required by the applicable provincial departments or agencies;
- b. An environmental impact assessment prepared in accordance with Alberta Environment guidelines may be required for all heavy industrial developments and industrial park proposals;
- c. proximity to residential, recreational, and public uses, and **Environmentally Significant Areas, Important Water-Related Features, alluvial aquifers, or hyporheic zones**;
- d. the proposal does not interfere with agricultural operations;
- e. sufficiency of on-site water storage for fire protection purposes in accordance with Fire Underwriters Survey guidelines and Alberta Safety Code requirements;
- f. impacts on the local transportation network; and
- g. conformity with relevant **Statutory Plans**, non-statutory documents, and the **Land Use Bylaw**.

Hyporheic Zone- A region beneath and alongside a stream bed where there is mixing of shallow groundwater and surface water. The flow dynamics and behavior in this zone is recognized to be important for surface water/groundwater interactions, as well as fishspawning, among other processes.

6.1.7 Site-specific Heavy Industrial Development

Site-specific heavy industrial development may be considered based on the individual merits of each application for such development. Any site proposed for such development shall exhibit most of the following characteristics:

- a. proximity to existing heavy industrial sites and supportive industrial uses;
- b. mitigative measures to protect any affected **Important Water-Related Features** and **Environmentally Significant Areas**, water bodies and **alluvial aquifer** areas;

- c. provision for distance separation and buffering from existing agricultural operations that may be negatively impacted in accordance with sound risk management practices;
- d. provision for distance separation and buffering from existing residential uses, schools, and hospitals, that may be negatively impacted;
- e. availability of **Municipal Services**;
- f. proximity to rail service; and
- g. proximity to highways or other paved roads.

6.1.8 Heavy Industrial Facility Setback

A minimum setback of 2.5 kilometres (1.5 miles) for a heavy industrial facility shall be implemented from any land use that is deemed incompatible. Land uses such as, but not limited to, residences, schools and hospitals, and livestock operations are considered incompatible.

6.1.9 Industrial Development in Agriculture Areas

The County may support rezoning certain agricultural areas to an industrial district on a site-specific basis if the proposal:

- a. is site-dependent and caters directly to the needs of the agriculture or oil and gas resource extraction sectors;
- b. is not suited to an urban area or an industrial park setting;
- c. is supported by an environmental impact assessment conducted by a qualified professional that indicates the proposed development will not impact adjacent land uses in terms of its air and waste emissions, noise and other nuisance effects, traffic generation, and appearance unless suitable buffers are provided;
- d. is located on a site that is suitable for the proposed development in terms of soil stability, groundwater level, and drainage and the applicant has made provision for sewage disposal in accordance with provincial requirements;
- e. will not fragment agricultural land or have a detrimental effect on the viability of existing agricultural operations;
- f. has minimal servicing requirements; and
- g. any other matters identified by the County.

6.1.10 Risk Assessment

The County may require the preparation of a Risk Assessment at the cost of the developer, when considering an industrial use or determining the location of a potentially noxious industry that may pose potential for environmental contamination of land, air or water.

6.2 Home Based Business

- a. Home business is generally recognized and supported as a viable lifestyle and economic development opportunity. The regulations for these in the Land Use Bylaw will take into consideration whether:

- i. the proposed home business where the scale and intensity is appropriate for the character of the neighbourhood;
 - ii. it is compatible and complementary with the uses in the area where it is located;
 - iii. the impact on the environment, water, municipal infrastructure and neighbouring properties are minimized; and
 - iv. it is clearly secondary in nature to the primary use of the property.
- b. If the County determines that a home business has exceeded the capacity of the site and/or is determined to have an adverse impact on the neighbourhood or adjoining properties, measures shall be undertaken to either direct the home business to relocate or rezone to on appropriate land use designation.

6.3 Resource Extraction

6.3.1 Limitations on Resource Extraction

New resource extraction development proposals within County jurisdiction shall not be allowed:

- a. in close proximity to **Hamlets** or urban municipalities; and
- b. in areas which are known to possess unique historical and/or environmental features that would be disturbed or destroyed by resource extraction.

In addition, support for resource extraction operations shall be contingent on the mitigation or minimization of the cumulative adverse impacts upon adjacent land uses, soil, water, and farming operations.

6.3.2 Resource Extraction Industry Cooperation

A proactive approach shall be applied by the County to encourage the resource extraction industry, in advance of exploration and extraction activities, to review the cumulative impacts of such activities on existing and future land uses, and **Important Water-Related Features**. The industry should also work with the County in determining appropriate setback distances from existing residences and livestock operations, preparing reclamation and end use plans, and in educating the public.

6.3.3 Separation from Natural Resource Extraction Activities

New subdivision and development, particularly residential, may be directed away from active and potential nonrenewable surface resource extraction areas to minimize the potential for conflict between incompatible land uses. For information on the location of existing and potential aggregate resources, refer to the **Gravel and Sand Deposits and Extraction Map** in Appendix A.

6.3.4 Gravel Extraction Permits

The permitting and licensing process for sand and gravel operations will be coordinated between Red Deer County and Alberta Environment.

6.3.5 Site Reclamation

The development of sand and gravel extraction operations is subject to reclamation in accordance with the Code of Practice for Pits as set out by Alberta Environment.

6.4 Energy Development

Oil and gas exploration, energy development, and regulation is outside the jurisdiction of the County, but the County will be proactive in seeking opportunities to engage with industry to mitigate the impacts of energy activities on land use and local infrastructure.

6.4.1 Responsible Energy Development

As part of the energy resource development and exploration process, the County shall encourage the energy industry to engage in forward looking and constructive consultation to address the following issues when they propose development within the County:

- a. the potential threat to surface and ground water and existing water wells;
- b. the impact of development on the ability to farm affected land;
- c. dust, noise, and other consequences with potential to affect domestic life;
- d. road maintenance and the establishment of traffic corridors; and
- e. safety management coordination.

6.4.2 Citizen Engagement

As energy development grows within specific areas of the County, the County may encourage industry and residents to establish a local Alberta Synergy Group or Advisory Board to facilitate and support mutually satisfactory outcomes by providing information, mutual learning, communication, skill development, facilitation and resources.

6.4.3 Oil and Gas Setback Requirements

- a. Energy Resources Conservation Board (ERCB) subdivision and development setback regulations and guidelines shall be applied respecting sour gas and other oil and gas facilities, including pipelines, when considering subdivision and/or development applications.
- b. The County shall require that development and subdivision applications in close proximity to sour gas facilities, wells and pipelines that are active or abandoned meet Provincial legislation, the **Regulation**, and ERCB guidelines.

7 Recreation and Open Space

The County is characterized by an abundance of natural resources which are ideally suited for a variety of outdoor recreation activities. In anticipation of increasing pressures for use of these resources, it is the intent of this MDP to encourage recreational development opportunities in appropriate locations and to provide for the acquisition of open space as required to meet the needs of the community.

Goal

To support the development of recreation and park facilities and services that addresses the diverse needs of County residents and the broader population.

Objectives

- Continue to support urban communities in the provision of recreational services and opportunities that enhance the quality of life of County residents.
- Encourage community involvement in the planning, development and operation of open space areas.
- Ensure that **Municipal and/or School Reserves** are planned in the best interests of the community.

7.1 Recreation

7.1.1 Compliance with County Plans

All new recreation developments shall be required to comply with the relevant provisions of the County's **Open Space Master Plan**, the **Heritage Management Plan**, and the **Recreation Facility Master Plan**. In addition all new **Area Structure Plans**, **Area Redevelopment Plans**, and non-statutory documents shall be evaluated in accordance with these plans.

7.1.2 Trails

The County generally supports the development of destination-focused trail networks at appropriate locations in accordance with the recommendations of the **Open Space Master Plan**. In general terms, the development of trails will be encouraged when they do not interfere with private property rights, and:

- a. are located within an existing residential neighbourhood or will connect existing and planned residential neighbourhoods; or
- b. are located within **Hamlets**; or
- c. are to be developed as part of a regional or national trail network.

Area Redevelopment Plan (ARP) - A statutory plan prepared pursuant to the **Act**. The timeline for build out may be related to an implementation program or be general. It provides a framework for the preservation, rehabilitation, removal and replacement of buildings and for the construction of new buildings, and for the rezoning and subdivision of land to facilitate this process.

7.1.3 Recreation Agreements

Existing recreation agreements with neighbouring urban municipalities are supported by the County and shall be reviewed periodically to ensure that they remain responsive to community needs.

7.1.4 Local Partnerships

Partnership agreements may be considered with urban neighbours or community organizations to jointly develop and support community recreational facilities.

7.1.5 Local Management Agreements

Resident groups may be encouraged to assume management of local park facilities through a variety of management strategies.



7.2 Municipal Reserve

The **Act** enables municipalities to require that **Municipal and/or School Reserves** be dedicated at the time of subdivision for park, buffer and school site purposes. The **Act** allows municipalities to require such dedication in the form of land or as cash in lieu of land or a combination of both.

7.2.1 Municipal and/or School Reserve Dedication

At the time of subdivision, the full reserve dedication entitlement under the **Act** shall be required as land dedication, cash-in-lieu of land or a combination of both, in accordance with the policies of this MDP.

Back Lot Subdivision - As defined by the Sylvan Lake Public Access Study, means a subdivision where no part of the parcel boundary is physically connected to a nearby lake. The objective for a back lot subdivision is to ensure that the development provides financial contributions towards a public access site in proximity to the development for use by new residents as well as by existing residents in the area.

7.2.2 Determination of Municipal Reserve Needs

In determining the allocation of **Municipal Reserve** under Policy 7.2.1 (Municipal and/or School Reserve Dedication), the County shall adhere to the land use plans and policies contained in the applicable **Area Structure Plan**, **Area Redevelopment Plan**, or non-statutory document. In addition, the Open Space and Land Acquisition Strategies of the **Open Space Master Plan** shall be applied where applicable.

7.2.3 Cash-in-Lieu

Cash-in-lieu of land for **Municipal and/or School Reserve** dedication may be accepted in circumstances where the amount of land to be dedicated as reserve is too small to be useful, or the area does not benefit from **Municipal and/or School Reserve** lands, or for **Back Lot Subdivisions**. The revenue generated will be allocated to the County's **Municipal Reserve** fund and may be used for **Municipal and/or School Reserve** purposes to acquire lands for recreational purposes, or for the development of regional parks, school sites or recreation facilities. For subdivisions located adjacent to a municipal boundary in situations where MR dedication is not addressed in an applicable Intermunicipal Development Plan, the dedication of MR as cash-in-lieu shall be reviewed with the other municipality to ensure that the interests of the other municipality are not negatively impacted.

7.2.4 Value of Reserve Lands

The applicant shall provide a market value appraisal certified by a qualified appraiser to determine the amount of cash-in-lieu of land for **Municipal and/or School Reserve** dedication, pursuant to the **Act**. If the applicant for a subdivision and the County cannot agree on a land value; alternatively, the rate of payment may be based on the assessed value of the subject land as determined by the County assessor.

7.2.5 Urban Fringe Reserves

Municipal and/or School Reserves within the **fringe** areas of urban municipalities shall be allocated in accordance with the applicable **Intermunicipal Development Plan**. In cases where dedication is not addressed in an IDP, reserves may be deferred in order to provide opportunities for the urban municipality to make the best use of the lands once annexation occurs.

7.2.6 Municipal Reserve Adjacent to Lakeshores and River or Stream Banks

For new residential subdivisions adjacent to lakeshores, rivers or stream banks, **Municipal and/or School Reserve** should be linked with shoreline **Environmental Reserve** parcels to create public access to the water body, where appropriate. The location and configuration of **Municipal and/or School Reserve** parcels should recognize its potential public access function.

7.2.7 Community Service Reserve

The County may, through the ***Municipal Reserve*** allocation process, acquire lands for the purpose of accommodating public or quasi-public uses. Such lands shall be designated as Community Service Reserve in accordance with the ***Act***.

7.2.8 Development of Reserves

The development of parks and/or community facilities may be encouraged on ***Municipal and/or School Reserve*** parcels in compact country residential subdivisions or ***Hamlets*** which are physically suited and/or of sufficient size to accommodate development.

7.2.9 Quality of Reserve Land

Land dedicated as ***Municipal and/or School Reserve*** shall be of similar quality as the land being subjected to development. Land that is deemed undevelopable in its natural state, or is otherwise more suited as ***Environmental Reserve*** will not be accepted as ***Municipal Reserve***.

7.2.10 Disposition of Reserve Lands

Municipal and/or School Reserve parcels which serve no existing or potential open space or school purpose may be sold. Revenue obtained from the sale of such lands shall continue to be allocated as specified in the ***Act***.



8 Community Infrastructure

The maintenance and operation of viable, affordable and sustainable community infrastructure is extremely important to County residents. Road maintenance, for example, is one of the County's largest budgetary requirements. In addition, new development must be managed so that associated infrastructure pays for itself and does not result in a burden on ratepayers now or into the future.

Community infrastructure is not, however, limited to transportation and utility services, but community and emergency services as well. A strong system of community services is equally important in maintaining the County as a desirable place to live.

Where opportunities exist for regional cooperation with other municipalities and service providers, the County should endeavour to achieve economically sensible solutions.

Goal

The County supports maintaining safe and efficient transportation and utilities systems, and a strong system of community and emergency services.

Objectives

- Operate transportation and utility systems responsibly, safely and effectively.
- Plan and manage transportation and utility systems in co-operation with Alberta Transportation, Alberta Environment and Sustainable Resource Development, and neighbouring municipalities.
- Coordinate the provision of protective, emergency, and community services to provide residents with efficient and affordable programs and services.

8.1 General

8.1.1 Servicing Capacity

The County will evaluate subdivision and development applications based on, amongst other considerations, the existing available and projected capacity of its transportation and utility systems, including those that are governed by agreements with other municipalities.

8.1.2 Buffering Required

Buffering, fencing and landscaping techniques may be required in order to enhance public safety and visual aesthetics, and to mitigate noise or other nuisance caused by transportation and utilities infrastructure.

8.1.3 Update Engineering Guidelines & Standards

The County's Design Guidelines & General Construction Specifications shall be revised and updated regularly to include appropriate design standards for transportation and utilities

infrastructure construction that recognize acceptable engineering standards, **Green Infrastructure** and sustainable approaches such as **Low Impact Development**. As part of the review, the need for comprehensive storm water management plans and on-site fire protection shall be considered.

8.1.4 Future Rights-of-Way

Future rights-of-way for utilities (e.g. pipelines and power lines) shall be encouraged to be co-located to parallel existing rights-of-way in order to minimize the visual or other impacts on residential areas, agricultural lands, **Environmentally Significant Areas** and **Important Water-Related Features**, and natural areas. If it can be demonstrated that co-location is not feasible, then future rights-of-way for utilities shall be located to follow property lines.

8.2 Roads

8.2.1 Future Road Planning

The County shall regularly review and update its 10-Year Pavement Implementation Strategy and 10-Year Road Work Plan as a means of budgeting and prioritizing future road construction and maintenance requirements. For information on the County's road network and upgrading priorities, refer to the **Road Network & Future Regional Wastewater Line and Road Improvements Map** in Appendix A.

8.2.2 Provision of Roads by Developer

All subdivision and development proposals shall have access to developed roads. The provision or required upgrade of roads within a proposed subdivision and approaches to individual developments shall be developed in accordance with County engineering standards and are the sole responsibility of the developer.

8.2.3 Pavement to Pavement

The local internal subdivision and access roads for all **Multi-Lot Subdivisions** shall be paved and connected to an external paved road.

8.2.4 Efficient Use of Transportation Network

The efficient use of existing transportation facilities will be encouraged through the subdivision approval and development permit processes. Developments with the potential to generate substantial transportation impact (high traffic volumes or heavy trucks) will be directed to those networks which have been designed and constructed to accommodate such development.

Green Infrastructure -A wide range of natural and constructed landscape elements including natural areas; public and private conservation lands; over ground storm water systems; recreation areas; and trail networks. Green infrastructure in developed areas may be public open spaces dedicated as **Municipal or Environmental Reserve** or private conservation or recreational land. These green spaces provide indirect value to the ecology (quality of surface water, groundwater, and air), are aesthetically appealing and may be used as public amenities (e.g. parks or trails). Green infrastructure may also be incorporated into engineering standards such as the use of landscaped drainage swales along roads as opposed to curb and gutter with piped storm drainage systems. Typically, green infrastructure is a permanent land use.

8.2.5 Road Right-of-Way Widening

If required, road widening for municipal roads shall be dedicated at the time of subdivision. Road widening shall be provided by caveat or plan of survey at the discretion of the County along the frontage of the subdivision as well as the balance of the quarter section.

8.2.6 Road Use Agreements

A Road Use Agreement as determined by the County will be required to address haul routes, maintenance and/or upgrading if necessary, dust control, and any other matters relative to the road use.

8.2.7 Traffic Impact Assessments

The County may require applicants for major development proposals and multi-lot subdivision applications to prepare traffic impact assessments (TIA) as a means of determining road access and roadway improvement and upgrading requirements. TIAs shall be a condition of approval for subdivision or development permit approvals.

8.2.8 Development in Proximity to Highways

Developments that are expected to generate relatively large traffic volumes will be encouraged to locate near highways, in specific areas where access can be designed and coordinated, such as at highway intersections or interchanges. Any improvements to the highway system that are required as a result of a development or subdivision proposal shall be carried out at the developer's expense.

8.2.9 Coordination with Alberta Transportation

The County will work with Alberta Transportation to coordinate the planning of future highway upgrades and routing. In addition, the County shall work with Alberta Transportation to coordinate land use in the vicinity of highways. To this end the County may negotiate a highway vicinity management agreement in accordance with the *Regulation*.

8.2.10 Pedestrian Accommodation in Highway Facilities

When highway overpasses or underpasses are proposed for upgrading by Alberta Transportation, the County shall, through the consultation process encourage that pedestrian facilities be included in the design and construction of said overpasses or underpasses on an opportunity basis, and where warranted given the nature of land use.

8.3 Utilities

8.3.1 Utility Master Plans

The County shall undertake or support the preparation of Master Plans for the County's existing and future water distribution, sewage collection, and storm-water management systems.

8.3.2 Water and Sewer Systems

- a. **Municipal Services** are required for Priority Growth *Hamlets*, for new **Residential Conservation Subdivisions, Recreational Residential Developments** and commercial and industrial parks as indicated in the policies of this Municipal Development Plan.
- b. Privately owned communal water and sewer systems that comply with all provincial regulatory and licensing requirements may be considered as part of a condominium development.
- c. Individual private sewage disposal systems shall comply with Provincial standards.
- d. Water well construction shall comply with the installation and operational requirements of the Nuisance and General Sanitation Regulation of the Public Health Act and the licensing requirements of the Water Act.

8.3.3 Regional Utility Systems

The County supports the development of regional water and sewer systems.

8.3.4 Sewage Disposal

- a. As part of a subdivision or development permit application which proposes servicing with an on-site sewage system, the County shall require that the developer submit information respecting the proposed location and type of sewage disposal system intended to serve the proposed development. The County shall require that soil tests be undertaken by the developer to determine that the soils are suitable to accommodate on-site sewage disposal systems. This soils assessment must consider the cumulative impacts of all on-site sewage disposal systems in the immediate area.
- b. The County shall use sewage disposal best practices in the review of all subdivision applications.
- c. To encourage the sustainability of communal on-site private sewage systems, the County shall establish a bylaw that mandates each newly constructed onsite wastewater treatment system to include a maintenance plan.

8.3.5 Water Supply

The County shall require all developers to submit information to demonstrate proof of potable water supply if accessing groundwater. The information provided must consider the cumulative impacts on water supply to existing and approved development on lands in the immediate area.

8.4 Airports

8.4.1 Development in Proximity to Red Deer Regional Airport

The County shall encourage the development of appropriate commercial and industrial uses in proximity to Red Deer Regional Airport with the intent of creating multimodal development nodes that combine rail, trucks, and other types of transportation modes.

8.4.2 Airport Planning

In order to facilitate the intent of Policy 8.4.1, Development in Proximity to Red Deer Regional Airport, the County may prepare or update **Area Structure Plans** or Master Plans for the Red Deer Regional Airport.

8.5 Waste Management

8.5.1 Regional Waste Management

- a. The County shall, in cooperation with other local authorities, continue to establish and encourage the use of solid waste disposal sites, solid waste transfer stations, and recycling depots, and shall ensure that all sites and stations are located and developed in a manner that will minimize impacts on surrounding land uses.
- b. In cooperation with its regional partners, the County shall explore the implementation of new technologies and waste diversion strategies.

8.5.2 Recycling Facilities

The County shall continually review its materials recycling program and commits to expanding the range of materials that are to be accepted for recycling as the market for such materials feasibly permits.

8.5.3 Development near Waste Facilities

The County shall ensure that all subdivision and development applications for locations in the vicinity of an active or reclaimed landfill site, sewage treatment facility or transfer station, comply with the provisions of the **Regulation**.

8.6 Community and Emergency Services

8.6.1 Provision of Services

The County shall continue to support the provision of emergency and community services to its residents. The County promotes healthy communities by supporting the development and sustainability of facilities, projects and programs that benefit our residents. The location of emergency services such as fire protection shall be provided where needed, and not be limited to Priority Growth **Hamlets**.

8.6.2 Libraries

The County shall continue to support the provision of library services to its residents through participation in regional library systems.

8.6.3 Historical Resources

The County shall endeavour to conserve its cultural heritage through the voluntary designation of structures, the placement of recognition plaques, and listing on the Heritage Register.

8.7 Alternate Utility Systems and Energy Conservation

8.7.1 Public Utilities

Public utilities, such as telecommunication facilities may be developed, provided they meet the regulations of the applicable Federal or Provincial legislation, the ***Land Use Bylaw***, and are compatible with adjacent development. The County may also require the proponent to conduct a public meeting, and provide studies, such as but not limited to a geotechnical report, Environmental Site Assessment, and Environmental Impact Assessment to support the development.

8.7.2 Alternative Energy

The County shall support the development of renewable energy such as wind, solar, geothermal and waste energy and similar types of developments as appropriate, in terms of location and scale. The County may encourage the location and development of these sources of energy to fuel local needs and encourage environmental stewardship.

8.7.3 Energy Conservation

The County may encourage the promotion of energy conservation practices through educational programs, and public awareness campaigns.



9 Intermunicipal Relations

The **Act** places significant emphasis on the importance of intermunicipal planning and cooperation as a means of maintaining orderly development. Strong relationships with neighbouring municipalities are critical to the long term sustainability of the County.

The County has a long history of cooperating with its urban and rural neighbours to improve the quality of life, and economic strength and diversity of the region. Such cooperation will continue to benefit all Central Alberta communities and residents.

Goal

The County supports promoting compatible land use patterns and infrastructure with neighbouring municipalities and other levels of government through joint cooperative planning initiatives.

Objectives

- To support and implement the **Intermunicipal Development Plans** (IDPs) which are currently in place with adjacent urban municipalities.
- Create opportunities to jointly plan fringe land uses and infrastructure with some of the County's rural and urban neighbours.
- Promote compatible land use patterns and infrastructure in fringe areas.
- To support, in principle, annexation proposals that incorporate and emphasize sustainable development principles.

9.1 Intermunicipal Development Plans (IDPs)

9.1.1 Maintain Existing IDPs

The County shall continue to support its Intermunicipal Development Plans with adjacent municipalities. The County shall participate in the monitoring and review of these Plans to ensure they remain current and reflect the needs of the respective municipalities and area residents.

9.1.2 Development to be Consistent with IDPs

The County shall not approve any rezoning proposal in contravention of an **Intermunicipal Development Plan**. If such development is proposed and deemed to have merit, then an amendment to the **Intermunicipal Development Plan** shall be pursued in accordance with the provisions of the Plan.

9.2 Support Joint-Use Agreements

- a. Opportunities to negotiate transportation and utility servicing agreements with adjacent urban and rural municipalities shall be pursued.

- b. The County supports the continuing use of intermunicipal and joint-use agreements as a means of delivering services, such as utilities, affordable housing, recreation, and emergency and community services in a co-operative manner.

9.3 Annexation

9.3.1 Promoting Land Stewardship

In considering the long term planning and annexation needs of urban neighbours, the County shall promote the following principles:

- a. The County supports, in principle, annexation proposals that recognize and respect the value of its agricultural land base and the viability of its existing and planned non-agricultural tax base;
- b. The County supports, in principle, annexation proposals that incorporate sustainable development principles, including higher density residential development and compact urban form to minimize the development footprint on agricultural lands;
- c. The County supports, in principle, annexation proposals that provide sufficient land to meet the growth needs of urban neighbours in accordance with sound Planning principles.

9.3.2 Annexation to be Consistent with IDPs

The County will support the annexation of lands into neighbouring urban municipalities provided that the following criteria are met:

- a. the proposal conforms with any applicable ***Intermunicipal Development Plan***; and
- b. the lands in question represent a logical extension to urban land use patterns and servicing networks.



10 Implementation

The ***Municipal Development Plan*** is a dynamic plan that must be monitored and updated as required for it to continue to be effective in managing growth and development. Monitoring and updating is particularly important since the ***Act*** requires the ***Municipal Development Plan*** be adopted as a bylaw and that all ***Statutory Plans*** be consistent with one another.

Goal

To provide for the implementation and amendment of the ***Municipal Development Plan***.

Objectives

- Convey the intent of the ***Municipal Development Plan*** policies to all aspects of the County's planning and development related activities.
- Ensure consistency of other statutory and non-statutory documents with the ***Municipal Development Plan***.
- Ensure the validity and effectiveness of the ***Municipal Development Plan*** over time.

10.1 Lower Level Plans

10.1.1 Implementation

The policies contained in this Municipal Development Plan shall be implemented through the Land Use Bylaw, Statutory Plans, and non-statutory documents. The County's Statutory Plans shall reflect the contents of this Municipal Development Plan in order to provide a consistent and coordinated system for development.

10.1.2 Statutory Plan Amendments

To ensure that lands in the County are subdivided and developed in accordance with the vision, objectives and policies of this Municipal Development Plan, Council may amend or adopt a Statutory Plan or other non-statutory document in accordance with the ***Act*** provided that the plan conforms to this Municipal Development Plan.

10.1.3 Intent of Policies

The intent of the policies of this Municipal Development Plan shall guide amendments to the Land Use Bylaw, the preparation or changes to Statutory Plans, and other non-statutory decisions.

10.2 Plan Review and Amendment

10.2.1 Administrative Review

This Municipal Development Plan shall be reviewed every two years by County Administration and amended as deemed necessary.

10.2.2 MDP Revision Timeline

A comprehensive update of the Municipal Development Plan shall take place every five to ten years. In undertaking such an update, consideration shall be given to:

- a. reviewing annual land use changes and issues;
- b. the views and opinions of County residents obtained through a meaningful consultation process;
- c. reviewing best practices and new development trends; and
- d. changes to applicable Provincial and Federal legislation.

10.2.3 Amending the Plan

- a. Amendments to this Municipal Development shall be required if a proposed development or subdivision is determined by the County to be in the public interest but is deemed to be in contravention of this ***Municipal Development Plan***. Such amendments shall be initiated by the applicant, and approved by County Council in advance of any subdivision or development approval.
- b. Pursuant to Policy 10.2.1 (Administrative Review), the County may initiate an amendment to this Municipal Development Plan if it is deemed in the public interest to do so.
- c. The requirements of the ***Act*** shall be applied when updating or amending the Municipal Development Plan.
- d. The County shall provide opportunities for citizens to review and comment on any amendments to the Plan.

11 Appendix A: Reference Maps

The following maps are for reference purposes only and intended as supplementary information of a technical nature which may be amended from time to time as new information becomes available: **(Bylaw 2013/17)**

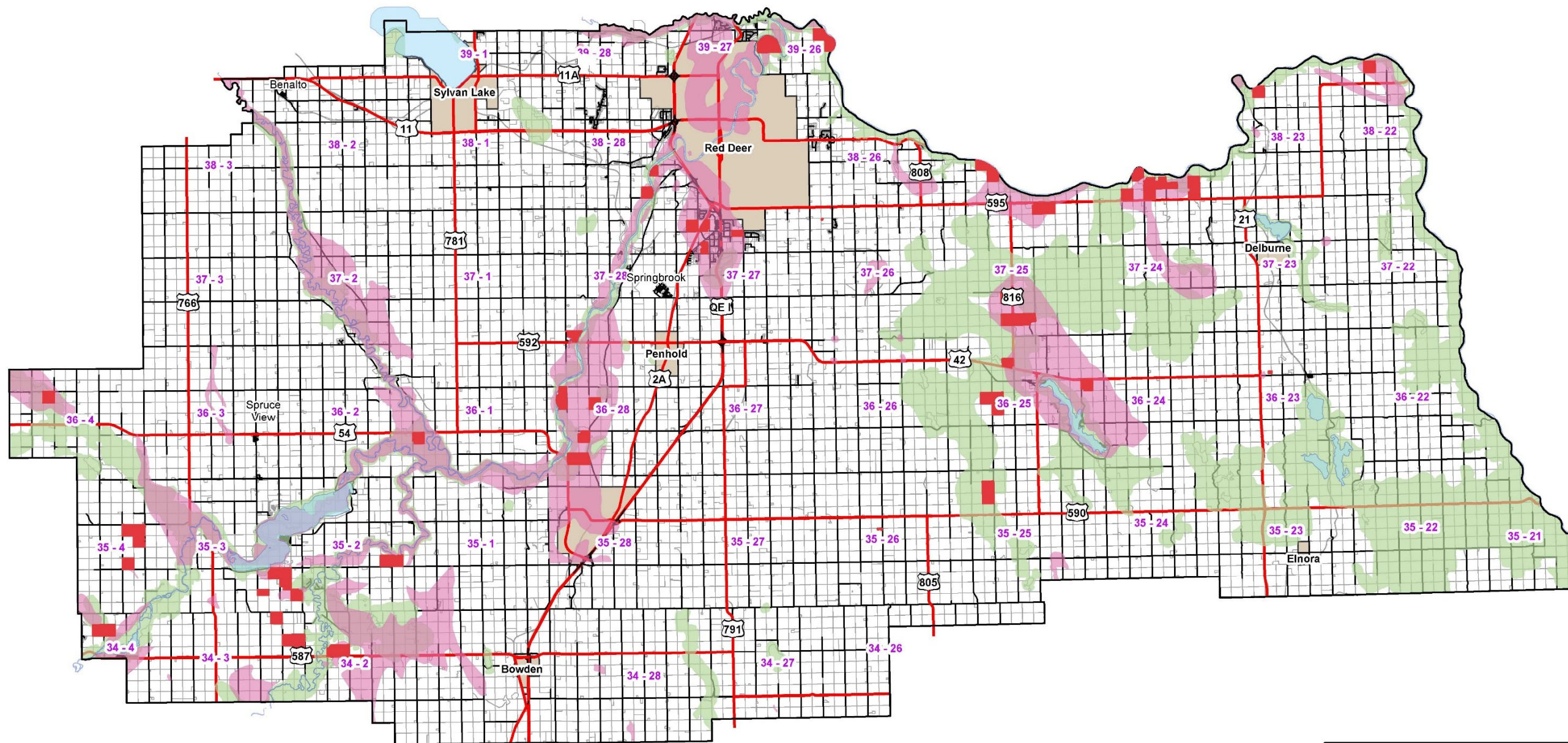
- Gravel and Sand Deposits and Extraction
- Road Network & Future Regional Wastewater Line and Road Improvements

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Municipal Development Plan

Gravel & Sand Deposits And Extraction

1:285,000 0 5 10 20 Kilometers

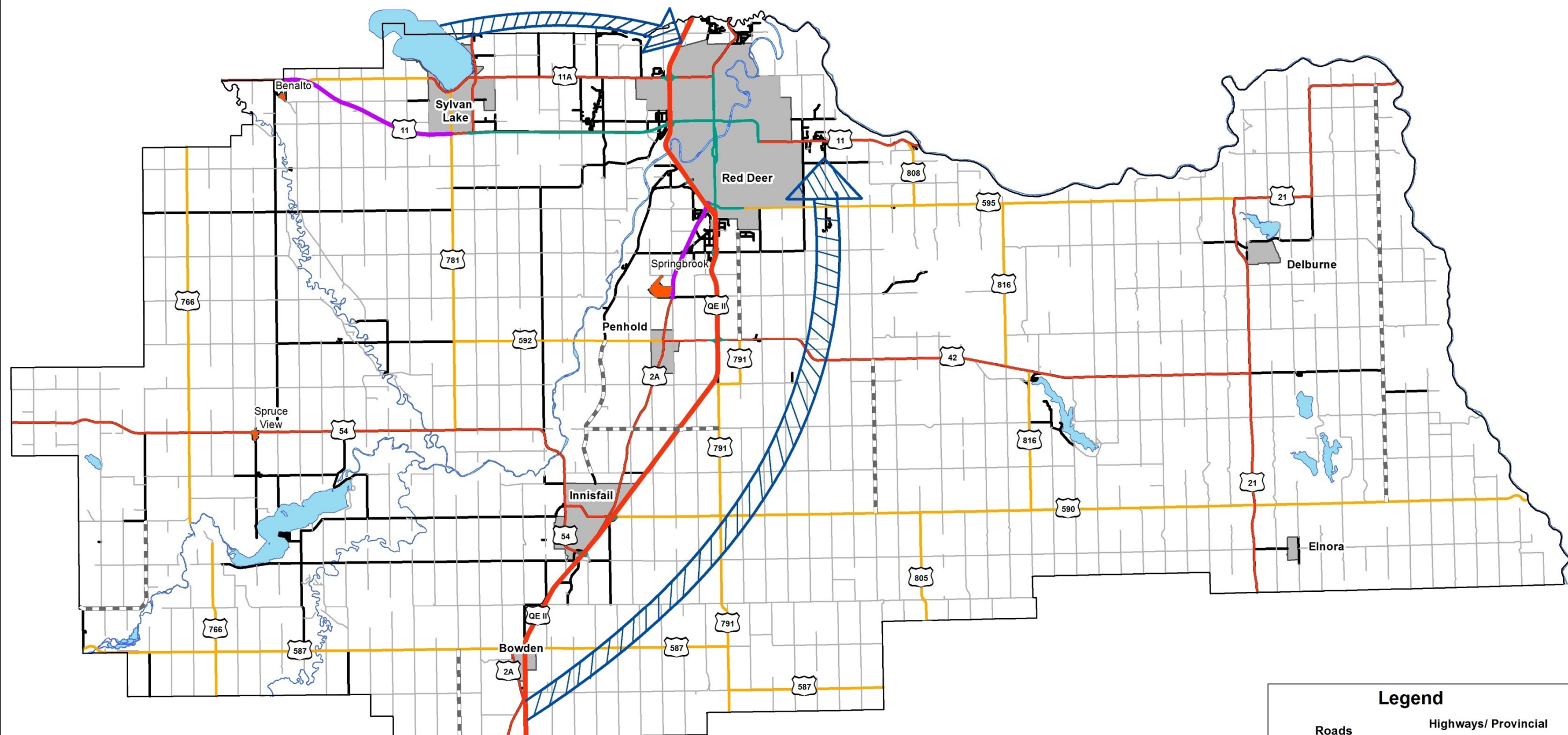


Note: This map is for information purposes only and is not to be used for aggregate extraction purposes.
The reader should consult the department responsible for processing aggregate extraction permits.
Source: Alberta Energy & Utilities Board/Alberta Geological Survey (2004)

Legend

- Gravel & Sand Pits
- Potential Aggregate Resources
- Environmentally Significant Areas

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Note: Provincial highways under consideration for improvements are Provincial initiatives. Municipal roads under consideration for improvements are Red Deer County initiatives. Future Regional Wastewater lines are Regional Partner initiatives. All future initiatives on this map are subject to change. All information on this map should be verified with the applicable government agency.

Roads Municipal

- Future Paving
- Gravel Surface
- Hard Surface

Highways/ Provincial

- Future Paving
- QE II
- Future 4 Lanes
- Primary Highway - Divided
- Primary Highway
- Secondary Highway

Future Regional Wastewater Line

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12 Appendix B: Definitions

All words or expressions contained in this Municipal Development Plan that are not listed in this Appendix shall have the meanings respectively assigned to them in the Municipal Government Act, the Subdivision and Development Regulation, and the Red Deer County Land Use Bylaw.

Act

The Municipal Government Act, SA 2000, Chapter M-26 as amended.

Agricultural Operation

As defined by the **Agricultural Operation Practices Act** means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and includes (i) the cultivation of land, (ii) the raising of livestock, including domestic cervids within the meaning of the Livestock Industry Diversification Act and poultry, (iii) the raising of fur-bearing animals, pheasants or fish, (iv) the production of agricultural field crops, (v) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops, (vi) the production of eggs and milk, (vii) the production of honey, (viii) the operation of agricultural machinery and equipment, including irrigation pumps, (ix) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes, (x) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost, and (xi) the abandonment and reclamation of confined feeding operations and manure storage facilities.

Alluvial Aquifer

Shallow flowing, water bearing deposits within loose material such as silt, gravel and sand.

Area Redevelopment Plan (ARP)

A statutory plan prepared pursuant to the **Act**. The timeline for build out may be related to an implementation program or be general. It provides a framework for the preservation, rehabilitation, removal and replacement of buildings and for the construction of new buildings, and for the rezoning and subdivision of land to facilitate this process.

Area Structure Plan (ASP) (Local)

A land use and servicing plan adopted by bylaw and prepared in accordance with the **Act** for a small land base, typically covering two quarter sections of land or less. It provides a site-specific, detailed framework for rezoning, subdivision and development, and addresses the staging of development, land use, density and infrastructure matters. A Local ASP shall be prepared at the expense of the owner/developer, and may be located within the boundaries of a Major ASP.

Area Structure Plan (ASP) (Major)

A long-range land use and servicing plan adopted by bylaw and prepared in accordance with the **Act** for a large land base, typically with a longer than five-year anticipated build out and covering more than two quarter sections of land. It provides a high-level framework for future land use patterns and infrastructure provision. (**Bylaw 2013/17**)

Back Lot Subdivision

As defined by the **Sylvan Lake Public Access Study**, means a subdivision where no part of the parcel boundary is physically connected to a nearby lake. The objective for a back lot subdivision is to ensure that the development provides financial contributions towards a public

access site in proximity to the development for use by new residents as well as by existing residents in the area.

Bare First Parcel Subdivision

A lot subdivided out from an *Unsubdivided Quarter Section*, intended for residential purposes, that does not contain a dwelling. (Bylaw 2013/17)

Confined Feeding Operation (CFO)

As defined by the **Agricultural Operation Practices Act (AOPA)**, means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and 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 Easement

A voluntary legal agreement defined in the Environmental Protection and Enhancement Act between a landowner and government or conservation agency. The easement agreement is intended to protect the natural values of the land by giving up all or some of the rights to develop the land.

Environmental Reserve

Land considered, in accordance with *the Act*, to be undevelopable because of its natural features or location (e.g. unstable slopes or flood prone); or, a strip of land abutting the bed and shore of a body of water or water course, that a developer may be required to dedicate at the time of subdivision. Environmental Reserve must be maintained in its natural state or used as park. Environmental Reserve may be dedicated to the County or secured by easement agreement satisfactory to the County.

Environmental Review

A review of a defined geographic area prepared by a qualified professional that identifies and assesses the environmental significance and sensitivity of existing vegetation, wetlands and other water features, wildlife habitat and unique physical features. Recommendations regarding the protection of environmental features should be provided.

Environmentally Significant Area

Applies to those areas defined in the County's **2011 Environmentally Significant Areas Study** as illustrated on the Environmentally Significant Areas Map.

Farm

Any land, buildings, or structures on or in which agriculture and farming operations are carried out and shall include the residence, or residence of owners, occupants or employees located on such land.

Farmstead

That portion of a quarter section that contains a dwelling and related out-buildings, and other improvements including corrals, shelterbelts, and driveways. (**Bylaw 2013/17**)

Fringe

A distance equal to 800m (0.5 miles) from any defined urban, rural, or hamlet boundary. (**Bylaw 2013/17**)

Green Infrastructure

A wide range of natural and constructed landscape elements including natural areas; public and private conservation lands; over ground storm water systems; recreation areas; and trail networks. Green infrastructure in developed areas may be public open spaces dedicated as **Municipal or Environmental Reserve** or private conservation or recreational land. These green spaces provide indirect value to the ecology (quality of surface water, groundwater, and air), are aesthetically appealing and may be used as public amenities (e.g. parks or trails). Green infrastructure may also be incorporated into engineering standards such as the use of landscaped drainage swales along roads as opposed to curb and gutter with piped storm drainage systems. Typically, green infrastructure is a permanent land use.

Hamlet

As defined by the **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 square metres (0.46 acres), has a generally accepted boundary and name, and contains parcels of land that are used for non-residential purposes.

Hyporheic Zone

A region beneath and alongside a stream bed where there is mixing of shallow groundwater and surface water. The flow dynamics and behavior in this zone is recognized to be important for surface water/groundwater interactions, as well as fish spawning, among other processes.

Important Water-Related Feature

Refers to all perennial water bodies plus the 15-metre (50 foot) -wide riparian area along the top of bank; also, all areas within a 1:100 year flood plain.

Intermunicipal Development Plan

A statutory plan adopted pursuant to Section 631 of the Act addressing development on lands adjacent to neighbouring municipalities where joint efforts by municipalities for cooperation, collaboration and coordination for mutually agreed upon outcome.

Land Use Bylaw

A municipal regulatory document pursuant to the **Act** that provides for matters such as land use districts, permitted and discretionary uses, site development regulations, landscaping and parking standards, signage, and the development application process. (**Bylaw 2013/17**)

Low Impact Development

A stormwater management strategy designed to maintain site hydrology and mitigate the adverse impacts of stormwater runoff and nonpoint source pollution. It manages stormwater runoff by mimicking a project site's pre-development hydrology using design techniques that infiltrate, store, and evaporate runoff close to its source of origin. Examples include permeable pavement, bioswales, constructed wetlands, and re-use of grey water.

Major Development

A large scale residential, industrial, commercial or recreational facility that, in the opinion of the County will create significant off-site impacts in terms of traffic generation, environmental impact, and similar effects.

Multi-Lot Subdivision

The creation of two or more lots resulting in a minimum of three (3) private titles.

Municipal Development Plan

With the ***Land Use Bylaw***, the Municipal Development Plan forms the foundation of land use and development policies. The MDP is a County-wide statutory policy plan pursuant to the ***Act***.

Municipal and/or School Reserve

Land required in accordance with the ***Act*** at the time of subdivision for park and/or school purposes. When subdividing an area larger than two acres, a maximum of 10% reserve dedication may be required. The County may accept cash-in-lieu of Municipal Reserve land.

Municipal Services

Piped water and sanitary sewer systems that are under the ownership of the County or other regional authority, developed in accordance with County standards, and are licensed by the province. This definition also includes communal water and sewer systems if the development in question is to be registered as a condominium development and the services are defined as common property.

Nodal Development

A form of industrial and commercial development that is concentrated into specific areas where access can be designed and coordinated while allowing for uninterrupted travel between nodes, such as at highway intersections or interchanges and along highway corridors. Nodal development along major highways and highway corridors restricts development of adjacent land uses in between the nodes to preserve open space, enhance overall corridor attractiveness, strengthen access management, maximize roadway capacity and provide for the efficient development of adjacent land uses.

Recreational Residential Development

A planned recreational residential subdivision located in association with water and other amenity features that may be serviced with communal water and sewer systems and may be used as seasonal or permanent accommodation.

Regulation

Refers to the Subdivision and Development Regulation, AR 43/2002.

Residential Conservation Subdivision

A multi-lot country residential subdivision in which a large portion of the site remains as permanently protected open space while the individual lots for houses are located on the remaining portion of the site in order to maximize protection and conservation of natural areas and cultural amenities, and to maintain the rural character of the area. The non-developable area may include areas such as wetlands, riparian areas and surrounding uplands, habitat for threatened species or endangered species, wildlife corridors, historic sites, scenic viewsheds, contiguous woodlands, and surface water bodies.

Severance

A piece of land that is physically separated from the balance of a quarter section by a registered public road plan, an active railroad, a ravine, a permanent water course, a permanent water body or a naturally occurring permanent wetland, and is, in the opinion of the County, deemed to be impassable. For a permanent water course or a permanent water body to apply, there (a) must be written confirmation from Alberta Sustainable Resource Development that the title of the bed and shore of the permanent water course or water body is vested in the Crown in the right of Alberta; or (b) a visually defined riparian area where the vegetation and soils are strongly influenced by the presence of water.

Statutory Plan

An *Intermunicipal Development Plan*, *Municipal Development Plan*, *Area Structure Plan*, or *Area Redevelopment Plan* that is adopted by bylaw in accordance with the *Act*.

Unsubdivided Quarter Section

As defined in the *Regulation* as amended from time to time.

Urban Agriculture

The use of available land within urban areas for small scale food production of crops for personal or commercial use. Urban agriculture may include rooftop gardening, community gardens, educational farms, and greenhouses.

