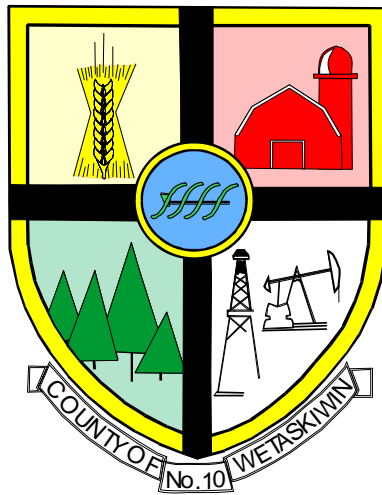


Municipal Development Plan 1998



County of Wetaskiwin No. 10

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By-law 1999/09, 1999/32, 2000/18, 2002/17, 2003/20, 2004/01, 2004/15,
2005/10, 2005/27, 2008/09

INTRODUCTION

A Municipal Development Plan (MDP) is a statutory plan, which provides a general framework for land use planning in a municipality. It describes a general planning philosophy, key land use issues, and specific land use districts. The scope of the MDP is broad and the key to the MDP are the goals and policies it contains. They are implemented through the Land Use bylaw, by the subdivision and development authorities, and through Area Structure Plans and other plans.

The County revised its statutory land use plan in 1995 - the first major revision since 1980. The Plan must be revised again to conform to the Municipal Government Act (i.e. Section 707[2]) and because of other changes, including:

1. The adoption of a new Municipal Government Act on September 1, 1995. Among the changes this brought about were the transfer of most land use controls to individual municipalities. For example, where subdivision authority had previously been vested in the Battle River Regional Planning Commission, after this date Council became the subdivision authority.
2. As a result of provincial government efforts to reduce the budgetary deficit and change the nature of government in Alberta, there has been significant downloading of new responsibilities onto municipalities by the provincial government, along with a reduction in provincial grants and transfers.
3. A generally buoyant provincial economy since 1995 has led to a general expansion of the provincial economy. This has been particularly noticeable in the intensive livestock industry, where a sudden sharp expansion has forced many municipalities to play "catch-up" to deal with intensive livestock operations as a significant and often controversial type of land use.

PURPOSE

Where the strengths of the County of Wetaskiwin are its people, its economy and its environment, and the purpose of the Municipal Development Plan is to spell out the broad land use planning framework for the County, the goals of this Plan as adopted by Council are:

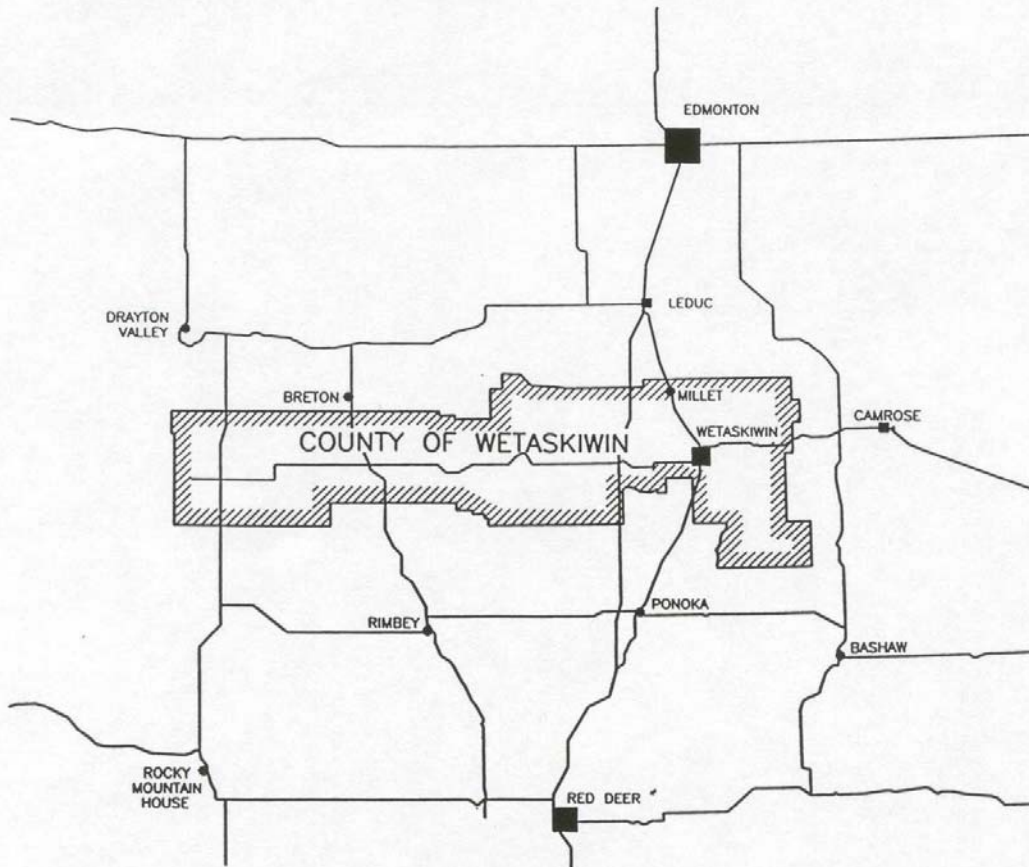
1. *To maintain a clean environment.*
Plan policies support development so long as there is no negative impact on air, natural resources, and water resources or soil quality.
2. *To support and encourage economic growth and development in the County.*
Plan policies support growth and development in appropriate locations, while avoiding inefficient utilization of natural resources (i.e. coal, oil, natural gas and gravel reserves)
3. *To support a high quality of life in the County.*
While supporting growth and development, plan policies will weigh the needs of individuals in relation to the greater public interest.

In some respects, this Plan is no different from the 1995 or 1980 General Municipal Plans. Council's message remains pro-active - the County is "open for business". Council does believe that landowners should be allowed to develop and use their land as they see fit. However, Council also realizes that land use planning is often a balancing act - a matter of balancing the rights of an individual landowner against the "greater public interest". This Plan is the expression of Council's attempt to find that balance.

This Municipal Development Plan is structured so that general land use policies are listed first, followed by specific policies for land use districts and issues.

COUNTY OF WETASKIWIN MUNICIPAL DEVELOPMENT PLAN

Map 1 - Location



SECTIONS 1-5: GENERAL POLICIES

1: GENERAL

- 1.1 Agriculture is the predominant type of land use in the County of Wetaskiwin. The main focus of this Plan is to support agriculture as an industry and as a way of life.
- 1.2 Council recognizes that the County is close enough to Edmonton and other urban centres that it will experience pressure for non-agricultural development. Non-agricultural development in the County is welcome, subject to the goals and policies of this Plan and the requirements of the Land Use bylaw.
- 1.3 This Plan does not dictate where future non-agricultural land uses should locate. Proposals to locate and develop non-agricultural land uses are subject to the goals and policies of this Plan and the requirements of the Land Use bylaw.
- 1.4 Site-specific planning measures, such as rezoning, subdivision and development permit applications, are often sufficient for a development proposal. However, some proposals raise planning issues, which are beyond the scope of one of the basic approvals. In these situations, Council may require an Area Structure Plan or Highway Vicinity Management agreement at the developer's expense to deal with these issues.
- 1.5 Incremental growth over a number of years can cause growth in a specific area to the point where it is no longer wise to continue to allow incremental growth in the area without a long-range plan in place. In these situations Council may deem an area-specific planning process, such as an Area Structure Plan, to be necessary. There is a standing commitment for an Area Structure Plan for the Millet acreage area. Similar plans could also be done, subject to budget and staff constraints, for Falun and Buck Lake.
- 1.6 Council has autonomy over land use change in the County. Most proposals for land use change will require rezoning. In its decision on a proposed rezoning Council will consider whether there is a suitable site for the proposed use, whether the proposed use will conflict with adjacent land uses, and whether the proposed use complies with this Plan, the Land Use bylaw, and any other relevant planning documents. These three principles (site suitability, compatibility and compliance) will usually be enough for Council to make a decision. However, Council may also have regard to the Act, the Land Use policies and the Subdivision and Development Regulation in making a decision on a rezoning application.

1.7 Council is required to co-ordinate land use, future growth patterns and other infrastructure with the County's municipal neighbours if there are no Intermunicipal Development Plans in place with adjacent municipalities. Council's position with respect to adjacent municipalities are as follows:

(a) City of Wetaskiwin

As of the late summer of 1998 an Intermunicipal Development Plan with the City has been prepared and is close to adoption. This Plan provides for the above measures.

(b) Town of Millet

The County and the Town recently concluded a mutually satisfactory annexation. Council is of the opinion that an Intermunicipal Development Plan with the Town of Millet is not required at this time. If the need arises Council will give direction to County staff to begin the process with the Town's administration. In the meantime, the County will continue to protect the Town's interest in its lagoons. The lagoons are in Town while much of the adjacent land is in the County. The County will ensure that incompatible land uses are not allowed too close to the lagoons by enforcing the setback regulations under the Subdivision and Development Regulation.

(c) Adjacent Rural Municipalities

These include the Counties of Leduc, Camrose and Ponoka and the M.D.'s of Clearwater and Brazeau. Council is of the opinion that an Intermunicipal Development with these municipalities is not required. Council expects that the standard referral process will take care of most, if not all intermunicipal planning issues with these five municipalities. If not, Council may direct County staff to initiate an appropriate planning process with the affected rural municipality. The Wizard Lake Management Plan has been adopted as a management plan and should be referred to for land use and development in the area.

(d) Summer Villages

These include the Summer Villages of Argentia Beach, Silver Beach, Ma-Me-O Beach, Norris Beach, Crystal Springs, Grandview and Poplar Bay. As of the late summer of 1998 the County has participated in the preparation of an Intermunicipal Development Plan for Pigeon Lake with the County of Leduc and five additional Summer Villages. Council is satisfied that the adoption of this Plan will be sufficient for planning purposes with respect to the Summer Villages.

- 1.8 The predominant transportation system in the County is the road network. The Municipal Committee of Council has been and will continue to be responsible for road planning in the County. Road issues in relation to the City of Wetaskiwin are being addressed in the forthcoming Intermunicipal Development Plan. No road issues have been issued relative to the Town of Millet; any that are can be addressed on a case-by-case basis. The same applies for connections between the County's existing road network and those of other rural municipalities. The interests of the City of Wetaskiwin's airport are being addressed in the Intermunicipal Development Plan and will be further addressed in the County's Land Use bylaw.
- 1.9 Council is and will remain the authority for provision of the range of municipal services offered in the County including but not limited to roads, water and sewer systems, waste management services, agricultural services and the County constabulary.
- 1.10 Except as limited by Section 618 of the Municipal Government Act, Council has the authority under the Municipal Government Act to control the development and use of land in the County. "Development" refers to how land is used. "Building" refers to the type of structure, which is developed. Almost all development in the County requires both a development permit and a building permit.
- 1.11 Council may require developers to demonstrate site suitability for proposed subdivisions and developments. Suitability tests may include but are not limited to water supply, water table levels and percolation rates
- 1.12 For subdivision purposes, a quarter section is deemed to be unsubdivided when previous subdivision has occurred for public, community or resource extraction uses.
- 1.13 Nothing in this Plan relieves a person of the duty or obligation to obtain any other permit, license or other authorization required by any other Act or regulation.
- 1.14 As required by Section 632(3)(f) of the Municipal Government Act, the County will develop a way of informing landowners about adjacent farm operations.
- 1.15 Council believes that the increasing land values and development densities in some parts of the municipality may justify the extra cost of registering subdivisions by plan of survey. Each case will be decided on its merits, and the extra cost will be considered, but as a general rule the following types of subdivision should be registered by plan of survey:
 - (a) subdivisions of land of unusually high value, especially near lakes;

- (b) subdivisions creating or adjusting the boundaries of lots of two acres or less;
- (c) subdivisions in which buildings are very close to property lines; and
- (d) subdivisions of land where boundaries are in dispute or may be disputed unless they are exactly defined.

2: HAMLETS

- 2.1 County hamlets are: Alder Flats, Buck Lake, Winfield, Village at Pigeon Lake, Westeros, Mulhurst, Falun and Gwynne.
- 2.2 Council supports the growth of hamlets through increased residential, commercial and industrial development.
- 2.3 At Buck Lake, it may not be possible to create new parcels in the older part of the hamlet because of high water table conditions and low-lying, flood-prone land. Subdivision may be allowed on the higher ground in the west end of the hamlet.
- 2.4 In hamlets with municipal services, new development will be subject to mandatory hook-ups where capacity exists in order to ensure the operational viability of these systems.
- 2.5 Multi-parcel development proposals may be subject to a requirement for pre-planning at the developer's expense.

3: TRANSPORTATION

- 3.1 Physical access to a parcel of land means direct built access to a road or highway. Physical access shall not be allowed by easement or other legal agreement where an intervening ownership or boundary separates the parcel from the road or highway.
- 3.2 For the purposes of subdivision and development all parcels of land shall have legal and physical access to a road which is built and maintained to the standards of the road authority.
- 3.3 Parcels of land may obtain legal and physical access to a primary highway, subject to the requirements of Alberta Transportation & Utilities.

- 3.4 Jurisdiction over development adjacent to primary highways is the joint responsibility of the County and Alberta Transportation and Utilities. Jurisdiction over development adjacent to all other roads is the sole responsibility of the County.

4: ENVIRONMENTAL

- 4.1 Council requires all developers in the County to adhere to the Environmental Protection and Enhancement Act and any other environmental legislation or regulation, when necessary. Developers are encouraged to meet or exceed required standards.
- 4.2 For some subdivision and/or developments Council may require environmental audits at the developer's expense to prove site suitability.
- 4.3 Council discourages clear-cutting on steep slopes adjacent to watercourses fined by Section 3 of the Public Lands Act.
- 4.4 The County of Wetaskiwin will use its authority over subdivision and development to ensure that domestic sewage does not contaminate named lakes or municipal water supply. (Effluent from industry and from CFOs is dealt with by provincial regulators.) Wherever possible, sewage in high risk locations, especially those near lakes, will be collected in piped municipal systems, within both a local subdivision and ultimately a larger more comprehensive system, and treated in municipal and provincial approved lagoons or other municipal and provincial approved facilities before it is released.
- 4.5 Council will adopt detailed policies on sewage treatment and disposal.

5: RESERVES

- 5.1 The purpose of County policy on reserves is to acquire land for school, park and public recreation purposes, or for land which acts as a buffer strip between different uses. Environmental reserve is taken to protect environmentally sensitive lands and lakeshores.
- 5.2 The Wetaskiwin School Division is the education authority in the County of Wetaskiwin and, pursuant to Section 671(2)(c) of the Act, has an interest in municipal reserve land or cash, which is dedicated as a condition of subdivision.

- 5.3 The Wetaskiwin School Division does not foresee a need for land in the County for a new school site. However, should this need arise the County will negotiate with the Division to reach an agreement for the transfer of municipal reserve land and/or cash for this purpose.
- 5.4 When taking reserves in the form of land or cash Council will require a ten per cent (10%) dedication based on the net developable area.
- 5.5 On the first parcel out of the quarter section reserves cannot be taken. However, "first" parcels are not reserve-free and a reserve dedication may be required if a "first" parcel is re-subdivided. Reserves are due on the second parcel out of a quarter. Council may require a cash-in-lieu dedication or deferral of reserves owing to the balance by caveat.
- 5.6 Subdivisions adjacent to lakes may be subject to reserve dedication to provide public access to the lake.
- 5.7 Subdivisions involving land considered environmentally sensitive may be subject to dedication of environmental reserves.
- 5.8 In situations where environmental reserve is provided, Council may provide a partial credit against municipal reserve owing.
- 5.9 Council may consider proposals from ratepayers or public groups for the maintenance and protection of reserve land.
- 5.10 In the Rural Conservation and Watershed Protection districts municipal reserves may be taken in cash to maximize the amount of land remaining in its natural state. The full amount of municipal reserves owing will be taken as the County deems parcels created in these two districts to be terminal with no further subdivision allowed.
- 5.11 Where reserves are due this will be explained to the applicant. Where cash is to be provided, the developer has the option of obtaining a market value appraisal of the land at the developer's expense or agreeing with County and Agency staff on another method for determining the value of the land.

SECTIONS 6-16: LAND USE DISTRICTS

6: AGRICULTURAL

- 6.1 The purpose of the district is to maintain and preserve land for productive agricultural uses.

Soil Quality

- 6.2 Good agricultural land is defined as:
- (a) land in production with a farmland assessment value of 30% or more;
 - (b) grey-wooded soil producing hay, forage or other crops; and
 - (c) land with agricultural potential where the potential is determined on the basis of what the assessment value would be if the land were cleared.
- 6.3 Land not defined as good agricultural land is poor agricultural land.
- 6.4 Landowners who believe that the farmland assessment value of their land is inaccurate may, at their expense, submit to Council the results of a comprehensive soils analysis test on their land by a qualified soils specialist. Based on the results of the analysis, Council may deem the land to be poor agricultural land.

Intensive Livestock Operations

- 6.5 Confined feeding operations larger than the threshold size set out in regulations under the Agricultural Operations Practices Act are outside the jurisdiction of the County. However, smaller livestock operations are still subject to municipal control. These smaller operations will require a development permit, which will only be issued if the operation is compatible with neighbouring land uses and public health.
- 6.6 Existing livestock operations smaller than those falling under AOPA are encouraged to get a development permit for the operation to ensure that it meets present standards. Holding a valid development permit will demonstrate that the operation is considered to be compatible with adjacent land uses according to the standards of the County's planning system. It will also provide the operations with a measure of security against nuisance claims.
- 6.7 The County will work with provincial regulators to define areas where CFOs are acceptable land uses, and areas where they may be incompatible with present or future land uses.
- 6.8 Council may allow the subdivision of a parcel for an existing or proposed CFO, notwithstanding soil quality of previous subdivision on the quarter, provided the CFO has an approval or registration under AOPA.
- 6.9 Council may allow the subdivision of a proposed intensive animal or intensive agricultural parcel notwithstanding soil quality or previous subdivision. Developers may be required to demonstrate the economic viability of the proposed use prior to subdivision approval.

- 6.10 In order to prevent disputes between landowners, the County will not normally issue a development permit for a new residence within the Minimum Distance Separation (MDS) of an existing confined feeding operation, unless the residence is associated with the confined feeding operation. This policy may be overridden if there is nowhere else to build on that parcel.
- 6.11 Subdivision of land zoned Agricultural or Agricultural/IDP will be limited to one parcel per quarter section. This subdivision may be a yard site, or a parcel which is physically severed, or the division of the quarter into two approximately equal parts.
- 6.12 A subdivision containing a yard site shall be as small as possible, and shall not include any appreciable area of land which is in production. Other requirements are set out in Section 7, Rural Residential.
- 6.13 Provided it does not include any land which is cleared or in production, a proposed lot served by an existing open discharge sewer system may be created large enough to allow open discharge to be used after subdivision.
- 6.14 Subdivisions in excess of one per quarter section will require rezoning.
- 6.15 Where there has been a previous subdivision out of a quarter section for public purposes, such as a church or cemetery, the quarter is deemed unsubdivided for the purposes of section 6.11.
- 6.16 Where a quarter section has previously been subdivided along a natural split, council may re-zone an existing yard site on that quarter to Rural Residential to allow it to be subdivided.
- 6.17 Where a yard site has previously been subdivided out of a quarter section, council may re-zone part of the quarter section to Severed Agricultural to allow it to be subdivided along a natural split.
- 6.18 When considering an application to rezone under 6.18 or 6.19, council will bear in mind the effect of the additional lot and the additional population on farming operations in the area."

7: RURAL RESIDENTIAL

- 7.1 The purpose of this district is to allow for the subdivision and, if necessary, development of a single parcel in the Agricultural district on which the proposed primary use is a single family residence compatible with adjacent land uses.

- 7.2 Council may allow the subdivision of the first parcel out of an unsubdivided quarter section for an existing inhabited residence and related improvements (related improvements are defined as an approach and driveway, shelter, any outbuildings, a water well, a power pole and transformer and a sewer system).
- 7.3 Council may allow the subdivision of an abandoned or instant farmsite as the first parcel out of an unsubdivided quarter section.
- 7.4 Some quarter sections of better agricultural land may contain small areas of poor agricultural land. Council may allow the subdivision of a second parcel for a residential use where the second parcel is to be entirely located on the poor agricultural land.

8: COUNTRY RESIDENTIAL - MULTI PARCEL

- 8.1 The purpose of this district is to allow for the subdivision and development, from poor agricultural land, of non-farm single family residences compatible with adjacent land uses.
- 8.2 Poor agricultural land may be subdivided and developed for multi-parcel country residential uses to allowable densities in accordance with the Land Use Bylaw.
- 8.3 Multi-parcel country residential developments are not expressly limited in terms of density where the developer can prove an increase in density will not negatively impact surrounding areas and infrastructure, and where the developer can prove the existence of a sufficient water supply. Council may, at their discretion, require other tests to satisfy that an increase in density is warranted.
- 8.4 Where a proposed subdivision will create six or more lots on a quarter section and there is no municipal water system, the applicant must supply an engineer's report showing that there is sufficient groundwater without depleting existing wells.
- 8.5 This requirement will be waived for subdivisions that will not increase the demand on groundwater, such as lot line adjustments.
- 8.6 Future urban expansion, mineral extraction, sensitive environmental lands and wildlife habitat will be considered in relation to any proposed multi-parcel country residential use.
- 8.7 Multi-parcel country residential developments must be serviced by an internal subdivision road to minimize direct accesses to County roads.
- 8.8 A home occupation may be allowed in multi-parcel country residential subdivisions.

- 8.9 More than one type of country residential district may be implemented in the Land Use Bylaw. Additional districts may provide for other development standards.
- 8.10 Restrictive covenants exercise private development control in some subdivisions and are a matter between private landowners - not the County.

9: RURAL CONSERVATION

- 9.1 The purpose of this district is to preserve existing tree and vegetation cover in the County. The district may be implemented next to significant rivers, streams and lakes, but excluding those lakes classed as Type 3 in this Municipal Development Plan. At Council's discretion, the district may also be implemented in other parts of the County where Council is of the opinion that there is an environmental benefit in doing so and where the greater public interest is served.
- 9.2 Land which is to be considered for Rural Conservation zoning must be substantially tree-covered to begin with. A minimum of 60% coverage is the standard required by Council.
- 9.3 Land clearing restrictions shall apply to Rural Conservation parcels to preserve tree and vegetation cover and sensitive environmental terrain.
- 9.4 Parcels created under this district will be deemed terminal subdivisions.

10: WATERSHED PROTECTION

- 10.1 The purpose of the Watershed Protection district is to maintain maximum tree cover on land in the County where the need to protect a watershed outweighs all other considerations.
- 10.2 Large parcels may be subdivided to a maximum of seven (7) parcels per quarter. Clearing is allowed on each parcel only to establish a building site. The remainder of each parcel is to be left in its natural state.
- 10.3 Quarter sections, which have not been cleared, may be subdivided for watershed protection parcels even if it is good agricultural land. This does not apply to quarter sections, which have been cleared.
- 10.4 Existing Watershed Protection district zoning may be extended to include Twin Lakes. The district may be implemented elsewhere in the County.

10.5 Council does not support a ban on logging, or mandatory development permits for logging, in the Watershed Protection districts. However, landowners must leave treed buffer strips adjacent to waterbodies, watercourses and on steeply sloping land. Landowners are encouraged to discuss logging plans with the development officer.

11: LAKESHORE

11.1 The purpose of this district is to allow for the subdivision and development of residential and other uses adjacent to County lakes.

11.2 Some Lakes may have management plans. Prior to application for development, the developer is encouraged to review any existing plan(s).

11.3 County lakes are owned by the Crown by virtue of Section 3 of the Public Lands Act. They are a public resource to which the public has a right of access. Through the planning process Council will ensure that public access to lakes is maintained and, where possible, enhanced.

11.4 Water management, agricultural, fish & wildlife and environmental needs will be considered in relation to any proposed lakeshore residential uses.

11.5 More than one type of Lakeshore land use district may be implemented in the Land Use bylaw. Any additional district may provide for different uses and development standards.

11.6 The suitability of County lakes for subdivision and development varies greatly. Suitability is determined based on three types of lake:

- (a) Type 1: Lakes suitable for lakeshore residential uses and intensive recreational use;
- (b) Type 2: Lakes which are or may be suitable for low-density rural conservation uses and small-scale, low impact recreational use, and
- (c) Type 3: Lakes, which should be left in their natural state.

Type 1 Lakes

11.7 Buck Lake

- 11.7.1 Primary use is for lakeshore residential development and fishing. Lakeshore residential uses may be allowed on good agricultural land. Density is allocated on the basis of one lot per 30.48 metres (100 feet) of shoreline in a first phase of subdivision, subject to an adequate groundwater supply and site suitability (i.e. acceptable water table level and percolation rates). In second and subsequent phases of subdivision the same density, groundwater and site suitability requirements apply. Existing developments may proceed to a second phase subject to planning requirements. Backland developments are encouraged to preserve lake watershed.
- 11.7.2 Sewage from new residential lots must be piped to one or more central holding tanks within or near the subdivision. The tanks will be emptied by a truck approved by, under contract to or operated by the County, and the effluent taken to a municipal and provincial approved lagoon or other municipal and provincial approved facility for treatment. This policy will apply to clusters or multi-lot subdivisions of small lots, defined as three or more lots, each 4,000 square metres (one acre) in size or less, which are contiguous or separated by a road, lane, park, or watercourse. It will also apply to lots of between 4,000 square metres and 10,000 square metres (one acre to 2.471 acres) unless the lot is at least 40 metres wide and contains an area of at least 1,850 square metres in which the shallow water table is at least two metres below the ground surface.
- 11.7.3 The in-ground part of the system must be installed at the developer's expense as a condition of subdivision approval. The trucking will be billed to the owners of occupied lots on a cost recovery basis.
- 11.7.4 Ultimately it is intended that these systems be connected to a larger, more comprehensive municipal system.

11.8 Pigeon Lake

11.8.1 As of August 1998, it is hoped that an Intermunicipal Development Plan will be adopted for Pigeon Lake. After the Plan is adopted it will be the statutory plan to which Council will refer to make planning decisions for land within the Plan area. Until the Plan is adopted, Council will rely on the Act, the Land Use Policies, the Regulation, this Municipal Development Plan and the Land Use bylaw to make those decisions. Council may refer to the 1985 Pigeon Lake Management Plan as a resource in the decision making process. However, since this Plan has no legal standing, Council will not base decisions solely on that Plan.

11.8.2 Sewage from new residential lots must be piped to one or more central holding tanks within or near the subdivision. The tanks will be emptied by a truck approved by, under contract to or operated by the County, and the effluent taken to a municipal and provincial approved lagoon or other municipal and provincial approved facility for treatment. This policy will apply to clusters or multi-lot subdivisions of small lots, defined as three or more lots, each 4,000 square metres (one acre) in size or less, which are contiguous or separated by a road, lane, park, or watercourse. It will also apply to lots of between 4,000 square metres and 10,000 square metres (1 acre to 2.471 acres) unless the lot is at least 40 metres wide and contains an area of at least 1,850 square metres in which the shallow water table is at least two metres below the ground surface.

11.8.3 The in-ground part of the system must be installed at the developer's expense as a condition of subdivision approval. The trucking will be billed to the owners of occupied lots on a cost recovery basis.

11.8.4 Ultimately it is intended that these systems be connected to a larger, more comprehensive municipal system.

Type 2 Lakes

11.9 Town Lake

Size, access and Crown-owned land restrict development potential. Lakeshore residential or rural conservation subdivision may be allowed.

11.10 **Battle Lake**

Primary uses at Battle Lake are wildlife habitat, wilderness conservation, and small-scale, non-intensive recreational activities. Subdivision under the rural conservation and watershed protection districts may be allowed. New campsites will not be allowed. Council supports the protection of Mount Butte at the northwest end of Battle Lake as a Natural Area. Protection of steep banks and tree cover along the shores of Battle Lake are a priority under the Land Use Bylaw.

11.11 **Long Lake**

Size and access restrict development potential. There is no existing public physical access to this lake and Council does not plan to provide one. Coal deposits lie beneath this lake. Development may be allowed where the developer can prove the underlying coal resource to be uneconomical.

11.12 **Watelet Lakes**

Size and a shallow bottom restrict development potential of this lake system. Because the lakes are part of an old glacial spillway, there may still be recoverable gravel deposits. Development may be allowed where the developer can prove the gravel resources to be uneconomical.

11.13 **Wizard Lake**

Prime uses for Wizard Lake are wildlife and waterfowl habitat in the west end and recreational uses in the east end. Steep banks and underlying coal deposits restrict further development. No further lakeshore residential developments will be allowed. Backland developments may be allowed where the developer can prove the underlying coal resource to be uneconomical.

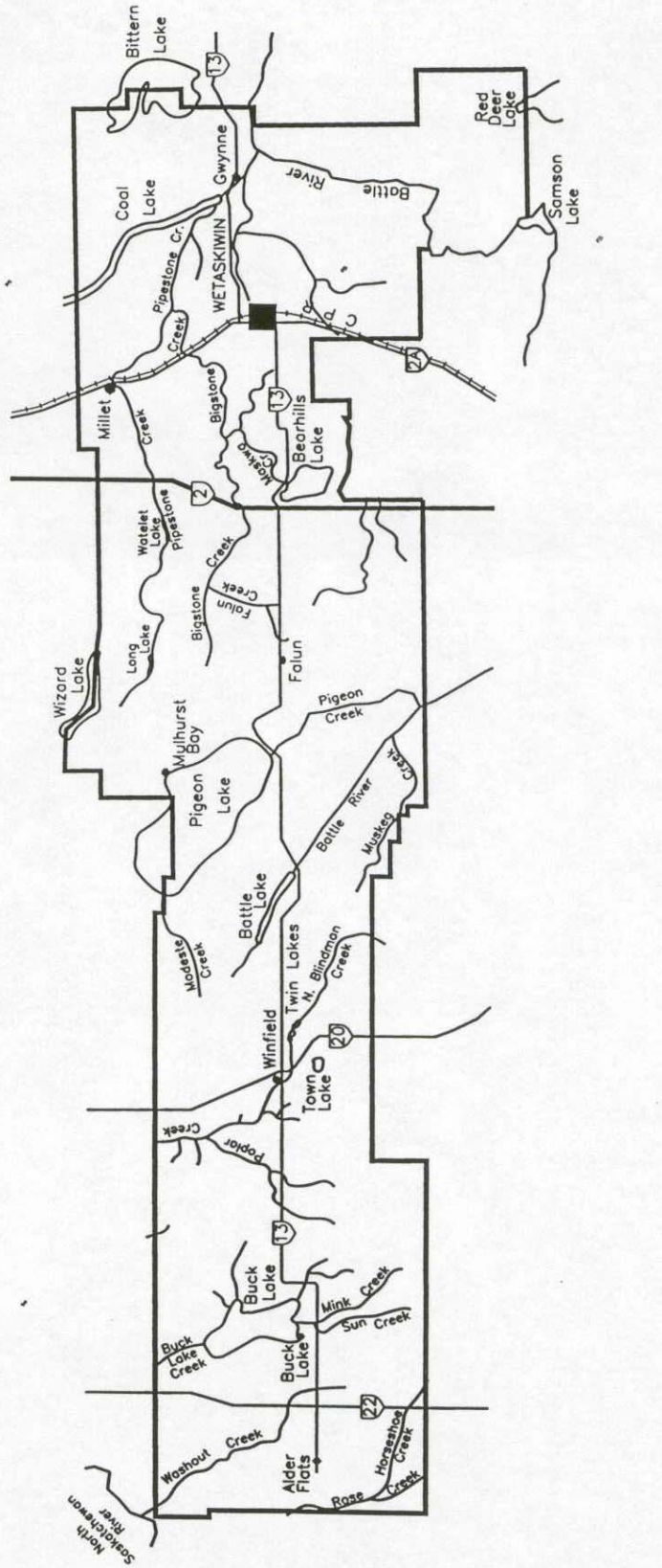
Council approved the *Wizard Lake Management Plan*, as a management plan, by resolution December 14, 1999.

11.14 **Bearhills Lake**

Primary use is for waterfowl habitat. Poor site conditions (e.g. high water tables and poor groundwater) restrict development. Further lakeshore residential subdivision is not allowed. Council may allow additional country residential subdivision on the sand ridges inland from the lake.

COUNTY OF WETASKIWIN MUNICIPAL DEVELOPMENT PLAN

Map 3 - Water Resources



11.15 **Red Deer Lake**

Development restrictions in the area under County control include a sour gas field and the existing County road. Development potential of the shoreline within the County is limited. Raising the level of the lake has been proposed in the past. Council will protect all land lying below the 774.19m (2,540 ft.) contour.

Type 3 Lakes

11.16 **Twin Lakes**

Size, access and Crown-owned land restrict development potential. Lakeshore residential subdivision is not allowed. The lakes are too small for intensive or motorized recreational uses and Council supports restrictions on the use of motors on both lakes. The existing access to the County park on the west lake will be maintained. Council does not plan to provide further access to either lake and the County park will not be expanded.

11.17 **Coal Lake**

Primary use is for the City of Wetaskiwin's water supply, as a reservoir to supplement downstream flows on the Battle River, and as wildlife and waterfowl habitat. Steep banks and intensive animal uses on both sides restrict subdivision and development potential. Council will protect the lake for future use as a water supply, including a possible increase in the water level on the lake for long-term supply.

11.18 **Bittern Lake**

Primary use is for waterfowl habitat. No lakeshore residential development will be allowed.

11.19 **Samson Lake**

Primary use is for waterfowl habitat and as a natural floodwater retention pond for the Battle River. No lakeshore residential development will be allowed.

12: RECREATIONAL

- 12.1 The purpose of this district is to allow extensive and/or intensive recreational developments. Examples include but are not limited to golf courses, RV parks, campground and picnic areas and cross-country trail systems.

- 12.2 Notwithstanding any previous subdivision and subject to rezoning, Council may allow the subdivision of a parcel from a quarter section of good agricultural land for a recreational use. Developers may be required to demonstrate the economic viability of the proposed use prior to subdivision approval.
- 12.3 When necessary, the County will require developers to prove the suitability of a site and may ask for information on water supply, proposed sewer systems and other relevant services. Council may require that this information be provided as part of an environmental impact assessment prepared at the developer's expense to show how the impact of the development can be minimized relative to the environment.
- 12.4 Convertible recreational uses, such as golf courses, may be allowed on good agricultural land. Non-convertible uses should be located on poor agricultural land, or on poor soils on a quarter of otherwise good agricultural land.

13: HIGH DENSITY RURAL RESIDENTIAL

- 13.1 The purpose of this district is to allow residential development in association with recreational developments.
- 13.2 Notwithstanding any previous subdivision and subject to rezoning, Council may allow the subdivision of a parcel from a quarter section of good agricultural land for a high density rural residential use. Developers may be required to demonstrate the economic viability of the proposed use prior to subdivision approval.
- 13.3 Council may consider proposals involving fee simple lots or bareland condominiums.
- 13.4 Council may require that a proposal to create parcels under the Condominium Act shall be designed for conversion, if necessary, to fee simple titles where the parcels meet relevant standards for parcel size, access, water and sewer services, utility services and road dedication.

14: INDUSTRIAL

- 14.1 The purpose of this district is to allow for the development of industrial land uses in the County where there will be little conflict with adjacent land uses and minimal impact on the social and physical environment.

- 14.2 Some industries have location requirements that force them to locate in a rural area. They may be extractive industries or process raw materials on-site. Other industries need large areas of unserviced land or access to transportation systems, such as railways. Notwithstanding any other provision of this Plan to the contrary, and subject to rezoning, Council may approve the subdivision and development of industry in appropriate locations.
- 14.3 Industry is encouraged to locate in or adjacent to hamlets. Industrial land is available in most hamlets. If no industrial land is available, Council may assist the developer to see if industrial land can be provided.
- 14.4 Council may implement a separate Agro-Industrial land use district in the Land Use bylaw to support an industrial use which involves the processing or shipment of an agricultural product, and which benefits the County's agricultural industry.
- 14.5 Notwithstanding any previous subdivision and subject to rezoning, Council may allow the subdivision of a parcel from a quarter section of good agricultural land for an agro-industrial use. The developers may be required to demonstrate the economic viability of the proposed use prior to subdivision approval.

15: RURAL / HIGHWAY COMMERCIAL

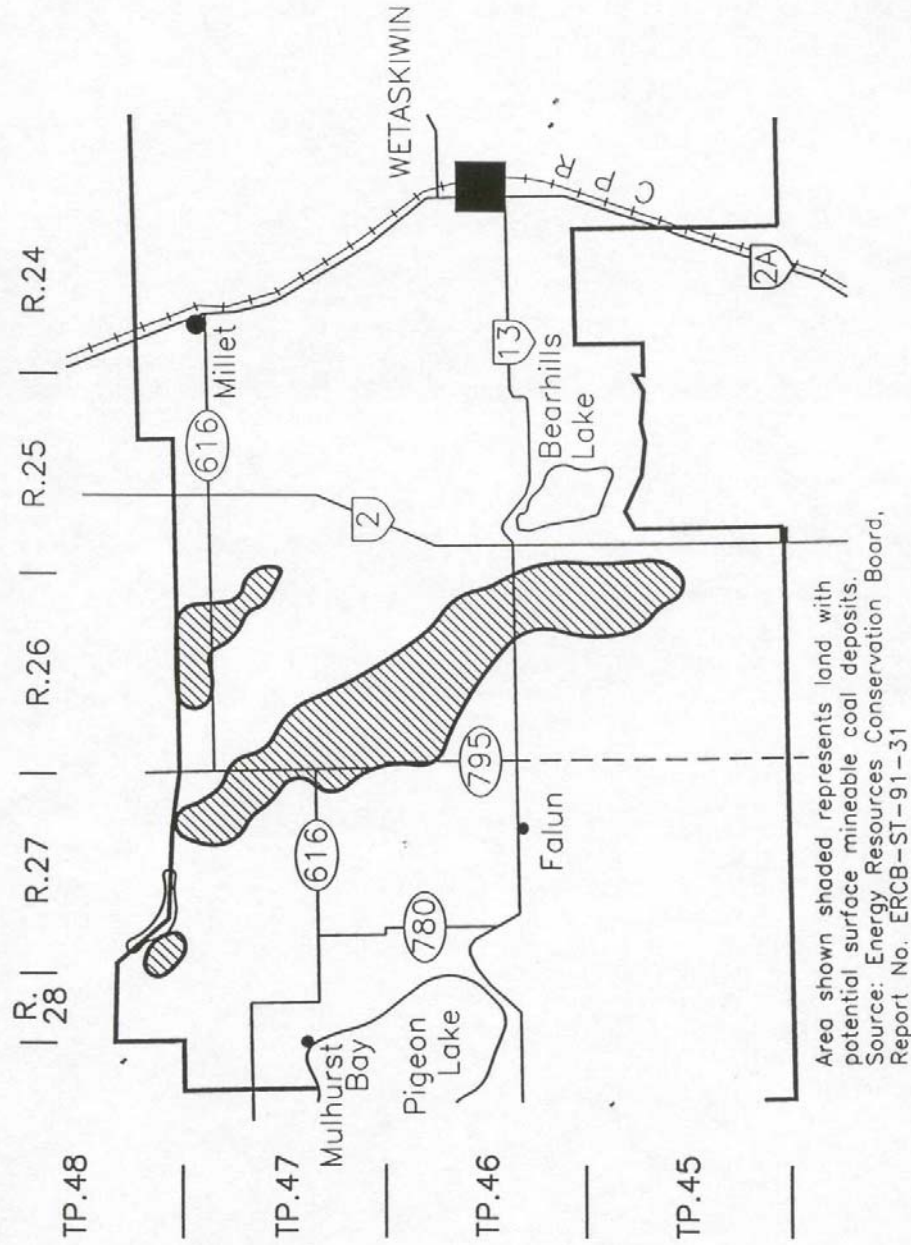
- 15.1 The purpose of this district is to allow for uses that serve the commercial needs of the general and travelling public adjacent to primary and secondary highways and at other appropriate locations. Examples include but are not limited to Usona, Pipestone and the Village at the Lake.
- 15.2 Notwithstanding any previous subdivision and subject to rezoning, Council may allow the subdivision of a parcel from a quarter section of good agricultural land for a rural / highway commercial use. Developers may be required to demonstrate the economic viability of the proposed use prior to subdivision approval.

16: URBAN FRINGE

- 16.1 The purpose of the Urban Fringe district is to identify lands adjacent to urban centres and to establish land use policies, which will preserve these lands for long-term conversion to urban uses.
- 16.2 Urban fringe land use policies apply to lands adjacent to the two incorporated municipalities in the County (City of Wetaskiwin and Town of Millet) and to the unincorporated hamlets in the County - Alder Flats, Buck Lake, Winfield, Westeros, Mulhurst Bay, Falun and Gwynne.

COUNTY OF WETASKIWIN MUNICIPAL DEVELOPMENT PLAN

Map 4 - Coal Resources



- 16.3 The Intermunicipal Development Plan (IDP) adopted by the City and County in the fall of 1998 calls for a new land use district for the Urban Fringe lands adjacent to Wetaskiwin. In the Land Use bylaw this new district is to be known as the Agricultural/Intermunicipal Development Plan (A/ID) district. The existing Urban Fringe (UF) district will continue to apply to Millet and the hamlets.
- 16.4 Planning applications and referrals in the Agricultural/Intermunicipal Development Plan (A/ID) district are governed by the City/County IDP. Planning applications and referrals in the Urban Fringe (UF) district are governed by the County's Land Use Bylaw 95/54.
- 16.5 County planning authorities must evaluate any subdivision and development proposal in relation to the eventual conversion of the subject lands to urban uses. Not all urban fringe lands will be suitable for long-term urban expansion to urban uses. Low density rural uses, such as country residential subdivisions, may be suitable land uses on urban fringe lands.
- 16.6 Intensive livestock uses in the Agricultural/Intermunicipal Development Plan (A/ID) district are governed by the City/County IDP. Intensive livestock uses in the Urban Fringe district are governed by the County's Land Use by-law.

17: NATURAL RESOURCES

- 17.1 Parts of the County between Highway 2 and Secondary Highway 795 are underlain by surface mineable coal. The deposits are the southeasterly extension of the same coal seam, which is mined at Genesee and around Lake Wabamun. This resource must be protected for the benefit of future generations. One of the ways in which the County can do this through the planning system is to ensure that land in this area remains in large parcels. Subdivision in this area (see Coal Map) will generally be limited to farmsite separations, severed parcels and agricultural splits. Multi-lot subdivisions will be discouraged, and may be refused altogether.
- 17.2 Gravel is in constant demand in the County for maintaining the road system. If a parcel of land is believed to have significant, usable amounts of gravel, a developer may be required to prove otherwise. Proof of significant, usable amounts of gravel may limit the development and subdivision options on a parcel of land.

- 17.3 This Plan is required to "identify the location of sour gas facilities". However, the AEUB cannot provide a map, which shows all sour gas fields and individual sour gas wells in the County. Fortunately, sour gas is not a significant problem in the County as there are relatively few sour gas facilities (ie. wells, pipelines). In the absence of detailed locational information, the County will continue to rely on the AEUB's referral process with respect to sour gas facilities..
- 17.4 Where sour gas facilities do exist the rules are strict. County planning approvals, as issued by the subdivision and development authorities and the Subdivision and Development Appeal Board, must comply with AEUB setback requirements.

18: HISTORICAL RESOURCES

- 18.1 The development of historic sites as tourist attractions or as bed and breakfast uses benefits the County's economic base and preserves the County's historical heritage for future generations. Council supports the designation of historic resources through the provincial historic site designation program.
- 18.2 Council may allow, subject to rezoning if necessary, the subdivision of a parcel of land for a registered or provincial historic resource.
- 18.3 Notwithstanding previous subdivision and soil quality, and subject to rezoning if necessary, Council may allow the subdivision of a parcel of land for a use that has the potential to be designated as a historic resource. Prior to rezoning, the developer must provide written confirmation that the resource is listed on the Inventory of Potential Historic Resources maintained by the Historic Sites Service of Alberta Community Development. Council requires, as a condition of subdivision, that the developer provide written confirmation of the receipt, by the Historic Sites Service, of an application for designation of the subject resource prior to the endorsement of a registrable subdivision instrument.

19: DEFINITIONS

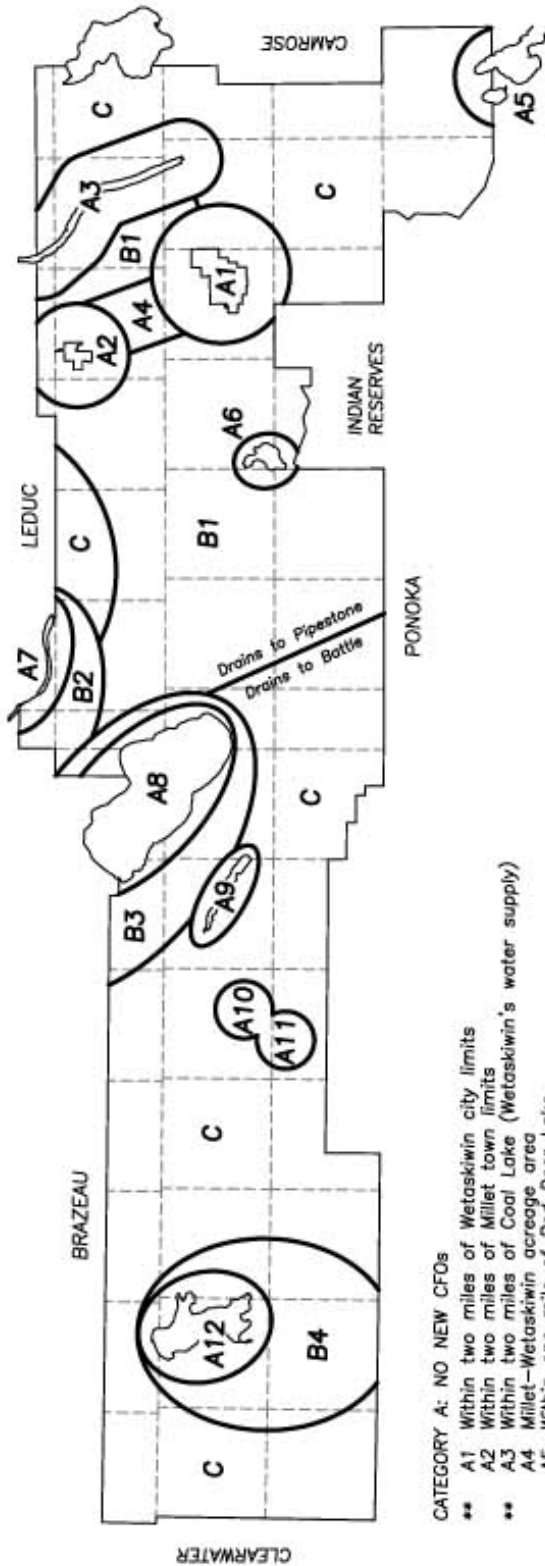
- 19.1 Abandoned farmsite means land on which a farmsite once existed but is no longer in active use. Any remaining residence will lack some or all of the amenities normally associated with farmsites in active use (i.e. habitable residence, approach and driveway, outbuildings, a power pole and transformer, and a working well).
- 19.2 Agricultural parcels means parcels of land on which extensive, intensive, and/or intensive agricultural uses are the primary use.

- 19.3 Agricultural split means the subdivision of an unsubdivided quarter section into two equal parcels, subject to legal and physical access requirements and the natural and man-made characteristics of the quarter. Some variation in parcel size may be allowed depending on these characteristics.
- 19.4 Assessment value means the value at which the assessor for the county of Wetaskiwin determines the potential of the soils within the subject property.
- 19.5 Building means any structure on the property for which a development permit has been issued.
- 19.6 Convertible recreational use means the recreational use of land where the servicing and developments can be readily converted to an agricultural use.
- 19.7 Confined Feeding Operation (CFO) has the meaning given in the Agricultural Operations Practices Act.
- 19.8 Development means 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 on or is likely to result in a change in the use of the land or building, 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 results in or is likely to result in a change in the intensity or is of the land or building.
- 19.9 Existing farmsite means a first parcel subdivision from a quarter section limited to the existing site which usually includes shelter, an approach and driveway, a residence and outbuildings and services (i.e. water, sewer and power).
- 19.10 Extensive agricultural use means operations, which involve cultivation of land for production of grains and/or forage crops.
- 19.11 Home occupation means an occupation carried on inside a residence which is not visible or noticeable in any way from outside the residence and which is secondary to the primary residential use of the structure and does not change the character of the structure.
- 19.12 Intensive animal use means operations, which involve developed structures of significant investment or permanence used for the confinement of animals. This may include but is not limited to feedlots, dairies, piggeries, poultry operations and PMU barns.

- 19.13 Intensive agricultural use means operations other than extensive or intensive animal operations, which generate more net revenue per acre than the same land in its unsubdivided state. This may include but is not limited to horse breeders and/or trainers, cow-calf operators, exotic animal operations, greenhouses, market gardens and horticulture operations.
- 19.14 Instant farmsite means land, which must be partially developed for residential use before it can be registered as a separate title. Partial development includes three of the following five improvements: shelter, a water well, a power pole and transformer, an approach or a house completed to the framing stage.
- 19.15 Municipality means the area of a city, town, village, summer village, or municipal district.
- 19.16 Net developable area means, for the purposes of determining reserves relative to a subdivision application, the area of land being subdivided less any land being dedicated for environmental reserve.
- 19.17 Non-convertible recreational use means the recreational use of land where the servicing and developments cannot be readily converted to an agricultural use.
- 19.18 Reserves means environmental reserve, municipal reserve, school reserve, or municipal and school reserve.
- 19.19 Sour gas has the same meaning as "Sour gas" in the Subdivision and Development Regulation AR212/95
- 19.20 Sour gas facility has the same meaning as "Sour gas facility" in the Subdivision and Development Regulation AR212/95
- 19.21 Terminal subdivision means the creation of a parcel from which no further subdivision is allowed.
- 19.22 Tree and vegetation cover means mature native flora on land which may also be characterized by poor soils, steep slopes, and proximity to waterbodies and watercourses.

COUNTY OF WETASKIWIN MUNICIPAL DEVELOPMENT PLAN AREAS FOR CONFINED FEEDING OPERATIONS

MAP 5



- CATEGORY A: NO NEW CFOs**
- ** A1 Within two miles of Wetaskiwin city limits
 - ** A2 Within two miles of Millet town limits
 - ** A3 Within two miles of Coal Lake (Wetaskiwin's water supply)
 - ** A4 Millet-Wetaskiwin acreage area
 - ** A5 Within one mile of Red Deer Lake
 - ** A6 Within one mile of Bearhills Lake
 - ** A7 Within one mile of Wizard Lake
 - ** A8 Within one mile of Pigeon Lake
 - ** A9 Within one mile of Battle Lake
 - ** A10 Within one mile of Twin Lakes
 - ** A11 Within one mile of Town Lake
 - ** A12 Within one mile of Buck Lake
- CATEGORY B: VERY STRICT CONTROLS ON RUNOFF**
- ** B1 Pipestone-Bigstone drainage basin (Wetaskiwin's water supply)
 - ** B2 Wizard Lake drainage basin
 - ** B3 Pigeon Lake drainage basin
 - ** B4 Buck Lake drainage basin
- CATEGORY C: CONTROL BY CODE OF PRACTICE**
- C All other land in the County
- ** County committed by intermunicipal agreements

Development close to hamlets, and around other lakes, will be controlled by regulations under AQPA.

Boundaries shown on this map are generalized. Detailed drawings will be prepared for individual cases.