

LEDUC COUNTY MUNICIPAL DEVELOPMENT PLAN



LEDUC COUNTY
ALBERTA

MUNICIPAL DEVELOPMENT PLAN

(With amendments up to and including October 12, 2004)

OFFICE CONSOLIDATION

Persons using this consolidation are hereby informed that it has no legal sanction unless signed and sealed; that amendments have been embodied only for convenience of information and that reference should be made to the original bylaws for legal interpretation and application.

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Leduc County Municipal Development Plan

PART ONE: INTRODUCTION

1. Plan Adoption

In accordance with the requirements of Section 632 of the Municipal Government Act and the Provincial Land Use Policies, County Council has adopted this Leduc County Municipal Development Plan, hereinafter referred to as the “Plan”.

2. Purpose

The purpose of this Plan is to effectively manage subdivision and development of land in the County for the benefit of its present and future residents and their quality of life.

The Plan provides a basis for the preparation of more detailed plans and rational decision-making in planning matters.

3. Application and Effect

The Plan applies to the geographic area contained within Leduc County. The following shall conform to the Plan:

- 3.1 an area structure plan, area redevelopment plan or outline plan;
- 3.2 a subdivision application approved by the subdivision approving authority; and
- 3.3 a development decision made by the Subdivision and Development Appeal Board.

In case of conflict with an existing area structure or redevelopment plan or an outline plan of the County, the provisions of this Plan shall prevail. However, in case of conflict with an intermunicipal development plan or an overlay policy of this Plan, the provisions of the intermunicipal development plan or the overlay policy shall prevail.

When dealing with a specific situation, conflicts among the planning goals, objectives and/or policies of this Plan may be encountered. In such case, decision-making should be aimed to achieve balance and harmony among the planning goals, objectives and/or policies as much as possible.

The Plan is subject to the requirements of the Edmonton/Devon Restricted Development Area Regulation, October 1974, as amended, where such regulations apply to Leduc County.

The Plan is subject to the requirements of the Edmonton International Airport Vicinity Protection Area Regulation enacted as Alberta Reg. 236/84, as amended.

4. Interpretation

- 4.1 The boundaries of land use areas, roadways and any other information shown on the maps in the Plan shall be considered approximate only. The maps are not intended for accurate measurement or the exact locations of boundaries, except where a boundary corresponds with a definable, permanent natural or man-made feature such as a property line, a highway or river. The exact determination of boundaries shall be made by the relevant decision-making body on a case-by-case basis using available information, to be supplemented, where appropriate, by:
- 4.1.1 site inspections;
 - 4.1.2 aerial photographic interpretation;
 - 4.1.3 existing studies, or special research;
 - 4.1.4 comments from expert public agencies; and
 - 4.1.5 primary source material.
- 4.2 All figures and numbers in the Plan, although stated in precise terms, are not absolute and may be relaxed upward or downward, to a minor extent, provided the intent of the relevant provision of the Plan is upheld.
- 4.3 The land uses identified in the Plan describe general classifications with common physical and functional characteristics, and are not intended to be exclusive or exhaustive, but to serve as a guideline. Where a land use is not specifically identified in the Plan and is similar, ancillary or complementary to a land use which is cited, and, is consistent with the purpose of the land use area in which the land use is to be located, it shall be evaluated on its merits by the County having regard to:
- 4.3.1 the purpose of the Land Use Area in which it is located, as described in Part Three; and
 - 4.3.2 those policies of this Plan which are determined applicable by the County, given the nature of the proposal and the land use which it most closely resembles.
- 4.4 It is the intent of the County that the Land Use By-law should be consistent with the provisions of this Plan.
- 4.5 The County intends to review the Land Use By-law as a result of the adoption of this Plan.
- 4.6 A minor boundary adjustment to an existing lot may be allowed where considered necessary, notwithstanding the policies of the Plan.

PART TWO: PLANNING GOALS

The following planning goals are the ideals that Leduc County will strive for:

1. Preservation and enhancement of the agricultural community.
2. Population growth in desirable locations.
3. Rural and alternative life style choices.
4. A compatible and harmonious land development pattern.
5. Strong and sustained economic growth and tax base.
6. Efficient and economic provision of municipal services and facilities.
7. Protection of significant environmental areas and prevention of land, water, air, noise and visual pollution.
8. Mutually beneficial relationships with neighboring municipalities and other authorities.

PART THREE: PLANNING OBJECTIVES AND POLICIES

The following planning objectives and policies are specific targets to be achieved and action guidelines to be followed:

1. Economic Development and Tourism

The purpose of this Plan is to foster a climate which will strengthen and diversify the County economy; guide the location of economic growth and investment in the County; realize the economic development opportunities associated with tourism; and ensure that industrial, commercial and tourism developments do not create adverse social, economic and environmental problems. This Plan is to achieve balanced growth by increasing local employment opportunities and strengthening the County's tax base.

1.1 Planning Objectives:

- 1.1.1 To expand and diversify the County's economic base.
- 1.1.2 To attract tourists to the County through the development and enhancement of tourist and recreation destinations and attractions, services and infrastructure.
- 1.1.3 To minimize conflict between new development and neighbouring land uses.

1.2 Planning Policies:

- 1.2.1 The County encourages a close liaison with Provincial and Federal agencies and the private sector involved in economic, industrial and tourism development.
- 1.2.2 In conjunction with Alberta Transportation, the County will endeavour to improve the highway and local road system, especially to access the County's recreation and tourism areas and to facilitate the marketing of agricultural products.
- 1.2.3 The County will encourage the development of interpretive centres that highlight the County's archaeological sites, natural features and history.
- 1.2.4 Tourism development and services, such as motels, campgrounds, restaurants and service stations shall be compatible with the characteristics of the site or resource.
- 1.2.5 The County will continue to plan cooperatively and pursue recreation and tourism facility development within the County by continuing to pursue funding programs, which assist municipalities and the private sector to develop and operate recreation sites and tourist facilities.
- 1.2.6 The County shall encourage the distribution of desirable economic activities throughout the County, with the primary focus being the Nisku Business Park.
- 1.2.7 A planning study may be required to review the merits of establishing appropriate land uses in the Genesee area.

2. Industrial and Commercial

Other than the Nisku Business Park, there are no specific areas in the County designated for rural industrial and commercial uses. However, recognizing today's economic conditions, the County may consider rural industrial and commercial development in other locations, contingent on a number of conditions as outlined in this part of the Plan.

2.1 Planning Objectives:

(For rural industrial and commercial uses)

- 2.1.1 To accommodate rural industries, which use local resources, offer a local service or require large land areas in suitable locations throughout the County.
- 2.1.2 To minimize conflicts between proposed rural industrial development, existing land uses and environmentally sensitive areas.
- 2.1.3 To accommodate commercial development ancillary to the primary site use.

(For Nisku Business Park)

- 2.1.4 To attract business investment and strengthen the economic and employment base of the Nisku Business Park.
- 2.1.5 To reduce potential conflict between uses within the Nisku Business Park.
- 2.1.6 To promote the Nisku Business Park as a key location for business development.
- 2.1.7 To encourage tourism related activities and services including those serving the needs of the air passenger.

2.2 Planning Policies:

(For rural industrial and commercial uses)

2.2.1 Rural industrial and commercial uses should:

- (a) avoid environmentally sensitive areas;
 - (b) situate along major transportation routes;
 - (c) be compatible with neighbouring land uses;
 - (d) be considered as discretionary uses in all areas of the County, except in conventional country residential, hamlet, locality and lake front resort areas;
 - (e) if required by the County, be subject to the preparation of an area structure plan which should address transportation, utility servicing and development density concerns;
 - (f) provide products or services to the agricultural industry, recreation or nearby urban and/or industrial areas; and
 - (g) have minimal requirements for on-site improvements, municipal services and public amenities.
- 2.2.2. Notwithstanding Policy 2.2.1, home occupations, which are deemed to be reasonable and suitable ancillary uses to the dominant use on the site, may include the following classifications:
- (a) Type 1 - indoor operation only with no client or truck traffic of any kind.
 - (b) Type 2 - minor outdoor operation plus non-resident employees (maximum 2 at any one time) with minor client and truck traffic.
 - (c) Type 3 - some outdoor operation plus non-resident employees (maximum 5 at any one time) with minor client and truck traffic.
- 2.2.3 The developer of a rural industrial or commercial development must demonstrate, to the satisfaction of the County, the existence of a proven potable water supply and sewage disposal capacity adequate to meet the needs of the development.

2.2.4 Where rural industrial uses begin to concentrate in a manner as to warrant the establishment of a rural industrial park, the County shall require the preparation of an area structure plan and may designate such an area as a rural industrial park. A rural industrial park shall be designed to accommodate rural industrial land uses requiring larger lots and lower levels of servicing infrastructure and amenities.

(For Nisku Business Park)

2.2.5 The following land uses may be allowed in the Nisku Business Park: general industrial, commercial, recreational and community services and agricultural and gambling establishments. **[By-Law10-00]**

2.2.6 A general industrial use may be allowed on sites identified in an area structure or redevelopment plan, where applicable, to the extent that the use:

- (a) represents a logical and contiguous extension of the existing development pattern, servicing system and transportation network;
- (b) would not exert an adverse impact on neighboring land uses or environmentally sensitive areas; and
- (c) minimizes consumption of industrial land by non-industrial land uses.

2.2.7 The County may direct different types of general industrial uses to separate areas within the Nisku Business Park through an area structure or redevelopment plan, as well as the Land Use Bylaw.

2.2.8 A commercial use may be allowed on sites identified in an area structure or redevelopment plan, where applicable, to the extent that the use:

- (a) is supportive of the neighboring (or nearby) industrial land uses;
- (b) would not unduly restrict development of industrial uses;
- (c) would not exert a significant adverse impact on neighboring land uses or environmentally sensitive areas; and
- (d) is located along a primary highway, secondary road, major traffic thoroughfare or key intersection.

2.2.9 A dispersed pattern of commercial uses within the Nisku Business Park should be avoided. Such uses should be located in sites, which exhibit advantages for commercial development in terms of serving the travelling public or business clientele.

2.2.10 The standard of municipal services and amenities, the density of lots and the range of uses allowed in the Nisku Business Park may vary for different areas of the Park in response to the demands of the market place; however, the "metropolitan" character of the area shall be retained wherever possible in terms of lot sizes, standard of services and amenities and the types of industrial uses accommodated.

2.2.11 The Highway 2/Nisku Business Park Corridor is recognized as a unique development corridor, which serves a "metropolitan gateway" function in and out of the Edmonton region. The County will endeavor to maintain high development and landscaping standards, which will enhance the visual as well as the economic assets of this corridor.

2.2.12 Protection of adjacent environmental features, and in particular the Blackmud Creek, will be a paramount consideration of the County when addressing the use and development of land in the Nisku Business Park.

2.2.13 The County shall review and update the Nisku Area Structure Plan, the Nisku West Area Structure Plan, the Highway 2 Industrial Area Structure Plan and any other plans and studies relating to the Nisku Business Park as considered necessary and appropriate. For this purpose, a new Area Structure or Redevelopment Plan may be prepared for Nisku Business Park.

3. Agricultural

The purpose of the Agricultural Areas A and B is to conserve and protect extensive areas of land for agricultural uses; to encourage and accommodate a broad range of agricultural-related pursuits; and to retain and enhance the County's agricultural community.

3.1 Planning Objectives:

- 3.1.1 To protect productive agricultural land for agricultural use.
- 3.1.2 To minimize the amount of high capability agricultural land removed from farming because of non-agricultural development and the fragmentation of land.
- 3.1.3 To minimize conflict between intensive animal operations and other uses.
- 3.1.4 To accommodate land uses compatible with agriculture.
- 3.1.5 To provide the opportunity for people to live in a rural setting and to pursue an alternative lifestyle.
- 3.1.6 To encourage efficient country residential development.
- 3.1.7 To ensure that country residential development occurs in an orderly manner that is compatible with neighboring land uses and the environment.

3.2 General Planning Policies:

- 3.2.1 Subject to other policies of this section, the following land uses may be allowed in the Agricultural Areas A and B: agricultural; smallholdings; intensive animal (see Section 3.3.4) and horticultural operations; rural industrial and commercial (see Section 2); country residential; recreational and community services (see Section 5); extractive resources (see Section 6); environmental protection (see Section 7); heritage conservation (see Section 8); second or additional dwellings (see Section 3.2.2 and 3.2.3) and home occupations (all types unless otherwise provided in this Plan).
- 3.2.2 Mobile homes and removable garden suites, as second or additional dwellings, for family and farm help purposes may be allowed as discretionary uses up to 5 year renewable terms.
- 3.2.3 Notwithstanding 3.2.2, second dwellings (including mobile homes) may be allowed as permitted uses on lots of 32 ha (80 acres) or greater.

3.3 Specific Area Planning Policies:

(For agricultural development)

- 3.3.1 Subject to Policy 3.3.2 on high capability agricultural land, subdivision will be limited to one lot from an unsubdivided quarter section. The subdivided lot must be either a suitable size and shape for agricultural (approximately 32 ha) and follow physical barriers where applicable or small enough (approximately 1 ha unless a larger area is required due to location of existing buildings, trees and shelterbelts, topographic characteristics and/or other site features) to minimize the loss of high capability agricultural land and be easily managed as a residential site.
- 3.3.2 A piece of land which is cut off from the rest of a parcel by a physical barrier to agricultural operations, such as a coulee or creek, may be subdivided from the parcel provided that it has legal, physical and safe access to a maintained public road and is not less than approximately 1 ha in size with an adequate developable site area.
- 3.3.3 Land shall not be considered high capability agricultural land, if:
- (a) in the opinion of the Subdivision Authority or a qualified consultant or professional, the subject lot is determined to have a low capability for agricultural production, despite the Canada Land Inventory or Rural Farmland Assessment rating; or
 - (b) in the opinion of the County Council, the subject lot is determined to be more suited to a land use other than agriculture, on the basis of the following:
 - (i) there is sufficient evidence that the farmland assessment or Canada Land Inventory rating is questionable;
 - (ii) the size of the parcel is small enough to render it unsuitable for agricultural use;
 - (iii) there is reasonable proof that prevailing development pattern or trend in the general area have made agricultural uses difficult or not viable;
 - (iv) the land is required to allow hamlets, industrial or other non-agricultural uses to expand in a logical manner; or
 - (v) it is necessary to restrict or change agricultural uses to minimize conflicts with nearby urban, suburban, environmental conservation or other lands.
- 3.3.4 A subdivision to accommodate an existing or proposed intensive animal operation or intensive horticultural operation may be permitted, provided Policies 3.3.5 and 3.3.6 are complied with and the size of the proposed parcel for the intensive animal operation or intensive horticultural operation is supported by adequate information

- 3.3.5 An intensive animal operation may be allowed as a discretionary use in Area A provided:
- (a) all landowners within 3.2 km (2 miles) of the proposed development have been notified during the application review process;
 - (b) there is no health hazards to the neighbouring lands;
 - (c) the operation does not create an adverse impact on neighboring land uses or environmentally sensitive lands. In this regard, provision should be made for runoff control to protect waterbodies;
 - (d) the operation is carried out in accordance with generally accepted farming practices and known technological advances regarding the storage, disposal and spreading of manure, and the disposal of animal carcasses; and
 - (e) at the request of the County, information is provided which would determine that the intensive animal operation would:
 - (i) comply with the Standards of Alberta Agriculture "Code of Practice" and related legislative changes; and
 - (ii) conform to any applicable standards and regulations of any governmental department or board.
- 3.3.6 The minimum distance setback formula of Alberta Agriculture "Code of Practice" will be used as a guideline for determining setback distances between new and expanding intensive animal operations and existing non-compatible land uses.
- 3.3.7. Non-agricultural land uses and subdivisions on high capability agricultural land shall be avoided unless the County is convinced that the land use or subdivision:
- (a) could not reasonably or practically locate elsewhere in the County on lands with a low capability for agricultural production;
 - (b) provides benefits to the County and the general public to the extent necessary to warrant the removal of high capability agricultural lands from production; and
 - (c) the area of land for the non-agricultural use is the minimum required for the intended use; or
 - (d) the non-agricultural use or subdivision is consistent with an approved Area Structure Plan. **[By-law 13-04]**
- 3.3.8 The County encourages landowners to retain tree cover and plant shelterbelts as a means of preventing soil erosion.
- 3.3.9 The County will endeavor to control soil degradation through the provisions of the Land Use By-law.
- 3.3.10 Home occupation types 1 and 2 may be allowed as permitted uses, and home occupation type 3 may be allowed as discretionary use.

(For small holdings development)

- 3.3.11 Smallholdings may be allowed in the Agricultural areas where:
- (a) the land is low capability agricultural land;
 - (b) the subdivision would not compromise the orderly and economical conversion of the land for higher intensity development in the future in those areas where high intensity development is anticipated; and
 - (c) the County is satisfied that the subdivision is warranted to meet the special requirements of the agricultural industry in that location, and does not represent merely a large-lot country residential subdivision.

3.3.12 Home occupation types 1 and 2 may be allowed as permitted uses, and home occupation type 3 may be allowed as discretionary use.

(For country residential development)

3.3.13 Country residential uses shall only be allowed on low capability agricultural land and may include two different types:

- (a) Conventional country residential areas, where the following land uses may be allowed:
 - (i) residential;
 - (ii) mobile homes (discretionary);
 - (iii) home occupation types 1 and 2 (discretionary) but not type 3; and
 - (iv) extensive agriculture.
- (b) Country residential/business mix areas, where the following land uses may be allowed:
 - (i) residential;
 - (ii) mobile homes (discretionary);
 - (iii) home occupation types 1 and 2;
 - (iv) home occupation type 3 (discretionary);
 - (v) extensive agriculture; and
 - (vi) dog kennels (discretionary).

3.3.14. Country residential uses shall only be allowed on low capability land:

- (a) in the Agricultural Areas where the subdivision:
 - (i) is small scale, well defined and compatible with neighbouring land uses and sensitive areas; and
 - (ii) represents a specific case and would not set a precedent or encourage further subdivision of the surrounding lands;
- (b) in compliance with an area structure plan or Lake Management Plan in effect, or, where no such plan exists, subject to a review by the County for compliance with the provisions of Policy (a) above.

3.3.15 Where multi-lot country residential development is allowed within 0.8 km (0.5 mile) of a nearby urban municipality, an overlay scheme illustrating future urban re-subdivision may be required as part of an Area Structure Plan or Outline Plan. This overlay scheme is to be referred to the nearby urban municipality for consideration and the overlay scheme must be acceptable to the County. **[By-law 13-04]**

3.3.16 Unless otherwise prescribed in an approved Area Structure Plan, Area Redevelopment Plan, or Intermunicipal Development Plan, the density of country residential development shall not exceed:

- (a) 35 lots per quarter section; or
- (b) 50 bareland condominium lots per quarter section, if the following conditions are met to the satisfaction of the County:
 - (i) private service provisions, maintenance and self-sufficiency;
 - (ii) compatibility with neighboring development and traffic pattern; and
 - (iii) protection of environmentally sensitive areas and significant natural features. **[By-law 13-04]**

3.3.17 The minimum country residential lot size shall be 1 ha, except:

- (a) where a bareland condominium is developed based on cluster design principles, the minimum lot size may be reduced to 0.2 ha.; or

- (b) where an approved Area Structure Plan or Outline Plan specifies smaller lots with communal or municipal water and sewer services to the satisfaction of the County, the minimum lot size may be reduced accordingly. **[By-law 13-04]**
- 3.3.18 In evaluating a country residential proposal, the County shall be satisfied that
- (a) the lots are suitable in size to accommodate the residence, ancillary buildings, services and amenities;
 - (b) the density of the subdivision is consistent with the carrying capacity of the land in terms of sewage disposal and the provision of a long term potable supply;
 - (c) provision for an adequate drainage system has been made;
 - (d) parkland and open space areas are compatible with uses on neighboring land;
 - (e) roadway design is suitable for the intended use and can be maintained economically; and
 - (f) the project is designed and serviced in ways which will minimize the cost to the County.
- 3.3.19 When country residential subdivision is proposed on slopes of 15% or greater, a geotechnical study must be undertaken to determine slope stability.
- 3.3.20 Where country residential subdivision is proposed adjacent to a water course, lake or waterbody, the County may require:
- (a) shoreline vegetation to be maintained adjacent to the water course to maintain the water quality, wildlife habitat, and visual qualities; and
 - (b) development to be set back from the watercourse, lake or waterbody. The subdivision approving authority may require the landowner to dedicate municipal reserve, environmental reserve or environmental reserve easement, as appropriate, to accommodate the setback.
- 3.3.21 Infill subdivisions in existing country residential areas may be allowed where:
- (a) the proposed infill subdivision conforms with the applicable area structure or outline plan; or
 - (b) the infill subdivision would not significantly alter the character of the subdivision, or increase the level of, or demand for, public services.
- 3.3.22 The County may require area structure or outline plans to be prepared for any new country residential proposals.

(For lakeshore resort area development)

- 3.3.23 Existing resort areas include: Enchantment Valley, Gilwood Beach, Kerr Cape, Mission Beach, Moonlight Bay, Wizard Lake, Mitchell Beach and Itaska Rural.
- 3.3.24 Existing resort areas along a lakeshore shall:
- (a) not exceed the carrying capacity of the land or water resource by generation of sewage effluent, degradation of the lakeshore, or similar adverse impacts;
 - (b) be designed so as to not limit public access to the lake, providing suitable residential setbacks from the lakeshore and restricting shoreline development; and
 - (c) conserve and protect natural vegetation, land forms and wildlife areas, and provide for public parkland and open space along the immediate lakeshore.
- 3.3.25 New or expansion of existing lakeshore resort areas may be allowed only when adequate study has been undertaken to prove that there will not be any land use

conflict with the existing development nor any adverse impact on the aesthetics or natural environment of the lakeshore area including water quality and wildlife or fishery habitats.

3.3.26 Dog kennels shall not be allowed.

3.3.27 Mobile homes (discretionary) and home occupation type 1 and type 2 (discretionary) may be allowed.

4. Edmonton Intermunicipal Fringe Area

The Intermunicipal Fringe Area adjacent to the City of Edmonton is to ensure that orderly planning and development occurs, any intensive development has growth options and locational acceptance; and development in the fringe can be absorbed into a more intensive development pattern in a cost effective manner.

4.1. Planning Policies

4.1.1. Development within the City of Edmonton Fringe Area shall be in accordance with the Leduc County North Major Area Structure Plan. **[By-law 13-04]**

5. Hamlets and Localities

The purpose of the hamlet area is to provide for a level of development, in the defined hamlets in the County, which is consistent with their local residential and service centre role. The hamlets are Kavanagh, Buford, Rollyview, Sunnybrook and Looma.

Localities, on the other hand, are not growth centres but are rather a group of residences (primarily) in a small geographical area. Localities in the County are St. Francis, Telfordville, Glen Park and Michigan Centre. However, should there be a demand for growth, then localities may be re-designated as hamlets.

5.1 Planning Objectives:

5.1.1 To provide for the orderly and economic planning and development of hamlets.

5.1.2. To maintain hamlets as local centres serving the surrounding agricultural communities.

5.2 Planning Policies:

5.2.1 The following land uses may be allowed in the hamlets: hamlet uses, home occupation types 1 and 2 (discretionary) and agricultural uses.

5.2.2 A land use or subdivision may be allowed in the Hamlets where the proposed use or subdivision:

- (a) is consistent in scale and character with the local service centre role;
- (b) represents a logical and contiguous extension of the existing hamlet development pattern, roadway network and servicing system;
- (c) can be serviced with sewer and water to the standards of the County;
- (d) does not exert a significant adverse impact on neighboring land uses; and
- (e) conforms to any plan in effect.

- 5.2.3 Expansion of a hamlet may occur only where:
- (a) the growth of the hamlet is consistent with its local service centre role;
 - (b) adequate utility infrastructure and community amenities (such as fire protection, recreation, education and health) exist, or can be provided, to support growth; and
 - (c) an Area Structure Plan (or hamlet community plan) for the proposed expansion area is prepared to the satisfaction of the County.
- 5.2.4 The County should review and revise existing hamlet community plans or area structure plans, as determined necessary and appropriate; and, shall prepare new plans for those hamlets where a plan is currently not in place or determined to be outdated.
- 5.2.5 The predominant use in a locality will be residential.
- 5.2.6 Minor residential infilling and expansion of a locality may be permitted provided adequate servicing is available.
- 5.2.7 A locality may be expanded upon re-designation to hamlet.
- 5.2.8 Mobile homes and removable garden suites, as second or additional dwellings, for family purposes may be allowed as discretionary uses up to 5 year renewable term.

6. Recreation Development and Community Services

The purpose of the Recreation section is to provide for a range of recreational-oriented development in scenic areas of the County; and, to conserve and protect the natural environment. The recreation areas may include parks, part of the North Saskatchewan river valley, creeks, ravines and lakeshores.

The purpose of the community services section is to identify objectives and policies relating to institutions and community services in the County.

6.1 Planning Objectives:

- 6.1.1 To protect and conserve those areas of the County with the greatest scenic and recreational value.
- 6.1.2 To make available land suitable for parks and recreation uses to serve the County's residents.
- 6.1.3 To provide parks and recreation programs for County residents in conjunction with those programs offered by adjacent municipalities.
- 6.1.4 To endeavor to reduce the impacts of certain recreational areas, activities and participants on neighboring land uses.
- 6.1.5 To maximize the benefits of existing and proposed public recreation facilities through joint use of facilities and areas.
- 6.1.6 To continue to maintain a high standard of protective services in the County.

6.2 Planning Policies:

(For recreation development)

- 6.2.1 A recreation development may be allowed in hamlets and localities and on low capability agricultural land in the Agricultural Areas where the development does

- not exert an adverse impact on neighboring land uses or environmentally sensitive areas.
- 6.2.2 The County recognizes the potential of the North Saskatchewan River Valley, particularly northeast of Devon, as an important regional recreation corridor but will consider its development for recreational use only in a manner compatible with the constraints of the natural environment.
- 6.2.3 Where a recreational development involves a large-scale facility, the County shall require the proponent to submit a complete plan showing the proposed land use pattern, servicing system and transportation network, as well as a detailed design of the key components of the project (e.g. golf course layout, campground design) and environmental impact.
- 6.2.4 The bareland condominium development technique must be used where the recreational development is or contains a residential subdivision.
- 6.2.5 Recreational developments, which are highly mechanized, noisy or motorized, may only be permitted where the applicant can demonstrate to the satisfaction of the County that:
- (b) the proposal would not generate conflict with neighboring land uses;
 - (c) the terrain can sustain the proposed use without significant deterioration of biological activity or adverse impact on adjacent ecological systems; and
 - (d) adequate noise attenuation measures and/or a noise management plan acceptable to the County are in place.
- 6.2.6 In addition to the requirements of 6.2.5, in order to evaluate recreational development proposals, the County may require the following types of information:
- (a) a detailed description of the proposed development;
 - (b) the estimated number of visitors on a year-round basis and/or at peak times;
 - (c) an assessment of the capacity of the site to handle the projected number of visitors;
 - (d) an assessment of the potential impact of the anticipated traffic volumes on the County's road system, including weekly and seasonal peaks and the direction of traffic;
 - (e) a site design which illustrates the relationship of the development to the surrounding area and possible buffer zones, noise attenuation, fencing or landscaping which may be required to minimize potential land use conflicts; and
 - (f) a market analysis, which will appraise the market potential and establish a total demand for each specific type of development proposed.
- 6.2.7 Public access including trails to significant recreation areas shall be protected and enhanced by:
- (a) reserve dedication;
 - (b) easements or other rights-of-way; and/or
 - (c) purchase and maintenance of land areas suited for public use.
- 6.2.8 Where municipal reserve can be acquired at the time of subdivision approval, the County prefers that reserve be dealt with in the following order:
- (a) dedication as Municipal Reserve (MR) land; or
 - (b) deferral of reserve by caveat, where it is determined that reserve land is not needed at present, but may be required in the future; or

- (c) payment of money in place of reserve land, where it is determined that land is not required at present or in the future.
- 6.2.9 Where a school authority have plans to build school facilities in an area, the County may require the dedication of school reserves at the time of subdivision in that area.
- 6.2.10 Where practical, municipal reserves within individual subdivisions shall be located so as to facilitate the development of a continuous recreation and open space system, through the linkage of individual reserve areas.
- 6.2.11 The County shall review and update the Lake Management Plans for Wizard Lake, Pigeon Lake, Ministick Lake and possibly other lakes in the County, as overlay policies of this Plan.
- 6.2.12 The County may prepare an Open Space and Recreation Master Plan to provide detailed guidelines to recreational development.

(For community services)

- 6.2.13 Community Services may locate in any land use area where the use does not exert an adverse impact on neighboring land uses or environmentally sensitive areas.
- 6.2.14 The County recognizes that there may be a demand by some facility operators (such as independent schools or rehabilitation centres) to locate in the County. Where there is a request for an institutional facility to locate in the County, the following criteria will be considered:
 - (a) compatibility with neighboring land uses;
 - (b) size of facility;
 - (c) site characteristics (such as soil quality, environmental impact);
 - (d) roadway access and parking requirements; and
 - (e) impact on other local institutions.
- 6.2.15 The County supports the efforts of the institutions dealing with personal and property protection (police, fire, ambulance) and will endeavor to maintain a level of service acceptable to the County's residents, bearing in mind the cost of such services.
- 6.2.16 The County may prepare a Public Facilities Plan to guide its future delivery of community services.
- 6.2.17 A Countywide municipal addressing system will continue to be developed and implemented.

7. Extractive Resources

The purpose of the extractive resources section is to identify policies relating to the protection of the extractive resources as well as to the nearby lands and environmental features which may require protection from the activities associated with the natural resources extraction.

7.1 Planning Objectives:

- 7.1.1 To conserve valuable extractive resources for their eventual recovery.
- 7.1.2 To minimize impacts of extraction activities on neighboring land uses and the environment.

- 7.1.3 To increase effective reclamation activity and prevent permanent damage to the landscape, other natural or historical resources or environmental features.
- 7.2 Planning Policies:
- 7.2.1 Land uses and subdivisions which compromise the future extraction of sand, gravel and fossil energy resources will not be allowed in areas identified as significant resource areas; and conversely, resource extraction and processing operations should be carried out in a manner compatible with other land uses, particularly residential, environmentally sensitive areas, or significant recreation and archaeological areas.
- 7.2.2 Extractive resource operations should not exert a significant adverse impact on neighboring land uses, subdivisions and water resources by way of noxious or toxic emissions, and increased traffic, noise, dust, water pollution, freshwater depletion, or permanent damage to the landscape or loss of other valuable natural areas.
- 7.2.3 Upon completion of an extractive resource project, the County will require that the land be reclaimed for subsequent productive uses and may require the preparation of a land reclamation plan. Subsequent productive uses may include:
- (a) an agricultural use such that the agricultural capability is comparable to or greater than that existing prior to the resource extraction; and
 - (b) a non-agricultural use, such as rural industrial, country residential, wildlife habitat, or recreation, as agreed to by the County.
- 7.2.4 Where an extractive resource operation is proposed in an environmentally sensitive area, such as the North Saskatchewan River Valley, and are under County jurisdiction, strict design, buffering and reclamation standards shall be imposed by the County, and the operation will not be allowed where any adverse environmental effects cannot be mitigated to the satisfaction of the County.
- 7.2.5 The County will maintain, as required, up-to-date information on surficial coal fields, oil and natural gas reserves and sand and gravel deposits to assist in making land use planning decisions.
- 7.2.6 An Overlay Policy may be prepared for the Genesee Power Plant and mine area and affected adjacent lands.

8. Environmental Protection

The purpose of the environmental protection section is to identify, conserve and protect environmentally sensitive lands in Leduc County.

8.1 Planning Objectives:

- 8.1.1 To identify and protect internationally, provincially and regionally significant environmentally sensitive areas.
- 8.1.2 To control the subdivision and use of land in environmentally sensitive areas.
- 8.1.3 To ensure compatibility between uses and environmentally sensitive areas.

8.2 Planing Policies:

- 8.2.1 Land uses and subdivisions may only locate within or adjacent to an internationally, provincially or regionally environmentally sensitive area where the proposed land use or subdivision:
- (a) does not create a significant adverse impact on the natural environment;
 - (b) can be integrated in terms of design with the environmentally sensitive area;
 - (c) will retain the area in a predominantly natural state; and
 - (d) will retain the physical features of the natural environment, wherever possible.
- 8.2.2 The County considers the North Saskatchewan River and significant streams and shoreland ravines to be open space corridors and will endeavor to:
- (a) protect such assets from encroachment by incompatible development;
 - (b) allow only the integration of uses which are considered compatible with the landscape and sensitivities of the valley;
 - (c) encourage the retention and conservation of river and ravine natural features;
 - (d) acquire as environmental reserve or environmental reserve easement through the subdivision process, if possible and practical; and
 - (e) restrict uses within these corridors to maintain compatibility with the natural environment.
- 8.2.3 Open space and environmental corridors should be encouraged to link the North Saskatchewan River Valley and ravine system, with other naturally significant sites, such as the Coyote Lake area.
- 8.2.4 Outdoor recreation, open space and trail development may be allowed in the North Saskatchewan River Valley, ravine system and other areas, with due respect for private land ownership and riparian rights, environment and water quality.
- 8.2.5 A management plan for the North Saskatchewan River Valley and ravine system may be prepared with intermunicipal participation.
- 8.2.6 The County may require the submission of floodplain information, at the developer's cost, if the County considers the location of the proposed development to be floodprone.
- 8.2.7 The subdivision of lands within the 1 in 100 year floodplain shall not be permitted unless adequate flood proofing measures are undertaken.
- 8.2.8 The County may require the proponent of a development or subdivision to submit an Environmental Impact Assessment report, prepared to the satisfaction of the County and containing an assessment of the environmental impact of the proposed development or subdivision on an internationally, provincially or regionally environmentally sensitive area. An environmental impact assessment report shall:
- (a) describe the proposed development;
 - (b) describe the existing environmental conditions that existed prior to development;
 - (c) identify possible environmental effects of the development;
 - (d) propose measures to lessen possible adverse effects; and
 - (e) identify possible adverse effects for which there is no satisfactory resolution and analyze their implications.

- 8.2.9 The County will encourage the creation and maintenance of wildlife habitat on private and municipal lands by:
- (a) exploring the possible use of incentive programs for landowners to maintain wildlife habitat;
 - (b) incorporating consideration of wildlife habitat into the planning and design of outdoor recreation systems; and
 - (c) increasing the awareness of the provincial farm shelterbelt programs as a way of increasing the availability of wildlife habitat in agricultural and natural vegetation.
- 8.2.10 The County encourages landowners to maintain tree cover and natural vegetation in environmentally sensitive areas and on land with steep or unstable slopes.
- 8.2.11 Where public ownership is desired, Environmental Reserve (ER) may be acquired at the time of subdivision.
- 8.2.12 Where private ownership is more appropriate, environmental reserve easement may be acquired at the time of subdivision or bareland condominium development.
- 8.2.13 In identifying the location of reserve or easement lands, the subdivision approving authority should consider the need to:
- (a) minimize the negative impacts on environmentally sensitive lands;
 - (b) provide buffer areas between environmentally sensitive and incompatible land uses;
 - (c) provide for wildlife habitat; and
 - (d) protect public access to significant recreation areas, such as waterbodies.
- 8.2.14 The County will use the Environmentally Sensitive Area Study as a guide in reviewing subdivision and development proposals.
- 8.2.15 The County will work with Alberta Environmental Protection to remove or redefine the purpose of and guideline for the Restricted Development Area, located to the northeast of Devon.

9. Heritage Conservation

The County recognizes the importance of its pioneer heritage sites such as Rundle Mission, the Pigeon Lake Trail, the Hay Lakes Trail, Leduc Oilwell No. 1, the Westlund House and other sites.

9.1 Planning Objectives:

- 9.1.1 To improve the information regarding historic and archaeological sites lost to development.
- 9.1.2 To minimize the number of significant historic and archaeological sites lost to development.

9.2 Planning Policies:

- 9.2.1 Buildings and features which have made a significant contribution to the settlement, cultural and religious character of the County should be conserved or protected, and, where practicable, used for the general benefit of the community.

- 9.2.2 The County will endeavor to inventory historic and archaeological sites.
- 9.2.3 Developments likely to cause land surface disturbance may be subject to historical resources impact assessments, pursuant to the Historical Resources Act.

10. Transportation

The purpose of the Transportation section is to ensure that development occurs in a compatible manner within the road, rail and air transportation network and to protect existing and proposed transportation facilities.

10.1 Planning Objectives:

- 10.1.1 To limit the number of vehicle access points onto major County roads.
- 10.1.2 To minimize disturbance from air traffic noise.
- 10.1.3 To upgrade the County road system in response to needs and in anticipation of future requirements.

10.2 Planning Policies:

- 10.2.1 Land uses and subdivisions along public roadways, in particular a primary highway, secondary highway, or arterial road shall:
 - (a) be suitably set back so as not to interfere with the improvement or widening of the roadway;
 - (b) minimize the number of access and egress points along the roadway and, where necessary, provide a service road;
 - (c) be of a high aesthetic standard and, where necessary, incorporate noise abatement measures; and
 - (d) not contain visually distractive design features, lighting or signage that would pose a danger or annoyance to traffic.
- 10.2.2 Land uses and subdivisions should not compromise future acquisition and/or development of public roadways, including road widening. Land use and subdivision designs should promote logical traffic flow patterns through avoidance of cul de sacs or dead-end roadways, provision of road connection(s) to adjacent lands and promotion of efficient school bus routes.
- 10.2.3 The County shall require proper sight lines for development along rail lines or rail crossings and ensure a suitable setback for development to deal with rail-generated noise and vibration.
- 10.2.4 The County shall control development adjacent to the Edmonton International Airport in accordance with the Airport Vicinity Protection Area Regulation, being Alberta Reg. 236/84, as amended.
- 10.2.5 The County supports the expansion of the Edmonton International Airport as needed and the maintenance of its operational efficiency.
- 10.2.6 The County may restrict development in proximity to private airstrips to ensure their safe and compatible operation; and, reciprocally shall not allow airstrips in locations which conflict with existing development.
- 10.2.7 The County shall prepare a Transportation Master Plan to coordinate future roadway and other transportation systems.

10.2.8 The County will maintain liaison with adjacent municipalities regarding the implementation of the Transportation Plan and will refer to an adjacent municipality any proposed Plan revision that may directly impact the municipality.

11. Environmental Services

The purpose of the Environmental Services section is to ensure the provision of an adequate standard of sewer, water supply, storm water drainage and solid waste disposal facilities to meet the environmental and development needs of the County.

11.1 Planning Objectives:

11.1.1 To ensure the development of an efficient utility infrastructure of an acceptable environmental standard consistent with the needs and desires of residents.

11.1.2 To work with neighboring municipalities and agencies in the development, improvement or extension of utility services.

11.1.3 To provide for the safe and efficient disposal of solid wastes.

11.2 Planning Policies:

11.2.1 Any new land use or subdivision in the County shall be capable of obtaining sewer, water and drainage services necessary to support that land use or subdivision. In this regard, where a land use or subdivision is proposed the County may require the developer to submit:

- (a) in areas to be served by a communal water distribution system and/or communal sewage collection system, an engineering report describing the standard of services, the method of operation and the financial and administrative obligations of the County with respect to its operation;
- (b) in areas to be served by private individual services
 - (i) water quality and quantity tests indicating the availability of a suitable potable water supply;
 - (ii) soil percolation tests and water table tests, indicating the suitability of the soil to accommodate sewage disposal; and
- (c) an engineering analysis of the impact by the development on drainage.

11.2.2 The County may allow a private communal sewage collection system or water distribution system to service new development (such as bareland condominium developments) where:

- (a) it is convinced that the County will not have to assume financial or administrative obligations for the operation of the system in the future; and
- (b) the system will not encourage or promote indiscriminate and unplanned growth, particularly in rural areas.

11.2.3 The County may allow private utilities to provide communal water supply and/or sewage systems in the County.

11.2.4 In areas where public or private communal sewer and water services do not exist, and it is not intended that they be provided, the County will require sufficient evidence that:

- (a) the site can provide a natural supply of water from a well of sufficient quality and quantity to support the development or a suitable alternative method; and

- (b) the site can support the continued and safe operation of private sewage disposal systems.
- 11.2.5 The County shall make adequate provision for the disposal of solid waste and may cooperate with government agencies and other municipalities in investigating alternative methods for disposing waste.
- 11.2.6 Stormwater drainage from proposed development in the County and from adjacent urban municipalities must not exceed the pre-development agricultural rate. The use of stormwater retention and detention ponds in adjacent urban areas is strongly encouraged.
- 11.2.7 The County may prepare an Environmental Services Plan to guide the delivery of public and private utility services.

12. Pipelines and Powerlines

This section identifies policies to minimize the impact of pipelines and powerlines and facilities on land use and the environment, and, to identify and protect pipelines and power transmission line corridors.

12.1 Planning Objectives:

- 12.1.1 To minimize conflict between pipelines and powerlines and neighboring land uses.
- 12.1.2 To encourage the safe and efficient integration of pipelines and powerlines into the rural environment.
- 12.1.3 To assist the Alberta Energy and Utilities Board in making land use decisions regarding energy utilities in the County.

12.2. Planning Policies:

- 12.2.1 Pipelines and powerlines will be encouraged to locate in established corridors which are separated from conflicting land uses, particularly population concentrations and residential areas.
- 12.2.2 Incompatible land uses and subdivisions shall avoid locating in proximity to existing and proposed energy corridors, wherever possible.
- 12.2.3 Where a subdivision is allowed adjacent to an energy corridor, the lots shall be large enough to allow for a sufficient development setback from the energy corridor.
- 12.2.4 Where a land use, particularly a residential or community use, is allowed adjacent to a major energy corridor, the County shall require a reciprocal setback distance between these utilities and adjacent uses.
- 12.2.5 Future pipelines (particularly sour gas and high pressure lines) and major power transmission lines shall be situated in existing and planned energy corridors which avoid, wherever possible, incompatible land uses and sensitive areas. In particular, new lines or expansion of lines should be routed to:
 - (a) respect the topography and the pattern of land use;
 - (b) follow quarter section lines and avoid diagonal routes, wherever possible;
 - (c) avoid environmentally sensitive areas;
 - (d) avoid high capability agricultural land if practical;
 - (e) avoid areas of unique recreational, historical or aesthetic importance; and
 - (f) minimize conflict with existing and potential residential areas.

- 12.2.6 The County will actively lobby Alberta Energy and Utilities Board for a greater role in the oil, gas/sour gas and pipeline development decision-making process.
- 12.2.7 The County shall continue to maintain up-to-date information on pipelines and power transmission lines to assist in making land use decisions and recommendations to the Alberta Energy and Utilities Board.
- 12.2.8 Proponents of pipeline and powerline facilities will be required to undertake reclamation of land disturbed in the development of pipeline and powerline facilities.

13. Intermunicipal Relations

The policies in this section are intended to maintain consultative processes in order to prevent jurisdictional land use conflicts and to facilitate coordinated planning with adjacent municipalities.

13.1 Planning Objectives:

- 13.1.1 To achieve harmonious and compatible land use patterns with adjacent municipalities.
- 13.1.2 To establish joint planning and referral mechanisms for the resolution of inter-jurisdictional issues and conflicts through cooperative efforts.

13.2 Planning Policies:

- 13.2.1 The County shall refer, to an adjacent municipality, for review and comment any of the following which affect lands within 0.8 km of the adjacent municipality (3.2 km in the case of the City of Edmonton):
 - (a) the adoption of or amendment to this Plan;
 - (b) a proposed Area Structure Plan and amendments thereto;
 - (c) a proposed Land Use By-law and amendments thereto; or
 - (d) a subdivision application; or
 - (e) a development application.
- 13.2.2 Notwithstanding 12.2.1, the referral distance may be greater than 0.8 km if the proposed development or subdivision may create excessive smoke, smell, noise and/or aesthetic concerns.
- 13.2.3 An adjacent municipality is expected to also refer to the County the matters cited under 12.2.1 and 12.2.2 which occur within that jurisdiction.
- 13.2.4 The County shall prepare intermunicipal development plans with the adjacent municipalities as needed. Where there is a conflict between this Plan and an intermunicipal development plan, the provisions of the intermunicipal development plan shall prevail.
- 13.2.5 The County recognizes that an urban municipality may wish to annex land from the County where growth of that urban municipality warrants it. The County may accept the annexation of land by an urban municipality if an annexation agreement can be amicably achieved to address any impact on the County.
- 13.2.6 As a general policy, the County discourages the annexation of high capability agricultural land by an urban municipality where suitable alternative lands containing low capability agricultural land are reasonably available.

PART FOUR: IMPLEMENTATION AND AMENDMENT

Proper development of the County can be achieved only through close cooperation and consultation with those affected by this Plan and the County will pursue such actions as are necessary to ensure that land use planning and development in the County are consistent with the provisions of this Plan.

1. The implementation of the Plan shall be achieved through:
 - 1.1 the preparation of area structure plans, outline plans, lake management plans, and other appropriate studies;
 - 1.2 a new Land Use By-law;
 - 1.3 the subdivision approval and the development approval process; the County's capital and operating budgets;
 - 1.4 cooperative planning initiatives with relevant agencies at federal, provincial and municipal levels; and
 - 1.5 private initiatives where applicable and appropriate.
2. The Council may require that area structure or outline plans be prepared for:
 - 2.1 hamlets and localities;
 - 2.2 industrial, country residential or recreational residential developments; and
 - 2.3 other areas as deemed appropriate.
3. As a pre-requisite to the approval of any land use or subdivision proposal, the County may require the preparation of an area structure plan providing details of the land use pattern, servicing system, transportation network and other matters, relating to the subject site and surrounding lands.
4. Amendments to the Land Use By-law and the issuance of development permits should be guided by the intent and provisions of the Plan.
5. The County will attempt to promote and foster intermunicipal discussion and cooperation as a means of resolving land use planning concerns or disputes of an intermunicipal nature.
6. The county will establish and maintain arrangements necessary for the referral of provincial and federal proposals affecting land use and development in the County and review these for consistency with the provisions of the Plan. The County will inform relevant authorities of any concern identified as a result of the referral or review when deemed necessary.
7. The County may intervene in any hearing by an agency of government when the County feels the goals and objectives of the Plan are affected.
8. The County shall provide the opportunity for industry and citizens to review any changes to the Plan, maintain dialogue with the public through various planning

programs and make available to the public all planning studies or reports officially received by the County.

9. The Council will:

- 9.1 monitor the Plan to ensure that it remains current and relevant;
- 9.2 conduct a periodic review and amendment to any part of the Plan as determined necessary to accommodate changing circumstances; and
- 9.3 undertake a complete review of the Plan in its entirety whenever Council considers that the Plan no longer adequately expresses the long-term goals of the County.

10. An amendment to the Plan may be initiated by the County Council, or the general public, in accordance with the provisions of the Municipal Government Act.

11. Where an amendment is initiated by the general public, the County shall require the submission of any background information considered necessary to support the amendment, prior to commencing the by-law amendment process.

12. As policies of the Plan address various time frames, there is no specific date at which the Plan, or any part thereof, shall cease to be in effect unless repealed or amended by the County.

PART FIVE: DEFINITIONS

This part contains the definitions of the key terms used in the Plan. The terms not defined in this Plan shall have the same meaning as defined in the Municipal Government Act.

1. Agricultural Use means:
 - (a) the growing of cereal, feed or forage crops on extensive areas of land;
 - (b) the growing of specialized crops, produce or horticultural products on proportionately smaller areas of land or in a confined setting;
 - (c) the rearing of livestock and poultry on extensive areas of land or on an unconfined basis.
2. Bareland Condominium means a condominium development with “bare land units” as defined in the Condominium Property Act.
3. Commercial Use means
 - (a) a commercial development serving the travelling public and requiring a highly visible location along a major thoroughfare;
 - (b) a commercial development providing a final product to the consumer but requiring a large land area or indoor storage facility for the sale and display of products;
 - (c) a commercial development providing convenience goods and services to adjacent businesses or local population; or
 - (d) an office building.
4. Community Service means a use for public benefit, that may be publicly or privately owned or operated and which
 - (a) carries out a social, cultural, education or spiritual activity or service of benefit to the residents of the area, municipality or region; or
 - (b) includes a building, plant, work, system or service, owned, operated or enfranchised by a utility company, a municipal corporation, the provincial government or the federal government.
5. Environmentally Sensitive Area means
 - (a) hazard lands and areas which are unsuitable for development in their natural state (e.g. floodplains, steep and unstable slopes);
 - (c) areas which perform a vital environmental, ecological or hydrological function (e.g. aquifer recharge of groundwater storage areas);
 - (c) areas which contain unique geological or physiographic features;
 - (d) areas, buildings or features which are important for cultural, historical, prehistoric or archaeological reasons;
 - (e) areas which contain significant, rare or endangered animal and/or plant species;

- (f) areas which are unique habitats with limited representation in the region or areas that represent small remnants of previously abundant habitats which have virtually disappeared;
 - (a) areas which contain large and relatively undisturbed habitats and provide sheltered habitats for species which are intolerant of human disturbance; and
 - (b) areas which provide an important linking function and permit the movement of wildlife over considerable distances.
6. Environmental Sensitive Area Study means the “Environmentally Sensitive Areas Study: County of Leduc”, prepared by D. A. Westworth & Associates Ltd. and published by the Edmonton Metropolitan Regional Planning Commission in September 1990.
7. Extractive Resources means land based resources occurring in a natural state and which require extraction and processing to achieve a usable form. Surficial coal fields, oil and gas reserves and sand and gravel deposits are included.
8. General Industrial means a light or medium industry which does not create an adverse environmental impact, is compatible with other industrial and commercial uses in a concentrated industrial park setting and involves the manufacture, storage, distribution, wholesaling, testing, servicing, processing, repairing or salvaging of goods and materials.
9. Hamlet Use means a residential, commercial, general industrial, recreational or community services use located in a designated hamlet and which is consistent in scale and character with the hamlet.
10. High Capability Agricultural Land means
- (a) cultivated and/or improved land with a farmland assessment rating of 41% or higher; or
 - (b) wooded and/or unimproved land with a Canada Land Inventory rating of Class 1, 2 and 3.
11. Intensive Animal Operation means the rearing of animals on an intensive basis, on proportionately smaller areas of land, in a confined setting, and includes residences, buildings and activities incidental thereto.
12. Intensive Horticultural Operation means intensive plant (non-animal) related agricultural uses such as greenhouses, nurseries, market gardens or other similarly concentrated growing of vegetables, fruits or flowers.
13. Locality means an area having the characteristics of a hamlet but not officially designated as such by the County.
14. Low Capability Agricultural Land means land which is not high capability agriculture land.

15. Neighboring Land means any lands in the County which may be affected by a proposed subdivision or development, as determined by the County.
16. Population Concentration means a hamlet or rural subdivision where there are eight or more residential dwellings or parcels within a quarter.
17. Recreational Use means an intensive recreational activity or facility which generates a moderate to high level of use, requires extensive support facilities and, because of its scale or nature of operations, may affect neighboring land through increased dust, noise or traffic generated beyond the site.
18. Rural Industrial means those industrial uses considered as suitable in rural areas including, but not limited to, agricultural support industries, extractive resource industries, non-labor intensive industries requiring large amounts of outdoor storage and minimal municipal services, on-site improvements and public amenities and noxious industries.
19. Single Parcel Subdivision means the first residential parcel to be subdivided from an unsubdivided quarter section of land.
20. Smallholding means a parcel created for agricultural use, excluding an intensive animal operation, where the parcels are 16 ha (40 ac) in land area or greater.
21. Unsubdivided Quarter Section means
 - (a) the original quarter section of land;
 - (b) the remainder of a quarter section or land following the subdivision from the original quarter section of any of the following:
 - (i) physically severed lots,
 - (ii) reserve lots,
 - (iii) public utility lots,
 - (iv) roadway, pipeline or other rights-of-way, or
 - (v) lots to accommodate a public or institutional use; or
 - (c) a parcel of land 64.8 ha (160 ac) in area more or less.

PART SIX: AMENDMENTS

BYLAW AMENDMENTS

BYLAW NO.	DATE	AMENDMENT
10-00	Mar. 14/00	To amend Part Three – Add “Gambling Establishments”
02-04	Feb. 3/04	To amend Map 2 as Schedule A and Map 3 as Schedule B to accommodate Blackmud Creek Area Structure Plan
13-04	Oct. 12/04	To accommodate North Major Area Structure Plan