



**KNEEHILL COUNTY
MUNICIPAL DEVELOPMENT PLAN**

Bylaw 1651

July 16, 2013

BYLAW 1651

BEING A BYLAW OF KNEEHILL COUNTY IN THE PROVINCE OF ALBERTA.
TO ESTABLISH A NEW MUNICIPAL DEVELOPMENT PLAN AND RESCIND
FORMER MUNICIPAL DEVELOPMENT PLAN #1507 AND AMENDMENT #1609.

WHEREAS pursuant to the provisions of Section 632(1) of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta., 2000 and amendments thereto, the Council of a municipality with a population of 3500 or more must by bylaw adopt a Municipal Development Plan, and

WHEREAS pursuant to the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000 and amendments thereto, a Municipal Development Plan must address such issues as future land use and development in the municipality, the provision of municipal Services and facilities, and intermunicipal issues such as future growth areas and the co-ordination of transportation systems and infrastructure, and

WHEREAS the overall purpose of the Kneehill County Municipal Development Plan is to guide future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, efficient, and that it enhances the Quality of life for the citizens of Kneehill County, and

WHEREAS the Municipal Development Plan is primarily a policy document that can be utilized as a framework for the physical development of the community within which both public and private sector decision making can occur, and

WHEREAS pursuant to the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000 and amendments thereto, a Council may by bylaw, authorize of the revision of all or any of the bylaws of the municipality and may authorize the omitting and providing for the repeal of a bylaw or a provision of a bylaw that is inoperative, obsolete, expired, spent, or otherwise ineffective.

NOW THEREFORE the Council of Kneehill County, in the Province of Alberta, duly assembled enacts as follows:

Title:

1. This bylaw shall be known as the "**Municipal Development Plan of Kneehill County**"

Part One:

1. The Municipal Development Plan is attached to this bylaw and marked as "Schedule A".
2. Bylaw #1507 and #1609 are hereby rescinded upon third and final reading of this bylaw.

This Bylaw comes into full force and takes effect on the date of the third and final reading.

COUNCILLOR CALHOUN

moved first reading of Bylaw #1651
on May 28, 2013.

CARRIED

COUNCILLOR CALHOUN

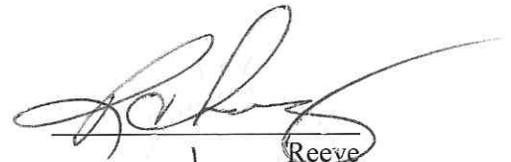
moved second reading of Bylaw #1651
on July 16, 2013.

CARRIED

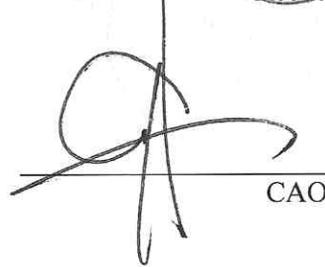
COUNCILLOR HOPPINS

moved third reading of Bylaw #1651
on July 16, 2013

CARRIED



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Kneehill County

Municipal Development Plan

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INTRODUCTION and PURPOSE

The *Municipal Government Act*, RSA, 2000 (as amended) requires all municipalities with a population of 3,500 or more to prepare and adopt a municipal development plan (MDP). The *Act* states that an MDP must address such issues as future land use and development in the municipality, the provision of municipal services and facilities, and intermunicipal issues such as future growth areas and the co-ordination of transportation systems and infrastructure.

The overall purpose of the Kneehill County Municipal Development Plan (MDP) is to guide future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, efficient, and that it enhances the quality of life for the citizens of Kneehill County. The MDP is primarily a policy document that can be utilized as a framework for the physical development of the community within which both public and private sector decision making can occur. As a policy document it is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby immediate situations or proposals can be evaluated in the context of a long range plan.

VISION STATEMENT

The policies and directions of the MDP are grounded in a vision for the future of Kneehill County. In June of 2010 Kneehill County Council adopted a Vision Statement that paints a picture of the characteristics of an ideal Kneehill County and articulates what the County values and what the County wishes to become.

"Kneehill County is first and foremost a rural community that values safety and good government for our citizens. We will grow as a community by encouraging responsible development that supports our resource-based economy.

This means investing in and enhancing infrastructure and services. Through Council policy, our Administration will continue to promote and protect our community through environmental responsibility, prosperity, and positive relationships with our citizens, private sector and government partners. "

In turn, the MDP provides direction through goals, objectives and policies on how to achieve this vision:

During the process of building the Municipal Development Plan document, citizen consultation through open houses and public hearings in 2012 and 2013:

Agriculture

- *Agriculture is recognized as a primary economic activity.*
- *Agricultural land is protected for agricultural uses.*
- *A diversity of agricultural uses is encouraged with a main focus on primary production.*

Residential

- *Rural residential development is promoted in a manner that serves the public interest while respecting fiscal sustainability environmental stewardship and the protection of agricultural land.*

Industrial / Commercial Development

- *Industry and commerce is developed in a manner that enhances the economy and quality of life while not jeopardizing the environment.*

Hamlets

- *Hamlets provide for primarily residential uses while allowing for compatible non-residential uses and development including recreational and cultural facilities for area residents.*

Neighbouring Municipalities

- *The County works cooperatively with neighbouring rural and urban municipalities to ensure the compatibility of uses in fringe areas.*
- *The County works cooperatively with neighbouring municipalities to coordinate the effective provision of services to residents.*
- *The County will work cooperatively with those neighbouring municipalities requesting to enter into Intermunicipal Development Plans. Negotiated Intermunicipal Development Plans are the preferred method of addressing inter-municipal issues within fringe areas and represents the best opportunity for a continuing cooperative working relationship between municipalities.*

Public Open Spaces / Public and Private Recreation / Cultural Facilities

- *Public open spaces as well as recreational and cultural facilities are available to both residents and visitors.*
- *Where it is appropriate to do so open spaces and facilities are also developed to accommodate and encourage tourism.*

Environment

- *The County is a good steward of the environment.*
- *The land itself, including agricultural land, is recognized as an important resource.*
- *Water is recognized as a vital component in the County's future and is managed in a sustainable manner.*
- *Environmentally Significant Areas (ESAs) are recognized for their intrinsic value and are protected from potentially harmful use and development. ESAs are identified within the Environmentally Significant Area Study (Summit 2010) in four categories (i.e. ESAs 1-4 with ESA1 having the highest significance).*
- *ESAs, hazard lands, and other natural, environmental and historical resources shall be protected from inappropriate development through the use of voluntary policy wherever possible and prescriptive policy when required for the purposes of due diligence and planning applications.*
 - *Unless waived by the development authority, development within all ESA Categories shall require Environmental Impact Assessment prior to approval. Such scientific or engineering analysis*
 - *shall be undertaken by qualified technical Professionals with*
 - *all costs borne by the developer;*

Municipal Services

- *Kneehill County is a responsive and responsible provider of municipal services.*
- *Municipal government operates in a spirit of cooperation with its rural and urban neighbours.*
- *Where opportunities exist for regional cooperation with other municipalities and service providers, the County should endeavour to achieve economically sensible solutions.*
- *Municipal services, both common and emergency, are provided in an efficient fiscally responsible manner that provides the greatest good to the greatest number of people.*

Transportation

- *Transportation infrastructure provides for the efficient and safe flow of people and goods both within the County and to neighbouring municipalities, and is directed in such a way as to promote positive long-term planning goals.*

This Municipal Development Plan strives to embody the community goals, dreams and aspirations contained in the vision statement. Based on Kneehill County's Vision Statement and a community consultation process in 2012 and 2013, goals were developed to guide future planning and development.

1.0 GENERAL LAND USE / DEVELOPMENT CONCEPT

1.1 Goal

- 1.1.1 To plan and manage development while recognizing that Kneehill County is a rural community that values safety and good government.

1.2 Objectives

- 1.2.1 To ensure that all subdivision and development related decisions are made based upon the best information possible.

1.3 Policies

Information to be provided

- 1.3.1 When making decisions concerning redesignation, subdivision or development for certain areas, the County shall, unless waived by Council regarding redesignation or MPC regarding subdivision or development, require the proponent to submit additional information with their request for redesignation or approval of an application for subdivision or development.

Near/In Environmentally Significant Areas (ESA)

- Generally, development on lands within an ESA Level 1 or ESA Level 2 should be avoided or minimized. If unavoidable, and unless this requirement is waived by Council or the MPC, the proponent shall submit an environmental impact assessment (EIA) by a qualified professional addressing the potential impact of the proposal on lands designated and any actions that should be taken to prevent or minimize any impacts.

Development on lands within an ESA Level 3 or ESA Level 4 should be minimized, with an end goal of improving ESA function to meet better criteria. Improvement can be through weed management programs, riparian fencing, review of grazing practices, reclamation with native plant species, buffering the perimeters of these ESAs, collaborating with conservation groups (e.g. Ducks Unlimited, Cows and Fish etc.) and several other management strategies as per the County's ESA Study (Summit Environmental 2010).

Near/In Flood Prone Areas

- The proponent shall submit information from either Alberta Environment or a qualified professional identifying the 1:100 year flood plain elevation and delineating it on a professionally prepared sketch of the subject land.

**Near
Water
Bodies/
Courses**

- The proponent shall submit an environmental impact assessment (EIA) prepared by a qualified professional addressing the potential impact of the proposal on the water body/course and any actions that should be taken to prevent or minimize any impacts.

**Near
Hazard
Lands**

- The proponent shall submit a geotechnical report prepared by a qualified professional addressing the potential impact the hazard lands pose for the proposal and any action that should be taken to prevent or minimize any impacts.

1.3.2 Landfill and Wastewater Treatment Facility Setbacks

Subdivision or development within proximity to areas identified as active or former landfill sites or wastewater treatment facilities shall only be permitted in accordance with the *Subdivision and Development Regulation*.

1.3.3 Setbacks from Oil and Gas Wells

Subdivision or development within 100 metres (328.1 ft.) of an oil or gas well shall only be permitted in accordance with the *Subdivision and Development Regulation*, unless a lesser distance is approved in writing by the Energy Resources Conservation Board (ERCB).

1.3.4 Setbacks from Sour Gas Facilities

Subdivision of land or development that is intended for permanent overnight accommodation or a public facility, as defined by the ERCB shall not be situated within 1.5 kilometres (0.93 miles) of a sour gas facility unless a lesser distance is agreed to, in writing, by the ERCB

1.3.5 Relaxation of Setbacks

The subdivision authority and the development authority shall not approve an application that does not conform to the ERCBs setbacks unless the ERCB gives written approval to a lesser setback distance.

1.3.6 Costs Related to Approvals

Where an agreement, caveat, contract or other legal document or instrument is required as part of a development, subdivision, or redesignation proposal, the County may require the proponent to bear any or all associated costs of said document or instrument.

1.3.7 Parcels for Public and Quasi-Public Uses

Lots created for public or quasi-public uses, churches, community halls, and cemeteries shall not be included in the calculation of the maximum number of parcels allowed per quarter section.

1.3.8

Direct Control Districts

If Council wishes to exercise particular control over the use and development of land or buildings within an area of the County, it may in the Land Use Bylaw designate that area as a direct control district (DCD). The use of direct control districts should, where possible, be limited to unique situations, such as multi-unit dwelling proposals and mixed use proposals that cannot be readily accommodated within conventional land use districts.

1.3.9 ***Other Approvals and Compliance***

Proponents of subdivisions or developments must also meet all provincial and federal standards and requirements. Compliance with the requirements of County's bylaws of plans does not exempt any persons from:

- the requirements of any federal or provincial legislation, and
- complying with any easement, covenant, agreement or contract affecting the existing or proposed development.

1.3.10 ***Utility Standards***

Utility infrastructure for new subdivisions and developments must be constructed according to County requirements.

2.0 GROWTH MANAGEMENT

2.1 Goal

- 2.1.1 To grow as a community by encouraging responsible development that is supportive of our resource-based economy.

2.2 Objectives

- 2.2.1 To accommodate non-agricultural land uses while recognizing the need to protect agricultural uses of land.
- 2.2.2 To manage growth and development in a responsible, orderly and cost-efficient manner.

2.3 Policies

2.3.1 *Prerequisites for Redesignations*

Prior to considering a change in a Land Use Bylaw designation (redesignation) allowing for more intense subdivision or development than presently exists on parcels of land, the County shall require the preparation of either an outline plan or and area structure plan (ASP) to the County's satisfaction.

Unless specifically stated elsewhere as being required by the County, the determination as to whether an Area Structure Plan or an Outline Plan is preferred for certain land use designation amendments are at the discretion of the County and will based upon the density and impact on proposed lands.

Additional studies, testing and approvals that may be required to determine the suitability of the subject lands for development may also be required and shall be the responsibility of the developer.

2.3.2 *Matters to be considered*

In considering a proposal for a change in Land Use Bylaw designation, subdivision or development, the following matters should be taken into account where applicable:

- (a) the type and scale of the proposed use or uses;
- (b) the suitability of the site for the proposed use or uses;
- (c) site design with respect to natural topography, environmentally significant areas, landscape features, wetlands and steep slopes;
- (d) compatibility with surrounding existing and future land uses;
- (e) proposed access, intersections and impacts on the road system;
- (f) emergency access;
- (g) availability of municipal utility services, if applicable;
- (h) provision of open space in terms of public access and use, if applicable;

- (i) adequacy of parcel sizes to support the intended use;
- (j) consistency with provisions contained in applicable statutory and non-statutory plans and the Land Use Bylaw;
- (k) proximity to oil and gas infrastructure, wastewater treatment facilities and solid waste handling facilities;
- (l) the need for the development and the benefits the development would bring to the community; and
- (m) any other matters deemed relevant by the County.

3.0 AGRICULTURE

3.1 Goals

- 3.1.1 To protect agricultural land and existing and potential agricultural operations from inappropriate non-agricultural uses and development.
- 3.1.2 To minimize potential conflicts between agricultural and non-agricultural uses.
- 3.1.3 To encourage sustainable and diversified agricultural activities.

3.2 Objectives

- 3.2.1 To ensure that agriculture remains an integral and viable component of the regional economy;
- 3.2.2 To protect agricultural land from unnecessary encroachment;
- 3.2.3 To minimize the fragmentation of agricultural land;
- 3.2.4 To partner with the agricultural industry to protect land that is environmentally significant;
- 3.2.5 To encourage the agriculture industry to employ practices that protect and enhance the environment, and natural resources such as water, air and soil;

3.3 Policies

3.3.1 ***Agriculture as Primary Land***

All lands in the County are deemed to be agricultural lands unless otherwise designated by the Municipal Development Plan, an approved statutory or non-statutory plan, the Land Use Bylaw, or provincial legislation.

3.3.2 ***Expansion of Existing Confined Feeding Operations***

In the Natural Resources Conservation Board's (NRCB's) deliberations concerning an application for the expansion of an existing CFO, the County *requests that* the NRCB not allow the expansion of existing CFOs in the following areas:

- (a) In Environmentally Significant Area (ESA) as identified in the Kneehill County Environmentally Significant Area Study (2010),
- (b) Within 1.6 kilometres (1 mile) of any hamlet or grouped country residential development, or
- (c) Within 1.6 kilometres (1 mile) an urban fringe area as mutually identified by the respective urban municipality and the County, or

- (d) Within 1.6 kilometres (1 mile) of an Intermunicipal Development Plan boundary, or
- (e) Within an urban fringe area as mutually identified by the respective urban municipality and the County,

Unless it is demonstrated to the County's satisfaction that the proposed expansion will not have a detrimental impact on the features listed above.

3.3.3 **New Confined Feeding Operations**

In the Natural Resources Conservation Board's (NRCB's) concerning an application for a proposed new confined feeding operation (CFO) County requests that the NRCB not allow the creation of new CFOs in the following areas:

- (a) In Environmentally Significant Area (ESA) as identified in the Kneehill County Environmentally Significant Area Study (2010),
- (b) Within 1.0 mile (1.6 km) of any hamlet or grouped country residential development, and
- (c) Within 1.6 kilometres (1 mile) an urban fringe area as mutually identified by the respective urban municipality and the County, or
- (d) Within 1.6 kilometres (1 mile) of an Intermunicipal Development Plan boundary.
- (e) Within an urban fringe area as mutually identified by the respective urban municipality and the County.

3.3.4 ***Right to Subdivide***

There is no automatic right to subdivide agricultural land;

3.3.5 ***Good Agricultural Land***

Whenever possible; the subdivision of good agricultural land should be discouraged and its use for agricultural purposes maintained.

3.3.6 ***Minimizing Fragmentation***

Where agricultural land is taken for roads, rail lines, trails, or major right-of-ways, the County shall endorse only those proposals which minimize the fragmentation of agricultural land;

3.3.7 ***Minimum Agricultural Parcel Size***

The minimum parcel size for extensive agricultural uses shall normally be a quarter section;

3.3.8 ***Subdivision for Agricultural Purposes***

Where the subdivision of a parcel is proposed for agricultural purposes, the applicant shall demonstrate that the proposed parcel is for a bona fide agricultural use.

3.3.9 ***Evaluation of Non-Agricultural Proposals***

The evaluation of proposals for either redesignation or subdivision for non-agricultural uses in an agricultural area will take into consideration:

- (a) The agricultural capability, either current or potential, of the land. Non-agricultural uses should be directed to lands that are not defined as good agricultural lands.
- (b) The potential impact that non-agricultural uses may have on adjacent agricultural lands.

3.3.10 ***Criteria for Subdivision of Developed First and Second Parcels***

The subdivision of a residence in an agricultural district from a previously unsubdivided quarter section may be approved provided the following conditions are met:

- (a) The area of the proposed lot is as small as reasonably possible while encompassing the residence, water and sanitary sewer system, and ancillary residential buildings, such as garages and sheds.
- (b) The developed residence is habitable and has functioning utilities and water and sewer systems that meet current code requirements.
- (c) Both the proposed parcel and the remainder parcel shall have direct legal and physical access to a public road.

4.0 COMMERCIAL and INDUSTRIAL DEVELOPMENT

4.1 Goal

- 4.1.1 To encourage sustainable and appropriate industrial development and activities that are compatible with existing and future non-industrial land uses.
- 4.1.2 To support the development of commercial areas that meets the needs of Kneehill County and the surrounding area.
- 4.1.3. Whenever possible; the County should support the location of industrial and commercial development within Villages and Towns inside the County's boundaries.

4.2 Objectives

- 4.2.1 To ensure that commercial and industrial development occurs in conformance to this plan.
- 4.2.2 To allow commercial and industrial development at appropriate locations in the County.
- 4.2.3 To minimize conflicts between industrial and existing or future non-industrial land uses.
- 4.2.4 To minimize conflicts between commercial and existing or future non-commercial land uses.
- 4.2.5 To encourage aesthetically pleasing commercial and industrial development.

4.3 Policies

- 4.3.1 ***Compatibility with other Uses***
Commercial and industrial development shall be compatible with surrounding land uses. Approval of a commercial or industrial use may be conditional upon the applicant addressing existing or potential negative impacts on adjacent land uses.
- 4.3.2 ***Aesthetics and Buffering***
Commercial and industrial development shall be aesthetically pleasing with appropriate landscaping and visual and noise screening from adjacent non-commercial and non-industrial land uses.
- 4.3.3 ***Agricultural Land***
Whenever possible, commercial and industrial uses should not locate on good agricultural land.
- 4.3.4 ***Access to Transportation***
Whenever possible, industrial developments should be located near major transportation routes.

- 4.3.5 **Access to Transportation**
Whenever possible, commercial developments should be located in hamlets and/or near major transportation routes.
- 4.3.6 **Clustering**
Commercial and industrial developments should be clustered to minimize the amount of land used and to facilitate the efficient provision of servicing and access.
- 4.3.7 **Access**
Commercial and industrial developments shall be sited so as to provide for safe and efficient vehicular access to the satisfaction of the County and, where applicable, Alberta Transportation.
- 4.3.8 **Servicing**
The preferred method of servicing commercial and industrial development is either a tie-in to municipal utilities where available or a proven on-site potable water supply and on-site sanitary sewage disposal, both of which are adequate to meet the needs of the proposed development.
- 4.3.9 **Infrastructure Improvements**
Large scale industrial or commercial developments may be responsible, either solely or in partnership with the County, for infrastructure improvements needed to adequately service the development.
- 4.3.10 **Urban Fringe**
Commercial and industrial developments should not be located in urban fringe areas unless provided for in an adopted Intermunicipal Development Plan (IDP) or other plan or agreement acceptable to both the urban municipality and the County.
- 4.3.11 **Additional Planning**
The County may require the preparation of an acceptable area structure plan (ASP) or an outline plan for commercial or industrial development proposed in the vicinity of highways or major roads, or when the proposed development is for a multiple lot development, or when it is anticipated that the development may have a significant impact on the surrounding area.
- 4.3.12 **Small Scale Commercial**
Small scale commercial uses, such as home occupations and bed and breakfast establishments shall be accommodated through the Land Use Bylaw as discretionary uses in appropriate non-commercial districts.
- 4.3.13 **Small Scale Industrial**
Small scale industrial uses, such as small manufacturing plants that have few on-site employees and do not create pollution or nuisance for adjacent properties, shall be accommodated through the Land Use Bylaw as discretionary uses in appropriate non-industrial districts.

5.0 NATURAL RESOURCES

5.1 Goal

- 5.1.1 To encourage appropriate utilization of renewable and non-renewable natural resources.

5.2 Objectives

- 5.2.1 To ensure that utilization of natural resources occurs in conformance to this plan.
- 5.2.2 To minimize conflicts between natural resource industries and other existing or future land uses.
- 5.2.3 To ensure that land disturbed by natural resource extraction is reclaimed in a timely fashion to a satisfactory level when the extractive activity ceases.

5.3 Policies

5.3.1 *Surface Extraction of Natural Resources*

Applications for aggregate extraction that are not under the jurisdiction of Alberta Environment (e.g. those pits that are less than 5 hectares in area) shall prepare a 'master site development plan' similar in scope to that set by Alberta Environment Code of Practice for pits.

- 5.3.1.1 Subdivision and development, particularly residential, will be directed away from active and potential natural resource surface extractive areas so as to not conflict with or constrain the extraction of the resource.

5.3.3 *Siting of Facilities*

Resource extraction activities shall, whenever possible, be located away from existing or future residential areas and on lands of lower agricultural capability.

5.3.4 *Development Agreements*

As part of the development approval process the County may require a developer of a resource extractive use to enter into a development agreement to address such issues as a gravel haul route, road upgrades, access control, traffic, visual and light intrusion, dust control, noise, and hours of operation.

5.3.5 *Site Reclamation*

The County may, as part of the development approval process, require the proponent of an industrial or resource extractive development to provide a reclamation plan along with a performance bond or similar security for the purpose of ensuring reclamation is completed to the County's satisfaction once the approved use ceases.

5.3.6 *Siting of Oil and Gas Facilities*

In the decision of the Energy Resources Conservation Board (ERCB) concerning an application for proposed Oil and Gas facility, the County requests that the ERCB consider not allowing the siting of Oil and Gas facilities in the following areas:

- a) In or in close proximity to Environmentally Significant Area (ESA) as identified in the Kneehill County Environmentally Significant Area Study (Summit 2010) or as identified by this plan,
- (b) Within an urban fringe area as mutually identified by the respective urban municipality and the County.
- (c) Facilities should be sited so as to:
 - minimize their impact on roads and farming operations,
 - minimize their consumption of agricultural land, and
 - comply with County development standards.

5.3.6 **Alternative Energy**

The County shall support the development of renewable energies sources such as wind, geo-exchange and solar energy systems; however, the County may also consider the location of the resource development.

The County may also require that proponents of alternative energy systems to conduct open houses, and provide studies as required by the County (including, but not necessarily limited to, geotechnical reports, environmental site assessments, and environmental impact assessments) to support the development.

5.3.6.1 **Wind Energy**

The County encourages the development of wind energy infrastructure within its borders.

However; in addition to any provisions and requirements noted in the Land Use Bylaw, as part of an application for a wind farm, the proponent is expected to accomplish the following:

1. The proponent must submit, as part of an application, an environmental impact assessment (EIA), prepared by a qualified professional, which addresses possible impacts on the landscape and wildlife, including avian species.
2. Before the County will make a decision regarding a wind farm application, the proponent must conduct a public presentation where the proponent outlines the size, type, location and nature of the proposed wind farm. The public presentation must be conducted in a manner approved by the County, and must be advertised to all landowners within two miles of the proposed development site.
3. A geotechnical report, if required by the County.

The County may require that the proponent enter into a development agreement, which addresses the development, and future removal, of all proposed structures, which are to be associated with the wind farm.

Furthermore, the County reserves the right to refuse an application if there is sufficient reason to believe that the proposed wind farm will have a deleterious impact on adjacent landowners or wildlife.

6.0 RESIDENTIAL DEVELOPMENT

6.1 Goals

- 6.1.1 To facilitate rural residential uses that are compatible with agricultural uses.
- 6.1.2 To facilitate sustainable single or multi-lot residential development on land with low agricultural capability and low environmental significance while ensuring that surrounding agricultural lands and uses are not adversely affected by such development.
- 6.1.3 The purpose of the Country Residential (CR) designation is to allow for grouped residential developments, when appropriate, in a rural setting.

6.2 Objectives

- 6.2.1 To ensure that residential needs associated with agricultural land uses are accommodated in a reasonable manner.
- 6.2.2 To accommodate residential uses in hamlets.
- 6.2.3 To accommodate grouped country residential development (minimum of five country residential lots within one quarter section) where impacts on the environment, natural resources and agricultural land/uses are minimized.
- 6.2.4 To minimize potential impacts of residential development on adjacent land uses.

6.3 Policies

GENERAL RESIDENTIAL

6.3.1 ***One Dwelling per Parcel***

Generally, only one (1) dwelling unit is permitted per parcel. Additional dwellings may be allowed in agricultural districts in accordance with the Land Use Bylaw.

6.3.2 ***Location of Residential Parcels***

Generally, residential development is encouraged to locate in hamlets and/or in proximity to rural or municipal utility systems, developed roads, and municipal services.

6.3.3 ***Parcel Size, Generally***

Parcels created for residential uses should be as small as possible to reasonably accommodate the residential use.

6.3.4 ***Parcel Size for Proposed New Parcels with Existing Residence***

The size of proposed new parcels, which contain existing residential sites, and are being created for residential purposes, should be kept as small as possible while accommodating the principal and accessory residential buildings, sewage system and water supply.

The County may also require the relocation of the access point to a potable water supply (e.g. well, water riser etc.); as well as changes or upgrades to, or relocation of, existing Private Sewage Treatment Systems (PSTS) that would meet required setbacks to new property lines.

When the installation of a new or replacement PSTS is a condition of a subdivision approval and seasonal conditions prevent the installation of intended PSTS; the County, at its discretion, may enter into a development agreement, caveat, contract or other legal document or instrument whereby temporary sewage disposal and handling may be considered for approval, with arrangements for an Irrevocable Letter of Credit or monetary Bond to be held by the County to ensure the construction of the permanent system when seasonal conditions are suitable.

Accessories buildings constructed after parcels have been subdivided for residential purposes shall be considered as being for residential use and require all necessary County approvals and safety codes approvals.

6.3.5 ***Servicing***

As part of an application to redesignate or subdivide land for residential purposes, the County, at its discretion, may require that information be submitted to demonstrate to the County's satisfaction, that the site is able to produce a long term and sustainable supply of potable groundwater, and is suitable for an on-site sewage disposal system. This requirement shall generally apply to all residential proposals including country residential (CR).

Connection to potable water and or public sewer systems in urban fringe areas may be considered if such service provision is contemplated in an adopted Intermunicipal Development Plan (IDP) or other plan or agreement acceptable to both the urban municipality and the County.

The County may require developers to use holding tanks for the provision of private sewage disposal in certain scenarios e.g. to protect environmentally significant areas, proximity to water bodies etc.

6.3.6 ***Fragmented Parcels***

Approval may be given to an application for subdivision for a parcel of land that is separated from the balance of the landholding by a road or railway, abandoned railway, or permanent naturally occurring creek or body of water. Each new parcel created must contain a suitable building site and have direct physical or lawful access (registered on title) to a public road satisfactory to the County.

6.3.7 ***Number of Parcels per Agricultural (A) Quarter Section***

The County will consider allowing a maximum of (3) three *parcels* per agricultural quarter section. Those scenarios shall be defined in the Land Use Bylaw and shall maintain the County policies of preserving agricultural land and limiting the number of dwellings on an agricultural quarter section to (3) three.

COUNTRY RESIDENTIAL

6.3.8 ***Country Residential on good agricultural land***

Country residential development should not occur on lands considered to be good agricultural lands (typically land with a farmland assessment rating of at least 28 percent or CLI classification of 1 to 4).

6.3.9 ***Country Residential in Fringe Areas***

When considering country residential development in fringe areas, the County will take into consideration the comments or concerns of the adjacent municipality.

6.3.10 ***Limits on Country Residential***

The County reserves the right to create and apply country residential exclusionary areas within the County where it is deemed that country residential development is not desired.

6.3.11 ***Redesignation for Country Residential***

The country Residential (CR) designation will not be used in order to accommodate the subdivision of an existing dwelling, or the creation of a new lot, which is not part of a grouped country residential development.

6.3.12 **Clustering of Country Residences**

Country residential development should be clustered or grouped wherever possible so as to minimize potential impacts between residential and non-residential land uses.

6.3.13 **Plans for Country Residential**

The County may, either before or as part of a redesignation, subdivision, or development permit process, require the preparation of an acceptable area structure plan (ASP) or outline plan for proposed country residential development. The plan shall address among other things:

- (a) Suitability of the site in terms of:
 - (i.) Adequate building sites on each proposed parcel,
 - (ii.) On-site water and sewer servicing capability (this may include the provision of a ground water report and/or soils report),
 - (iii.) Storm drainage,
 - (iv.) Existing or potential hazard and floodplain areas,
 - (v.) Proximity to environmentally significant areas
 - (vi.) Proximity to existing confined feeding operations (CFOs), and
 - (vii.) Access to the area in general and to each proposed parcel, including emergency access
- (b) Compatibility with and impact on existing and potential land uses in the vicinity, including nonrenewable resource extraction,
- (c) Conformity with any relevant statutory or non-statutory plans,
- (d) Servicing concept,
- (e) Phasing of Development and
- (f) Any other issues identified by the Count

6.3.14 **Limitation on Use of Country Residential District**

Redesignation to CR will generally only be used to allow for grouped developments containing five (5) or more lots, or the creation of one or more new lots, which are contiguous (or would be contiguous if not for a road or natural feature of minor significance) to an existing hamlet or CR designated residential development.

HAMLET RESIDENTIAL

6.3.15 **Hamlet Residential Servicing**

Residential developments in hamlets must tie-in existing communal / municipal water and sewer services where available.

6.3.16 **Hamlet Residential Parcel Size**

The creation of excessively large residential parcels in hamlets is not supported; proposed new residential parcels should be comparable/sympathetic in size to existing residential parcels in the hamlet.

6.3.17 **Other Housing Types**

Proposals for unique housing situations or types will be provided for through the Land Use bylaw.

7.0 HAMLETS

7.1 Goals

- 7.1.1 To facilitate appropriate and sustainable residential and non-residential development in hamlets.

7.2 Objectives

- 7.2.1 To provide a range of appropriate residential, community, commercial and industrial land uses within hamlets.

7.3 Policies

7.3.1 *Growth Directions*

The County may undertake a review of its hamlets to assess the future direction of development for each hamlet.

7.3.2 *Future Planning*

The County may require an area structure plan (ASP) or an acceptable non-statutory plan to be prepared in support of a redesignation or subdivision application in or adjacent to a hamlet.

7.3.3 *Development Agreements*

The County may require an applicant for development to enter into a development agreement in accordance with the Act and the Land Use Bylaw to address such issues as roads, sidewalks, fencing, landscaping, parking, off-site levies, etc.

8.0 INTERMUNICIPAL COOPERATION

8.1 **Goal**

- 8.1.1 To promote sound planning and development decision making in intermunicipal fringe areas and to create and maintain an atmosphere of mutual respect, trust and recognition of both the short and long term aspirations and needs of the County and its urban and rural municipal neighbours.

8.2 **Objectives**

- 8.2.1 To ensure open dialogue and cooperation with all neighbouring municipalities to address issues of mutual interest.
- 8.2.2 To provide adequate protective and emergency services in cooperation with neighbouring municipalities.
- 8.2.3 To coordinate or enable the provision of social and recreational facilities and resources, in cooperation with neighbouring municipalities in order to provide efficient programs and services to rural and urban residents.

8.3 **Policies**

8.3.1 ***Dialogue with Neighbouring Municipalities***

The County shall maintain ongoing dialogue with its neighbouring municipalities in order to coordinate development and to minimize potential conflicts

8.3.2 ***Intermunicipal Development Plans***

The County shall strive to work with neighbouring municipalities to prepare and adopt Intermunicipal Development Plans (IDPs) to address all matters identified in the *Municipal Government Act*, so as to effectively coordinate land uses, future growth patterns, transportation systems and municipal infrastructure and services.

8.3.3 ***Consultation with Neighbouring Municipalities***

The County shall refer to relevant neighbouring municipalities for comment, prior to a decision, all proposed statutory plans and plan amendments, outline plans and amendments, land use bylaw amendments, and subdivision applications located either adjacent to a municipal boundary or in areas agreed to between the County and the affected municipality. Minor amendments may be exempt from this requirement.

8.3.4 ***Consultation with Kneehill County***

The County shall encourage all adjoining municipalities to consult with the County prior to a decision in regards to proposed statutory and non-statutory plans and amendments and land use bylaw amendments involving lands adjacent to Kneehill County's boundaries or in areas agreed to between the County and the affected municipality.

8.3.5 Annexation

The County will insist that an urban municipality's proposal to annex of land will be based upon a written growth strategy that:

- (a) directs growth, where practical, to land of lower agricultural productivity,
- (b) strives to maximize infill potential before considering expansion into County lands,
- (c) strives to promote appropriate urban densities while recognizing the value of agricultural land,
- (d) ensures future subdivision and development is contiguous with existing development, and
- (e) demonstrates that the amount of land desired for annexation is not excessive in terms of meeting the municipality's growth needs for the next twenty (20) years.

8.3.6 Municipal Fringes

Until such time as intermunicipal development plans (IDPs) or other mutually acceptable agreements are in place to provide guidance, the County may restrict subdivision or development near adjacent municipalities if the County determines they may have a detrimental effect on the adjacent municipality.

9.0 OPEN SPACE and ENVIRONMENT

9.1 Goal

- 9.1.1 To protect significant environmental and natural areas and resources, including water resources, and to promote integrated, accessible and well-planned open spaces supporting appropriate leisure and recreation opportunities.

9.2 Objectives

- 9.2.1 To conserve and sensitively incorporate natural areas as an integral part of the County's open space system.
- 9.2.2 To ensure that the various approval authorities, both within and outside the County, consider the natural environment when making decisions concerning applications for land use district redesignations, subdivision, or development.
- 9.2.3 To promote the protection of environmentally significant areas and the environment in general.
- 9.2.4 To protect from subdivision and development lands that are or potentially are hazardous because of slope or erosion concerns.
- 9.2.5 To provide and promote responsible access and use of public areas.

9.3 Policies

9.3.1 Hazard Lands

The County shall, through the Land Use Bylaw and other statutory and non-statutory plans, continue to address hazard lands with the purpose of reducing risks to health, safety and property damage.

9.3.2 Environmentally Significant Areas (ESAs)

The County recognizes the following environmentally significant areas (ESAs):

- (a) The areas identified in the Kneehill County Environmentally Significant Areas (2010) study prepared by Summit Environmental Ltd., and
- (b) other environmentally significant areas and/or hazard lands that may be identified by the County from time to time.

9.3.3 Protection of Environment

The County shall work with applicable provincial and federal agencies to protect the natural environment and resources, including land, air and water from degradation by inappropriate or detrimental land uses and development.

9.3.4 **Proximity to ESAs**

Proposals for redesignation, subdivision and/or development within 0.8 km (0.5 mile) of an identified ESA shall be referred to the appropriate agencies for comment before the County makes a decision on the application.

9.3.5 **Reserves**

At the time of subdivision, environmental reserve (ER), or municipal reserve (MR) may be taken to the extent allowed by the Municipal Government Act to protect open spaces and significant environmental areas.

The aggregate amount of municipal reserves (MR) that may be provided shall not exceed then (10) percent of the parcel of land less land required to be provided as environmental reserve (ER) and the land made subject to an environmental reserve easement (ER).

Subject to the Act, the subdivision authority may require the owner of a parcel that is the subject of a proposed subdivision to provide part of that parcel of land as environmental reserve (ER) or environmental reserve easement (ERE) if it consists of:

- a swamp, gully, ravine, coulee or natural drainage course,
- land that is subject to flooding or is unstable, or
- a strip of land, not less than 6 metres in width, abutting the bed and shore of any lake, river, stream or other body of water for the purpose of
 - preventing pollution, or
 - providing public access to and beside the bed and shore

9.3.6 **Development in Valleys**

Unless otherwise provided for in a statutory plan or non-statutory plan acceptable to the Council, subdivision and development within river or stream valleys will be limited to non-intensive agricultural uses, parks and public open spaces.

9.3.7 **Development near Valleys**

Development of permanent structures shall be directed away from the brink of valleys, protrusions, escarpments and the toe of slopes in accordance with the standards of the Land Use Bylaw.

Those requests for development closer to the escarpment than the regulations required by the Land Use Bylaw (e.g. dwellings designed with walk-out basement) may be considered; however the developer shall be required to demonstrate, through reports prepared and certified by a professional engineer, the proper management and maintenance of slope stability, stormwater, appropriate discharge of sewage effluent and other measures and requirements as identified in the professional engineer's analyses of the site.

The report shall be registered on the subject title by way of a Restrictive Covenant for the benefit and safety of current and future landowners/developers.

9.3.8 **Flood Hazard Areas**

As a prerequisite for development within the valleys of the Red Deer River, Rosebud River, Kneehill Creek, Ghost Pine Creek, Lone Pine Creek, or Three Hills Creek, satisfactory proof to the County must be submitted demonstrating that the subject site is not within the 1:100 year floodplain (Design Flood).

The County may require a detailed hydraulic analysis to establish Design Flood Levels and to define the floodway and flood fringe for proposed development.

9.3.9 **Design Flood Levels)**

No permanent structures will be permitted within the Floodway or Flood Fringe of any river, stream or lake, except accessory buildings, which may be allowed in accordance with the provisions and standards of the Land Use Bylaw.

New development may be permitted within the flood fringe areas as defined within a detailed hydraulic analysis establishing a flood fringe elevation plus 0.5m freeboard allowance, if it can be shown that floodproofing techniques are incorporated in to the design of the structure. (Floodproofing methods may include, but are not limited to: no basements, raised main floor, utilities above projected flood levels, raised site elevations and dyking incorporated into landscaping etc.)

9.3.10 **Environmental Impact Assessment (EIA)**

When considering a proposal that the County determines may have significant environmental consequences, such as multi-lot country residential, the County may require the proponent (at the proponent's expense) to submit an environmental impact assessment (EIA) prepared by a qualified professional, which is satisfactory, in its form and content, to the County.

9.3.11 **Conservation Easements**

Although the County will consider allowing some types of development within ESAs, when it is appropriate, it is the general policy of the County to preserve and protect important recognized ESAs. To this end the County will support the use of conservation easements as a means of preserving the natural qualities of privately held land within ESAs.

10.0 COMMUNITY, RECREATION and CULTURAL SERVICES and FACILITIES

10.1 **Goal**

- 10.1.1 To enable and assist in the provision of a variety of community, educational, recreation and cultural services and facilities that are accessible and contribute towards a high quality of life for Kneehill County residents and the surrounding area.

10.2 **Objectives**

- 10.2.1 To ensure suitable land is available for future community cultural, recreational, and open space needs.
- 10.2.2 To plan for and provide capital investment in cultural, recreational and community facilities.
- 10.2.3 To foster volunteer participation in the development of facilities and programs

10.3 **Policies**

10.3.1 **Provision of Municipal Reserves**

Subject to the provisions and criteria of the *Municipal Government Act*, the provision of municipal reserves resulting from subdivision shall be equal to ten (10) percent of the land in title that is the subject of the subdivision application.

Subject to the Act, the provision of reserves, either as land or money, is not required if:

- one lot is to be created from a quarter section of land,
- the land is to be subdivided into lots of 16.0 hectares (39.5 acres) or more and is to be used only for agricultural purposes,
- the land to be subdivided in 0.8 hectares (1.98 acres) or less, or
- reserve land, environmental reserve easement or money in a place of it was provided in respect of the land that is the subject of the proposed subdivision.

10.3.2 **Money-in-Lieu Payments**

Subject to the County's discretion and unless otherwise determined in an adopted statutory or non-statutory plan, the preferred form of reserve dedication is "money in lieu" of land payment. The amount payable is to be determined in accordance with the provisions of the *Municipal Government Act*.

As per the Municipal Government Act, money provided in-lieu of municipal reserve, and the interest earned on that money must be accounted for separately, and may be used only for any or all of the purposes referred to in the Act (e.g. a public park; a public recreation area etc.).

Council may agree to alternative Money-in-lieu payment proposals at the request of the developer.

10.3.3 School Reserves

The County will consult with adjoining municipalities and school authorities to ensure that adequate land, or money in lieu of land, is dedicated or paid to meet the needs for school reserves.

10.3.4 Funding of Services and Facilities

The County will endeavour to work with neighbouring municipalities, as well as public, private, and not for-profit sectors, to explore and pursue approaches to the funding and provision of cultural and recreational services and facilities.

10.3.5 Historic Resources

The County's historic resources inventory can be found as Appendix "D" in the County's Environmentally Significant Areas (Summit 2010) document "Historical Resources Report Arrow Archaeology Limited" and identifies means to protect, preserve, and interpret historic resources.

10.3.6 Master Plans

The County may pursue the preparation of a culture, recreation and open space master plan to guide future provision of recreational and open spaces and parks.

10.3.7 Trail Development

When evaluating proposals for trail developments, the County will take into consideration the concerns of adjacent landowners and the possible impact the proposed trail may have on potentially affected properties.

11.0 TRANSPORTATION and UTILITIES

11.1 **Goals**

- 11.1.1 To ensure that residents and properties in Kneehill County are provided with access to safe, reliable, adequate and cost effective utility services capable of supporting existing and future development.
- 11.1.2 To accommodate, provide and maintain transportation infrastructure that supports the safe and efficient movement of persons and goods both within Kneehill County and the surrounding region in a fiscally sustainable manner.

11.2 **Objectives**

- 11.2.1 To ensure that all transportation and utility facilities are provided in an efficient, economical and timely manner.
- 11.2.2 To ensure that existing and future land use and development does not interfere with the operation of or the ability to expand transportation or utility infrastructure.
- 11.2.3 To ensure that transportation and utility projects are developed in accordance with planning objectives.

11.3 **Policies**

11.3.1 **Intermunicipal Roads and Utilities**

The County will consult with Alberta Infrastructure and Transportation and neighbouring municipalities regarding the planning and development of major intermunicipal roads and utilities.

11.3.2 **Impact of Development on Roads**

Land uses and developments that are likely to have a significant impact on the road system should be located near roads that are capable of accommodating such use.

11.3.3 **Location of Right-of-Ways**

Utility right-of-ways are encouraged, whenever possible, to follow property boundaries and/or share or parallel existing right-of-ways so as to minimize the impact on agricultural land.

11.3.4 **Buffering**

Proposed development near transportation and utility facilities may be required to provide buffering, as identified through an area structure plan or outline plan, to reduce the possible impact on the transportation and utility facilities.

11.3.5 **Buffering**

Proposed transportation and utility facilities should provide sufficient buffering, to minimize negative impacts on existing or future adjoining development.

11.3.6 Infrastructure Development Standards

All infrastructure systems, such as roads and collective water, sanitary and storm sewage systems created as a result of public or private development shall be constructed / upgraded to a standard that is acceptable to the County.

11.3.7 Unused Road Allowances

It is the general policy of the County to retain unused road allowances.

11.3.8 Seasonal Developed Roads

The County may approve certain developed roads as "seasonal only" whereby the County would not be responsible for seasonal maintenance, e.g. winter maintenance.

11.3.9 Access via Undeveloped Roads

Proposed new developments or subdivisions that access via an undeveloped road (i.e. not a graveled all-weather road constructed to County standards) shall not be permitted unless, at the discretion of the County, formal arrangements have been made with the County to upgrade the road as per the County's *Minimum Roadway Guidelines / Requirements*.

11.3.10 Emergency Access

Access to common and emergency services will be taken into account when evaluating subdivisions and development proposals.

11.3.11 Communications Towers

Applications for "antenna systems" or "installations" are required to follow Industry Canada's default public consultation process.

In considering applications for communications towers and related facilities Kneehill County recommends to Industry Canada that communications towers and related facilities:

- (a) should not be sited, whenever possible, on good agricultural land,
- (b) should not be sited so as to unduly interfere with farming operations,
- (c) should not be sited near environmentally significant areas (ESAs) as identified by the County,
- (d) should not be sited near hamlets or grouped country residential areas,
- (e) should be sited and constructed so as to minimize their visual impact,
- (f) should be designed and constructed to accommodate multiple users,
- (g) should co-locate on existing towers wherever possible, and
- (h) should be removed and the site restored by the proponent to at least its former agricultural capability within one year of the date when it ceased to be used.

12.0 ECONOMIC DEVELOPMENT

12.1 *Goal*

To enhance employment opportunities for residents and to encourage diverse local economic activity to provide a municipal tax base capable of supporting facilities, amenities and services desired by Kneehill County.

12.2 *Objectives*

12.2.1 To encouraging responsible development that supports our resource-based economy.

12.2.2 To encourage appropriate investment in new and expanded commercial and industrial development.

12.3 *Policies*

12.3.1 *Economic Diversification*

The County shall support diversification of the economic base of the County through the development of appropriate and sustainable industrial and commercial activities and identification of the areas suitable for these uses.

12.3.2 *Partnerships*

The County will work with partners in the region, both public and private, and other orders of government to attract additional appropriate economic activity to the area.

12.3.3 *Home Based Businesses*

The development of home based businesses shall be facilitated where compatible with residential land uses. Home-based uses shall be clearly secondary in nature to the primary (residential) use of the property.

When considering the approval of home-based businesses the County should take into consideration whether scale and intensity is compatible with the character of the neighbourhood, complementary with the uses in the area where it is located; and the impact on the environment, water and municipal infrastructure.

13.0 PUBLIC PARTICIPATION

13.1 Goal

- 13.1.1 To provide an effective and accessible municipal government that responds to the needs of the community through collaboration, consultation, communication and a positive relationship with our citizens.

13.2 Objectives

- 13.2.1 To continue public participation in municipal planning processes.
- 13.2.2 To make the plan available to citizens and stakeholders.
- 13.2.3 To foster awareness of land use planning policies and participation in planning processes by members of the general public and the private sector.

13.3 Policies

13.3.1 Public Input

As part of the process of community growth and change, the County shall facilitate public input on matters of general or specific planning interest wherever possible.

13.3.2 Pursuit of Plan Goals, Objectives and Policies

The County should guide and work with citizens, community groups and the private sector on matters of planning importance to the community and in these undertakings the County shall pursue the goals, objectives and policies of this Plan wherever possible.

13.3.3 Availability of Plans / Bylaws

The County shall ensure that copies of the Municipal Development Plan and other statutory and non-statutory plans and the Land Use Bylaw are readily available for interested members of the public.

14.0 IMPLEMENTATION

14.1 Goal

14.1.1 To promote the use of the Plan and the implementation of its policies.

14.2 Objectives

14.2.1 To implement the Plan through other statutory and non-statutory planning documents.

14.2.2 To implement the Plan through decisions of the subdivision and development authorities.

14.2.3 To provide for periodic reviews and monitoring of the Plan and to provide for plan amendments when deemed desirable and necessary.

14.3 Policies

14.3.1 Understanding Policy Terminology

The MDP contains “shall”, “should” and “may” policies which are interpreted as follows:

- “Shall” policies must be complied with,
- “Should” policies means compliance in principle, but subject to the discretion of the applicable authority on a case by case basis, and
- “May” policies indicate that the applicable authority determines the level of compliance that is required.

14.3.2 Variances

Subject to Council’s approval, minor variations from the policies of the MDP that do not change the intent of the plan shall not require an amendment to the MDP. More substantive changes shall require an amendment to the MDP and any other affected plan.

14.3.3 Implementation

The goals and policies of the MDP shall be further refined and implemented through the development, adoption, and application of statutory plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, etc.), and the Land Use Bylaw.

14.3.4 Requirement of Additional Planning

In order to consider a Land Use Bylaw redesignation, subdivision or development application, or to generally provide directions for land use change in an area, the County may require the preparation of an area structure plan or an outline plan or amendments to existing plans to provide the details of intended land uses, provision of utility services, roads, buffers and open space pertaining to the subject lands and, where necessary, surrounding lands.

14.3.5 **Consistency between Plans**

All statutory and non-statutory plans shall be consistent with the Municipal Development Plan. Where an inconsistency exists between the MDP and another plan, the MDP shall prevail.

14.3.6 **Amending the MDP**

County Council or the general public may initiate an amendment to this Plan. Where an amendment is initiated by the general public the County shall require the submission of such background information as is considered necessary to support the amendment process. Amendment of the MDP shall follow the appropriate procedures as outlined in the *Municipal Government Act*.

14.3.7 **Spending Associated with the MDP**

Various policies in this Plan suggest spending by Kneehill County. It is not the intention of this Plan to commit Council to this spending. Council may consider spending proposals suggested by this Plan along with all other county spending on an annual basis during budget allocations. Pursuant to s. 637 of the *Municipal Government Act*, Council is not required to undertake any of the projects referred to in this Plan.

14.3.8 **Plan Review**

The MDP is intended to be able to adapt to continue reflecting the priorities, goals and aspirations of the community as the County changes, and to meet changes in development commitments, budget constraints and market conditions. Generally, in order to ensure that the MDP is current, the entire plan should undergo a minor review every three (3) years and a major review every six (6) years.

14.3.9 **Monitoring of MDP**

Council may deem it necessary to amend the Plan outside of the review period noted above. In order to allow Council to track the status of the Plan after adoption an annual report should be prepared. This report should note any amendments which have been made or are forthcoming, any suggestions made for amendments, and any outside factors which may drive the need for Plan amendments.

15.0 DEFINITIONS

For the purposes of this plan, the definitions provided below apply. If a word is not defined below, the definition in the *Municipal Government Act* or the Land Use Bylaw will apply.

Act means the *Municipal Government Act*, RSA 2000, CM-26, as amended;

Confined Feeding Operation has the same meaning as in the *Agricultural Operations Practices Act*, as amended;

Environment Impact Assessment or EIA means a report prepared by a current member of the Alberta Professional Engineers, Geologists, and Geophysicists of Alberta (APEGGA) that identifies, predicts and assesses the effects or impacts that a proposed use or development is likely to have on the environment and may include recommended actions to remediate or minimize the effects or impacts;

Environmentally Significant Area means any area identified as such in the [Kneehill County Environmentally Significant Areas \(2010\) study prepared by Summit Environmental Ltd.](#), and any other environmentally significant areas and/or hazard lands that may be identified by the County from time to time;

Extensive Agriculture means the production of crops or livestock or both by extensive cultivation or open grazing;

Farmstead means a developed area of land in an agricultural district that includes a residence and improvements associated with an agricultural operation;

First Parcel Out means the subdivision of a small parcel for primarily residential use, either developed or undeveloped, out of a previously unsubdivided quarter section as defined in the *Subdivision and Development Regulation (Alberta Regulation 44/2002)*;

Flood Hazard Area means the area of land bordering a water course or water body that would be inundated by a 1 in 100 year flood [Design Flow] (i.e. a flood that has a 1 percent chance of occurring in every year). The flood hazard area is typically divided into floodway and flood fringe zones, and may also include areas of overland flow.

Floodway means that portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area. The floodway is required to convey the design flood. New development is discouraged in the floodway and may not be permitted in some communities.

Flood Fringe means that portion of the flood hazard area outside of the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the floodway.

Fragmented Parcel means a parcel or lot that contains one or more areas, which are separated from the remainder of the parcel or lot by either a registered exception on the Certificate of Title for a registered road or railway, or a physical feature that, in the opinion of the County, severely restricts or prohibits access from one portion of the parcel or lot to the remainder;

Fringe Area means an area adjoining the boundary between two or more municipalities. Specific fringe areas are determined through negotiation between relevant municipalities;

Good Agricultural Land means Canada Land Inventory (CLI) Capability for Agriculture classifications 1 through 3 (no/moderate/moderate to severe limitations) and/or a Farmland Assessment Rating (FAR) of 41 percent or more. These ratings are subject to confirmation by detailed site and soil investigations;

Grouped or Multi-lot Country Residential means an area designated in the Land Use Bylaw or identified in an adopted statutory or non-statutory plan for five (5) or more attached country residential parcels on one quarter section;

Hamlet means an unincorporated area as defined by the *Municipal Government Act* and designated as such by Council;

Intensive Agriculture means:

in the case of livestock the concentrated rearing or confinement of livestock at densities acceptable to the Natural Resource Conservation Board (NRCB),

Or

in the case of crops, a system of tillage for the concentrated raising of specialty crops including, but not limited to, tree farms, greenhouses, plant nurseries, sod farms, etc.;

Non-Statutory Plan (or Outline Plan or Concept Plan) means a land use plan that is accepted by the County through adoption by resolution of Council. The plan provides detail and guidance on proposed subdivision and/or development within a certain area and also relates the proposal to existing and future development and uses of adjacent lands. Non-statutory plans do not override any applicable statutory plan;

Open Space means a publicly owned (municipal, provincial, or federal) parcel of land that the public is entitled to access. There may be restrictions on access and activities on such lands;

Statutory Plan means an intermunicipal development plan (IDP), municipal development plan (MDP), area structure plan (ASP), or area redevelopment plan (ARP) adopted by Council by bylaw in accordance with the requirements of the *Municipal Government Act*;

Suitable Development Area means that portion of a lot or parcel (excluding areas that are subject to yards, setbacks or separation distances), which has no serious constraints to development such as a high water table, steep slopes, risk of flooding, erosion, or slumping or other factors impeding development and attendant essential facilities such as a well and a private sewage disposal system;

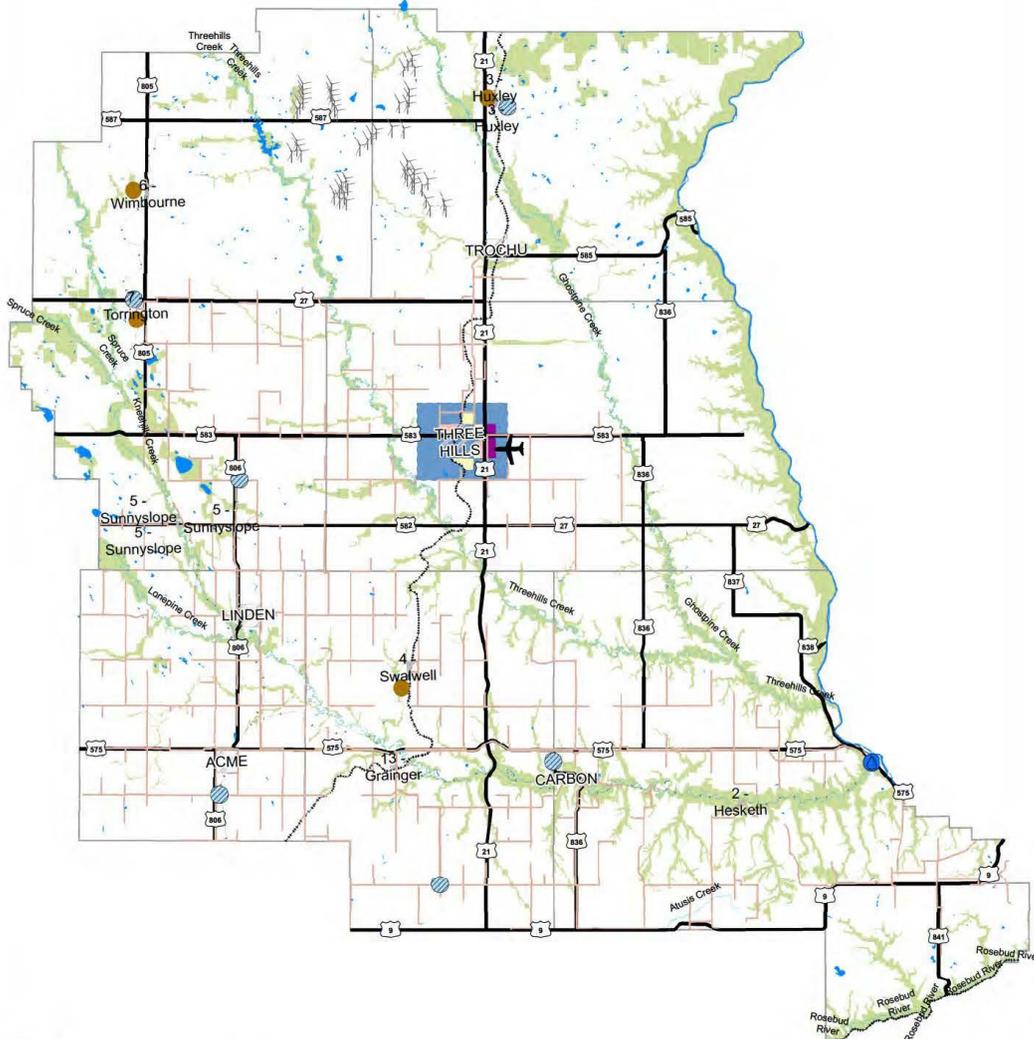
Unsubdivided Quarter Section has the same meaning as in the *Subdivision and Development Regulation* (Alberta Regulation 44/2002);

Wind Farm is a power plant consisting of a group of wind turbines and related facilities connected to the same substation or metering point used for the production of electric power. The wind farm boundary is defined by all titled parcels participating in the project;

Wind Turbine means a wind powered turbine designed to convert wind energy into mechanical or electrical energy.

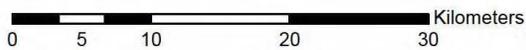


Municipal Development Plan Future Growth Areas Concept Map



Legend

- | | |
|-----------------------------------|---------------------------------|
| TURBINES | CN Railway |
| Reservoirs | Abandon Ralline |
| Lagoons | Hamlets |
| Kirkpatrick Water Treatment Plant | Towns |
| Major_Creeks | Environmentally Sensitive Areas |
| Water_Bodies | Fringe Area Mixed Business |
| Water Lines | Fringe Area Residential |
| Three Hills Airport | Threehills Fringe Area |
| Provincial Highways | Joint Planning Area |
| | Referral Area |



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 Compiled from Rural Cadastral Digital Base June 6, 2013, 1:20,000 Digital Base.
 Land Ownership derived from municipal tax data, June 6, 2013.
 Building/Site Feature Information compiled from municipal assessment data, June 6, 2013.
 Prepared by: Bowen Clabson
 Date: June 6, 2013
 Map Projection and Datum: Nad 83 Zone 12

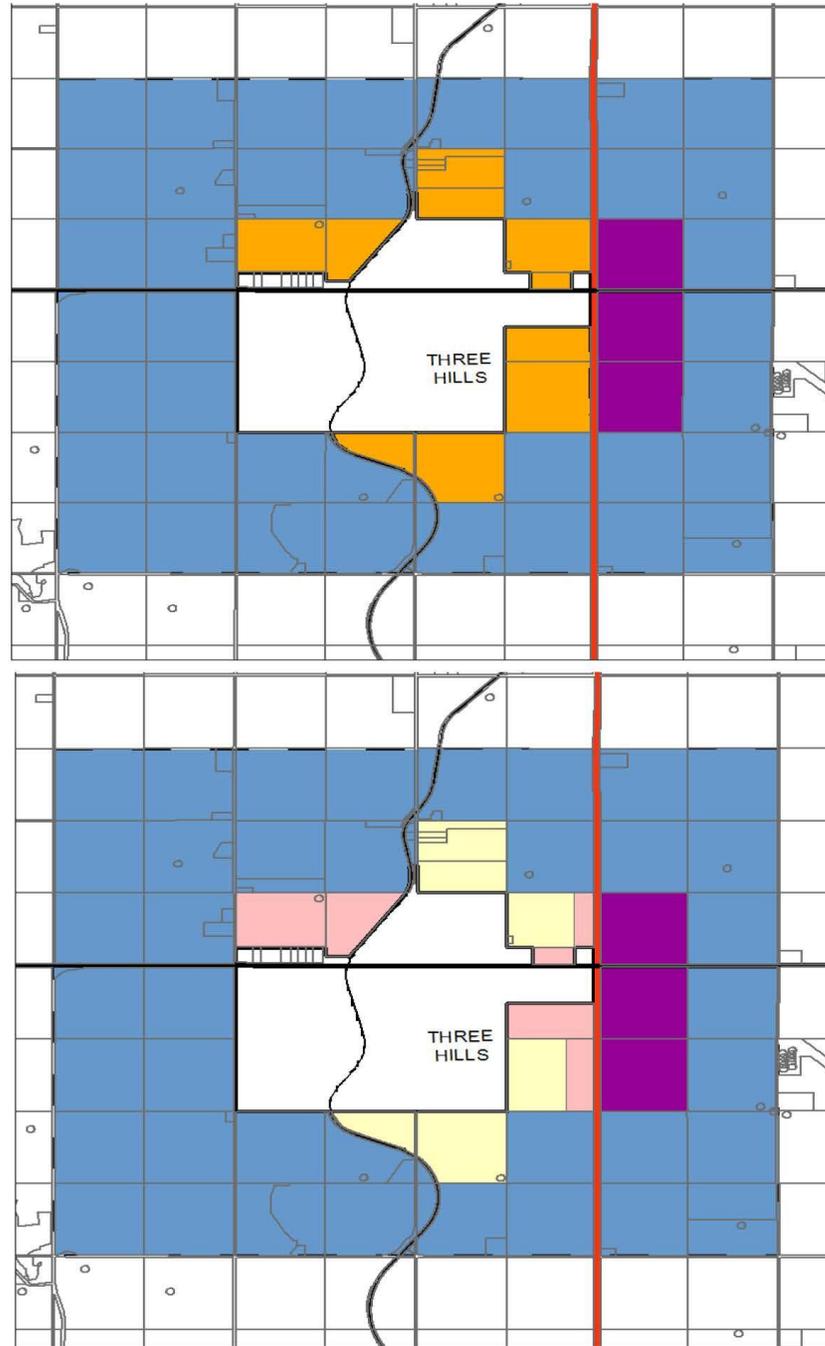


Municipal Development Plan Future Growth Areas Concept Map (Bylaw 1610 – Inter Municipal Development Plan)



Legend

- Railway**
- CN Railway
 - Abandon Ralline
 - HWY 21
 - HWY 583
- Towns**
- Fringe Area Mixed Business
 - Fringe Area Residential
 - Threehills Fringe Area
 - Joint Planning Area
 - Referral Area



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Land Coverings derived from municipal tax data: June 5, 2013
Building/Use/Feature Information compiled from municipal assessment data, June 5, 2013.
Prepared by: Bowen Children Date: June 5, 2013