

Municipal Development Plan

Bylaw No. 37-2007

Consolidated for convenience only. Current as of July 14, 2015.



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PARKLAND COUNTY
Municipal Development Plan Bylaw No. 37-2007
CONSOLIDATION

Municipal Development Plan Bylaw No. 37-2007 was adopted by County Council on September 25th, 2007 and became effective on that date. Municipal Development Plan Bylaw No. 37-2007 is subject to change (amendment) by Council from time to time.

Pursuant to Section 69 of the Municipal Government Act, and Parkland County Bylaw 55-2003, the attached document is the consolidated Parkland County Municipal Development Plan Bylaw No. 37-2007 with amendments in force up to and including October 17th, 2013.

The following Bylaws, being amendments to Municipal Development Plan Bylaw No. 37-2007 and adopted by Council since the adoption of Municipal Development Plan Bylaw No. 37-2007 on September 25th, 2007, have been consolidated into this document for the convenience of the public and County Administration:

Bylaws

43-2008, 44-2008, 41-2009, 36-2011, 2014-24 and 2014-28.

This document has been consolidated for convenience only. The official Municipal Development Plan Bylaw No. 37-2007 and amendments thereto, are available from Legislative and Legal Services, and should be consulted for all purposes of interpretation and application, particularly with respect to the date on which a specific amendment took effect. Questions concerning the interpretation and application of Municipal Development Plan Bylaw No. 37-2007 should be directed to Planning and Development Services of Parkland County.

Therefore, by the authority invested in me pursuant to Parkland County Bylaw 2014-30, I hereby authorize this consolidated version of Parkland County Municipal Development Plan Bylaw No. 37-2007, dated July 14, 2015.

This consolidated version shall replace the original published version of Parkland Municipal Development Plan Bylaw No. 37-2007, dated September 2007.

Yours Truly,

Doug Tymchyshyn
Legislative and Administrative Services Manager

Summary

Amendments to Municipal Development Plan Bylaw No. 37-2007

Bylaw	3 RD Reading	Legal	Name	Subject
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2008				
43-2008	Dec. 9 /08	Pt.NW35-53-27-W4M	Century Gates	To allow the consideration for a "Dwelling, Duplex" as a discretionary use with the Country Residential Core District, and to allow for the consideration of two dwelling units, in the form of a duplex on each 0.8 ha bareland condominium unit, only on Pt. NW 35-53-27-W4M.
44-2008	Dec. 9 /08	Lot 4, Plan 167 MC (within NW 31-52-26-W4M)	Norcan Consulting Group / 40 Fulton Road	To re-district from the Agriculture District to the Industrial/Commercial District.
2009				
41-2009	June 22/10	N/A	Parkland County	To define a Bareland Recreational Resort within the Definitions section of the MDP. To provide new policies regarding the development of Bareland Recreational Resorts within teh County in Section 3 of the MDP. To amend Policy 10.25 to allow for the consideration of privately owned and operated communal piped water and sanitary sewer systems within Bareland Recreational Resort developments.
2011				
36-2011	Mar. 27/12	Pt. SE 33-52-26-W4M	Remington Development Corp	To re-district from the Fringe District to the Industrial/Commercial District.
2014				
2014-24	Dec. 9/14	Pt SW&NW 10-52-04-W5M	TransAlta MidAmerican Partnership	To re-district all of W5-04-52-10-SW and a portion of W5-04-52-10-NW from Agriculture to Industrial/Commercial.
2014-28	Mar. 24/15	Acheson Industrial Park	Parkland County	To make various map and text amendments to support the Acheson Industrial Area Structure Plan Bylaw 2014-29

Bylaw No. 37-2007
Municipal Development Plan
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1 INTRODUCTION

Parkland County Today

Parkland County is located immediately west of the City of Edmonton that extends some 90 kilometres further west to the Pembina River. The North Saskatchewan River forms the majority of its south boundary and the Sturgeon and Lac Ste. Anne Counties border it on the north. Parkland County also contains numerous lakes, the largest being Wabamun Lake and Isle Lake. Both these lakes are located in the west half of the County. The County comprises 246,652 hectares (609,469 acres) or 2,467 km² and had a 2005 resident population of 29,679. (see Map 1).

The Municipal Development Plan recognizes the considerable input provided by the residents of Parkland County and the following background papers prepared as the information base for the Municipal Development Plan preparation process:

1. Land Use Trends and Best Practices, March, 2006
2. Municipal Development Plan Environmental Scan, May 2006
3. Issues and Policy Implications Discussion Paper, June 2006
4. Municipal Development Plan Growth Study, August 2006

The Municipal Development Plan Growth Study, in particular, provides considerable well founded policy direction for managing new growth while maintaining the viability of the County's agriculture industry and ensuring the sustainability of its rural communities and maintenance of its rural character.

Growth Management and Sustainability

Managing future growth in Parkland County requires that the existing settlement pattern and current development rights be recognized while providing for new initiatives through policy direction that will encourage growth to be sustainable. A sustainable community applies the principles of smart growth. [Smart growth](#) means applying development principles that promote enhanced quality of life, efficient use of land to preserve the natural environment to the extent possible, and that result in healthy, sustainable communities that are fiscally responsible.

A sustainable community allows for the needs of the present without compromising the ability of future generations to meet their own needs. For Parkland County, this means that the County will strive to be:

A sustainable community that provides an enhanced quality of life by balancing conservation of its natural environment with economic prosperity and lifestyle choices.

Parkland County's approach to managing growth:

- Emphasizes the need to continue to protect environmentally sensitive or hazard lands and promotes linear open spaces.
- Recognizes that many new residents will be housed in planned, serviced country residential subdivisions that promote smaller lot sizes in a cluster pattern located proximate to regional sewer and water lines.

- Recognizes that a percentage of new residents will also desire traditional country residential living.
- Allows for greater flexibility for subdivision in the Agricultural District and provision for small 40 acre agricultural holding parcels.
- Designates the Hamlet of Entwistle as a growth node.
- Encourages industrial and commercial developments to locate in existing serviced industrial parks.

Guiding Principles

The Guiding Principles applied by the Municipal Development Plan to achieve sustainability while still protecting existing lifestyles and established land use patterns are as follows:

1. **Support Environmental Sustainability** – *The County supports communities that are designed to minimize air, water, and soil pollution, reduce resource consumption and waste, and to protect natural systems that support life.*

Environmental sustainability and, in particular, protecting natural areas is important to many County residents for managing future growth and for maintaining a high quality of life.

2. **Support Fiscal Sustainability** – *The County supports fiscally responsible development wherein the cost of building, operating and maintaining communities and their supportive infrastructure and services are affordable, and will not become a burden on future generations.*

Fiscal Sustainability is also important and development needs to pay its own way is evident. However, this means that infrastructure constructed by the developer and then assumed by the County must also be sustainable over the long term and not become a financial burden to future generations. For example, if the length of road constructed in new development areas is reduced, associated operational and maintenance costs will be reduced.

3. **Support Social Sustainability** – *The County supports communities that are safe, adaptable to changing lifestyles and provide residents with access to education, healthcare, essential goods, public amenities and services, such that their basic needs are met.*

More housing options within the current settlement pattern such as secondary suites or second dwellings on a lot are required to allow for changing lifestyles. Also, a desire for options to the two acre country residential lot product should be considered. Access to essential goods and services is important and can also be met by municipal neighbours. The province plays a significant role in providing education and health care needs in particular. However, the County plays a role in providing for safe communities through policing and fire protection, as well as public amenities such as recreational opportunities that are important to County residents.

4. **Emphasize Economic Development** – *The County supports new industrial and commercial development that is compatible with its other goals.*

Such development is supported by this Municipal Development Plan and should be encouraged and accommodated in appropriate locations to create jobs, attract investment and expand and diversify the tax base.

5. **Respect Community Character** – *Preserving the character of Parkland's communities, be it hamlets, country residential subdivisions or agricultural areas, is highly valued by residents.*

Growth should be managed in a manner that respects the traditional community character while recognizing that new development and new forms of development can make their own positive contribution to the County's character.

6. **Land Use Certainty** – *The County supports maintaining a reasonable degree of certainty for its residents in terms of the future use and development of their lands and of surrounding properties.*

Growth will occur and, to the extent possible, should be managed in a manner that retains some certainty for existing residents that the status of their land will not dramatically change.

Certainty for new residents in terms of what they're buying into is also important.

The Land Use Concept

The Land Use Concept that reflects the guiding principles and the approach to managing growth is shown on Map 2. Agriculture remains the dominant land use. However, new policies are included in this Municipal Development Plan to allow for greater flexibility in subdividing land for agricultural purposes as well as for multi-parcel residential purposes if locational and other criteria are met.

Country residential development in those areas districted Country Residential Core continues to be recognized along with existing country residential estate development. However, Municipal Development Plan policies now allow for a cluster form of country residential development that results in compact, economical and efficient subdivisions that take strategic advantage of the regional water and sewer lines extending into the east half of Parkland County.

Industrial and commercial uses continue to be directed to existing planned business parks including Acheson, the Fifth Meridian and the Entwistle Business Parks. An existing highway commercial node located at the intersection of Highways 16 and 44 is recognized. Municipal Development Plan policies allow for highway commercial development at strategic locations. The extensive coal extraction areas located north and south of Wabamun Lake also are recognized by the Land Use Concept.

The significant environmental areas as identified by the 2004 Environmental Conservation Plan prepared for Parkland County are shown on Map 2 and include the valleys of the North Saskatchewan and Pembina Rivers as well as the lands surrounding Wabamun Lake, Isle Lake and Big Lake. The Wagner Natural Area is also included.

The goals, objectives and policies contained in this Municipal Development Plan support the Land Use Concept and provide strategies for managing the location and type of new growth. The Municipal Development Plan policies also embrace the County's philosophy on smart growth, and its vision of a vibrant, sustainable, diverse, and healthy community. The Municipal Development Plan policies are consistent with Provincial Land Use Policies.

New Best Practice Initiatives

Parkland County through the Municipal Development Plan supports the application of new best practice initiatives to better manage its resources and to achieve sustainability. Examples of the types of initiatives supported through Municipal Development Plan policies are as follows:

1. Encouraging new approaches to designing efficient residential subdivisions that reduce the impact on the natural environment by retaining green spaces and minimizing the human footprint.

2. Encouraging the use of sustainable energy sources such as solar power, community heating systems and geothermal heating systems as a means of reducing the dependence on fossil fuels.
3. Encouraging the construction of energy efficient buildings with a reduced dependence on synthetic building materials by supporting builders in applying programs such as [Built Green](#) and [LEEDS](#).
4. Encouraging eco-industrial parks that promote synergistic relationships between industries such as making use of waste products of neighbouring industries.
5. Encouraging Brownfield development which involves redeveloping, expanding, or reusing a property which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The *decommissioning* of the Wabamun power plant site provides an opportunity for Brownfield development in Parkland County.
6. Encouraging the recycling and re-use of water by promoting, for example, the use of improved private sewage disposal systems wherein sewage is treated to produce *grey water* that can be used for irrigation purposes.
7. Encouraging the growing and production of food for local consumption and the use of waste products for energy. For example, the waste heat generated by the Keephills Power Plant can be used to heat greenhouses or confined feeding operations.

These examples of innovative best practice approaches to managing new development are integrated into the policies of this Municipal Development Plan.

[Area Structure Plans](#)

Eleven Area Structure Plans have been adopted by Parkland County. These plans which are shown on Map 3 affect a significant portion of the County and include:

8. The 1979 **Glory Hills Area Structure Plan** that identifies country residential development and public recreation as the land use best suited to the Glory Hills Plan area.
9. The 1981 **Jackfish Mayatan Area Structure Plan** that encompasses four lakes, the largest of which is Jackfish Lake. The plan allows for a mix of small lot country residential development mixed with compatible agriculture and recreational uses, and recognizes the need to protect environmentally sensitive areas.
10. The 1984 **Woodbend - Graminia Area Structure Plan** that divides the plan area into three sub-areas to be used for agriculture, mixed use/country residential and open space (river valley).
11. The 1984 **Lake Isle Area Structure Plan/Area Redevelopment Plan** which allows for a mix of Agricultural Conservation, Rural Conservation and low density Country Residential with a few select Commercial Recreation nodes.
12. The 1991 **Big Lake Area Structure Plan** that allows for the lands east of Highway 60 to be developed as higher density estate residential with piped water and sewer services and the lands west of Highway 60 to be developed for traditional country residential subdivision.
13. The 2014 **Acheson Industrial Area Structure Plan** that is designated for industrial/commercial that can be serviced by accessing the capital Regional Parkland Water Services Commission (CRPWSC) and the Capital Region Sewage Commission (CRSC) water and sewer trunks.
14. The 1997 **Highvale End Land Use Area Structure Plan** that extends along the south side of Wabamun Lake and encompasses the Sundance and Keephills Power Plants as well as related cooling ponds and open pit mines. This Area Structure Plan provides a land use plan and policy structure for future development of the reclaimed mining lands in particular.

15. The 1997 **Jackfish Lake Area Structure Plan** that deals primarily with maintaining the environmental integrity of Jackfish Lake. The plan deals with boating issues, environmentally sensitive areas that comprise all of the undeveloped segments of the shoreline, and rehabilitation of areas of degraded shoreline and water quality.
16. The 2001 **Fifth Meridian Area Structure Plan** that was prepared as an intermunicipal initiative between Parkland County, the Town of Stony Plain and the City of Spruce Grove and allows for business industrial uses along highway 16 and country residential on both sides of Atim Creek.
17. The 2002 **Atim Creek North Area Structure Plan** that designates most of the plan area as country residential and allows for a highway commercial cluster along the Highway 16 which may be serviced in future with piped systems.
18. The 2005 **Entwistle Business Park Area Structure Plan** that applies to lands located south of Highway 16 west side of Highway 22 which will be developed as an eco-industrial business park.

Much of the land affected by the existing plans has been zoned to comply with the policies of the Area Structure Plans in advance of subdivision and development. This means that, for the purposes of this Municipal Development Plan, their future land use has been established.

2 AGRICULTURAL LANDS

Agriculture is the primary land use in Parkland County. The conservation of agricultural lands for agricultural purposes is important to County residents. However, to ensure a sustainable agricultural sector, increasing emphasis is required on encouraging diversifying agricultural activities and ensuring compatibility with other land uses. The need to direct non-agricultural development to areas where such development will not constrain agricultural activities and to allow for diversity in the agricultural industry is the focus of the following goal, objectives and supporting policies.

Goal

To protect and enhance the County's valuable agricultural land resource, the agri-based economy and the rural lifestyle, while still accommodating appropriate non-agricultural land uses.

Objectives

- Promote agricultural practices that are sustainable and environmentally responsible
- Conserve agricultural lands for agricultural and related uses.
- Encourage the growth and expansion of [value added agricultural](#) or industrial agricultural uses such as food processing facilities.
- Minimize land use conflicts between Confined Feeding Operations and rural residential and other forms of development.
- Provide direction for the evaluation of Confined Feeding Operations.

General Policies

- | | |
|-----------------------------|---|
| Conserve Agricultural Lands | <p>2.1 To preserve the integrity of productive agricultural areas and the conservation of agricultural land, all land within Parkland County is deemed to be agricultural unless:</p> <ul style="list-style-type: none">a) The land has a non-agricultural district designation in the Land Use Bylaw,b) The Land Use Concept Map indicates the predominant use of the land may not be agricultural in nature, or,c) The land has significant environmental sensitivities or value such that the County deems the land should not be agricultural. <p>While the use of agricultural land will be primarily for agricultural purposes, the use of agricultural land by non-agricultural uses may be allowed but only in accordance with the provisions of this Plan.</p> |
|-----------------------------|---|

Sustainable Agricultural Operations

- 2.2 Agricultural operations will be encouraged to be:
- a) Consistent with the sustainable use of the agricultural lands on which they are operating, and,
 - b) Practiced in a manner compatible with surrounding land uses and the environment.

Right to Farm

- 2.3 Applicants proposing residential subdivision within an agricultural district shall be notified that the primary purpose of the District is to support agriculture, and that agricultural operations have precedence over any other form of land use.
- 2.4 Non-agricultural uses shall respect the existing agricultural operations, including their hours of operation, the odours and noises emanating from an agricultural operation and traffic movements.

Life Estate

- 2.5 Life estate is supported by the County as a means of avoiding the subdivision of agricultural land, while still allowing residents to remain in their homes for as long as they live.

Subdivision Policies

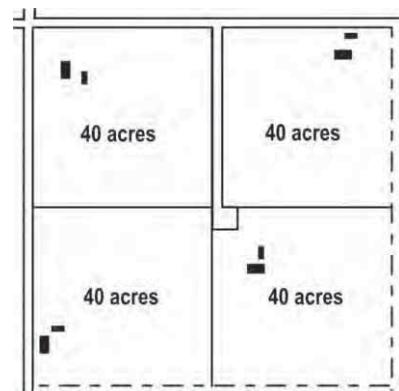
¼ Section Basis

- 2.6 The ¼ section shall be considered as the basis for the subdivision of land in the Agricultural Districts of the Land Use Bylaw.

Number and Size of Parcels

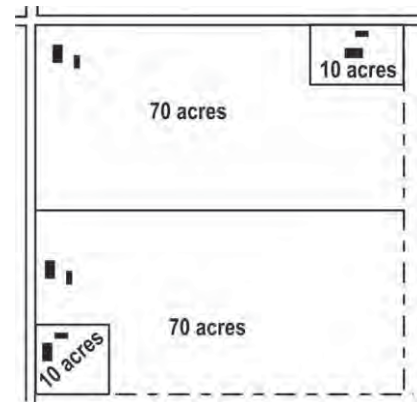
- 2.7 A maximum of three subdivisions in addition to the remnant of the original ¼ section shall be permitted per ¼ section in the Agricultural Districts that may include:

- a) A maximum of four 16.2 ha (40 ac) parcels that must have generally equal length and width:



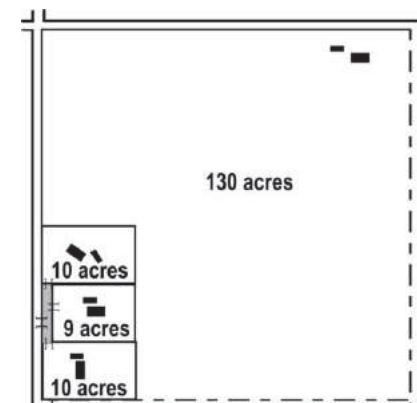
or

- b) A maximum of two residential parcels, however, only one residential parcel will be permitted to be subdivided out of each 32.4 hectare (80 acre) parcel.



or

- c) A maximum of three adjacent residential parcels such that at least two of the parcels share a common approach onto a municipal road.



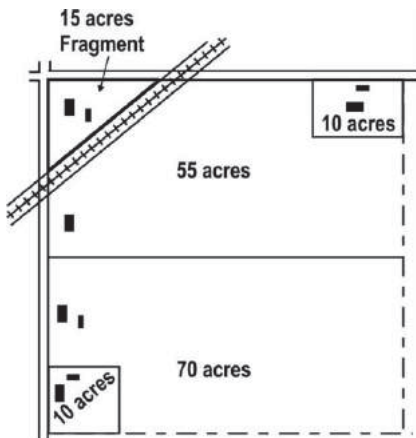
Notwithstanding, the provisions of Section 14 of the Subdivision and Development Regulation will prevail for all quarter sections within 800 m from a controlled highway.

Residential Parcels

- 2.8 Pursuant to Policies 2.7b) and 2.7c), the subdivision of a parcel for residential purposes in an agricultural district may be permitted if the following criteria are met:
- The parcel size is greater than 0.8 hectares (2 acres) and less than 4.0 hectares (10 acres), with discretion to increase or reduce the parcel size to accommodate existing or proposed residential developments, services and/or natural or man made features;
 - These parcels may not be subject to setback distances for the separation of Confined Feeding Operations, and the location of Confined Feeding Operations shall not be subject to setback distances from these parcels.
 - The applicant can demonstrate to the satisfaction of the County that the parcel contains 2 acres of contiguous developable land for a building site and can accommodate on-site sewage disposal and water services;
 - The applicant can demonstrate to the satisfaction of the County that existing farming operations will not be restricted; and,
 - Legal and physical access is available.



Fragmented Parcel



2.9 Notwithstanding Policy 2.7, in an Agricultural District, the subdivision of a parcel fragmented by a natural or man-made feature, such as a creek or highway, may be supported if all the following criteria are met:

- a) The County is satisfied the size and characteristic of the fragmented land and the difficulty of access from the remainder of the land means the parcel cannot be reasonably used with the balance of the title.
- b) The parcel is the entire area of the fragment;
- c) The applicant can demonstrate to the satisfaction of the County that the parcel contains 0.8 ha (2.0 acres) of contiguous developable land for a building site and can accommodate on-site sewage disposal and water services;
- d) Legal and year round physical access is sufficient to meet the needs of the purposed use; and,
- e) The proposed use of the parcel does not negatively impact adjacent agricultural uses.

Notwithstanding, the requirements of the Subdivision and Development Regulation will prevail for all quarter sections within 800 m from a controlled highway.

Multi-parcel Residential Subdivision

2.10 Multi-parcel residential subdivisions with lot sizes of 0.8 ha (2.0 ac) to 4.0 ha (10.0 ac) may be considered in the area designated as Agriculture on Map 2:

- a) Within 1 mile of similar land uses;
- b) Within 1 mile of a paved municipal grid road;
- c) A minimum of 1 mile (1.6 km) from the boundary of a Major Resource Extraction Policy Area;

- d) On parcels with a weighted Farmland Assessment Rating of 57% or less;
- e) Outside the MDS distance of existing confined feeding operations; and,
- f) Outside the area shown as Fringe on Map 2 Future : Land Use Concept that are located south of Highway 16.

Outline Plan Required

- 2.11 The proponent of a multi-parcel residential subdivision located in the area designated as Agriculture on Map 2 shall prepare an Outline Plan as per the requirements of the County listed in Policy 3.1 in support of an amendment to the Land Use Bylaw to Country Residential Core District.

Off-site Road Levy

- 2.12 The County will consider applying an off-site road levy to pay for additional road improvements and upgrades resulting from increased subdivision activity in the Agricultural Districts and in adjacent site specific Country Residential Core Districts created pursuant to Policy 2.10.

Value Added Agriculture

- 2.13 Value added agricultural industrial uses can take place on or off the farm. Those on-farm value added industrial uses that exceed the Land Use Bylaw provisions for a Level 3 home business will be required to locate in designated industrial parks.

Use of Waste Streams

- 2.14 Value added agricultural industrial uses will be encouraged to utilize waste streams from industry or confined feeding operations in order to reduce the use of fossil fuels and minimize environmental impacts.

Confined Feeding Operations (CFO) Policies

Regulatory Context

- 2.15 CFO and manure storage facilities for which an approval or a registration is required pursuant to the Agricultural Operations Practices Act are not regulated by this Plan but by the Agricultural Operations Practices Act and associated regulations.

CFO Setbacks

- 2.16 Notwithstanding the jurisdiction and authority of the Natural Resources Conservation Board (NRCB) through the Agricultural Operations Practices Act (AOPA), the County, will through this Municipal Development Plan guide the location of confined feeding operations by the use of a confined feeding operation overlay map (Map 4). According to the Act, the NRCB shall have regard to the direction as provided for in the Municipal Development Plan, however, it is not bound by it. Accordingly, the County has produced a map providing direction to this authority. The map is based on specified

criteria, which provides setbacks from CFO's to various types of land uses and natural features.

The following setbacks have been used in determining the areas where the County desires to prohibit CFO development.

- a) All land within 3.2 km (2.0 miles) of a corporate boundary of a City, Town, Village or Summer Village;
- b) All lands within 3.2 km (2.0 miles) of lands districted, and including those lands districted as CRC, CRE, CRR, CRH, RC, MHR and Cluster Country Residential Districts as referenced in the Land Use Bylaw;
- c) All lands within 1.6 km (1.0 mile) of the municipal boundaries of Lac St. Anne County, Brazeau County, Leduc County, Yellowhead County and First Nations Reserves;
- d) All lands within 0.8 km (0.5) miles of land districted as ANC – Agricultural/Nature Conservation District as referenced in the Land Use Bylaw;
- e) All lands within 0.8 km (0.5) miles of named or numbered lakes;
- f) All lands within 0.8 km (0.5) miles of named rivers and creeks;
- g) In areas in which CFO's are precluded by the provisions of an approved Area Structure Plan or other statutory Plan.

CFO Subdivision	2.17	Parkland County will require that confined feeding operations receive all necessary approvals prior to allowing the subdivision of land to accommodate the operation.
Minimum Distance Separation (MDS) Applied	2.18	In directing and approving sites for land uses that are incompatible with a confined feeding operation, Parkland County will refer to the NRCB for applicable MDS.
Support for CFO's	2.19	Parkland County will support new CFO developments located within the Areas for Confined Feeding Operations shown on Map 4.
Expansion of Existing CFO's	2.20	Notwithstanding the Confined Feeding Operation Overlay on Map 4, Parkland County recognizes that there are CFO's in existence in Parkland County. When an existing CFO applies to the NRCB for an approval, registration or expansion, Council will consider the scale of the operation/expansion, surrounding land use and the current land use designation in the Municipal Development Plan in providing comments to the NRCB.
Road Use Agreement	2.21	Although the NRCB has jurisdiction for CFO's under the Agricultural Operation and Practices Act and associated regulations, Parkland County has authority over the use of municipal roads within the municipality. Council may request that the NRCB attach a condition to an approval or registration for a new, existing or expanded CFO that requires the operator to enter into a road use haul agreement.

CFO Thresholds

The Agricultural Operation and Practices Act lists the threshold values that define those livestock operations (Confined Feeding Operations) regulated by the NRCB. The threshold values for various types of livestock operations are shown in Table 2-1

- 2.22 All livestock operations below the threshold values listed in Table 2-1 shall be considered in Parkland County's Land Use Bylaw as "Extensive Livestock Developments", which are defined in the Land Use Bylaw, and shall be considered as permitted uses within applicable districts.

Table 2-1 - Livestock Operations Regulated by the NRCB

Type of Livestock	Registration (# of animals)	Approval (# of animals)	Type of Livestock	Registration (# of animals)	Approval (# of animals)
Beef cows/finishers (900+ lbs)	150-349	350+	Turkeys (toms)	1,000 – 29,999	30,000+
Beef feeders (<900 lbs)	200-499	500+	Ducks	1,000 – 29,999	30,000+
Dairy (milking cows including replacements and dries)	50 – 199	200+	Geese	1,000 – 29,999	30,000+
Swine (sows – farrows to finish)	30 – 249	250+	Horses (PMU)	100 – 399	400+
Swine (sows – farrows to wean)	50 – 999	1,000+	Horses (feeders)	100 - 299	300+
Swine (feeders)	500 – 3,299	3,300+	Sheep ewes/rams	200 – 1,999	2,000+
Swine (weaners)	500 – 8,999	9,000+	Goats	200 – 1,999	2,000+
Poultry (broilers)	2,000 – 59,999	60,000+	Bison	150 – 349	350+
Poultry (breeder hens)	1,000 – 15,999	16,000+	Elk	150 – 399	400+
Poultry (layers)	5,000 – 29,999	30,000+	Deer	200 – 999	1,000+
Poultry (pullets)	2,000 – 59,999	60,000+	Wild Boar	100 – 299	300+

3 RESIDENTIAL DEVELOPMENT

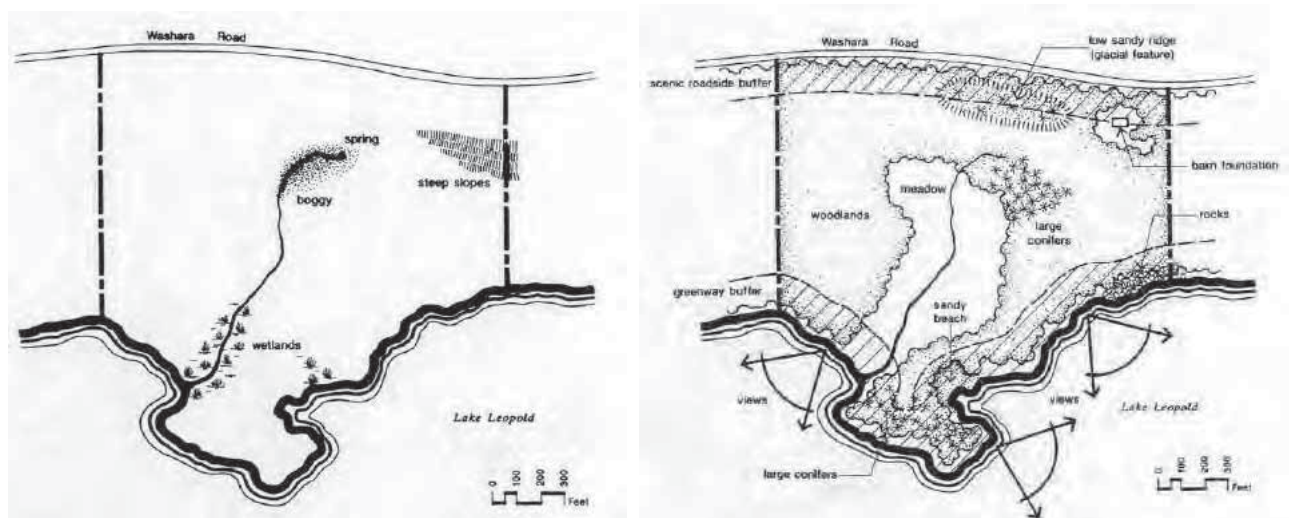
Most of the Parkland County's population resides in [traditional country residential subdivisions](#) that are concentrated in the northeast and southeast segments of the County close to the Edmonton, Spruce Grove and Stony Plain. About five percent of the population resides in Parkland Village which is the County's only manufactured home park and is located ½ mile north of Spruce Grove. Opportunities for expanding or developing new manufactured home communities should be considered to provide an affordable housing option in the county.

The demand for traditional country residential subdivisions as a lifestyle option is expected to remain strong. However, traditional subdivisions with larger lots and private on-site services are becoming increasingly unsustainable, particularly in regard to water supply, groundwater contamination from private sewage systems, and long term road maintenance.

Although some areas of the County may be able to support an increase in traditional acreage type development, sustainable smart growth principles should be considered in designing new country residential subdivision. Smart growth principles result in less land intensive, compact, serviced subdivisions that are environmentally and economically sustainable, and embrace **Rural by Design** principles.

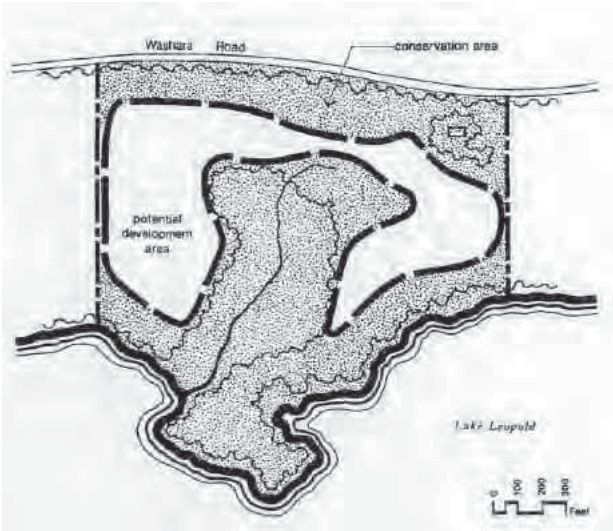
The following illustration highlights the difference between conventional rural residential development and emerging concepts in Rural by Design, Conservation and Compact rural residential development. These principles advocate using creative, more compact land-use planning techniques to preserve open space.

Figure 3-1 - Conservation Subdivision Design Steps

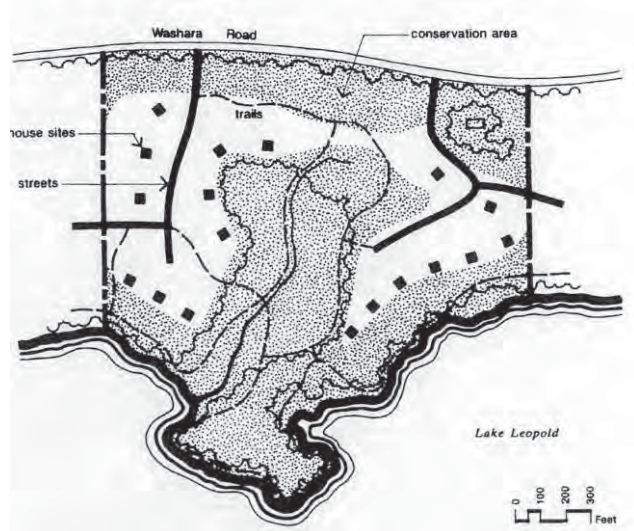


Step 1: Identify primary conservation areas.

Step 2: Identify secondary conservation areas.



Step 3: Identify potential development areas.



Step 4: Identify building sites.



Step 5: Design roads and trails and add lot lines.

Source: Randall G. Arendt, *Conservation Design for Subdivision – A Practical Guide to Open Space Networks*.

Where [piped water and sewer systems](#) are available, a higher density of smaller lots can be clustered to allow for an efficient economical subdivision that retain the rural community character, minimizes the footprint of residential development and preserves natural areas. Clustering results in country residential subdivisions that:

- Preserve a significant area of each development as open space, generally as much as 50% of the total site area.
- Encourage compact residential development through strategic clustering of a larger number of smaller (0.5 acre minimum) lots.
- Utilize municipal water and sewage facilities.
- Utilize green spaces and buffering techniques to maintain rural separation and minimize visual impact of the residential development from surrounding uses.
- Offer significant green space amenities for residents in lieu of larger acreage lot sizes.

The following illustrations show how application of Rural by Design strategies and clustering of smaller lots at a higher density allows for retention of significant open space and preservation of natural areas while encouraging the efficient use of piped services and reducing length of road.

Figure 3-2 - Conventional and Cluster Residential Lot Comparison



Compact serviced subdivisions also meet the increasing demand for rural living but with reliable sewer and water services and reduced house and yard maintenance.

Subdivisions serviced by piped water and sewer comprising ½ acre lots already exist in the Big Lake area. However, by providing for smaller lots and retaining a reasonable density, [smart growth](#) design principles also retain a significant component of a subdivision as natural open space resulting in a more desirable living environment.

Goal

The County supports appropriately located and serviced country residential subdivisions as the residential option to meet the diverse housing and lifestyle needs of its residents.

Objectives

- Promote the development of a range of housing types and locations, capable of meeting the diverse needs of County residents.
- Mitigate conflicts with agricultural uses.
- Ensure that country residential development conforms to environmental and public health guidelines and regulations.
- Encourage the development of attractive residential environments;
- Retain the character, amenities, and quality of life aspects of existing country residential subdivision while encouraging more diversity.

General Policies

Outline Plan Required

- 3.1 Multi-parcel residential subdivisions shall comply with the provisions of an applicable [Area Structure Plan](#) (Map 3) or an Outline Plan for the entire ¼ section will be required. The Outline Plan will include:
- a) The location, dimension and boundaries of the ¼ section to be subdivided;
 - b) The portions thereof which the applicant proposes to register and all subsequent stages;
 - c) The location, area and proposed dimensions of all parcels, roads and points of access to all the proposed parcels;
 - d) Contour information, related to a geodetic datum at an interval of 2 metres is to be superimposed over the plan;
 - e) The location, dimensions, numbers and other designations shall be noted in respect to highways, secondary roads, public roadways, and rights-of-way or easements (including pipelines, well sites, power transmission and distribution lines and railway lines) on record in Land Titles which exist on or adjacent to the lands subject of the plan;
 - f) The location of all existing buildings or structures on or immediately adjacent to the lands;
 - g) The location, siting and plotting of natural and man-made physical features such as sloughs and/or other bodies of water, rivers, creeks and intermittent streams, muskeg or swamp, organic areas, subsidence information on valley banks, top of bank, wooded areas, man-made water bodies, major drainage ditches, gravel and/or clay deposits, and land under cultivation;

- h) Proposed methods of handling surface drainage through preliminary storm water management;
- i) Proposed methods of on-site servicing for potable water and sewage; and,
- j) The location, dimensions and areas of all proposed municipal and environmental reserve parcels, public open spaces and public utility lots.

**Biophysical Assessment
Required**

- 3.2 Notwithstanding Policy 3.1 and pursuant to Policy 6.2, an Outline Plan prepared in support of a Multi-parcel residential subdivision shall include a Biophysical Assessment for a site proposed for a Multi-parcel subdivision or major development if all or part of the site is located within areas defined as environmentally significant in the Environmental Conservation Plan (see Map 5), and may be required within 0.8 km of areas defined as environmentally significant in the Environmental Conservation Plan, or if the site contains natural features such as sloughs or extensive tree cover.

ESA Evaluation Cost

- 3.3 Pursuant to Policy 3.2, the County may recover through fees or invoicing all or a portion of the cost to review and evaluate the content and recommendations an Environmental site Assessment.

**Infrastructure Improvements
Paid For**

- 3.4 New Multi-parcel residential subdivisions shall be required to provide and pay for infrastructure and servicing improvements, including paving of internal subdivision roads and off site access roads to the closest paved County or provincial road (pavement to pavement).

**Support for Alternate Building
Methods**

- 3.5 The County supports alternative building methods which meet the Alberta Building code in order to encourage the development of more sustainable housing projects including, but not limited to, methods that reduce energy use and increase water efficiency through such elements such as ecoscaping, innovative individual wastewater technologies, water use reduction and geothermal heating.

Fire Smart

- 3.6 Multi-parcel subdivision proposals shall be required to implement wildfire mitigation measures as contained in the Partners in Protection Program (1999) **FireSmart: Protecting Your Community from Wildfire** (see definition).

Estate Residential	3.7	Estate residential subdivisions shall only be permitted within the boundary of the Big Lake Area Structure Plan
Manufactured Home Communities	3.8	<p>Manufactured home communities may be considered in residential districts if the following criteria are met:</p> <ul style="list-style-type: none"> a) The community is serviced by municipally operated piped water and sewer systems that extend from existing or new systems that comply with County standards; and b) An Outline Plan is prepared that meets County requirements and includes both an Engineering Design Report and a Biophysical Assessment.
Number of Dwellings	3.9	<p>Only one dwelling unit shall be allowed on a parcel unless:</p> <ul style="list-style-type: none"> a) It is a second or additional dwelling allowed on an agricultural parcel of at least 28.3 ha (70 acres) in size, agriculture is the principal use of the parcel, and the dwelling is to be occupied by a person who is engaged on a full time basis for at least six months of the year in an agricultural pursuit on the parcel that is the subject of the application; b) The development authority views as appropriate the development of a second dwelling unit, as long as one at least one of the two units is a single-wide manufactured home and the parcel is not located in a Multi-parcel residential subdivision containing four or more parcels; c) It is a garden suite allowed in accordance with provisions contained in the Land Use Bylaw; d) It is a form of multiple dwelling allowed in accordance with the Land Use Bylaw; e) As a secondary suite attached to a single detached dwelling or as a second storey of a garage where the principal use of the site is a single detached dwelling. The second storey of a garage shall not be used as a secondary suite unless a single detached dwelling is already erected on the site; and f) Notwithstanding the foregoing, the County may consider approving a duplex on a bareland condominium unit that has a minimum area of 0.8 ha (2.0 ac) in Pt. NW 35-53-27-W4M only.
(Bylaw 43-2008)		

Traditional Country Residential Policies

<u>Traditional Country Residential Criteria</u>	3.10	Traditional country residential subdivisions in the Country Residential Core Policy Area may be supported if all the following criteria are met. <ul style="list-style-type: none">a) Parcel size is a minimum of 0.8 hectares (2.0 ac) and a maximum of 4.0 ha (10.0 ac);b) Each parcel must contain 0.8 ha (2.0 ac) of contiguous developable land for a building site and can accommodate on-site sewage disposal and water servicesc) It can be demonstrated to the satisfaction of the County and Alberta Environment that each lot can be serviced with an on-site water well or cistern and a private sewage disposal system; andd) Access roads to subdivisions, and internal subdivision roads, are paved.
Outline Plan Required	3.11	Multi-parcel residential subdivisions shall prepare an Outline Plan as per the requirements of the County in advance of a rezoning and/or a subdivision application.
Subdivision of Existing Parcels	3.12	Country residential parcels located in the Country Residential Core District may be further subdivided if the subdivision application meets the requirements of the Land Use Bylaw, and if the size of the new parcel being created is no more than 5% smaller than the smallest parcel in the original registered plan of subdivision. An Outline Plan and Biophysical Assessment pursuant to Policy 3.1 and Policy 3.2 may be required at the discretion of the County.
Update Area Structure Plans	3.13	The County may revisit and update those Country Residential Area Structure Plans that were approved prior to the 1994 Municipal Government Act to determine if the policy provisions and boundaries remain valid. The Area Structure Plan that may be revisited are: <ul style="list-style-type: none">a) Glory Hills Area Structure Plan (1981)b) Jackfish-Mayatan Area Structure Plan (1981)c) Woodbend-Graminia Area Structure Plan (1990)d) Big lake Area Structure Plan (1991)e) Lake Isle Area Structure Plan/Area Redevelopment Plan (1994)

Cluster Country Residential Policies

Cluster Subdivisions Encouraged	3.14	Cluster country residential subdivisions that conserve land by demonstrating smart growth and Rural by Design sustainable planning and design principles shall be encouraged to promote higher density residential development while retaining the rural character of the County.
Piped Water and Sewer	3.15	Cluster country residential subdivisions may be considered in areas that can be economically serviced by extending piped water and sewer services from municipally owned water and sewer systems.
Condominium	3.16	Cluster country residential subdivisions shall be operated as a bare land condominium pursuant to the Condominium Property Act.
Cluster Country Residential Criteria	3.17	Cluster country residential subdivisions shall comply with the following criteria: <ul style="list-style-type: none">a) The minimum lot size shall be 2,000 m² (0.5 acre);b) The maximum lot density shall be 1.85 lots per ha (0.75 lots/acre); and,c) The subdivision is serviced by piped municipal water and sewer systems.
Land Use Bylaw Amendment	3.18	The County shall amend its Land Use Bylaw to add a Cluster Country Residential District that will allow for the minimum lot size and density provisions listed in Policy 3.17.
Outline Plan Required	3.19	An Outline Plan shall be prepared by the applicant of a cluster country residential subdivision that, in addition to the requirements listed in Policy 3.1 and Policy 3.2. <ul style="list-style-type: none">a) Defines natural conservation areas and the techniques that will be applied to conserve these areas as determined by a Biophysical Assessment;b) Includes a comprehensive Engineering Design Report; andc) Amends the regulations of any overlying Area Structure Plan to include the Cluster Country Residential District.

Bareland Recreational Resort Policies

<u>Bareland Recreational Resort Criteria</u>	3.20	Bareland Recreational resort subdivisions shall comply with the following criteria: <ul style="list-style-type: none">a) The proposed development is located adjacent to a lake or other similar waterbody, and/or other amenity feature to the satisfaction of Parkland County;b) The minimum lot size for each bareland condominium unit shall be 235.0 m² (2,529.5 ft²);c) A minimum of 10% of the gross condominium parcel area shall be set aside for common space recreational area, and no portion of any bareland condominium unit or common space used for private communal services shall be included towards the calculation of this recreational open space;d) Public access roads to the development, and internal condominium roads are paved; ande) The subdivision is zoned in an appropriate district within the Parkland County Land Use Bylaw.
Condominium	3.21	Bareland Recreational Resort subdivisions shall be operated as a bareland condominium pursuant to the Condominium Property Act.
Piped Water and Sanitary Sewer Services	3.22	Bareland Recreational Resort subdivisions may be serviced by privately owned communal piped water and sanitary sewer services that comply with the requirements of Policy 10.25, or the applicant shall demonstrate to the satisfaction of Parkland County the applicability of alternative servicing strategies.
Outline Plan Required	3.23	An Outline Plan shall be prepared by the applicant of a Bareland Recreational Resort subdivision in support of a redistricting and/or subdivision application that in addition to the requirements of Policy 3.1 and 3.2: <ul style="list-style-type: none">a) Defines natural conservation areas and the techniques that will be applied to conserve these areas as determined by a Biophysical Assessment;b) Includes a comprehensive Engineering Design Report; andc) Amends the regulations of any overlying Area Structure Plan to include the Bareland Recreational Resort District.

4 HAMLETS

Parkland County contains seven [hamlets](#), all of which are located in the west central and west segments of the County. However, although smart growth principles suggest that the most efficient and sustainable approach to accommodating significant residential growth is to concentrate new development in existing nodes such as hamlets, only three of the seven hamlets contain some form of municipal water and sewer services. Of the three, only Entwistle is serviced with both piped water and sewer systems. Duffield and Tomahawk each contain a sewage lagoon and wastewater collection system but expansion opportunities are limited by the capacity of these existing systems and the reliance on well water. This means that new hamlet residential development should be directed to Entwistle although some modest growth is feasible in the remaining hamlets.

Goal

The County supports directing residential, commercial and industrial growth to those hamlets that have a full range of utilities and services.

Objectives

- Support and direct growth to Entwistle such that the hamlet becomes a regional centre capable of meeting the residential, service commercial and community needs of residents located in the west segment of Parkland County.
- Direct modest residential growth to Tomahawk and Duffield as services permit.

Policies

Entwistle Area Structure Plan	4.1	The County shall prepare an Area Structure Plan for the Hamlet of Entwistle that may consider, amongst other items: <ul style="list-style-type: none">a) Required improvements to the existing water distribution system;b) Opportunities for new residential subdivisions;c) Approaches for encouraging industrial and commercial growth in the Entwistle Business Park including extending piped water and sewer systems to the Park; andd) Required upgrades to and support for existing community facilities.
Range of Housing	4.2	A range of housing options will be encouraged in Entwistle to meet lifecycle shelter, lifestyle, social and income requirements through a range of housing types including single detached dwellings, duplexes, single-wide manufactured homes, multi-family residential dwellings and assisted living and continuing care facilities.
Duffield and Tomahawk	4.3	Modest infill and expansion may be supported within Duffield and Tomahawk.

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| Remaining Hamlets | 4.4 Carvel, Fallis, Gainford, and Keephills will be encouraged to maintain existing community facilities that support the surrounding community. |
| Outline Plan Required | 4.5 Prior to accepting an application for a residential subdivision within, or adjacent to, a hamlet, the applicant shall prepare a site specific Outline Plan that considers, amongst other items, the impact of the new growth on the existing infrastructure systems and community services. |

5 INDUSTRIAL AND COMMERCIAL DEVELOPMENT

Parkland County has adopted a land use strategy that encourages new industrial and commercial development to locate in one of several business service and industrial parks that are or may potentially be serviced with piped water and sewer systems. The strategy encourages diversity in the size, location and services provided to industrial and commercial businesses. Although concentrating industrial/commercial uses in designated parks will satisfy the majority of development opportunities, Parkland County should provide locational options for industrial developments associated with value-added agricultural activities, heavy industries, and resource extraction and processing.

The prominence of more intense industrial and commercial activities at high visibility locations means that the aesthetics of these developments are worthy of attention.

The importance of aggregate resource extraction operations is recognized by the province and Parkland County. The County also recognizes that resource extraction may be a temporary use of the land so that it is important that adjoining land uses, as well as the environment, are not adversely impacted by extraction activities and that future reclamation is carried out according to Provincial and County standards.

Goal

The County supports new industrial and commercial development in existing and new industrial and business parks.

Objectives

- Direct intense industrial and commercial developments to existing serviced industrial/business parks.
- Encourage new industrial and commercial subdivision and development.
- Assume a proactive approach to considering the implications of aggregate resource and hydrocarbon resource extraction proposals on the environment and adjacent land uses.
- Encourage eco-industrial parks and green initiatives in considering industrial development.
- Promote positive aesthetics by applying a high standard of design guidelines to new industrial and commercial developments located along Highways 16, 16A, 60, 44 and 779.

Commercial Policies

Locate in Existing Business Parks	5.1	Commercial development will be directed to locate in appropriate existing industrial commercial parks and areas designated commercial on Map 2.
Encouraged in Hamlets	5.2	Commercial development that serves the everyday needs of the surrounding community shall be encouraged in hamlets.

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| Highway Commercial | 5.3 | Highway commercial development shall be encouraged to locate and/or expand within the commercial nodes designated on Map 2 where safe access and egress is feasible without disrupting the function of the highway by locating on service roads. |
| Aesthetic Standards | 5.4 | The County shall require that a high standard of design and landscaping be applied to highway commercial uses located along Highways 16, 16A, 44, 60 and 779. |

Industrial Policies

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| Locate in Existing Business Parks | 5.5 | New industrial development shall be encouraged to locate in the Acheson Business Industrial Park, the Fifth Meridian Business Park and the Entwistle Business Park. |
| Encourage Expansion and Intensification | 5.6 | Expansion and intensification of existing industrial business parks shall be encouraged through amendments to existing Area Structure Plans and Outline Plans as a means of promoting the efficient use of land and infrastructure. |
| Feasibility of Extending Services | 5.7 | The County shall investigate the feasibility of extending piped water and sewer services to the Fifth Meridian Business Park and the Entwistle Business Park, and recovering the cost of extending services through an off-site levy or other cost recovery methods. |
| Servicing Extensions into Acheson
(Bylaw 2014-28) | 5.8 | The County will continue to encourage the extension of piped water and sewer services into the Acheson Business Industrial Park, and recovering the costs of extending services through an off-site levy or other cost recovery method. |
| <u>Eco-industrial Parks</u> | 5.9 | <p>Eco-industrial parks shall be encouraged within the Acheson Industrial, Fifth Meridian and Entwistle Business Parks. The guiding principles to be applied are:</p> <ul style="list-style-type: none"> a) Targeted economic development strategy that seeks to attract similar businesses or industry grouping to fill product or service niches; b) By-product synergy whereby businesses cycle materials and energy, increasing efficiency and reducing environmental impact; c) <u>Green infrastructure</u> wherein traditional infrastructure is replaced with concepts like manufactured wetlands for stormwater management, or the reuse and recycling of water; and, d) Networking around services is designed so that business share services, such as marketing, transportation, research, and monitoring services where ever possible. |

Home Based Business	5.10	Home based business is recognized and supported as a viable lifestyle and economic development opportunity.
Highway 16 Corridor Policies	5.11	The County shall undertake a Highways 16/60 Design Study to prepare appropriate common development design guidelines, and to recommend an approach to applying these guidelines to new commercial and industrial developments that are visible from these highways. The primary focus of the study is to enhance the aesthetic quality of industrial and commercial developments adjacent Highways 16/60 by regulating landscaping, building design and appearance, fencing/screening and signs.
Marketing Strategy	5.12	The County shall develop and implement a marketing strategy to attract new industrial businesses to existing industrial Area Structure Plan areas as a means of better balancing business assessment with residential assessment. The study will define current opportunities within existing Area Structure Plan areas and future industrial opportunities.
Heavy Industrial Development	5.13	Pursuant to Policy 5.11 and in cooperation with Trans Alta, the marketing strategy shall consider an approach for attracting heavy and medium industrial development to Trans Alta's reclaimed lands located north and south of Wabamun Lake. In particular, the strategy will consider attracting such industry to the Whitewood mine located along the north side of Highway 16. The reclaimed mine site provides an opportunity for a new Brownfield, eco-industrial type of heavy industrial park.

Resource Development Policies

Protect Resource Extraction Areas	5.14	New subdivision and development, particularly residential, may be directed away from active and potential non-renewable surface resource extraction areas so as not to conflict, or constrain, the extraction of the resource.
Locational Criteria	5.15	Resource extraction development proposals may be discouraged in close proximity to hamlets, predominantly residential areas or in areas which are known to possess historical resources and/or unique environmental features that would be disturbed or destroyed by resource extraction.
Sour Gas	5.16	AEUB 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

6 ENVIRONMENTAL MANAGEMENT

Parkland County's most significant and enduring resource is its land base, primarily the County's natural and environmentally significant lands. These lands are irreplaceable and contribute immensely to the high quality of life enjoyed by the residents of Parkland County. The use of land, therefore, must be carefully managed to retain its integrity and value for the benefit of future generations.

The County recognizes the importance of the environment as a major contributor to the quality of life of residents by commissioning the preparation of a comprehensive Environmental Conservation Plan. This plan, completed in 2004 by Westworth Associates Environmental Ltd., identifies and prioritizes environmental areas in Parkland County as being provincially, regionally or locally significant. Map 5 shows the prioritized environmentally significant areas. The Environmental Management Policies listed below will assist in protecting these areas.

Goals

The County supports communities that are designed to minimize air, water, and soil pollution, reduce resource consumption and waste, and protect natural systems that support life.

The County supports protecting environmentally significant areas and, in particular, it supports maintaining the environmental integrity of the County's rivers, streams and lakes.

Objectives

- Protect environmentally significant areas as identified by the Environmental Conservation Plan from inappropriate development.
- Reduce the impact of development on the natural environment to the extent possible.
- Apply Environmental Reserve and other provisions to protect environmentally significant areas.
- Protect water quality and quantity through effective subdivision design.
- Require a Biophysical Assessment as part of the development process.
- Promote public awareness regarding the impact of development on the environment.

Policies

Protect Environmentally Significant Lands

- 6.1 Lands deemed to be environmentally significant shall be protected using a variety of legislative and voluntary techniques such as Environmental Reserve dedication or the placement of Conservation Easements with particular emphasis on protecting the environmental integrity of the County's rivers, streams and lakes.

Biophysical Assessment

- 6.2 A Biophysical Assessment will be required for a site proposed for a Multi-parcel subdivision or a major development if all or part of the site is located within areas defined as environmentally significant in the Environmental Conservation Plan (see Map 5), and may be required within 0.8 km of areas defined as environmentally significant in the Environmental Conservation Plan, or if the site contains natural features such as sloughs or extensive tree cover. The biophysical assessment shall identify and evaluate the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features, and shall recommend appropriate measures for protecting significant features.

Outline Plan

- 6.3 Environmentally significant areas shall be identified in an Outline Plan and the level of protection to be determined at the time of subdivision.

Environmental Reserve Dedication

- 6.4 Environmentally significant features, setbacks and hazard lands that meet the environmental reserve provisions of the Municipal Government Act shall be dedicated as Environmental Reserve at the time of subdivision, and subsequently managed by the municipality.

Environmental Reserve

- 6.5 The amount of land to be dedicated as Environmental Reserve or protected by Environmental Reserve easement shall be determined at the time of subdivision.

Setback from Water Features

- 6.6 A property line setback from the top of the bank of a river or stream and/or the high water mark of a lake shall be applied. The appropriate setback distance shall be recommended by a qualified professional engineer acceptable to Parkland County.

Setbacks from Slopes

- 6.7 Where slopes are 15% or greater, the property line setback distance shall be set in accordance with the recommendations of a qualified professional engineer acceptable to Parkland County.

Conservation Easement

- 6.8 A Conservation Easement may be considered by landowners as a way of preserving significant natural features and areas that do not qualify as Environmental Reserve under the Municipal Government Act. The use and control of these features and areas shall be clearly stated in the easement agreement.

Land Trust

- 6.9 The dedication of land to a registered Land Trust may be considered by landowners as a way of preserving significant natural features and areas that do not qualify as Environmental Reserve under the Municipal Government Act. The use and control of these features and areas shall be clearly stated in the Land Trust agreement.

River Valley Alliance



- 6.10 The County will continue to cooperate with the River Valley Alliance planning of that portion of the North Saskatchewan River valley and adjacent lands upstream from Edmonton to Devon as part of the Capital Region River Valley Park and will ensure that the environmental integrity of the valley and adjacent lands are protected in advance of and as part of the park development.

River Valley Conservation Plan

- 6.11 In cooperation with Leduc County and the Town of Devon, the County may undertake a comprehensive North Saskatchewan River Valley Conservation Plan for the portion of the valley and adjacent lands upstream from Devon to Genesee. The land use component of the Conservation Plan may be adopted as an Area Structure Plan

Water Quality Protection

- 6.12 To protect the quality and quantity of surface and groundwater, Alberta Environmental Protection's Interim Guidelines for Evaluation of Groundwater Supply for Unserved Residential Subdivisions shall be applied to all applications for subdivision as well as the groundwater evaluation and licensing requirements of the Water Act.

Hazard Lands

- 6.13 Subdivision and development proposals that involve hazard lands as defined by the Municipal Government Act shall be preceded by a geotechnical assessment conducted by a qualified professional engineer that demonstrates to the satisfaction of the County that slopes are stable, flood hazard areas are defined, safe building elevations exist and the potential for near surface groundwater, flood damage or erosion to existing or new developments is mitigated.

Floodproofing

- 6.14 No permanent structures shall be permitted within the 1:100 year flood plain of any river, stream or lake shore. As well, unless proper flood proofing techniques are applied, permanent structures are not allowed within 0.5 meters vertical distance from the 1:100 year flood elevation, except for Lake Wabumun where the vertical distance has been increased to 1.0 metre. A certificate from a qualified professional engineer or architect will be required by the County to confirm that the development has been properly flood proofed.

Phase 1 Environmental Site Assessment	6.15	Prior to subdivision and/or development and in cases where contamination is suspected, a Phase 1 Environmental Site Assessment may be required and shall be prepared by a qualified professional in accordance with the Canadian Standards Association Z768-01.
Education Program	6.16	An educational program may be prepared and implemented by the County to raise awareness about environmental issues and promote actions or initiatives that work toward creating a more environmentally responsible community.
Public Lands	6.17	<p>Section 3(1) of Public Lands Act - Chapter P-40 defines public lands as:</p> <ul style="list-style-type: none"> (a) all permanent and naturally occurring bodies of water, and (b) all naturally occurring rivers, streams, watercourses and lakes, <p>Enforcement on Public lands is the responsibility of the Minister of Sustainable Resource Development.</p>

7 MUNICIPAL RESERVE

The Municipal Government Act enables municipalities to require that Municipal Reserve be dedicated at the time of subdivision for park, open space and school site purposes. The Act also allows municipalities to take cash in lieu of Municipal Reserve land to be placed in a Municipal Reserve trust fund to be used for the purchase of park or school land in a location that benefits the larger community. The following policies address the allocation and distribution of the municipal reserve lands

Goal

Ensure that municipal and school reserves are used in the best interests of the community.

Objective

- Ensure that all County residents benefit from the dedication and distribution of municipal reserve lands or the allocation of Municipal Reserve Trust Funds.

Policies

<u>Municipal Reserve</u> Dedication	7.1	At the time of subdivision, the full municipal reserve dedication entitlement (10%) as prescribed by the Municipal Government Act shall be required.
Enhance Access	7.2	For new country residential subdivisions located along lakeshores, the North Saskatchewan River Valley and the Pembina River Valley, Municipal Reserve shall be required to be linked with Environmental Reserve parcels to enhance public access and enjoyment of the water feature.
Municipal Reserve and Subdivision	7.3	Municipal Reserve requirements and the method of providing for the required Municipal Reserve must be defined in an Outline Plan and considered as part of a subdivision application.
Protect Environmentally Sensitive Features	7.4	Municipal Reserve may be required to protect environmentally significant and valuable natural features as identified by a biophysical assessment prepared in support of an Outline Plan.
Municipal Reserve Location	7.5	Municipal Reserve lands in Multi-parcel country or cluster residential subdivisions shall be located to provide recreation/open space benefit to the residents and/or, where feasible, to allow for the development of a continuous linked recreation/open space or trail system.
Management of Parks	7.6	Resident groups may be encouraged to assume management of local park facilities through a variety of management strategies.

Municipal Reserve Buffer	7.7	Municipal Reserve may be used as a buffer between industrial or commercial and residential or other incompatible land uses.
Cash-in-lieu of Municipal Reserve	7.8	In industrial and commercial subdivisions, up to one half (½) of the Municipal Reserve requirement may be paid as cash-in-lieu of Municipal Reserve land. Cash-in-lieu of Municipal Reserve may also be taken in circumstances where the amount of land is 2.0 acres or less.
Selling Municipal Reserve	7.9	Municipal Reserve parcels which serve no existing or potential open space purpose may be sold. Moneys obtained from the sale of such lands shall continue to be allocated to the reserve trust fund to purchase or enhance parks, natural areas or school lands.
School Reserves	7.10	Municipal and School Reserve lands and/or cash-in-lieu shall be dedicated to the municipality. The municipality shall negotiate use of school reserve lands.

8 RECREATION AND OPEN SPACE

Most recreational activity in the County is centred on its lake shores and river corridors. Many of these lakes have significant recreation potential, and are important provincial or regional recreational resources.

Policies are required to protect the municipality's recreational and open space resources and to ensure continued co-operation between the County and its urban communities in providing recreational opportunities.

The recreation and open space needs of residents are as diverse as the geography and human settlement pattern of the County. Recognizing and accommodating these diverse needs within the scope of available resources requires cooperative planning and management practices.

Goal

To plan and manage recreation facilities and public open spaces for the advantage of all County residents.

Objectives

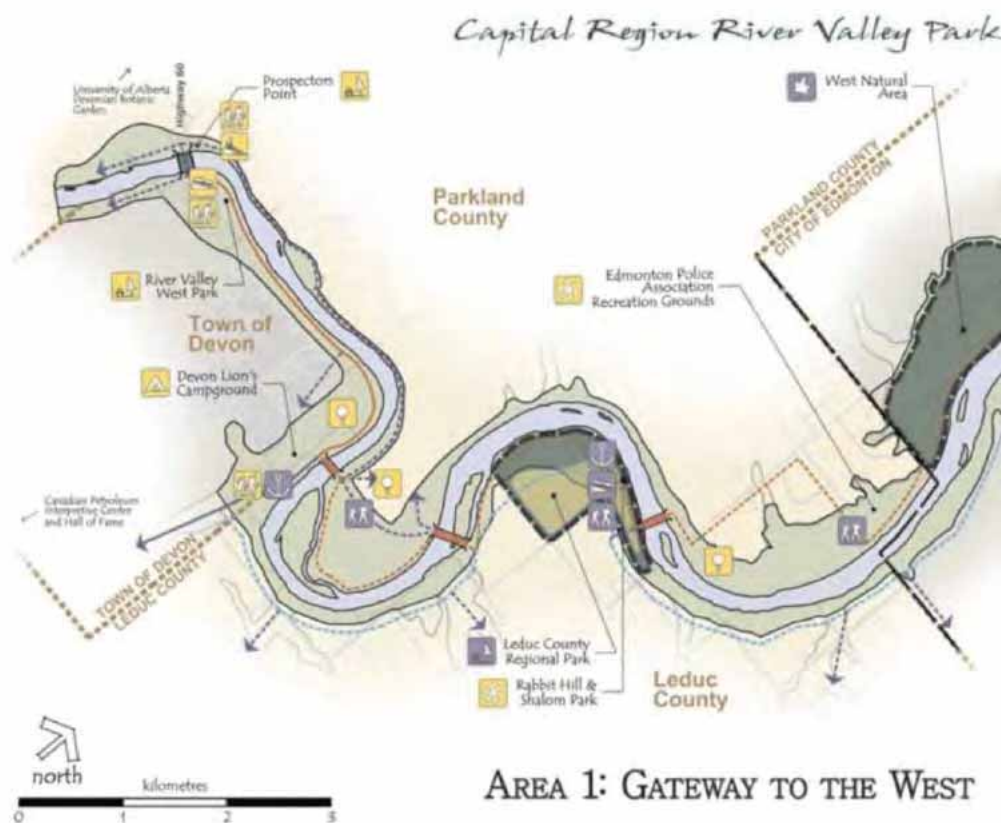
- Continue to support urban communities in the provision of recreational services and opportunities that enhance the quality of life of County residents.
- Encourage community involvement in the development and operation of open space areas.
- Provide a variety of recreational and open space opportunities while protecting the natural environment.

Policies

Open Space Master Plan	8.1	A Strategic Open Space Master Plan that considers the needs of all County residents shall be developed and implemented.
Parks Guidelines	8.2	Guidelines for the location, types of uses and activities and required improvements to parks contained within new country residential subdivisions shall be considered by the Strategic Open Space Master Plan.
Trail Systems	8.3	Appropriate locations for trail systems, a trail sharing protocol and trail ownership and management strategies shall be considered by the Strategic Open Space Master Plan
Low Impact Parks	8.4	The County will support low impact low maintenance parks and open space in country residential subdivisions
Recreation Agreements	8.5	Existing recreation agreements with urban neighbours are supported and may be renewed.

Partnership Agreements	8.6	Partnership agreements may be considered with community organizations to jointly develop and support recreational facilities.
Recreation Facility Development	8.7	<p>The developer of a large scale recreational facility such as a golf course, ski hill or theme park may be required to prepare a comprehensive Conceptual Scheme that considers, but is not limited to, the following items:</p> <ol style="list-style-type: none"> A biophysical assessment to determine the capability of the site to accommodate the recreational facility; A comprehensive site design; An analysis of the estimated number of users and origin of the users; The impact on adjacent land uses; The impact on the existing transportation system; and The method of providing municipal services.
Gateway to the West	8.8	The County will continue to cooperate with the River Valley Alliance in promoting and developing that portion of the North Saskatchewan River valley and adjacent lands upstream from Edmonton to Devon as the Gateway to the West component of the Capital Region River Valley Park.

Figure 8-1 - River Valley Park



Source: Draft Capital Region River Valley Park Action Plan, Page 18

9 COMMUNITY SERVICES

Parkland County recognizes its responsibility in providing residents and businesses with a high standard of community services that are required for safety and good health. Many such community services are provided by its urban neighbours or are provided on a shared basis with these neighbours. For example, the Parkland Ambulance Authority provides ambulance services to the Town of Stony Plain.

Goal

The County will continue to ensure that protective services are provided in an efficient and coordinated manner.

Objectives

- Maintain a high standard of emergency and protective services.
- Continue to cooperate with the County's urban neighbours and provincial and federal agencies in providing shared services.

Policies

Crime Prevention	9.1	The County shall continue to collaborate with the RCMP and community groups to support crime prevention programs and, where applicable, will encourage Crime Prevention through Environmental Design principles.
High Fire Fighting Standards	9.2	The County shall continue to provide a high standard of fire fighting services in residential communities and business industrial parks.
Public Service Sites	9.3	The County shall ensure that sites required for public service facilities are available.
Emergency Medical Services	9.4	The County shall continue to provide emergency medical services to residents and businesses and will ensure that the level of service meets the needs of a growing population.
Intermunicipal Agreements	9.5	The County shall continue to support mutually beneficial service agreements with its municipal neighbours for protective and emergency services, and other community services.

10 TRANSPORTATION AND UTILITIES

The maintenance and operation of affordable and sustainable transportation and utilities systems is extremely important to County residents and to County Council. Road maintenance is one of the County's largest budgetary requirements. New development must be managed so that associated infrastructure pays for itself and does not result in a burden on ratepayers.

The Alberta Capital Region Alliance (ACRA) with Alberta Infrastructure and Transportation has defined the alignment of a future outer ring road surrounding the City of Edmonton (Map 2). The future outer ring road is planned to function as a freeway and is a combination of segments of existing provincial highways and new highway connectors. Improvements toward full freeway status for Highway 16 (Yellowhead) will continue west with interchanges and subsequent changes to highway access planned for Alan Beach Road. Improvements to existing interchanges at the intersection of Highways 16 and 16A and Lake Eden Road and at Highways 16, 43 and 770 are also planned. The outer ring road and interchange improvements should be recognized when updating the Parkland County Master Transportation Plan.

Goal

The County supports maintaining safe and efficient roadway and utilities systems.

Objectives

- Operate transportation and utility systems safely and effectively.
- Implement mechanisms to ensure that those who benefit from the subdivision and development pay the full cost for the supporting infrastructure.
- Plan and manage transportation and utility systems in co-operation with Alberta Infrastructure and Transportation, and neighbouring municipalities.
- Promote utility systems that maintain a healthy environment and a healthy public.
- Promote the use of innovative heating and energy systems.
- Promote recycling programs to reduce the amount of solid waste materials.
- Manage stormwater in a manner that sustains the quality and quantity of water being released into the County's water features.
- Consider the efficient and affective location of communication facilities to meet the needs of County residents.

General Policies

- | | |
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| Renewable Energy | 10.1 The use of alternative renewable energy sources such as solar power and geothermal heating will be encouraged. |
| CN Cooperation | 10.2 Parkland County will cooperate with the Canadian National Railway to maximize rail access to the Acheson Industrial Area and any other future site or development recognized by the County to require rail access. |

Private Airstrips	10.3	Subdivision and development may be restricted in the vicinity of unlicensed private airstrips to promote the safe operation of the airstrip. The County will not allow a private airstrip to locate on a site that would cause conflicts with existing or proposed land uses in the vicinity.
Life-cycle Cost	10.4	The applicant of a subdivision and/or a major development 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 major development.
Regional Waste Management	10.5	The benefits of cooperating with urban and rural neighbours in establishing and managing regional waste management and recycling systems are recognized and supported.
Encourage Recycling	10.6	The County may undertake a public awareness program to encourage home composting and recycling of solid waste in cooperation with its urban neighbours.
Off-site Levy Bylaws	10.7	Bylaws shall be established and kept current for off site levies and redevelopment levies to recover the capital cost of providing roads, sanitary sewer, water, or storm water systems to new developments.
Cost of Improvements	10.8	Developers shall be required to construct or pay for the construction of improvements necessary to provide access and to extend municipal services to a new development that meets County standards.
Intermunicipal Cooperation	10.9	A cooperative approach may be taken with urban municipalities to the development of intermunicipal roadways and utility lines.
Noise Buffers	10.10	Buffering, fencing and landscaping techniques may be required in order to enhance public safety and mitigate noise annoyance caused by roadway, railway, or airport operations upon adjacent areas.
Minimize Right-of-Way Impacts	10.11	Future rights-of-way for pipelines and power lines shall avoid residential areas and shall be located to minimize the impact on agricultural lands by paralleling existing rights-of-way or following property lines.

Transportation Policies

Paved Roads	10.12	All off-site access and internal roads required to serve a Multi-parcel residential or industrial subdivision shall be paved to the satisfaction of Parkland County.
Access Management	10.13	The County will continue to liaise with Alberta Infrastructure and Transportation in developing access management plans that maintain the integrity of the highways while still providing

residents and businesses with high quality access to the highway system. Notwithstanding, the requirements of the Subdivision and Development Regulation will prevail for all quarter sections within 800 m from a controlled highway.

Transportation Master Plan

10.14 The County will update its Transportation Master Plan to include the outer ring road initiative and interchange improvements being considered by Alberta Infrastructure and Transportation as well as local municipal initiatives. The Plan may consider new initiatives for increasing efficiency in traffic movements such as strategically locating and operating parking areas that will allow for ride share.

Panhandle Subdivision

10.15 The County will discourage subdivisions that rely on a panhandle to obtain legal and physical access to a municipal grid road.

Road Widening

10.16 Road widening for municipal roads may be required at the time of subdivision and the widening shall apply to all new parcels as well as the remnant.

Utilities Policies

Water Conservation

10.17 The County encourages alternative water conservation measures such as rain water collection and re-use of grey water to encourage greater sustainability and a more environmentally responsible community.

Water Services

10.18 Parkland County shall continue to be an active member of the Capital Region Parkland Water Services Commission and will consider the following approaches to providing treated water to service new development located along or near the regional water line:

- a) Using available capacity in the local distribution systems that are connected to the Commission system;
- b) Making new connections to the Commission systems as approved by the Commission that may involve trickle feed type connections so that cisterns and pumps will be required by customers directly connected to the Commission system; or
- c) Making new connections to the Commission systems as approved by the Commission that may involve new storage reservoirs, pumping facilities and distribution mains that provide full pressure service including the pressure required for fire protection to numerous customers.

Wastewater Services	<p>10.19 Parkland County shall continue to be an active member of the Alberta Capital Region Wastewater Commission (ACRWC) and will consider the following approaches to collection of wastewater to service new development located along or near the regional sewer line:</p> <ul style="list-style-type: none"> a) Using available capacity in the local collection systems that are already connected to the ACRWC system; or b) Making new connections to the ACRWC system in accordance with established Commission criteria.
Developers Responsible	10.20 The extension of water distribution and wastewater collection systems will be the responsibility of the developers in Acheson Industrial Park.
Municipal Servicing of Acheson Industrial Area (Bylaw 2014-28)	<p>10.21 The County requires all commercial and industrial developments in Acheson to be fully serviced by municipal (water and sanitary) servicing, and will recover the cost of extending the systems through an offsite levy bylaw.</p> <p>Notwithstanding the above, on-site servicing for future industrial and commercial developments shall be permitted on Lot 2 and Lot 3, Plan 9420960 only.</p>
Service Extension to Fifth Meridian Industrial Park	10.22 The County may consider extending water distribution and wastewater collection systems to the Fifth Meridian Business Park and will recover the cost of extending the systems through an offsite levy bylaw.
Service Extension in Entwistle	10.23 The County may consider extending the water distribution and wastewater collection systems in Entwistle to accommodate residential and commercial/industrial growth. The cost of extending the systems will be recovered through a local improvement levy.
Tomahawk Sewage Lagoon Expansion	10.24 The County may consider increasing the capacity of the Tomahawk sewage lagoon to service existing residential development and to allow for some modest growth.
Municipal Systems Ownership	10.25 New municipal systems for compact country residential subdivisions and business and industrial parks may be owned and operated by the County.
Private Municipal System (Bylaw 41-2009)	10.26 Privately owned communal piped water and sanitary sewer systems will not be considered in the County, with the exception of systems that comply with all provincial regulatory and licensing requirements may be considered within the Bareland Recreational Resort (BRR) District, or other similar bareland recreational resort districts, permitted within the County's statutory plan hierarchy and Land Use Bylaw.

- a) The County shall not be responsible for the construction, operation, maintenance, administration, or replacement of the private communal systems, and the private communal systems be the sole responsibility of the developer, condominium corporation, or a third party utility company;
- b) The private communal systems shall be installed by the developer to the satisfaction of the Province of Alberta and to satisfaction of Parkland County;
- c) Water Systems – If using groundwater as a source for the communal water supply, all groundwater sources shall be drilled, pumped, tested, licensed and approved in accordance with provincial regulatory requirements. The water systems shall be located within the common open space within the bare land condominium and shall not be sold to another property owner other than the condominium corporation. Water Systems shall accommodate adequate water supply for fire protection, where required; and
- d) Septic Systems – If using a communal septic system as a means to handle sanitary sewer, said systems shall be located within the common open space within the bare land condominium and shall not be sold to another property owner other than the condominium corporation. All sanitary sewer systems shall meet provincial and Parkland County regulatory and setback requirements.

Wetland Enhancement 10.27 The enhancement of existing wetlands to serve as a constructed wetland storm water retention facility shall be supported.

Communication Tower Policies

Location 10.28 The County will liaise with Industry Canada and Transport Canada to provide policies for locating communication towers and related facilities.

Co-location 10.29 The County will encourage the co-location of communication towers.

Minimize Impact 10.30 Communication towers shall be located in a manner that minimizes the impact on the natural environmental and residential communities while recognizing the unique locational requirement for siting communication towers.

11 FRINGE AREA DEVELOPMENT

The County shares common borders with the City of Edmonton, the Town of Devon, Leduc County, Brazeau County, Yellowhead County and the County of Lac St. Anne. The City of Spruce Grove and the Town of Stony Plain as well as a number of summer villages and the Village of Wabamun are wholly contained within Parkland County. The County has maintained good relationships with its neighbours through intermunicipal cooperation, particularly in regard to fringe area planning and development. Continued cooperation will improve the quality of life, and economic strength and diversity of the region, thereby benefiting all regional communities and residents.

Goal

The County supports promoting compatible land use patterns in the fringe areas by maintaining communication with its municipal neighbours.

Objectives

- Establish reciprocal planning referral mechanisms that respect the interests of the County and its municipal neighbours.
- Create opportunities to jointly plan fringe land uses with the County's rural and urban neighbours.
- Promote compatible land use patterns in fringe areas.

General Policies

Joint Planning Initiatives	11.1	Compatible land use patterns will be promoted in fringe areas through joint planning initiatives that will benefit both municipalities.
Infrastructure Agreements	11.2	Opportunities to negotiate transportation and servicing agreements with the adjacent urban and rural municipalities shall be considered.
Joint Use Agreements	11.3	Joint-use agreements with urban neighbours may be established to provide the economies of scale necessary to develop and operate major recreational and other mutually beneficial facilities.
Annexation	11.4	The long term planning and annexation needs of urban neighbours shall be considered.

- | | |
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| Fringe Area | 11.5 A 800 m, (½ mile) fringe area shall be applied adjacent to the boundaries of all neighbouring municipalities with the exception of the City of Edmonton where a 1.6 km, (1 mile) referral area will be applied. All proposed statutory plan and Land Use Bylaw amendments and all applications for subdivision and discretionary uses development permits which do not conform to an area structure plan or the relevant land use district shall be referred. |
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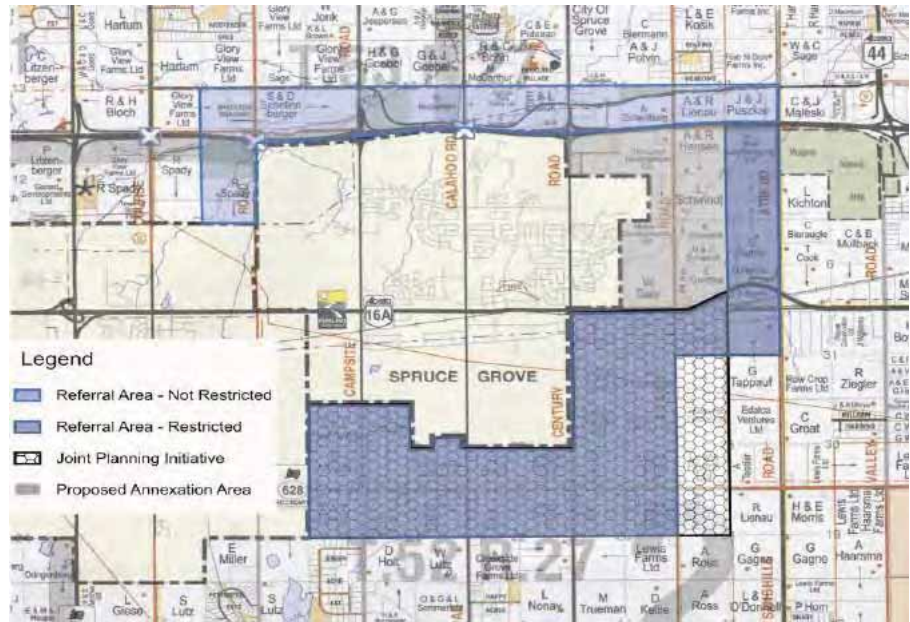
City of Edmonton Policies

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| Acheson Agriculture Area B
(Bylaw 2014-28) | 11.6 Parkland County shall consult with the City of Edmonton and landowners on future land use designations on lands designated Agriculture Area B in the Acheson Industrial Area Structure Plan Bylaw No. 2014-29. |
| Fringe Area Adjacent
Edmonton | 11.7 The Big Lake, Acheson and Woodbend-Graminia Area Structure Plans will guide the use and development of land and the maintenance and improvement of municipal infrastructure adjacent to Edmonton. |

City of Spruce Grove Policies

- | | |
|------------------------------------|--|
| Fringe Area North of
Highway 16 | 11.8 Notwithstanding Policy 11.5, the 800 m, (½ mile) fringe area for the City of Spruce Grove north of Highway 16 is shown on Map 11-1. The Agricultural General District of the County's Land Use Bylaw shall be applied to this area unless otherwise zoned by the Land Use Bylaw. |
| Fringe Area South of
Highway 16 | 11.9 The 800 m, (½ mile) fringe area for the City of Spruce Grove south of Highway 16 is shown on Map 11-1. The Agricultural Restricted District of the County's Land Use Bylaw shall be applied to this area except for the East ½ of 7-53-27-4 in which case the Agricultural General District shall apply. |
| Joint Planning Initiative | 11.10 The area shown on Map 11-1 may be the subject of a joint planning initiative between the County and the City of Spruce Grove. This area is generally described as all those lands located between the City boundary and Highway 628 and Pioneer Road south of Highway 16A, and includes a 800 m (½ mile) strip of land located south and east of Highway 628 and Pioneer Road, respectively. The purpose and scope of the joint planning initiative shall be agreed to by both municipalities. |

Map 11-1 - City of Spruce Grove Fringe Areas



Town of Stony Plain Policies

Fringe Area Adjacent Stony Plain

- 11.11 The Agricultural Restricted District of the County's Land Use Bylaw shall be applied to the 800 m (½ mile) fringe area for the Town of Stony Plain south of Highway 16A. North of Highway 16A, the Fifth Meridian Area Structure Plan will guide the use and development of land.

12 PLAN IMPLEMENTATION AND AMENDMENT

The Municipal Development Plan is a dynamic plan that must be continually monitored and updated as required to preserve its effectiveness in managing growth and development. Continuous monitoring and update is particularly significant since the Municipal Government 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 activities.
- Ensure consistency between the Municipal Development Plan and other statutory and non-statutory documents.
- Ensure the validity and effectiveness of the Municipal Development Plan over time.

Policies

Plans Consistent	12.1	The policies contained in this Municipal Development Plan shall be implemented through the Land Use Bylaw and other statutory and non-statutory documents and through the subdivision and development process.
Policies Direct Land Use Decisions	12.2	The intent of the Municipal Development Plan policies shall guide amendments to the Land Use Bylaw, the preparation or changes to planning documents, and other land use planning decisions.
Plan Update	12.3	The requirements of the Municipal Government Act shall be applied when updating or amending the Municipal Development Plan.
Plan Amendment	12.4	The Municipal Development Plan shall be reviewed as required and appropriate amendments made.
Public Consultation	12.5	The County shall provide opportunities for citizens to review and comment on any amendments to the Plan.
Natural Feature Conservation Materials	12.6	The County shall develop education materials for developers/landowners promoting the benefits of conserving natural features

APPENDIX A – INTERPRETATION

Rules of Interpretation

1. All measurements in this Bylaw are metric. Approximate imperial measures are shown as information only.
2. Words used in the present tense include the other tenses and derivative forms. Words used in the singular include the plural and vice versa. Words have the same meaning whether they are capitalized or not.
3. The words *shall* and *must* require mandatory compliance except where a variance has been granted pursuant to the Municipal Government Act or this Plan.
4. Words, phrases, and terms not defined in this part may be given their definition in existing legislation and regulations, such as the Municipal Government Act or the Alberta Building Code. Other words shall be given their usual and customary meaning.
5. Where a regulation involves two or more conditions or provisions connected by the conjunction *and* means all the connected items shall apply in combination; *or* indicates that the connected items may apply singly or in combination; and *and/or* indicates the items shall apply singly or in combination.

Definitions

Area Structure Plan – means a statutory plan prepared pursuant to Section 634 of the Municipal Government Act, that applies to a ¼ section or more of land that provides a framework for more detailed subdivision and development. Staging of development, land uses, densities and infrastructure matters must be considered. The Area Structure Plan is adopted by bylaw.

Bareland Recreational Resort – means a planned recreational bare land condominium subdivision located in association with water and/or other recreational amenity features that may be serviced with privately owned communal piped water and sanitary sewer services for non-permanent accommodation (**Bylaw 41-2009**)

Biophysical Assessment – means a review of an area defined as Environmentally Sensitive Area (ESA) by the Environmental Conservation Plan or an area proposed for subdivision contains natural features. The review must be prepared by an environmental scientist that identifies and assesses the environmental significance and sensitivity of existing vegetation, wetlands and other water features, wildlife habitat and unique physical features. Recommendations regarding the protection of significant or sensitive features

should be provided. Specific requirements of a biophysical assessment are as follows:

- Study Area Location (in context of surrounding landscape)
- Climate (average precipitation, seasonal temperatures)
- Physiographic Description (in context of Natural Regions and Subregions of Alberta)
- Historical Air Photos (dating to 1950, focus on surface water, wetlands, land use changes)
- Field Reconnaissance, Sampling and Surveys (landscape characteristics, species lists, plant community mapping)
- Topography (landform classification)
- Geology (surficial geology classification)
- Hydrology
- Vegetation (vegetation community classification, species list, exotic species)
- Wildlife (species list of direct and indirect observations)
- Conservation recommendations that include:
 - Environmental Reserve/Environmental Reserve Easement;
 - Municipal Reserve
 - Conservation Easement

Built Green - is an industry driven voluntary program that promotes "green" building practices to reduce the impact that building has on the environment. It benefits the homebuyer, the community and the

environment and is an opportunity for everyone to choose a "green" future. Members and home buyers have the flexibility of choosing their level of participation, thereby offering broader appeal. Bronze represents the minimum of achievement level, Silver is the intermediate level, and Gold is the maximum level of recognition.

Confined Feeding Operation (CFO) - as defined by the Natural Resources Conservation Board (NRCB), means an activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing, but does not include seasonal feeding and bedding sites.

Conservation Easement - means 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.

Cluster Country Residential – means a residential subdivision comprising smaller ½ acre lots that are serviced with piped water and sewer systems and which maintain a significant portion of the site as green infrastructure.

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

- Targeted economic development strategy that seeks to attract similar businesses or industry grouping to fill product or service niches.
- By-product synergy whereby businesses cycle materials and energy, increasing efficiency and reducing environmental impact.
- Ecological design through development of green buildings and sites designed to minimize resource use such that green spaces and ecologically sensitive areas are preserved and integrated within the site.
- Green infrastructure wherein traditional infrastructure is replaced with concepts like natural stormwater management or alternative energy systems.
- Networking around services is designed so that business share services, such as marketing, transportation, research, and monitoring services

where ever possible.

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

FAR (%)	Description
78-100	Very good to excellent arable
58-78	Good to very good arable
41-58	Fairly good to good arable
28-41	Fairly good to fairly arable
16-28	Poor to fair arable
9-16	Good to very good pasture
4-9	Fair to good pasture
0-4	Poor to fair pasture

FireSmart: Protecting Your Community from Wildfire – refers to Alberta's Community Wildland/Interface Planner developed in accordance with the recommendations of Partners in Protection against wildfires. This interactive manual provides tools for planning and mitigating the risk of fire. It recommends that a subdivision authority require information to help assess and reduce wildfire risk. For example, a subdivision authority may require information about:

- The proposed use of the subject lots or buildings, especially in relation to adjacent uses and buildings (to assess wildfire risk at the level of basic land use, both existing and proposed);
- The location of buildings and other structures in relation to one another within the subject lot and their proposed uses (to get an idea of building separation, fuel modified area, etc. and to assess wildfire risk at the level of basic land use, both existing and proposed);
- The location of any water bodies or watercourses within the subject lot and in the immediate vicinity (to identify potential water supply for fire suppression);
- On-site water supply and the location of any water bodies or water courses within the subject lot and in the immediate vicinity (to identify groundwater capacity and potential for surface water supply for fire suppression purposes);

- The topography of the lands in question, including contour mapping at a fairly detailed interval, and the surface conditions and vegetation cover of the subject and adjacent lands (to help determine orientation and degree of slope and the extent to which vegetation management might be limited because of the risk of soil erosion);
- Access and internal traffic circulation (for safe access for fire and other emergency equipment and for resident evacuation); and
- Proposed fire management or fire suppression infrastructure. (A municipal subdivision authority should contact the municipal fire chief or the local forest manager before the subdivision application is accepted as complete.)

Green Infrastructure – as defined by both Agriculture Canada and the USDA, means a wide range of natural and constructed landscape elements including natural areas; public and private conservation lands; over ground storm water systems; recreation areas (e.g. golf courses); 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 parks or for 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 Municipal Government Act, means an unincorporated community consisting of five or more buildings as dwellings, a majority of which are on parcels of land smaller than 1850 square metres, has a generally accepted boundary and name, and contains parcels of land that are used for non residential purposes.

Hazard Lands – is land that consists of a swamp, gully, ravine, coulee or natural drainage course, or land that is subject to flooding or is, in the opinion of the subdivision authority, unstable (MGA s664).

LEEDS - refers to the Leadership in Energy and Environmental Design Green Building Rating System for the design, construction, and operation of high performance green buildings. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

Life Estate is the right to occupy, possess or otherwise use a property during one's lifetime. The right in the property exists so long as the right holder is alive. After his or her death it reverts to the titleholder or the survivor mentioned in the deed of bestowing life estate. Life estate is a method of allowing for the intergeneration transfer of land that provides all the benefits of titled land without the need for subdivision. Since the parcel reverts to the titleholder upon the death of the specified resident(s) side and rear yard setbacks may be suspended.

Municipal Reserve - means land required in accordance with Section 666 of the Municipal Government Act at the time of subdivision for park and/or school purposes. When subdividing an area larger than two acres, up to a 10% reserve dedication is required. The County may accept cash-in-lieu of Municipal Reserve land.

Multi-parcel Residential Subdivision means a subdivision of land, registered by plan of survey or descriptive plan containing four (4) or more residential lots where the residential lots are predominantly 4.0 ha (10.0 ac) in size or less, and have been created for, or are being principally used for, residential purposes.

Outline Plan – means a document as prepared to a professional standard and encompassing an entire quarter section, more or less, unless unique physical site circumstances such as a naturally occurring water body, man made right-of-way or similar physical impediment warrant a lesser area, and shall detail all of the following:

1. the location, dimension and boundaries of the existing parcel of land to be subdivided;
2. the portions thereof which the applicant proposes to register and all subsequent stages;
3. the location, area and proposed dimensions of all parcels, roads and points of access to all the proposed parcels;
4. contour information, related to a geodetic datum at an interval of 2 meters is to be superimposed over the plan;

5. the location, dimensions, numbers and other designations shall be noted in respect to highways, secondary roads, public roadways, and rights-of-way or easements (including pipelines, well sites, power transmission and distribution lines and railway lines) on record in Land Titles which exist on or adjacent to the lands subject of the plan;
6. the location of all existing buildings or structures on or immediately adjacent to the lands;
7. the location, siting and plotting of natural and man-made physical features such as sloughs and/or other bodies of water, rivers, creeks and intermittent streams, muskeg or swamp, organic areas, subsidence information on valley banks, top of bank, wooded areas, man-made water bodies, major drainage ditches, gravel and/or clay deposits, and land under cultivation;
8. proposed methods of handling surface drainage through preliminary storm water management;
9. proposed methods of on-site servicing for potable water and sewage; and,
10. the location, dimensions and areas of all proposed municipal and environmental reserve parcels and public utility lots.

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

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

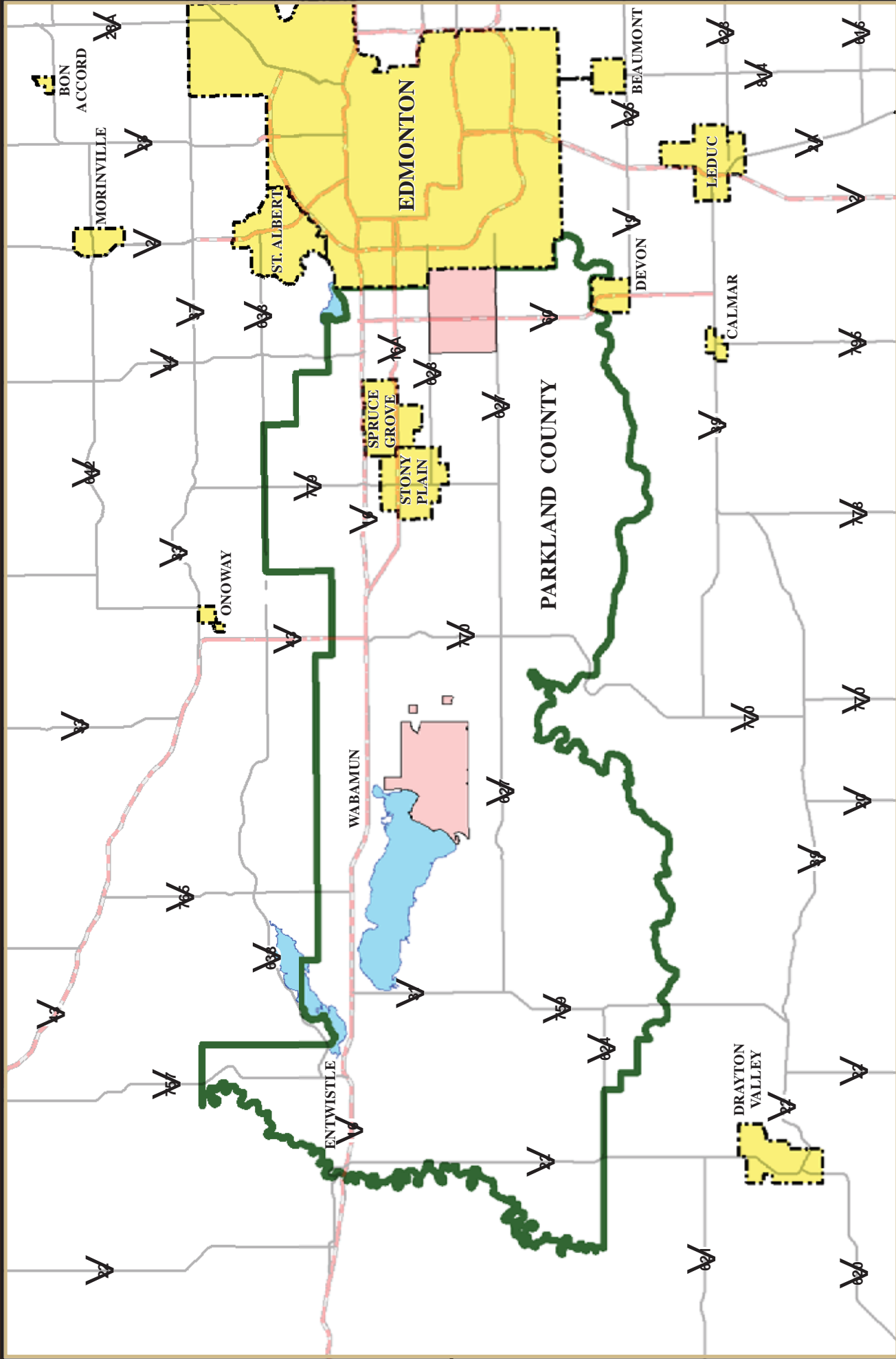
Paved Municipal Grid Road – means a municipal road with a surface of Asphaltic Concrete Pavement (ACP) that is a roadway surface mix containing mineral aggregate, filler and asphaltic binder. ACP is a hot mixture laid by a paving machine over a crushed aggregate structure at a consistent thickness; or, Asphalt Stabilized Base Course (ASBC) that is a roadway surface mix that consists of an intimate mixture of crushed aggregate and asphalt. ASBC is placed in layers upon a previously prepared crushed aggregate surface and is compacted to a specified thickness.

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

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

Traditional Country Residential Subdivision - means a residential subdivision comprising four or more lots of between 2 to 10 acres in size that are serviced on site.

Value-added Agricultural Industry - as defined by Agriculture Canada, means a project that can clearly demonstrate it adds value to a primary agriculture product and includes agricultural product manufacturing, food-processing activities, and non-food-processing activities. Activities related to an agricultural value-added enterprise can take place on or off the farm. Examples include, but are not limited to, separating, grading, cleaning, and packaging produce, making jam from berries, converting milk into cheese to sell in roadside stores or adding a canning or pickling operation to a farm business, and activities such as producing fibreboard from hemp or straw. Agri-tourism, organic farming, storage, distribution, and transportation are not considered to be agricultural value-added activities.



MDP Map 1 Location

Current as of and including amendments to August 13, 2015

Disclaimer:
Parkland County offers this information in good faith, but makes no warranty with regard to correctness, and accuracy of the data.

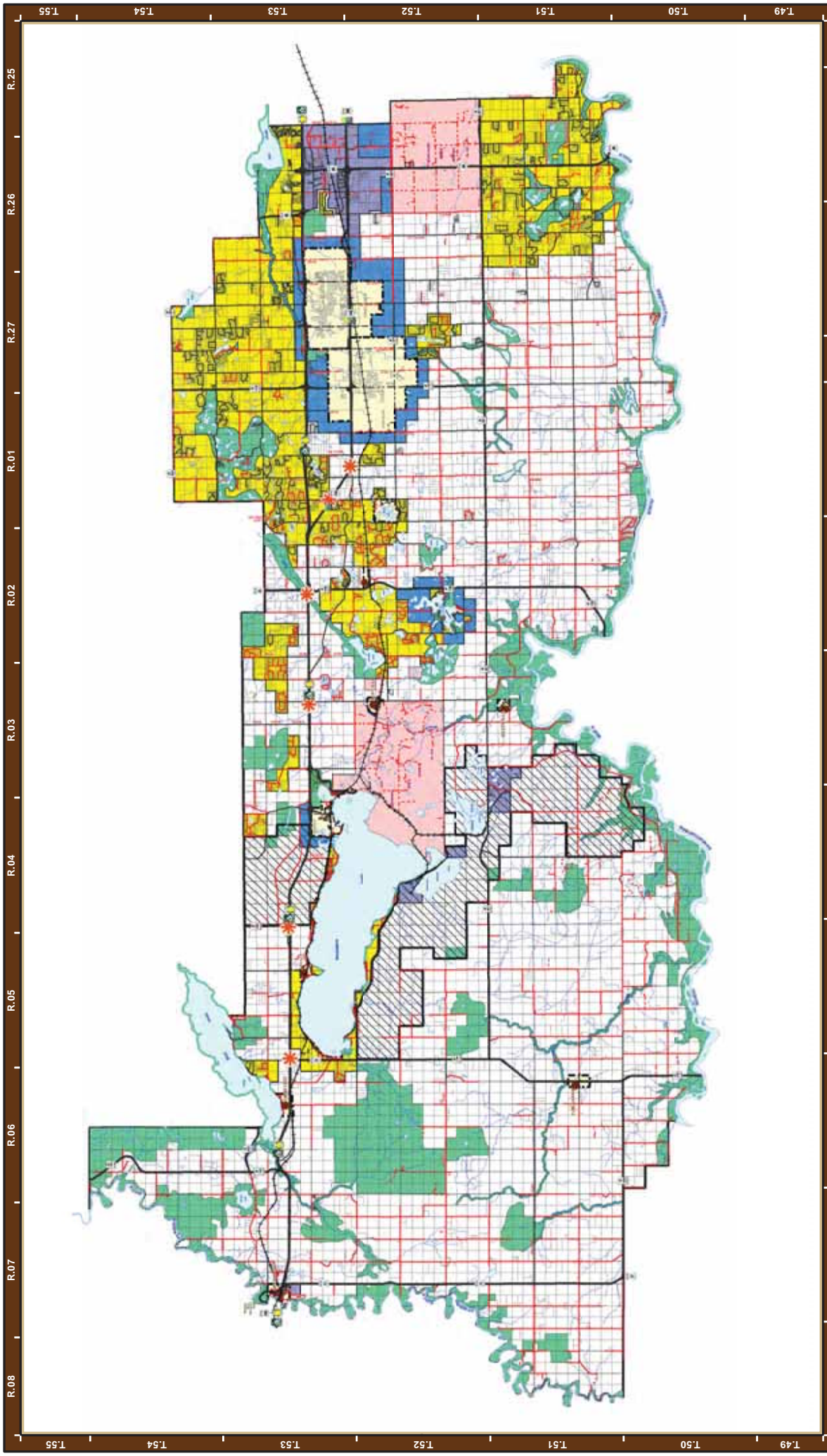
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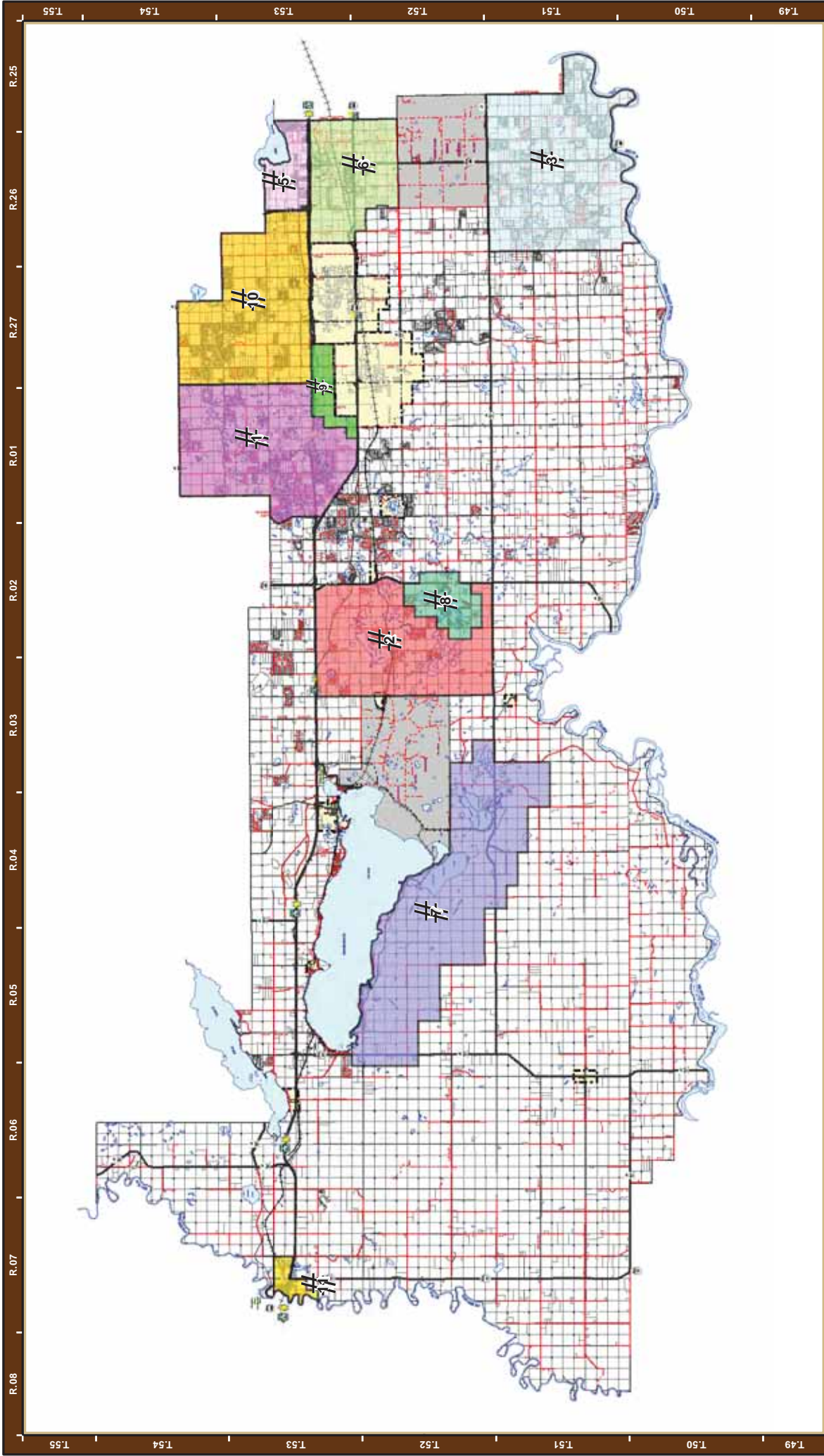
- Agricultural Country
- Residential Core
- Fringe
- Highway Commercial
- Industrial Commercial
- Environmentally Significant Area
- Major Resource Extraction
- K Highway Commercial Cluster
- I Hamlet

MDP Map 2 Land Use Concept

Date: August 14, 2015
 Drawn By: C. Davidson
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- 1 Glory Hills
- 2 Jackfish Maytan
- 3 Woodbend-Graminia

- 4 Big Lake
- 5 Acheson Industrial
- 6 Highvale End Lake

- 7 Jackfish Lake
- 8 Fifth Meridian
- 9 Altim Creek
- 10 Entwistle
- 11 Entwistle

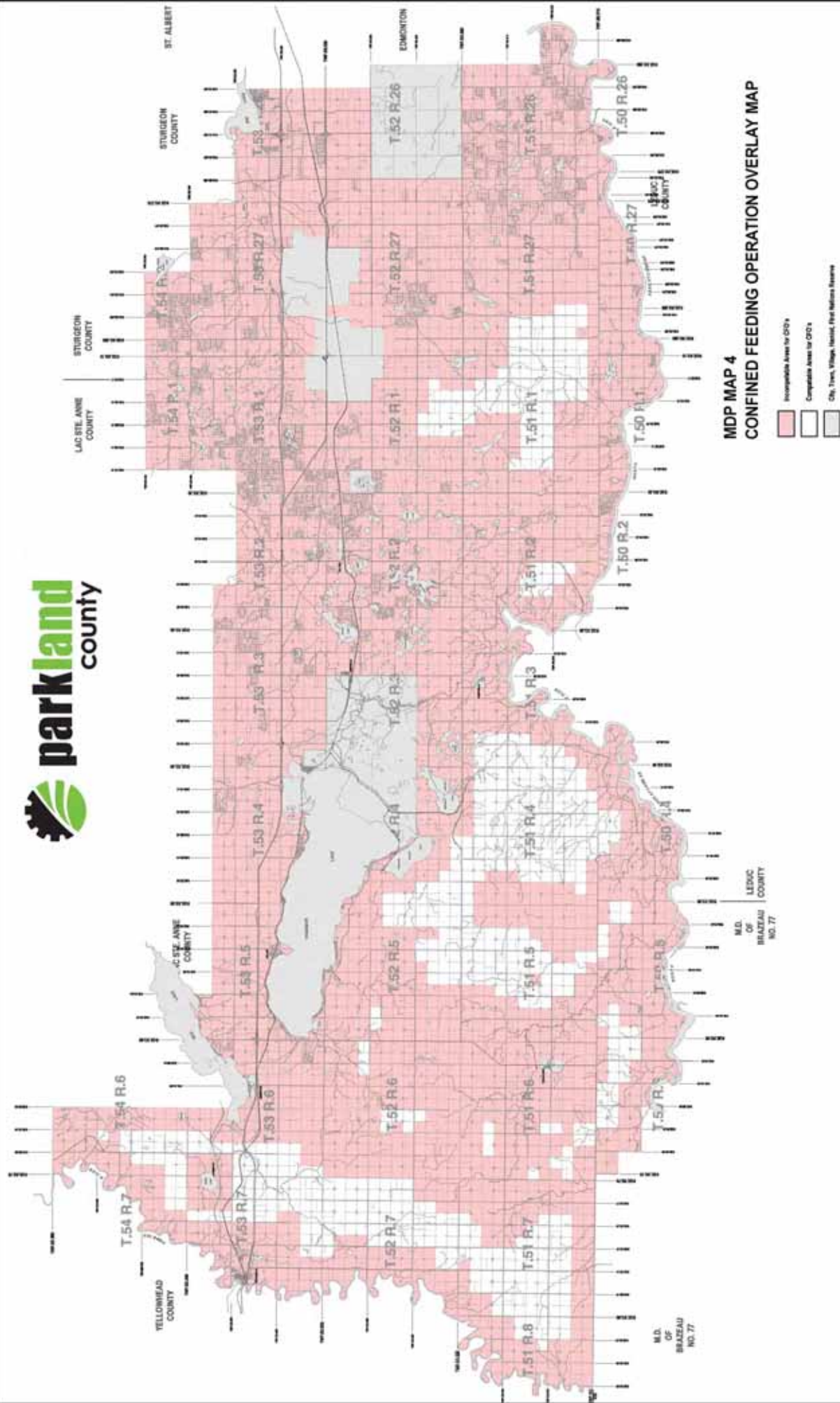
MDP Map 3 Area Structure Plans

Date: August 13, 2015
Drawn By: C. Davidson

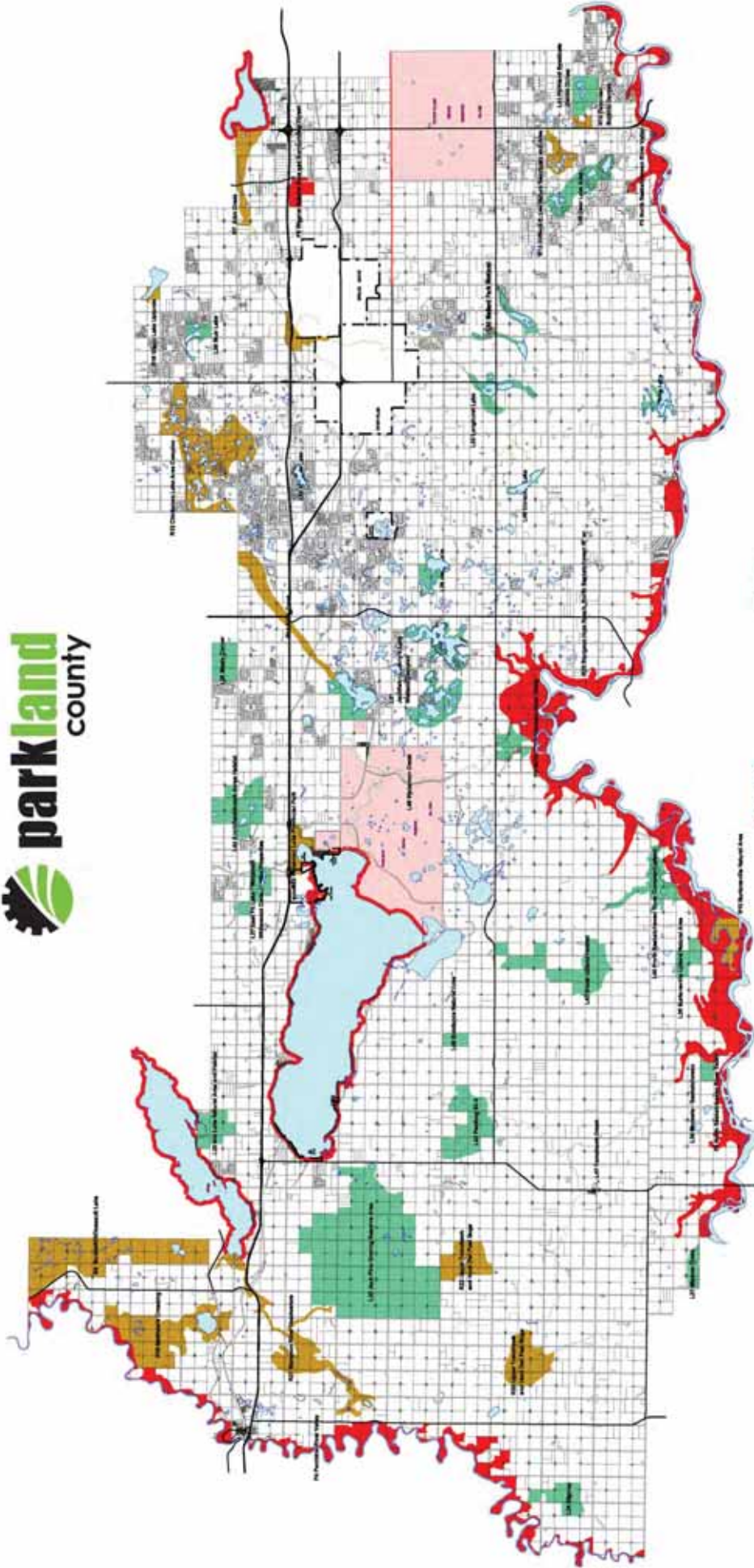
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 Incompatible Areas for CPO's
 Compatible Areas for CPO's
 City, Town, Village, Hamlet, First Nations Reserve



ENVIRONMENTALLY SIGNIFICANT AREAS

- Provincial Significance - Environmental Significance Area
- Regional Significance - Environmental Significance Area
- Local Significance - Environmental Significance Area

Provincial Significance

- 101 City Centre
- 102 City Centre
- 103 City Centre
- 104 City Centre
- 105 City Centre
- 106 City Centre
- 107 City Centre
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- 109 City Centre
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MDP MAP 5 ENVIRONMENTALLY SIGNIFICANT AREAS