

APPENDIX - A

**Municipal District of
BONNYVILLE #87**

Municipal Development Plan



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BONNYVILLE #87**



**MUNICIPAL DISTRICT
BONNYVILLE NO. 87**

Municipal Development Plan

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BYLAW NO. 1367

BEING A BYLAW OF THE MUNICIPAL DISTRICT OF BONNYVILLE NO. 87, IN THE PROVINCE OF ALBERTA, TO ADOPT THE MUNICIPAL DEVELOPMENT PLAN OF THE MUNICIPAL DISTRICT OF BONNYVILLE NO. 87.

WHEREAS, Section 632 of the Municipal Government Act, 1994 as amended, provides that a municipal council shall, by bylaw, adopt a Municipal Development Plan for the purpose of addressing future land use with the municipality;

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government act, and by virtue of all other powers enabling it, the Council of The Municipal District of Bonnyville No. 87 hereby assembled enacts as follows:

1. Bylaw No. 1195, adopting the Municipal District of Bonnyville General Municipal Plan (1999) insofar as it affects lands within the Municipal District of Bonnyville is hereby repealed.
2. Bylaw No. 1367, adopting this document as the Municipal Development Plan (2007) insofar as it affects lands within the Municipal District of Bonnyville, is hereby adopted.

READ A FIRST TIME IN COUNCIL THIS 26th DAY OF July, 2007.

READ A SECOND TIME IN COUNCIL THIS 23rd DAY OF August, 2007.

READ A THIRD TIME AND FINALLY PASSED THIS 13th DAY OF September, 2007.

AMENDMENTS TO THE MUNICIPAL DEVELOPMENT PLAN BYLAW

Amendment Bylaw No. 1462 - Part 3.2 - Policies - Sub-section 1 (revised)

Amendment Bylaw No. 1539 - Part 3.4 - Policies - Sub-section 8 (revised)

- Part 3.1 - Policies - Sub-section 7 (added)

- Part 3.2 - Policies - Sub-section 6 (added)

- Part 3.3 - Policies - Sub-section 5 (added)

ACKNOWLEDGMENTS

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1 INTRODUCTION

1.1 LOCATION

The Municipal District of Bonnyville is approximately two hours north east of Edmonton on Highway 28, 75 miles north of Lloydminster and extends to the Saskatchewan border. The Municipal District covers 7132 square kilometers (2754 square miles) and had a population of 10,194 in the 2006 Federal Census. Map 1: *Location and Regional Context* shows the Municipal District of Bonnyville's location within the Northeastern Alberta.

1.2 BACKGROUND

The Municipal District was incorporated in 1955. In January of 1995 it annexed the former Improvement District 18 South making it one of the largest Municipal District's in the province. However, in July, 1998, the Municipal District was divided to create two municipalities once again: Lakeland County and the Municipal District of Bonnyville.

1.3 REGIONAL CHARACTERISTICS

The Municipal District of Bonnyville has a diverse economy that includes agriculture, oil and gas, manufacturing, service and retail trade, and tourism. Its strategic location makes it attractive from a residential and business development perspective for many reasons including the following:

- it is close to the provincial capital of Edmonton;
- it contains two major urban centres in northeastern Alberta: the Town of Bonnyville and the City of Cold Lake;
- it has an excellent transportation network;
- has a productive agricultural area;
- land is available and affordable; and
- it offers a high quality of life with good recreational and educational opportunities.

1.4 PURPOSE OF THE PLAN

The Municipal District of Bonnyville adopted its first the Municipal Development Plan (MDP) in 1999. The Municipal District has undergone significant changes since then and therefore Council determined that a more comprehensive document was needed to guide and direct decisions regarding growth, development and strategic investments in infrastructure. The following issues were considered in the preparation of this Plan:

Direction of the New Plan

The Municipal Development Plan will provide staff and Council with a strategic policy framework to guide the Municipal District's physical, economic and social development. The plan also provides direction to the development and implementation of more specific, detailed plans over a 5-year period.

Preservation of Agriculture

The Municipal District has an abundance of good quality, productive agricultural land and as such, agriculture is one of the dominant economic activities in the region it is important therefore, that the plan emphasizes the preservation of agricultural land while being mindful of future economic development and population growth.

Shifting Demographics

Regional economic growth has promoted an increase in country residential development in the Municipal District which once had a primarily farm-based population. Since, potential land use conflicts can arise from the interface between rural and urban residents, a more structured approach towards country residential development and hamlet expansion is required.

Encouraging Economic Development

The Municipal District encourages economic development. Its policies and other policies that the Municipal District has developed are intended to provide an attractive business climate, with the required infrastructure to support growth and development.

Intermunicipal Planning and Cooperation

The Municipal District supports a proactive approach to fostering intermunicipal co-operation and improving communication on land use and related issues, particularly in those fringe areas where transition from rural to urban land uses is occurring. The Municipal District also recognizes the benefits of co-operating with rural and urban neighbours in planning and coordinating complimentary land uses and development activities within fringe areas.

Environmental Stewardship

The Municipal District will ensure that development is done in harmony with the natural environment. The Municipal District will endeavor to minimize negative impacts of new development on the surrounding natural environment and to work to appropriately respond to environmental concerns. Adopted watershed management plans will be considered as an intricate part of new development and re-development initiatives.

Public Involvement

At the commencement of this project the Municipal District and the consultants recognized the importance of public involvement in the preparation of the Municipal Development Plan since it reflects the needs and aspirations of the residents and businesses. Therefore, opportunities for meaningful public involvement have been provided throughout the Plan preparation process.

1.5 BETTER AGRICULTURAL LAND

For the purposes of the Municipal Development Plan, better agricultural land means:

Those lands which have a farmland assessment rating of 45 percent or greater, or the equivalent as determined by government agencies or independent soils consultants, and, at the discretion of the Municipal District, excludes fragmented parcels, lands which are extensively fragmented by existing use or ownership, and lands surrounded by multi-lot subdivisions.

1.6 ENABLING LEGISLATION

The Municipal Government Act (MGA) provides the legislative basis for the preparation of the Municipal Development Plan. Specific attention was paid to Section 632 (1) which outlines the requirements of the Municipal Development Plan.

1.7 PLANNING PROCESS

The process to prepare the Municipal Development Plan had four major phases. Each phase provided meaningful opportunities for public participation. Specific opportunities for the public to make suggestions and representation included:

- Issue identification workshop with staff was held in December 2005;
- A notification was put in the local papers in December to announce that the project was underway;
- A background report was prepared for council's review and approval prior to conducting public consultation;
- Three public meetings were held throughout the Municipal District in April 2006 to inform them of the plan process, receive information from the public, and to solicit comments and suggestions;
- A draft plan was prepared that was reviewed by staff and subsequently revised by the consultant prior to it being presented to the Municipal Planning Commission for review in January 2007;
- Three Public Open Houses were held in the Municipal District in July 2007 to present the Plan that was endorsed by the Municipal Planning Commission;
- The final draft was circulated to affected agencies, adjacent municipalities and the various departments within the Municipal District for review and comment;
- The refined plan was presented to Council in July 2007; and
- A public hearing was held in August 2007 after which the Plan received second and final readings.

1.8 FUTURE POPULATION GROWTH

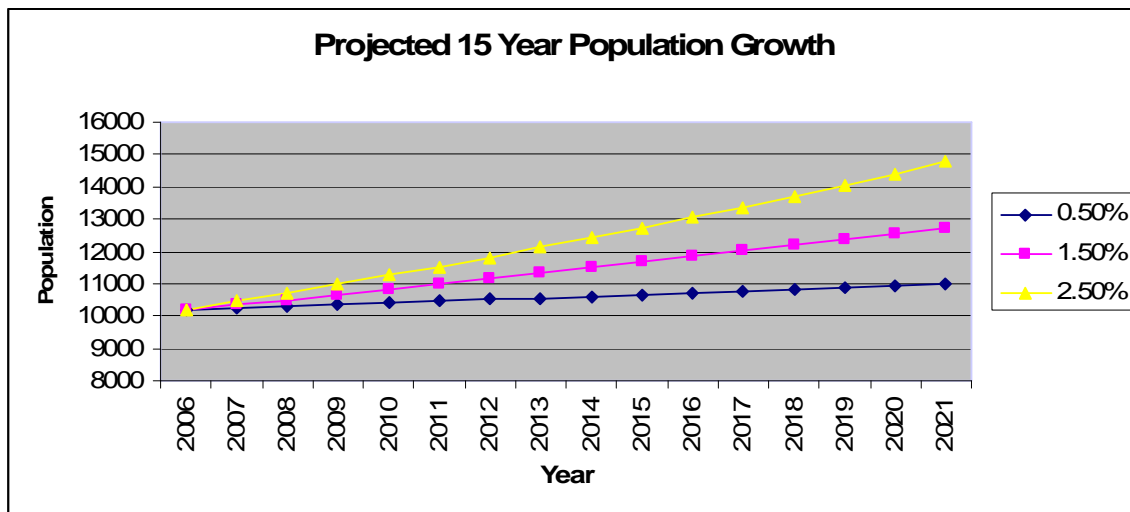
The Municipal District has maintained a relatively stable population over the past 30 years (hovering on either side 10,000 people) with the exception of 1995 when it annexed the former Improvement District 18 South making it one of the largest Municipal District's in the province. In 1998 however, the Municipal District was divided to create two municipalities once again.

Census Year	1976	1981	1986	1991	1996	2001	2006
Population	9,837	9,407	10,384	10,269	17,352	9,473	10,194

The region is currently experiencing a period of growth due to factors such as the expansion of the air base in Cold Lake, increased tourism as well as increased oil and gas exploration. If population growth continues at its present rate (1.5% per annum based on the last five years of census data), the Municipal District will have a population of 14,764 in the year 2021.

For the purpose of creating scenarios for a fifteen year population projection, the following three assumptions have been made: the population will grow at its present rate of 1.5% per year; the population will grow at a slower rate of 0.5% per year; and the population will grow at a faster rate of 2.5% per year.

Population Projections 2006 – 2021



	2006 (actual)	2011	2016	2021
High (2.5%)	10,194	11,534	13,049	14,764
Medium (1.5%)	10,194	10,982	11,831	12,745
Low (0.5%)	10,194	10,451	10,705	10,986

2. COMMUNITY VISION AND PLAN PRIORITIES

2.1 VISION STATEMENT

In carrying out its planning responsibilities, the Municipal District of Bonnyville will not lose sight of the rights of individual citizens and landowners. The Municipal District of Bonnyville will establish land use patterns which make efficient use of land, natural beauty, infrastructure, public services and public facilities; and which contribute to the development of healthy, safe, and viable communities by encouraging appropriate mixes of all land use types, and a wide range of economic opportunities.

The Municipal District of Bonnyville will also maintain the quality of life and healthy lifestyles for residents; commit to putting people before things; value continuous improvement through support of citizens, volunteers, businesses and other organizations.

2.2 PLAN PRIORITIES

Based upon the results of the public consultation process, consultation with municipal staff and Council, the following priorities will provide direction for the Plan:

Fiscal Sustainability

The Plan encourages fiscal, social and environmental sustainability so that the costs of building, operating and maintaining new development and its infrastructure are affordable, having regard to other spending priorities, and will not become a burden on future generations.

Social Sustainability

The Plan encourages social diversity, adaptability and supports the objective of providing residents with access to affordable housing, employment opportunities; educational, recreational, and health care facilities.

Environmental Sustainability

The MDP policies encourage the protection of natural systems that support life and support the minimization of air, water, and soil pollution and the reduction of resource consumption and waste.

Support for Agriculture

Agriculture is still the primary land use in the settled portion of the Municipal District. Therefore policy directions have been developed that do not unduly hinder agricultural operations, and support the growth, sustainability and development of value-added agricultural industries.

Economic Development

The Municipal Development Plan provides a policy framework to promote economic growth and development that will increase local employment opportunities and maintain a healthy tax base.

Transportation and Infrastructure

The Municipal Development Plan policies encourage a safe, efficient, and cost-effective transportation system, as well as other infrastructure that encourages development while meeting the present and future needs of residents and industry.

Respect Individual Property Rights

Individual property rights will be respected in the planning and development approval processes. Notification in accordance with the requirements of the Municipal Government Act will be given to neighbouring property owners that may be affected by a change in land use. Notification will ensure an opportunity for the property owner to clarify that the proposed change does not adversely affect their enjoyment of their property. When proposed development poses a land use conflict, this guiding principle will determine whether the new or expanded land use has priority in a particular location.

Spirit of Cooperation

The Municipal District encourages intermunicipal co-operation with respect to land use and related issues, particularly in those fringe areas where transition from rural to urban land uses is occurring. The Municipal District also encourages collaboration with other levels of government, private industry, public agencies, community groups and service agencies regarding land use planning, economic development, municipal services, recreation and transportation.

2.3 FUTURE LAND USE CONCEPT

Map 2: *Future Land Use Concept* depicts a future land use concept for the Municipal District of Bonnyville based upon background studies and public consultation undertaken while preparing the Plan. It is a conceptual framework meant to guide future land use patterns in the Municipal District. A brief description the future land uses are as follows:

Agriculture

This is the predominant land use in the Municipal District and covers the greatest area. Areas designated for this purpose are intended for long-term conservation of and protection for agricultural uses.

Country Residential

These are areas where existing multi-lot subdivisions are located or new country residential development should be directed. They are areas of poorer agricultural land (having a farmland assessment rating of less than 45%) that have been identified within existing area structure plans or as being suited for country residential purposes. The predominant land use in these designated areas will be country residential. Agriculture (excluding intensive livestock uses) is considered a transitional use in these areas pending subdivision and redistricting to country residential use.

Hamlets

These are unincorporated concentrations of residential uses with limited industrial and commercial uses and community facilities. A hamlet provides a service centre node to the surrounding rural population. The following hamlets are located within the Municipal District: Ardmore, Beaver Crossing, Beaver Dam, Cherry Grove, Fort Kent, Iron River, LaCorey, and Therien. Ardmore and Fort Kent have municipal services and as such, the infilling of existing lots within these hamlets and the future expansion of existing boundaries is encouraged.

Industrial/Commercial

These are areas intended for industrial and commercial uses in comprehensively planned industrial parks. Areas designated for industrial/commercial use include areas that are in close proximity to major transportation corridors, urban centers, airports and existing similar uses. Infilling, and in some cases expansion; of

these as well as other areas that have potential for industrial development is encouraged. The predominant land uses in these areas are light to medium industrial, with limited heavy industrial.

Recreation

These are areas intended to accommodate a range of recreation land uses in a manner that serves and protects the natural, scenic and recreational attributes of the Municipal District.

Environmental Protection

These are some of the natural areas most appreciated by residents and visitors to the Municipal District of Bonnyville. The areas are primarily intended for agriculture and recreational uses compatible with the goals of conservation and preservation of ecologically sensitive attributes, including important wildlife habitat and natural features.

Urban Municipalities

These include the neighbouring urban municipalities: the City of Cold Lake and the Town of Bonnyville, and the Village of Glendon.

Fringe Areas

These are areas on the periphery of the urban municipalities for which Intermunicipal Development Plans or Agreements will be prepared and adopted. The extent of the boundaries of these areas will be identified within the Intermunicipal Development Plans.

Airport

These include the Bonnyville and Cold Lake Municipal Airports.

3 GOALS, OBJECTIVES AND POLICIES

3.1 AGRICULTURE

Overview:

Agriculture is, and has been for generations, the primary land use and dominant economic activity in the settled portion of the Municipal District. The conservation and preservation of agricultural lands was identified as a top priority during the planning process. Therefore policies within this section have been designed to ensure that agriculture remains a predominant land use in the Municipal District and that conflicts with land uses that are not compatible with farming are avoided.

Goal:

To protect and enhance valuable agricultural land resources as well as to ensure that the agricultural based economy and lifestyle remains sustainable and diversified.

Objectives:

- Conserve better agricultural lands for agricultural uses wherever possible;
- Limit the fragmentation of productive agricultural land;
- Direct, wherever possible, non agricultural development to areas that will not constrain agricultural activity;
- Mitigate land use conflicts between agriculture and other forms of development; and
- Afford residents a diversity of lifestyle options.

Policies:

1) **Preservation of Better Agricultural Land**

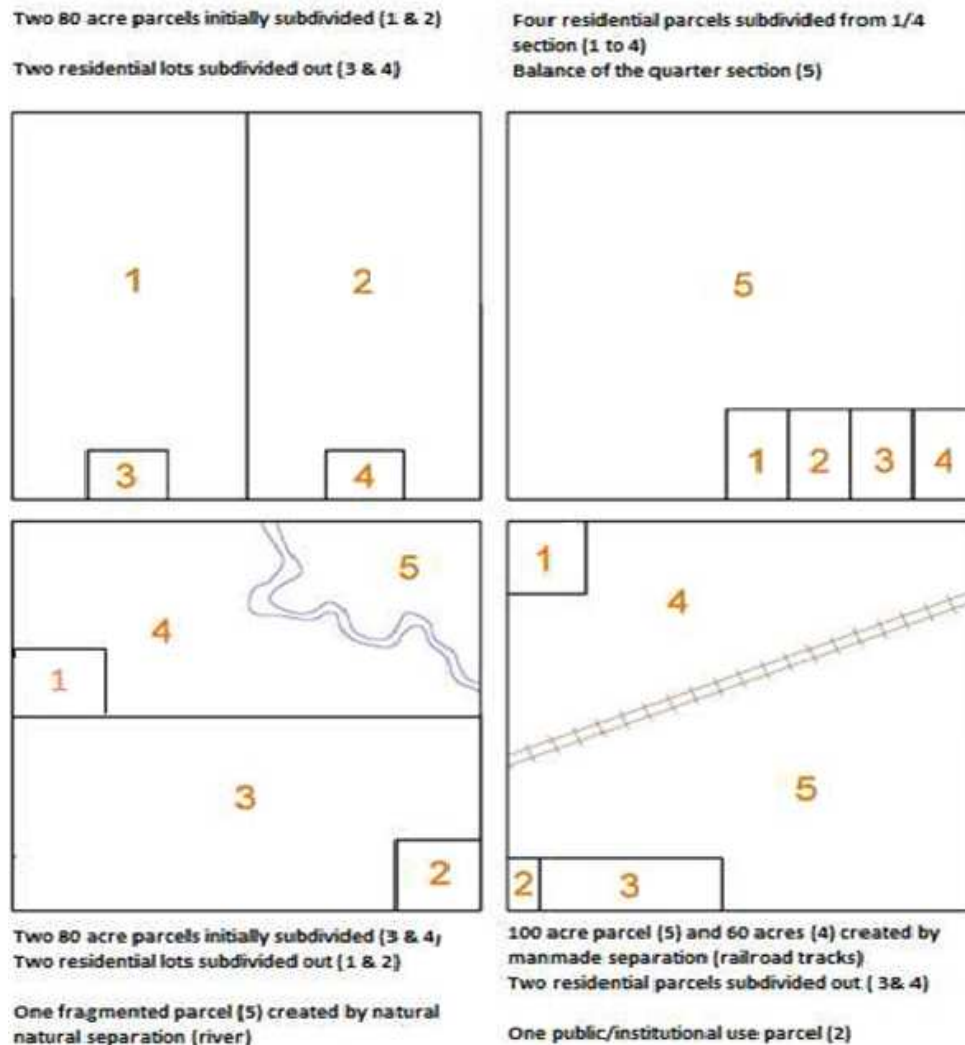
- a) The Municipal District shall preserve, wherever possible, better agricultural land, which is defined as a soil rating of 45% or better, based on assessment records (please see Map 3: *Soil Productivity*).
- b) The Municipal District shall consider the use of good agricultural land for non-agricultural uses when the need for that use can be clearly demonstrated. Possible reasons could include urban, commercial and industrial expansion, resource expansion or utility rights-of-way.

2) **Number of parcels allowed to be subdivided from an Agricultural parcel.**

A maximum of five parcels are allowed per quarter section including:

- Two 80 acre parcels;

- Four residential parcels (20 acres total) per quarter section with a minimum parcel size of 0.6 hectares (1.5 acres);
- Fragmented parcels, public use lots and institutional lots will be allowed in addition to the four residential parcels without the need for an area structure plan;
- One parcel for a small agricultural holding will also be allowed per quarter section in addition to the four residential parcels without the need for an area structure plan.

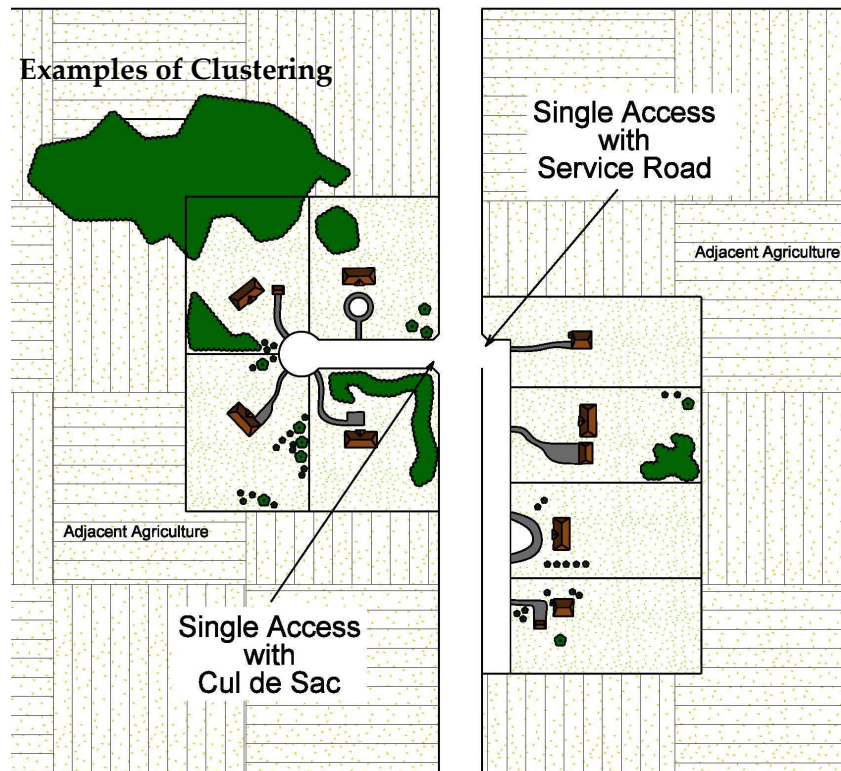


- 3) The subdivision for *one to four* residential parcels (see Figure 1) in the Agricultural District shall be permitted if the following criteria are met:

- a) the parcels do not conflict with existing agricultural operations; (Unsubdivided quarter sections shall include quarter sections where subdivision for fragmented parcels or public uses has occurred.)
- b) the parcel size is greater than 0.6 hectares (1.5 acres) and 8 hectares (20 acres) or less with discretion to increase the parcel size to accommodate existing or proposed residential developments and services and/or natural or man made features; a minimum of 0.4 hectares (1 acre) of suitable building site without the addition of fill material is required.
- c) In determining the number of lots in a quarter section, lots for public and quasi-public uses, such as churches, cemeteries and community halls, are exempt.
- d) Agricultural parcels that are fragmented will be prorated by the size of the parcel to determine the number and size of parcels that are to qualify for subdivision from each fragmented portion as follows:
 - The amount of land that may be subdivided from a fragmented parcel will be directly proportionate to its percentage of the quarter section. Hence, a fragmented parcel that is 37 acres in area comprises 23% of the area of the entire quarter section. Therefore, up to 4.6 acres may be subdivided out since this represents 23% of the total area (20 acres) that may be subdivided out of a quarter section;
 - On fragmented parcels less than 60 acres, one lot may be subdivided out; and
 - On fragmented parcels more than 60 acres and up to 80 acres, two lots may be subdivided out.
- e) demonstrate to the satisfaction of the Municipal District that the parcel contains a suitable building site with a proven groundwater yield (the provision of cisterns may be considered in certain instances) and soil conditions that are adequate for sewage disposal in accordance with Provincial guidelines; or demonstrate that the site can accommodate on-site sewer and water services;
- f) demonstrate to the satisfaction of the Municipal District that existing or future farming operations will not be restricted;
- g) demonstrate that legal and year round physical access by gravel or paved road is available; and
- h) the parcels are used for residential purposes only and shall comply with the uses and regulations of the corresponding Country Residential land use district contained in the Land Use Bylaw as determined by the size of the

parcel.

- i) the parcels are clustered together wherever possible to make the most efficient use of the land and buffers neighbouring agricultural areas;
- j) wherever possible, approaches to residential subdivisions will be aligned across from each other to minimize the effect on the existing road system.



4) Criteria for Small Agricultural Holdings

In addition to a maximum of four subdivided residential parcels out of an unsubdivided $\frac{1}{4}$ section, the Municipal District may allow the subdivision of a single (one per $\frac{1}{4}$ section) small agricultural holding parcel if the following criteria are met:

- a) the use proposed for the parcel is an intensive animal or horticultural operation of significant investment or permanence (such as a green house/nursery, intensive livestock operation, or apiary) and represents a more intensive use of the land than typical extensive agricultural operations;
- b) the applicant demonstrates to the satisfaction of the Development Authority that the proposed operation will result in the lands being used intensively for commercial agricultural pursuits;

- c) the parcel size is greater than 8.1 hectares (20 acres) and less than 32.0 ha (80 acres);
 - d) demonstrate to the satisfaction of the Subdivision Authority that the proposed intensive agricultural operation is viable and the amount of land required is appropriate to the character of the operation;
 - e) demonstrate to the satisfaction of the Municipal District that the parcel contains a suitable building site with a proven groundwater yield (the provision of cisterns may be considered in certain instances) and soil conditions that are adequate for sewage disposal in accordance with Provincial guidelines; or demonstrate that the site can accommodate on-site sewer and water services;
 - f) demonstrate to the satisfaction of the Subdivision Authority that existing or future farming operations will not be restricted; and,
 - g) demonstrate that legal and physical access is available.
- 5) Criteria for Subdivision for Fragmented Parcel**
- Notwithstanding Policy 3, a quarter section that is fragmented by natural features or man made barriers shall be considered for subdivision if the following criteria are met:
- a) the area of the parcel to be subdivided is the entire area of the fragmented parcel;
 - b) demonstrate to the satisfaction of the Municipal District that the parcel contains a suitable building site with a proven groundwater yield (the provision of cisterns may be considered in certain instances) and soil conditions that are adequate for sewage disposal in accordance with Provincial guideline; or demonstrate that the site can accommodate on-site sewer and water services;
 - c) the fragmented parcel has a minimum area of 0.6 hectares not including the dedication of environmental reserves and additional road allocation and there is a minimum of 0.4 hectares of suitable building site without the addition of fill material.
 - d) demonstrate to the satisfaction of the Municipal District that existing or future farming operations will not be restricted; and,
 - e) demonstrate that legal and year round physical access by gravel or paved road is available.
- 6) Dwelling Units per Parcel**

- a) Except as otherwise provided for in this section and in the Land Use Bylaw, not more than two permanent dwellings shall be allowed on an agricultural parcel that exceeds 32 hectares (80 acres) and not more than one permanent dwelling unit shall be allowed on any other parcel of land in a district in which a residence is a permitted use.
- b) Subject to Section 6a and the requirements of the Land Use Bylaw, the Municipal District may permit an additional separate residence to accommodate farm help or a person who needs to be near to the principal dwelling for a bona fide need. The additional dwelling shall be:
 - a temporary dwelling on agricultural parcels that exceed 32 hectares (80 acres);
 - a temporary dwelling on agricultural parcels under 32 hectares (80 acres);
 - a temporary dwelling on country residential parcels which are districted County Residential under the Land Use Bylaw.
 - A temporary dwelling may be either a manufactured home or a structure that is capable of being converted to an ancillary building when the bona fide need no longer exists, for which a development permit has been issued, except on a country residential parcel which is part of a planned grouped subdivision for detached dwellings only, in which case manufactured homes are not allowed.
 - A temporary dwelling shall not be placed on a permanent enclosed foundation system and shall not be obstructed by other developments that would impede removal of the dwelling.
- 7) Set back distance for new subdivision and development in proximity to gas and oil well sites refer to Section 3.4, Sub-section 8 c).

3.2 MULTI-LOT COUNTRY RESIDENTIAL SUBDIVISION

Overview:

Growth in the resource sectors, and the presence of significant natural amenities, continues to drive the demand for further country residential subdivision in the Municipal District of Bonnyville. As a result, the Municipal District's policies must provide for future demand, while ensuring that the concerns of the agricultural community in regard to potential land use conflicts are avoided, and conformance with environmental and public health guidelines and regulations is maintained.

Goal:

To provide opportunities for multi-lot country residential living while ensuring that rural residential development occurs in an orderly and environmentally safe manner in suitable locations.

Objectives:

- Direct country residential development to lands that have marginal agricultural value;
- Provide for orderly multi-lot county residential development;
- Eliminate or reduce potential conflicts between multi-lot country residential subdivisions and agricultural land uses; and
- Ensure that country residential development conforms to environmental and public health guidelines and regulations.

Policies

1) Criteria for Country Residential Development

Rezoning applications for multi-lot country residential subdivisions will be evaluated according to the following criteria:

- Residential subdivision of more than four parcels from an agricultural $\frac{1}{4}$ section shall require rezoning to the appropriate district prior to subdivision approval.
- Country Residential lots shall be clustered to minimize the impact on adjacent agricultural properties and to conserve agricultural land.
- County Residential lots located adjacent to natural resource operations are generally discouraged.

- Where the policies of this Plan provide for multi-lot development, the re-subdivision of larger country residential lots is generally supported, subject to environmental issues being addressed. This does not preclude the requirement for an Area Structure Plan or outline plan.
- Rezoning applications for multi-lot country residential subdivisions will require the preparation of an Area Structure Plan or an outline plan which will include input from the public. An Area Structure Plan or outline plan must be submitted prior to a public hearing regarding a re-designation application and will be adopted by resolution for an outline plan and by bylaw for an Area Structure Plan.
- Notwithstanding any other policy in this Plan, subdivision and development will not be permitted if the site is unstable, subject to erosion, subject to flooding, or otherwise cannot be developed. Lots that are in proximity to a confined feeding operation or lots that will interfere with agricultural operations may not be approved.
- Rezoning for residential purposes may only be considered in locations that meet the following criteria:
 - a) the proposed zoning is for a ¼ section with a soils production rating of 45% or less at the discretion of the development authority;
 - b) the proposed development has direct access to a municipal road developed to a municipal standard;
 - c) the proposed development is clustered to limit constriction to farming operations at the discretion of the development authority;
 - d) the proposed development has a with minimum area of 0.6 hectares (1.5 acres) on each proposed lot available for a building site free from seasonal flooding and is above the historical water table by more than 1.5 meters (5 feet) from the ground surface;
 - e) the proposed development is separated from an operational farming operation by a natural or manmade buffer or a controlled development buffer separation (by buffers) from a (operational farm building-site).
 - f) if possible, the proposed development is adjacent to an existing residential development.
 - g) the proposed development is a minimum distance of 30 meters away from a water body or water course.

- h) notwithstanding 1.d) above, the minimum lot area may be reduced at the discretion of the Approving Authority for developments with full municipal sewer and water services.
- 2) An Area Structure Plan shall be adopted prior to rezoning for the purpose of subdivision.**
- a) Are not located on better agricultural land as defined by the Municipal District (greater than 45% soil productivity rating);
 - b) Is compatible with and will not restrict nearby agricultural uses;
 - c) Are located on land that do not present natural or man-made hazards;
 - d) Are located on land that has a proven ground water yield sufficient to sustain the development in the long term;
 - e) Are located on land with soil conditions adequate for sewage disposal in accordance with Provincial guidelines;
 - f) Are located on land that has year round access;
 - g) Are located on lands that can be serviced by power, telephone, and natural gas;
 - h) Are located within the fringe areas as agreed to through Intermunicipal Agreements; and/or joint Area Structure Plans;
 - i) Are located in close proximity to natural amenity areas such as lakeshores or other natural amenities;
 - j) Are located away from predominantly agricultural areas.

3) Area Structure Plan Requirements

Multi-lot country residential subdivision applications for five (5) or more residential lots and/or for subdivisions located within the fringe area of urban centres will submit an Area Structure Plan, in accordance with the Municipal Government Act, and will also address the following:

- a) The sequence of development proposed for the area;
- b) Impact on adjacent land uses;
- c) Environmental impact assessment;
- d) Land uses and proposed density;
- e) Internal and external circulation, including the impact on the surrounding transportation system;
- f) Groundwater supply, water table conditions and soil percolation rates;

- g) Soil conditions is they pertain to sewage disposal systems and the construction of roads and building foundations;
- h) Storm water management and drainage;
- i) Provision of municipal and environmental reserve;
- j) Provision of and impact on community services ; and
- k) Any other matters identified by the Municipal District.

4) Plan Evaluation Criteria

Area Structure Plan applications will be evaluated according to the following:

- a) The proposed development is not located on better agricultural land and does not restrict nearby agricultural uses;
- b) The groundwater is sufficient for land term sustainability;
- c) Soil conditions can support residential building and road construction as well as a sewage disposal system;
- d) No development occurs in an area subject to flooding, subsidence, erosion or other hazard;
- e) Wherever possible stands of trees, watercourses wildlife corridors and other natural features are preserved;
- f) All on-site and offsite costs resulting from the development are borne by the developer.

5) Multi-lot Bareland Condominiums

Proposals to create multi-lot bareland condominiums shall continue to meet the location and development standards required for conventional country residential developments.

- 6) Set back distance for new subdivision and development in proximity to gas and oil well sites refer to Section 3.4, Sub-section 8.c).

3.3 HAMLETS

Overview:

The further development and intensification of the land uses within the Municipal District's hamlets will allow for more efficient use of existing infrastructure, and will sustain the viability of commercial and community facilities and services thus benefiting rural, as well as hamlet residents.

Although hamlets can accommodate growth, the impact of new development on existing community services and municipal infrastructure must be determined prior to approving such development.

By concentrating non-farm residential growth in existing nodes capable of efficiently accommodating growth, the demand for such growth can be directed away from farming areas, thereby concentrating non-farm development around existing clusters of development.

Goal:

To direct growth towards the hamlets and to strengthen their long term viability.

Objectives:

- Direct non-farm residential and commercial growth to hamlets;
- Provide a wider range of economic development, and employment opportunities;
- Provide for a diversity of residential and commercial, and public land uses; and
- Make more efficient use of existing infrastructure and services.

Policies:

1) Encourage Growth

All hamlets in the Municipal District shall be encouraged to grow in order to make better use of existing infrastructure and services. Each hamlet will be considered as a potential node for accommodating an appropriate mix of residential, commercial, industrial, recreational or institutional land uses.

2) Area Structure Plan Requirements

An applicant for a multi-lot subdivision within, or adjacent to, a hamlet as identified by the Land Use Bylaw, shall submit an Area Structure Plan.

Where deemed appropriate by the Municipal District, the applicant may be required to expand the plan area of a proposed Area Structure Plan to include a logical portion, or all, of the hamlet.

The area structure plan shall address the following:

- a) The sequence of development proposed for the area;
- b) Impact on adjacent land uses;
- c) Environmental impact assessment;
- d) Land uses and proposed density;
- e) Internal and external circulation, including the impact on the surrounding transportation system;
- f) Soil conditions as they pertain to the construction of roads and building foundations;
- g) Storm water management and drainage;
- h) Provision of municipal and environmental reserve;
- i) Provision of and impact on community services ; and
- j) Any other matters identified by the Municipal District.

3) On-site Sewer and Water Systems

The applicant for any subdivision within hamlets, where the subdivision is not serviced by an extension to an existing communal water system or a sewage collection and disposal system, shall be required to provide a technical report which follows the provincial guidelines for the evaluation of groundwater supply, water table conditions and soil percolation rates.

4) Mobile Home Parks

Mobile home parks may be approved in those hamlets where servicing capacity and community facilities can accommodate additional growth. An applicant for a mobile home park shall require an Area Structure Plan.

- 5) Set back distance for new subdivision and development in proximity to gas and oil well sites refer to Section 3.4, Sub-section 8.c).**

3.4 INDUSTRIAL/COMMERCIAL

Overview:

Industrial and commercial development in the Municipal District takes many forms, ranging from major resource development (oil and gas, forestry) and extraction (sand and gravel) industries, to small scale industrial uses and local commercial development. Although most of the major resource activity occurs in the Green Area, isolated industrial and commercial operations are located in the settled portion of the Municipal District. Policies are required to reflect the importance of these operations, while recognizing the concerns of area residents and adjacent uses.

Goal:

To encourage and provide for industrial and commercial growth.

Objectives:

- Provide opportunities for rural and resource based industrial growth in suitable locations in the Municipal District;
- Provide opportunities for commercial uses to locate in suitable locations;
- Avoid or minimize potential land use conflicts with industrial and commercial development;
- Cooperate with neighboring urban municipalities in providing sewer and water services to new and existing industrial and commercial areas; and
- Encourage the development of industrial and commercial uses that are functional, attractive and compatible with adjacent land uses.

Policies

1. Appropriate Development

Industrial and commercial development appropriate to the rural areas shall be supported for the benefit of Municipal District residents.

2. Redistricting Criteria

The Municipal District may permit the redistricting and subsequent subdivision of a parcel for highway commercial or rural industrial purposes within the Agricultural District if the following criteria are met:

- a) an application to redistrict the lands as per the intended use is approved;
- b) the development is appropriate to an agricultural area (i.e. agri-based or provides direct support to the agricultural industry; or, requires a relatively large

- amount of unserviced land);
- c) the Development Authority is satisfied that no suitable alternative is available within an existing commercial or industrial land use district;
 - d) the development is compatible with neighbouring land uses;
 - e) the development will not constrain farming operations; and
 - f) the parcel size is kept to the minimum necessary to accommodate the proposed use.

3) Development Criteria

Industrial development, including concentrations of such development in rural industrial parks, shall be supported in the Municipal District if it:

- a) is agri-based or involves, natural resource extraction or processing;
- b) can be serviced on-site;
- c) requires large tracts of land;
- d) demonstrates, to the satisfaction of the Development Authority, the need for a specialized location;
- e) requires direct transportation linkages; and
- f) requires extensive buffers from populated areas.

4) Appropriate Siting

Appropriate rural industrial development shall be encouraged to concentrate, to the extent possible, in industrial parks which are located:

- adjacent to, or near major transportation routes;
- within the fringe areas as agreed to through Intermunicipal Agreements; and/or joint Area Structure Plans;
- removed from sensitive environmental, cultural and historic features.

5) Area Structure Plan Requirements

The development of a new or expanded industrial or commercial area that is not covered by an existing area structure plan will required the preparation of an Area Structure Plan in accordance with the Municipal Government Act that will address the following:

- a) The sequence of development proposed for the area;
- b) The impact on adjacent uses and the environment and provisions for setbacks and buffers;

- c) Identification of remedial measures relating to environmental hazards on or near the site which may include but are not limited to contaminated soils, landfill sites, sewage lagoons, flood plains, high water tables, sour gas sites, rail rights-of-way; slopes over 15% and unstable slopes.
- d) Land uses, parcel sizes and proposed density;
- e) Internal and external circulation, including the impact on the surrounding transportation system;
- f) Groundwater supply, water table conditions and soil percolation rates;
- g) Soil conditions is they pertain to sewage disposal systems and the construction of roads and building foundations;
- h) Storm water management and drainage;
- i) Provision of municipal and environmental reserve, including buffers and/or screening to mitigate potential land use conflicts;
- j) Provision of and impact on community services especially fire and police protection ; and
- k) Any other matters identified by the Municipal District.

6) Industrial Park Definition

An industrial park shall be defined as two or more lots, designed and districted for industrial/commercial uses.

7) Development Criteria for Isolated Industrial Developments

Isolated rural industrial developments should:

- a. only be permitted if the applicant can demonstrate that an isolated site, as opposed to an industrial park site, is required;
- b. avoid, to the extent possible, locating in predominantly agricultural areas;
- c. locate along, or near, a major transportation route such as a primary or secondary highway;
- d. be compatible with adjacent land uses;
- e. require minimal on-site municipal services, improvements and public amenities;
- f. demonstrate to the Development Authority's satisfaction that on-site water and sewage disposal capacity is available.

8) Separation Distances

- a) A minimum setback of 1 mile (1.6 km) from the limits of a heavy industrial

facility to the boundary of a parcel, on which the facility is situated, shall be maintained when the parcel is located adjacent to a land use which is deemed incompatible. Land uses such as residences, schools and hospitals are considered incompatible.

- b) New subdivision and development, particularly residential, shall be directed away from active and potential non-renewable resources so as not to conflict, or constrain, the extraction of the resource.
- c) New subdivision and development shall have a minimum setback distance of 100 meters from the boundary of the parcel being created and the location of a building to a gas and/or oil well site measured from the active well head.
- d) New subdivision and development shall have a minimum setback distance of 30 meters from the boundary of the parcel being created and the location of a building to a gas and/or oil well site measured from the abandoned well head.

9) Provincial Approving Authorities

- a) The Municipal District will actively participate, and assist, AEUB and Alberta Environmental Protection in approving and monitoring natural resource extraction and processing developments.
- b) The Municipal District will apply AEUB regulations and guidelines respecting sour gas, and other oil and gas facilities, including pipelines, when considering subdivision and/or development.

10) Historical Resource and Environmental Protection

The Municipal District shall not support resource extraction development proposals in areas which are known to possess unique historical and/or scientific or environmental features which would be disturbed or destroyed by resource extraction.

3.5 ENVIRONMENTAL PROTECTION

Overview:

Because of its vast array of natural features such as rivers and lakes, and its diversity of wildlife habitats, environmental protection is a significant concern in the Municipal District. It is important that natural environmental resources with significant tourism and recreation potential be recognized and protected. Although it is generally recognized that the combined roles of federal and provincial governments leave a relatively small role for municipalities to play in protecting the environment, the municipality plays a role through the implementation of the subdivision and development processes.

Goal:

To promote environmentally responsible development.

Objectives:

- Protect proven environmentally sensitive areas, including critical wildlife habitats, from inappropriate development.
- Apply Environmental Reserve provisions, where appropriate, to protect environmentally sensitive areas.
- Communicate with provincial and federal authorities on environmental matters.

Policies:

1) Protect the Environment

- a) The Municipal District shall protect the environmental integrity of the Municipal District's lakes, rivers and streams.
- b) The Municipal District encourages the use of Conservation Easements as a means of protecting natural features or wildlife habitat located on private lands.

2) Identification/Dedication of Environmentally Significant Areas

- a) Environmentally significant areas shall be determined at the Area Structure Plan level for multi-lot residential, industrial or commercial subdivisions.
- b) Environmentally significant areas that are linked to municipal reserve parcels, or are necessary to provide public access, shall be dedicated as Environmental Reserve at the time of subdivision.
- c) Those areas not suitable for development and where public access is not required may be protected either as an Environmental Reserve Easement, or as a

Conservation Easement. The control and operation of these areas should be clearly stated in the easement agreement.

3) Groundwater Protection

To protect the quality and quantity of surface and groundwater, the Municipal District shall require that Alberta Environmental Protection's Guidelines for Evaluation of Groundwater Supply for Unserved Residential Subdivisions and the groundwater licensing requirements of the Water Act be applied.

4) Setbacks

- a) A minimum environmental reserve setback of 30 metres (100 feet) from either the top of the bank of a river or stream or the high water mark of a lake shall be applied, subject to the discretion of Council/Development Authority.
- b) Environmental setbacks shall be established as part of the Area Structure Plan approval process.

5) Development of Environmental Reserve land

Development shall be allowed to exist on Environmental Reserve lands only if it serves the interests of the general public.

6) 1:100 Year Flood Plain

No permanent residential structures will be permitted within the 1:100 year flood plain of any river, stream or lake shore, unless proper flood proofing techniques are applied. A certificate from a qualified, registered professional engineer or architect will be required by the Municipal District to confirm that the development has been properly flood proofed.

7) Steep Slopes

Alberta Environmental Protection's Interim Guideline for the Subdivision of Land Adjacent to Steep Slopes (to define and protect the valley crest and toe of slope) will apply so that no development will be permitted within 30 metres (100 feet) from the top or bottom of a valley slope which exceeds a 30 percent grade.

3.6 MUNICIPAL RESERVE

Overview:

The Municipal Government Act provides the municipality the authority to require that municipal and school reserves be dedicated to the municipality at the time of subdivision. The reserves are intended to provide land for public open space or for schools.

Goal:

To manage municipal and school reserves in a manner which benefits Municipal District residents.

Objective:

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

Policies:

1) Urban Fringe Areas

Reserves in the urban fringe areas (as defined by the Land Use Bylaw) shall be deferred to permit the affected municipality to make best use of the lands once urban expansion occurs.

2) Municipal Reserve Dedication

- The municipality shall use Area Structure Plans or Outline Plans to identify anticipated reserve requirements, and to set out the means by which reserves will be taken from the various developers/owners to satisfy those requirements.
- Municipal Reserve and School Reserve lands and/or cash-in-lieu shall be dedicated to the municipality. The municipality shall negotiate use of School Reserve lands or cash-in-lieu to provide and/or purchase school sites for the school authority on an as needed basis.
- When subdivision occurs, the municipality will require, through the Subdivision Approving Authority, its full reserve dedication entitlement (10%) under the Municipal Government Act. The municipality will not waive reserve dedication in whole or in part, excepting parcels created for public or quasi-public uses such as churches/cemeteries, public recreational facilities, or public utilities. Reserves not otherwise taken will be deferred as provided for in the Municipal Government Act.
- The municipality will be flexible in dealing with reserves, but will not defer

reserves to lots intended for intensive uses (i.e. uses other than extensive agriculture) or to lots which are two acres or less in area.

3) Cash-in-lieu

- Cash-in-lieu of Municipal Reserve may be required in circumstances where, the amount of land to be taken as reserve is too small to be useful, or the subdivision area does not require municipal or school reserve lands.
- If the applicant and the Municipal District cannot agree on a land value for the amount of Municipal Reserve owing, the applicant must provide a market value appraisal, certified by a qualified appraiser.

4) Location of Municipal Reserve

Municipal Reserve (MR) lands in multi-lot country residential subdivisions shall be located to provide optimal recreation/open space benefit to the residents and/or, where feasible, to allow for the development of a continuous linked recreation/open space system.

5) Disposal of Municipal, Reserve

The Municipal District shall consider selling and/or leasing municipal reserve parcels in country residential and industrial subdivisions, which serve no existing or potential open space purpose. Such sales or leasing will occur only if the affected local landowners are in agreement, and if the proposed use is compatible with surrounding uses. Moneys obtained from the sale or lease of such lands will continue to be allocated to the reserve trust fund and be used in accordance with the provisions of the Municipal Government Act.

3.7 HOME OCCUPATIONS

Overview:

Home based business is a significant and rapidly growing sector of Alberta's economy, and is becoming an increasingly important economic and lifestyle option. The need to ensure that the community is not adversely impacted by such business is recognized as being critical to the local support of home based business activities.

Goal:

To provide for home based business activities while ensuring that the surrounding residential community is not adversely impacted.

Objectives:

- Support home based business as a viable part of the Municipal District's economy.
- Provide direction for the control and regulation of home based business activities.

Policies:

1) Recognize Validity of Home Based Businesses

- The Municipal District shall continue to recognize home business as a viable lifestyle and economic opportunity option, which is appropriate in association with all residential uses.
- A performance standard approach, based on the impact of the home based business on the surrounding community, shall be applied to regulate activities.

2) Promote Bed and Breakfast Establishments

- The Municipal District shall promote bed and breakfast establishments by creating a separate use category in the Land Use Bylaw, and allow such uses in country residential, hamlet and agricultural districts. The definition used by health authorities in applying the regulations under the Alberta Health Food Regulation may be adapted accordingly.
- The municipality shall work with private sector developers to encourage and facilitate tourism development, and assist in accessing any government funding programs to develop new, or upgrade existing, tourism attractions.

3.8 RECREATION AND OPEN SPACE

Overview:

Most recreational activity in the Municipal District centres on its lakes and river corridors. Many of these lakes are high quality with significant recreation potential, and are important provincial recreational resources.

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

Goal:

To provide for and enhance recreational and educational opportunities for residents while protecting the natural environment and encouraging healthy living.

Objectives:

- Continue to co-operate with urban communities in providing recreation services.
- Encourage private/community involvement in the development and operations of open space areas.
- Provide information requirements for the evaluation of intensive recreation developments.
- Support the efforts to protect the natural environment of the area.
- Discourage incompatible public and private land uses from locating within environmentally sensitive areas
- Encourage the development of parks and / or sports facilities on municipal reserve parcels that are of suitable size and in appropriate locations.
- Encourage historical, cultural, and natural history interpretation of region.

Policies

1) **Municipal Reserve**

Through the subdivision process the Municipal District will 10% of the gross developable land to be subdivided as municipal reserve to be configured in a way that supports the objectives of establishing greenway corridors, buffering of land uses, and internal amenity space.

2) Trail System

Through the subdivision process the Municipal District will encourage the development of corridors to be designated as environmental and municipal reserve to help create a system of parks and trails.

3) Joint Use Agreements

- a) The Municipal District shall continue to renew the existing joint use recreation agreements between the Municipal District and its urban neighbours.
- b) The Municipality shall consider partnership agreements with its urban neighbours to jointly develop recreational facilities where such facilities will mutually benefit both rural and urban residents.

4) Private/Public Partnerships

The municipality may work with private sector developers and public organizations to encourage and facilitate the development of new, or upgrading of existing, recreational facilities, and assist in accessing any available government resources.

5) Encourage Park Development on Reserve Land

- a) The Municipal District shall encourage the development of parks and/or sports facilities on country residential or hamlet Municipal Reserve parcels which are physically suited to and/or of sufficient size to accommodate development, and which have the majority support of local landowners directly affected by the development or proposed use.
- b) Developers of multi-lot country residential subdivisions may be required to construct or pay for the construction of park/playground developments or improvements on Municipal Reserve lands. The developer's share of the improvement will be negotiated as part of the development agreement.

6) Facility Management Agreements

The Municipal District shall encourage resident groups to assume management of their local park facilities by entering into management agreements with such groups.

7) Large Scale Recreational Facility Plan Requirements

The municipality may require that the developer of a large scale recreational facility provide a plan which includes some, or all, of the following information:

- a comprehensive site design;
- an analysis of the estimated number of users and origin of the users;

- the impact on the existing transportation system;
- the method of providing municipal services; and,
- an environmental impact assessment which identifies the capability of the site to accommodate the recreational facility and mitigative measures intended to protect environmentally sensitive areas and adjacent land uses

8) Mitigate Land Use Conflicts

Recreational developments which create excessive noise shall be permitted only where the applicant can demonstrate to Council's satisfaction the development will not generate conflict with adjacent and nearby land uses.

9) Cooperation with Provincial Agencies

The Municipal District shall actively participate, and assist, Natural Resources Conservation board (NRCB) and Alberta Environmental Protection in approving and monitoring intensive recreational or tourism developments.

3.9 TRANSPORTATION AND UTILITIES

Overview:

Transportation and utility systems in the Municipal District benefit all residents. Protecting the integrity of these systems, therefore, is important. However, the need to protect their integrity must be balanced with the need to provide opportunities for growth and development.

Goal:

To protect the integrity of the Municipal District's transportation and utility systems.

Objectives:

- Operate transportation and utility systems safely and effectively.
- Plan and manage transportation and utilities systems in co-operation with Alberta Infrastructure, and neighbouring municipalities.
- Provide for an appropriate mechanism for regulating land use in the vicinity of the Bonnyville and Cold Lake Airports.

Policies:

1) Road Widening

- a. The Municipal District may require that road widening be dedicated at the time of subdivision for the entire titled area that is the subject of the proposed subdivision.
- b. The Municipal District shall ensure that any subdivision of lands adjacent to secondary highways and major local roads does not preclude the possibility of future road widening. Applications for subdivision will be required to minimize the number of parcels requiring direct access to these routes. Consolidation of existing access, through the use of service roads or the redirection of access, shall be encouraged. The cost of consolidation shall be the developer's responsibility.

2) Off Site Levies

The Municipal District may, by bylaw, establish off site levies to recover the capital cost of providing sanitary sewer, water or storm water systems to developments.

3) Developer Improvements

Developers may be required to construct or pay for the construction of improvements necessary to provide, or improve access to the development. The developer's share of the improvement will be negotiated as part of the development agreement.

4) Intermunicipal Cooperation

- a) The Municipal District shall seek close co-ordination between urban municipalities with respect to the planning and development of intermunicipal roadways and utility lines.
- b) The Municipal District recognizes the benefits of cooperation with its urban and rural neighbours in the management of waste and supports the establishment of regional waste management and recycling systems.

5) Buffering

The Municipal District may require buffering, fencing and landscaping techniques in order to enhance public safety and mitigate noise annoyance caused by roadway, railway, or airport operations upon adjacent areas.

6) Minimize the Impact of Rights-of-Way

The Municipal District shall encourage future rights-of-way for pipelines and power lines to avoid residential areas whenever possible, and to The Municipal District shall encourage future rights-of-way for pipelines minimize the impact on agricultural lands by paralleling existing rights-of-way or following property lines.

7) Efficient Use of Existing Roadway Facilities

Through the subdivision approval and development permit processes, the Municipal District shall endeavour to make the most efficient use of existing roadway facilities. Developments with the potential for substantial road impact (high traffic volumes or heavy trucks) will be directed to those roads which have been designed and constructed to accommodate such development.

8) Rights-of Way Protection

Protecting rights-of-way for long term roadway expansion and limiting access to primary and secondary highways, through the use of service roads, shall continue to be the focus for managing these roadways. Land use adjacent to primary and secondary highways and their associated access should conform to the *Access Management Guidelines* as outlined by Alberta Infrastructure. The Municipal District's system of major local roads shall be afforded a similar level of protection.

9) Airport Facilities

The Municipal District, in co-operation with the airport authority, shall create a land use district or land use overlay for the Bonnyville and Cold Lake Airports, modeled on the AVPA regulation, which provides specific regulations to protect the integrity of existing airport facilities.

The Municipal District will also have consideration for the operations of 4-Wing Cold Lake for Developments in the surrounding area.

10) Water and Sewer Servicing

- a) The Municipal District supports communal sewer and water systems for hamlets and for major multi-lot country residential and industrial development. Where Council deems it appropriate, such systems may be owned and operated by the Municipal District.
- b) The Municipal District shall require that all sewage disposal systems comply with the Private Sewage Systems Standards of Practice.
- c) The Municipal District shall require that water well construction comply with the installation and operational requirements of the Nuisance and General Sanitation Regulation of the Public Health Act and the licensing requirements of the Water Act.

3.10 CROWN LANDS

Overview:

Approximately 70% of the Municipal District's land base is located in the Green Area or on Crown owned lands within the White Area and therefore issues associated with the use, disposition and protection of Crown Lands are important. These lands accommodate a vast diversity of uses including forestry, agriculture, oil and gas exploration, sand and gravel extraction, recreation, and protection of environmentally sensitive sites. However, the Municipal District is responsible only for issuing development permits and thus plays a minor role in regard to the disposition of lands in this area.

Goal:

To support a coordinated and co-operative approach to dealing with development on Crown land.

Objectives:

- Co-operate with Crown Departments and agencies in planning the use and development on Crown owned lands.
- Work with Crown Departments and agencies to co-ordinate the development approval and permitting process.

Policies:

1) Intergovernmental Cooperation

In order to mitigate potential land use conflicts, the Municipal District shall co-operate with the appropriate provincial departments and agencies to establish a coordinated method for reviewing and issuing provincial leases, licenses and municipal development permits on Crown lands.

2) Encourage Support of Agriculture

The Municipal District encourages the Crown to lease or sell Crown owned lands with capabilities to support agriculture, which are adjacent existing agricultural operations.

3) Land Adjacent to Lakes, Watercourses etc.

The Municipal District does not support the sale of Crown lands adjacent lakes and water courses, hazard lands or lands which the Crown considers environmentally significant.

3.11 FRINGE AREA DEVELOPMENT

Overview:

The Municipal District supports a proactive approach to fostering intermunicipal co-operation and improving communication on land use and related issues, particularly in those fringe areas where transition from rural to urban land uses is occurring. The Municipal District also recognizes the benefits of co-operating with rural and urban neighbours in planning and coordinating complimentary land uses and development activities within fringe areas.

Goal:

To promote joint planning and co-operation in urban and rural fringe areas.

Objectives:

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

Policies:

1) Promote Compatible Land Use Patterns

The Municipal District shall promote compatible land use patterns in the fringe areas through joint planning initiatives.

2) Intermunicipal Cooperation

- a) The Municipal District shall create opportunities to negotiate transportation and servicing agreements with the adjacent urban and rural municipalities.
- b) The Municipal District shall use the combination of joint planning and incremental annexation (on an as required basis) to keep pace with urban growth and optimize rural development in fringe areas.
- c) The Municipal District shall establish joint-use agreements with urban neighbours to provide the economies of scale necessary to develop and operate major recreational and other mutually beneficial facilities.
- d) The Municipal District may undertake joint planning and negotiate intermunicipal agreements with Cold Lake, Glendon and the Municipal District's rural neighbours, as required.

- e) A one half mile fringe area adjacent to the boundaries of all neighbouring rural municipalities shall be provided. All applications for subdivision and development within this fringe area, as well as all proposed statutory and non-statutory plan and Land Use Bylaw amendments, shall be referred to the adjacent rural municipality for comment.

4 Plan Implementation

Overview:

The Municipal Development Plan will serve as a guide for Municipal District Council, Administration, other agencies, and the development community. This section outlines the intent and responsibilities of the Municipal District in carrying out the provisions of the Municipal Development Plan.

Goal:

To effectively implement the goals, objectives and policies contained in the Municipal Development Plan.

Objectives:

- Convey the intent of the Municipal Development Plan policies to all aspects of the Municipal District'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:

1) Policy Implementation

The Municipal District shall implement the policies contained in this Municipal Development Plan through the Land Use Bylaw, and other statutory and non-statutory documents.

2) Land Use Bylaw

Amendments to the Land Use Bylaw, the preparation or changes to other local planning documents, and other land use planning decisions, shall be guided by the intent of the Municipal Development Plan policies.

3) Infrastructure Costs

The developer is responsible for the provision of infrastructure to a site. The Municipal District may require the developer to enter into a development agreement with respect to the provision of infrastructure.

4) Amending the Plan

The Municipal District shall adhere to the requirements of the Municipal Government Act when updating or amending the Plan.

5) Five Year Review

The Municipal District shall review the Municipal Development Plan every five years, and make appropriate amendments.

6) Citizen Consultation

The Municipal District shall provide opportunities for citizens to review and comment on any amendments to the Plan.

5 Glossary of Terms

Agricultural Capability	<p>Soil capability for agriculture as identified on the Farmland Assessment sheets filed with the County that measures the ability of soil to produce crops, modified by climatic conditions and adjustments to reflect cost of operations under normal practices. The rating of a specific parcel of land is accomplished by identifying the physical properties and how it compares to the provincial base rating as follows:</p> <p>Very Poor = 0% to 13%</p> <p>Poor = 14% to 32%</p> <p>Fair = 33% to 44%</p> <p>Good = 45% to 55%</p> <p>Very Good = 56% to 74%</p>
Agricultural Land Use	<p>The use of lands, buildings or structures for the raising of non-domestic animals and/or the growing of plants for food or other production.</p>
Area Structure Plan	<p>A statutory plan, adopted by by-law, which provides a policy framework for subsequent redesignation, subdivision and development of a specified area of land in the Municipality.</p>
Archaeological/Historical Impact Assessment	<p>An analysis of the potential impacts of development on archaeological and/or historical resources as defined in the Historic Resources Act.</p>
Bed and Breakfast	<p>A privately owner-occupied house where four or fewer guest rooms are rented for periods of fourteen days or less with one meal provided on a daily basis to registered guests where such meals are prepared in a residential kitchen.</p>
Better Agricultural Lands	<p>Those lands which have a farmland assessment rating of 45 percent or greater, or the equivalent as determined by government agencies or independent soils consultants and, at the discretion of the municipality, excludes fragmented parcels, lands which are</p>

extensively fragmented by existing use or ownership.

Buffer

A row of trees, shrubs, earth berm, or fencing to provide visual or physical separation and/or noise attenuation between lots or a public roadway.

Code of Practice

A document providing direction for the establishment and operation of livestock facilities in a safe and economic manner.

Collector Road

A road in the Municipal District which acts as a link between primary and secondary highways. May be either a major or minor roadway depending upon design and traffic volumes.

Country Residential

The use of a relatively small lot, principally as a site for a private single detached dwelling or manufactured home, where permitted in a rural setting and in respect of which the Land Use Bylaw may allow other accessory uses of the dwelling or the lot to be made.

Development

Development as defined in the Municipal Government Act, specifically:

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

Discretionary Use

The use of land or a building provided for in this Land Use Bylaw for which a development permit may be

issued upon an application having been made and subject to enabling conditions for each discretionary use being satisfied.

Easement

A right to use land, generally for access to other property or a right-of-way for a public utility.

Environmental Reserve

Land dedicated (given) to a municipality during the subdivision process because it is considered undevelopable for environmental reasons in accordance with Section 664 of the MGA. This may include areas such as wetlands, ravines, drainage courses, steep slopes, etc.

Environmental Reserve Easement

A caveat registered with Land Titles in favour of the municipality for lands that would be normally taken as environmental reserve in accordance to Section 664 of the MGA.

Environmentally Sensitive Area

An undisturbed or relatively undisturbed site which because of its natural features has value to society and ecosystems worth preserving, but is susceptible to further disturbance.

Extensive Agricultural Use

A system of tillage which depends upon large areas of land for the raising of crops. Extensive agricultural uses include buildings and other structures incidental to farming as well as farm related uses.

Flood Plain

The area of land bordering a water course or water body that would be inundated by a 1 in 100 year flood (i.e. a flood that has a 1% chance of occurring every year).

Fragmented Parcel

A parcel that is separated from the balance of a quarter section by a natural barrier such as a river or coulee, or by a physical barrier to such farming operations. A farmstead may include a single detached dwelling, modular unit or a mobile home unit.

Goal

An idealized end towards which planned action is directed, and which provides an indication of what is to

be achieved.

Highway

A road that is designated as a primary highway or a secondary highway pursuant to the *Public Highways Development Act*.

Infrastructure

Systems and facilities (e.g. roads, sanitary sewers, water treatment and distribution networks, power lines, and telephone and cable TV systems) that service urban development.

Institutional Use

A development of a public character including governmental, religious, educational, social and cultural facilities having a close affinity with public services to a municipality, area or region.

Intensive Agricultural Use

A commercial agricultural operation other than an intensive livestock operation which, due to the nature of the operation require smaller tracts of land. Without restricting the generality of the foregoing, this shall include: nurseries, greenhouses, market gardens, and tree farms and specialty crops.

Landscaping

To preserve, enhance or the incorporation of vegetative and other materials in a development and includes combining new or existing vegetative materials with architectural elements, existing site features or other development features including fences, walls or decorative walks.

Local Roads

Roads that provide access to sites and lots and are designed for low volume and relatively slow moving traffic.

**Multi-Lot Country
Residential Subdivision**

Residential subdivision in the countryside that has five or more lots.

**Municipal Government Act
(MGA)**

Provincial legislation which outlines the power and obligations of a municipality. Part 17 of the MGA provides the means by which plans and bylaws may be adopted to guide development and the use of land and buildings.

Municipal Reserve	Land provided as part of a subdivision by the developer without compensation for park and school purposes in accordance with the provisions of the Municipal Government Act, 1994.
Natural Features	Includes landscapes which are found in their natural state and may be remnant, undisturbed, diverse or contain unique environmental characteristics.
Objective	Directional statements that are usually phrased in measurable terms for given time frames.
Outline Plan	A non-statutory plan prepared in accordance with Policy 6.4.2 of this Area Structure Plan in order to ensure orderly and compatible development in keeping with the goals, objectives, and policies contained in this Area Structure Plan.
Qualified Professional	An individual with specialized knowledge recognized by the Municipality and / or licensed to practice in the Province of Alberta. Examples of qualified professionals include but are not limited to agrologists, engineers, geologists, hydrologists and surveyors.
Recreation Use	Development of a public character including natural open space, improved parkland and active and passive recreational areas, and any facilities or buildings associated with recreation, serving the needs of a municipality, area or region. Recreation does not include large-scale commercial entertainment facilities such as drive-in movies, motor raceways, shooting ranges, or similar uses that may be incompatible with surrounding recreational uses, or may be difficult to integrate with the natural environment.
Site	One or more lots of parcels for which an application for a development permit is being made, and may include streets, lanes, walkways and any other surface upon which development is proposed.

Sustainable Development

Development that meets the needs of today without compromising the ability of future generations to meet their own needs. This means the community needs to sustain its quality of life and accommodate growth and change by harmonizing long term economic, environmental, and social needs.

Vision

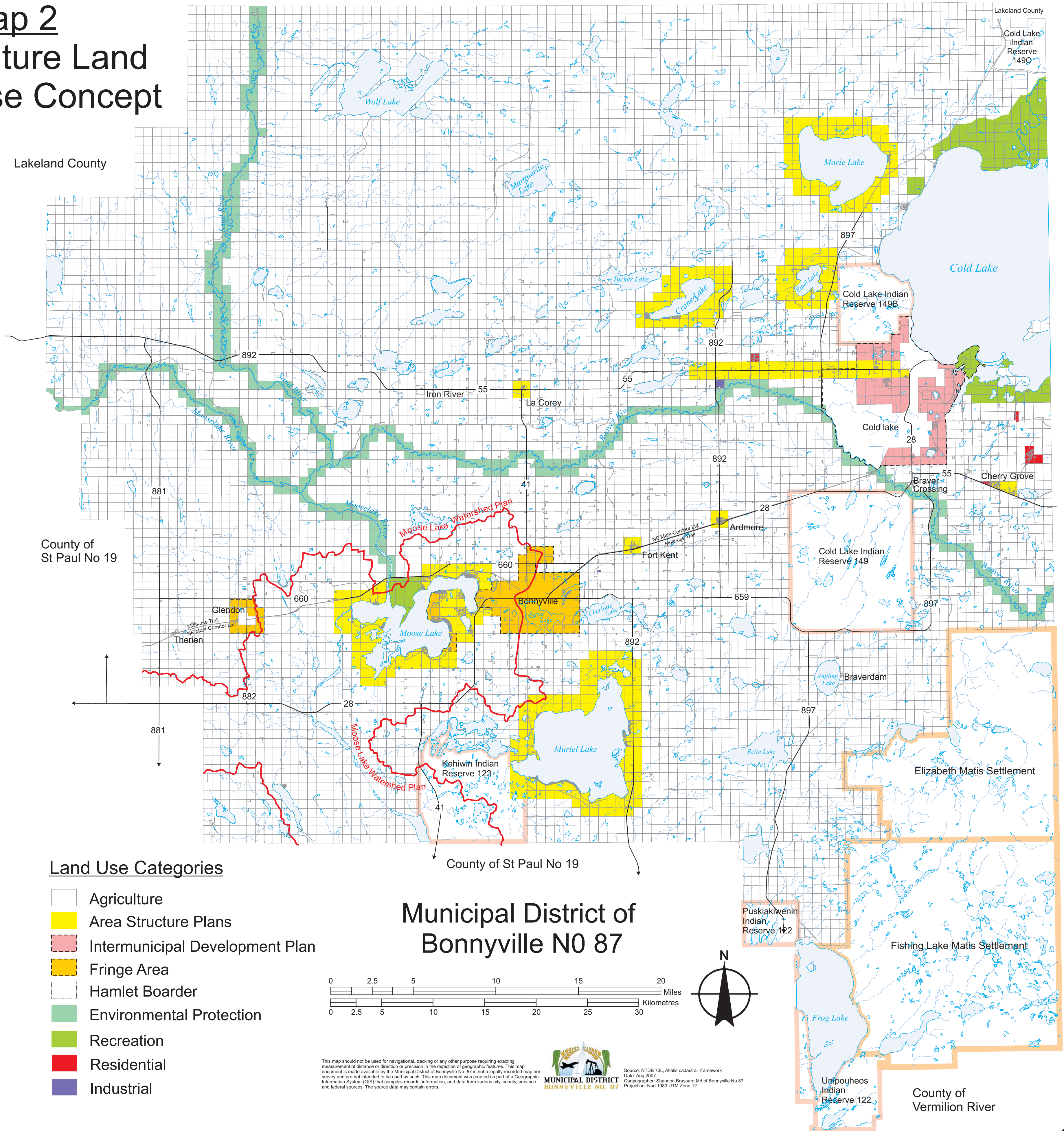
A positive snapshot of the desired state of the community at a particular point in the future.

Map 1 Location

Municipal District of Bonnyville and Adjacent Municipalities



Map 2 Future Land Use Concept



Municipal District of Bonnyville No. 87

Soil Productivity

Standards and Methods for Assessment of Farm Land

The rating measures the ability of soil to produce crops, modified by climatic conditions and adjustments to reflect cost of operations under normal practices. The rating of a specific parcel of land is accomplished by identifying the physical properties and how it compares to the provincial base rating.

Soil Productivity Rating Formula

Final Rating = PR-CR

Net Soil Productivity Rating (PR)

Surface Depth Rating – The plow depth and colour association are the characteristics.

Subsoil Rating – Soil profile below the Surface Depth, normally have slightly heavier texture than the surface soil.

Surface Texture Rating – Soil texture as classified in Alberta Soil Survey Reports.

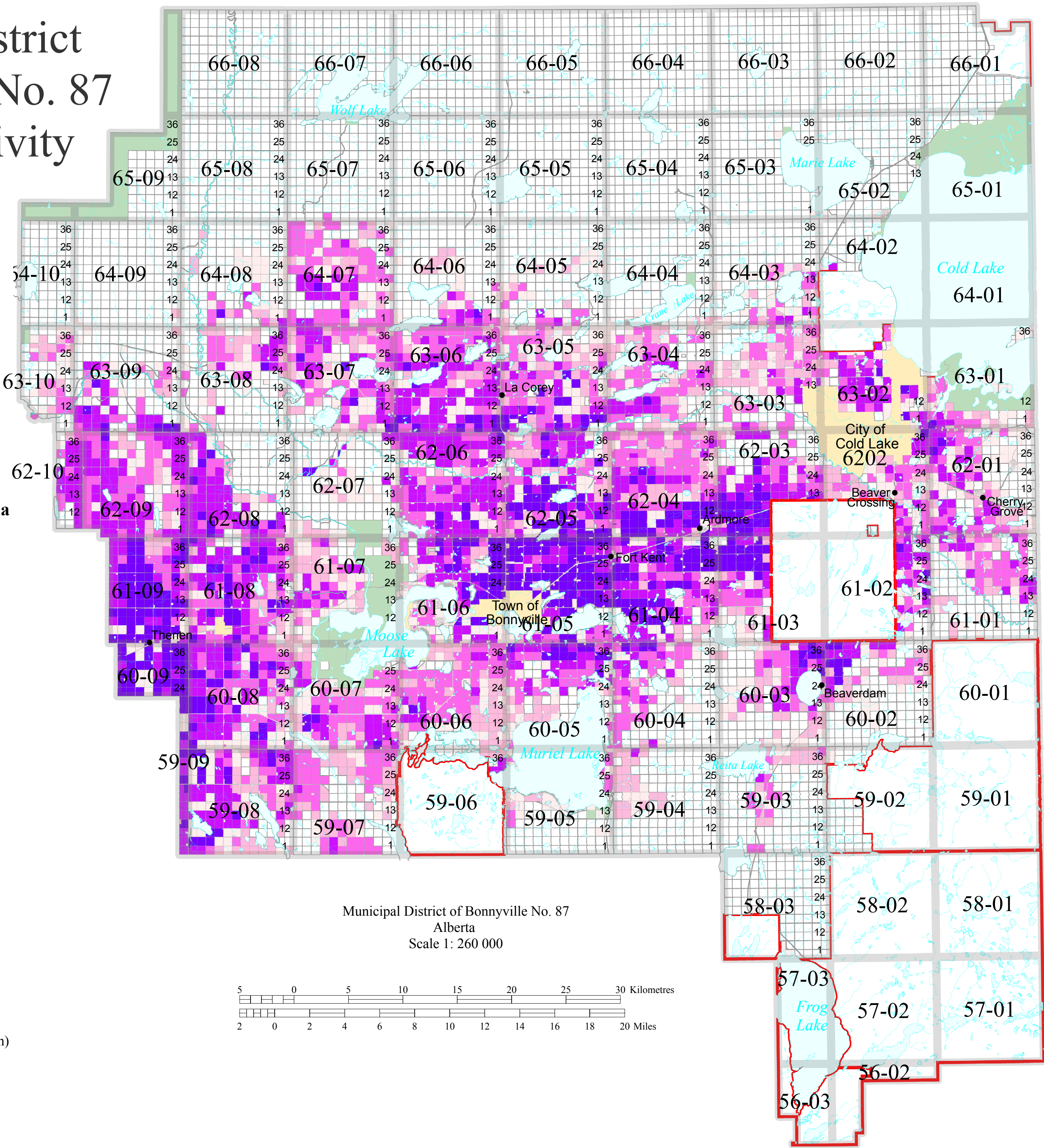
Miscellaneous Rating (Soil Productivity) – Conditions that are non-conforming and occur on a localized basis. Such as flooding, acidity, etc.

Increased Cost of Production Rating (CR)

Topography Rating – “Lay of the land” geographical features are considered.

Stone Rating – A deduction is applied based on size and quantity of stones.

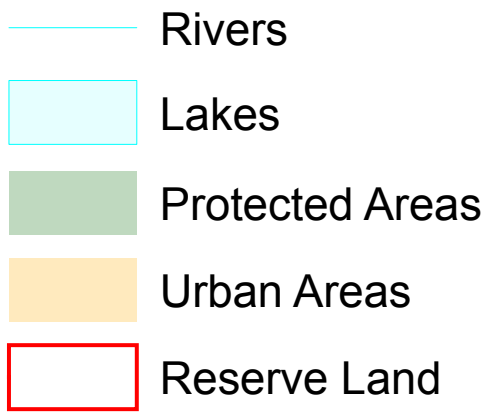
Miscellaneous Rating (Costs of Production) – Conditions that are non-conforming and occur on a localized basis.



Soil Productivity Final Rating



Map Features



Legend Percentages

Very Poor = 0% to 13%
Poor = 14% to 32%
Fair = 33% to 44%
Good = 45% to 55%
Very Good = 56% to 74%



This map should not be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. This map document is made available by the Municipal District of Bonnyville No. 87 is not a legally recorded map nor survey and is not intended to be used as such. This map document was created as part of a Geographic Information System (GIS) that compiles records, information, and data from various city, county, province and federal sources. The source data may contain errors.

Spatial Data Source: AltaLIS
Soil Data Source: Assessment Valuation Group Inc.
Date: January 12, 2007
Projection: NAD 1983 UTM Zone 12N
Cartography by: Shannon Brassard, MD of Bonnyville