

**SCHEDULE “A” TO BY-LAW NO. 9/2009
COUNTY OF FORTY MILE NO. 8
MUNICIPAL DEVELOPMENT PLAN**



SEPTEMBER 2009

**Prepared by
SE PLANNING**

P R E F A C E

This document is a statement of goals, objectives and policies regarding land use and development in the County of Forty Mile No. 8. The statements contained herein provide a basis for the interpretation and application of the Land Use By-Law and other municipal legislation.

This jurisdiction covered by the Plan is the County of Forty Mile No. 8. Located in southeastern Alberta, it covers 7,283 square kilometres (2,812 square miles) of land. The major land uses include large areas of unimproved pasture and dry cropland; extensive irrigated areas; the South Saskatchewan river valley; Red Rock Natural area; the Milk River valley; Kennedy Coulee Ecological Reserve; and Environmentally significant and sensitive areas.

The Plan promotes the continuance of agriculture as the primary land use. Non-agricultural development is directed away from better agricultural land located in the irrigated areas. However, criteria for the establishment of new country residential and rural industrial districts, the principle forms of non-agricultural development, are established and the need for continued periodic expansion of established urban municipalities is recognized. Support is given for the expansion of existing hamlets. General policies for the provision of municipal services, the development of recreation facilities and the preservation of significant natural features are established.

Figure 1.0 Location Map

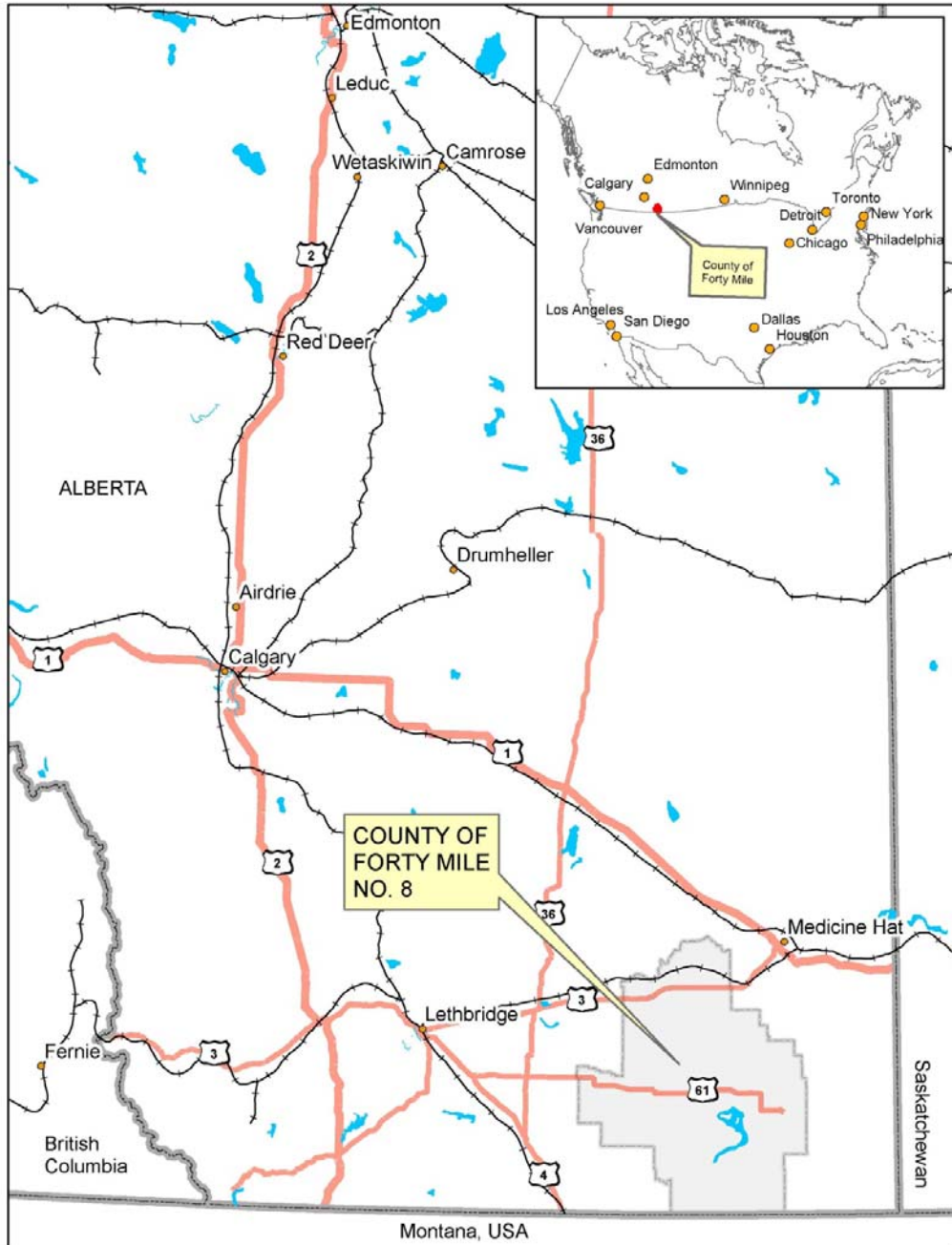


Figure 1.1 Soil Capability for Agriculture

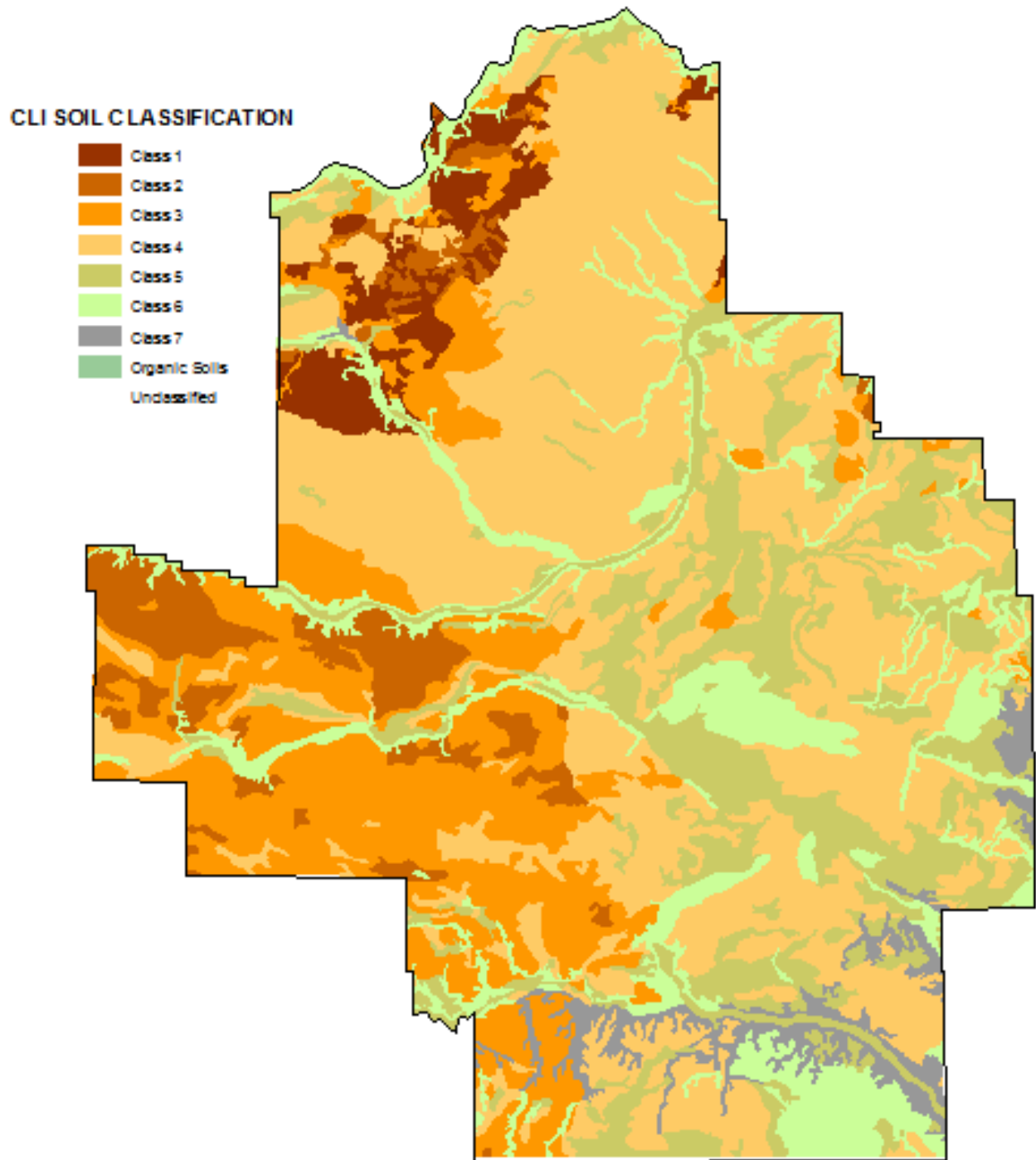


Figure 1.2 Irrigated Areas and Facilities

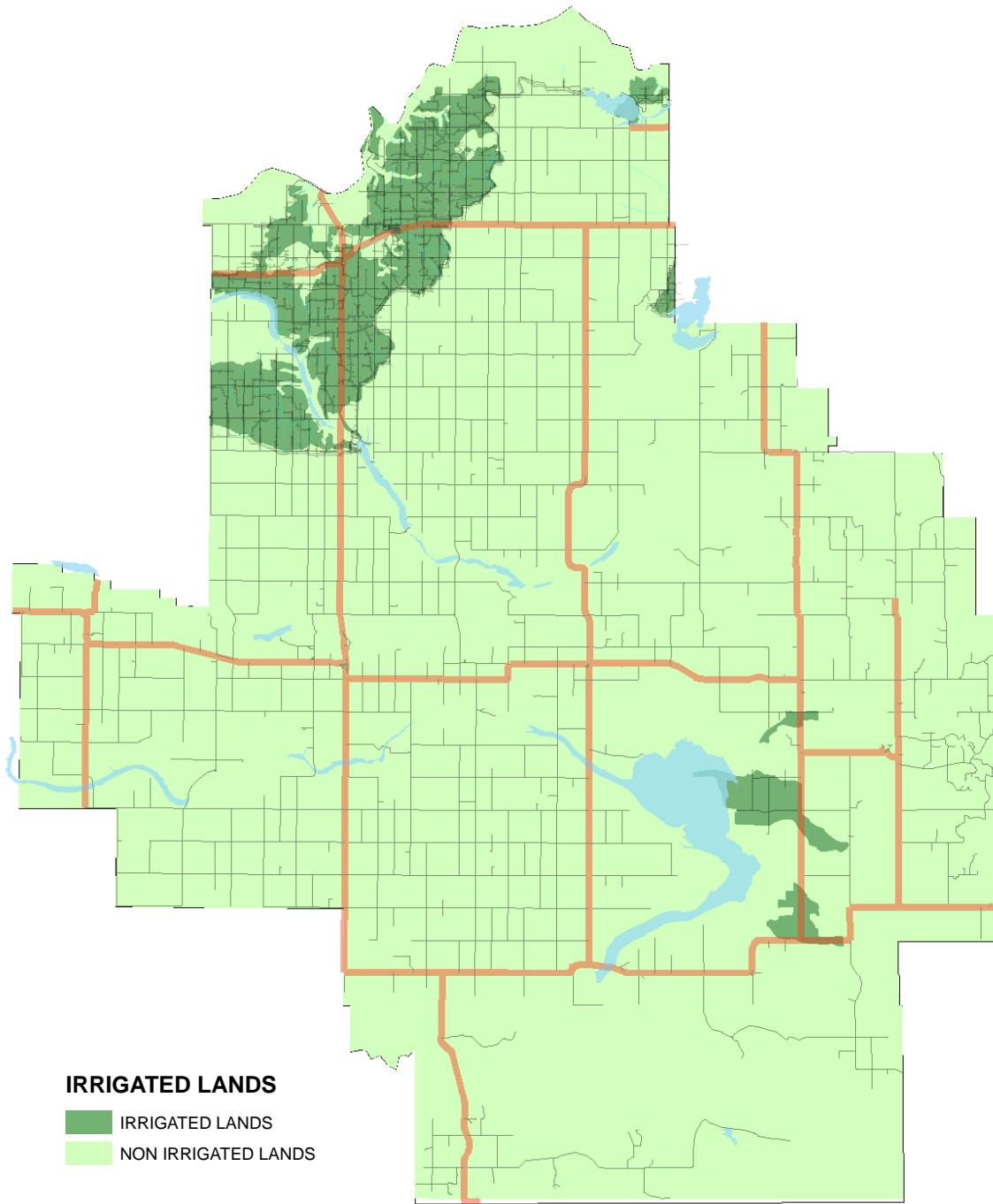


Figure 1.3 Public and Leased Lands

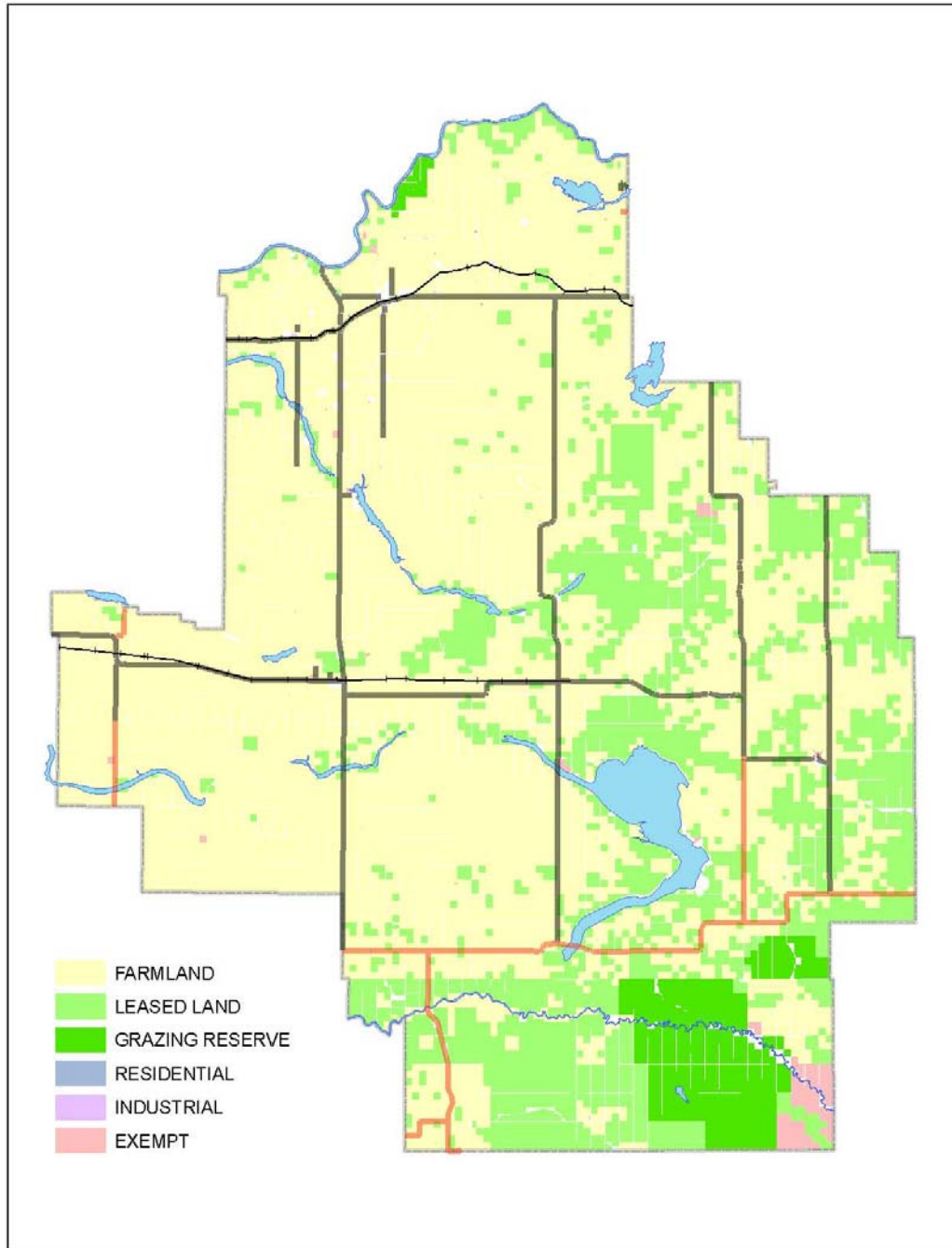
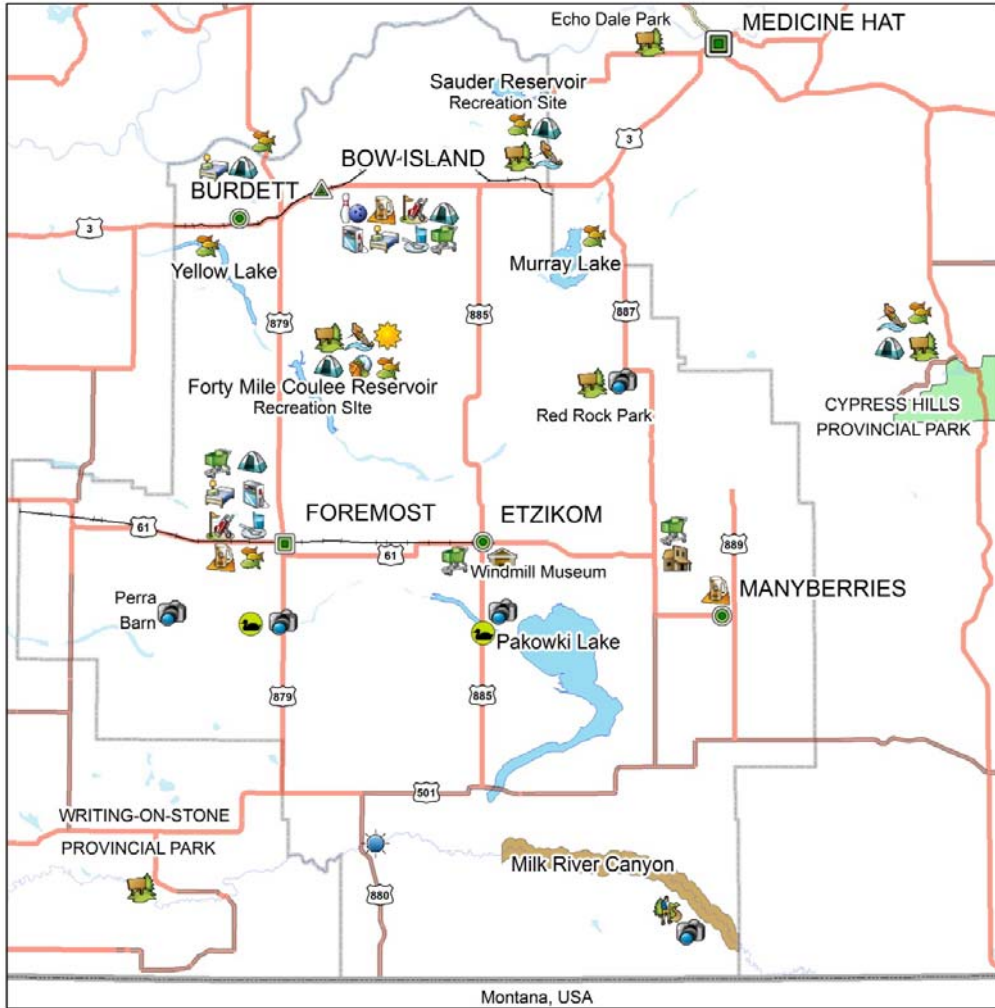


Figure 1.4 Recreation Facilities



- | | | | | |
|----------------|--------------------------|------------|--------|---------------------|
| ACCOMMODATIONS | CAMPING | FUEL | HIKING | CITY |
| BEACH | CANOE/TUBE TAKEOUT POINT | GHOST TOWN | PARK | TOWN |
| BIRD WATCHING | FISHING | GOLF | PHOTO | VILLAGE |
| BOATING | RESTAURANT | MUSEUM | PUB | HAMLET |
| BOWLING | STORE | | | SUNSHINE EVERYWHERE |

Figure 1.5 Hamlet Locations

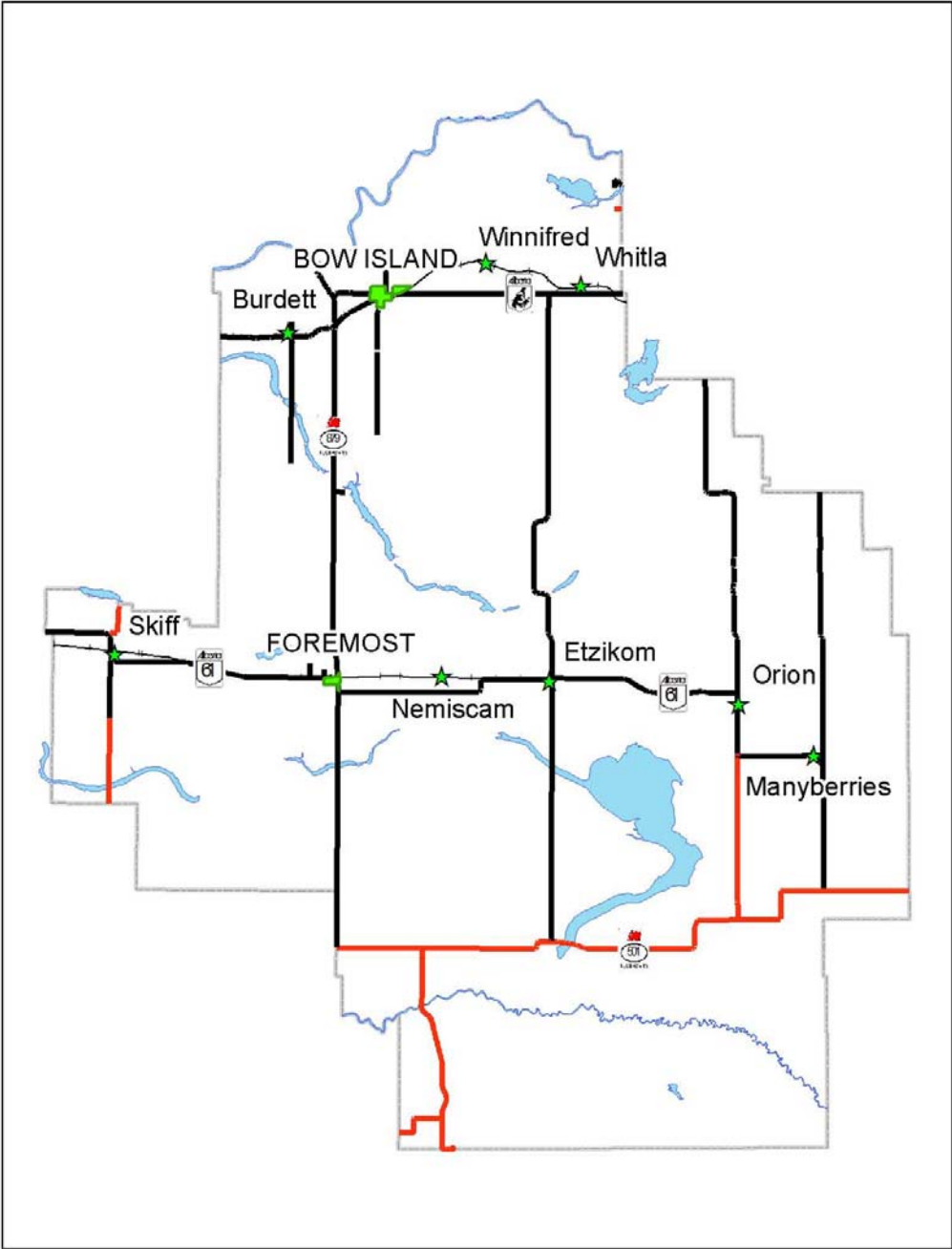


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1.0 INTRODUCTION



1.0 INTRODUCTION

1.1 Jurisdiction:

The provisions of the Municipal Development Plan for the County of Forty Mile No. 8 shall apply to all lands lying within the corporate boundaries of the said County.

1.2 Authorization:

The preparation of a Municipal Development Plan was authorized by the Council of the County of Forty Mile No. 8 in order to consolidate existing land use planning policies. The 1994 County of Forty Mile No. 8 Municipal Development Plan is hereby rescinded.

1.3 Purpose and Application of the Plan:

The policies contained in the Municipal Development Plan are intended to:

- a) guide the Council and its Employees in the administration of the Land Use By-Law of the County of Forty Mile No. 8.
- b) provide guidelines for the orderly and economic development of the County.

1.4 Interpretation:

In the Municipal Development Plan for the County of Forty Mile No. 8, all words and expressions shall have meanings assigned to them in the Municipal Government Act, R.S.A., 2002 and the Land Use By-Law for the County of Forty Mile No. 8 excepting the following:

- a) ***Environmentally Significant Area*** means an area of land that:
 - i) performs a vital environmental, ecological or hydrological function such as aquifer recharge,
 - ii) contains unique geological or physiographic features;
 - iii) contains significant, rare or endangered species;
 - iv) are unique habitats with limited representation in the region or are a small remnant of once large habitats that have virtually disappeared;
 - v) contain an unusual diversity of plant and/or animal communities due to a variety of geomorphological features and microclimatic effects;
 - vi) contain large and relatively undisturbed habitats and provide sheltered habitat for species that are intolerant of human disturbance;
 - vii) contain plants, animals or landforms that are unusual or of regional, provincial or national significance.
 - viii) provide an important linking function and permit the movement of wildlife over considerable distance.
- b) ***Extensive Agricultural Use*** means a system of tillage and/or animal husbandry by which a livelihood may be obtained from large areas of land used for the

raising of crops or the rearing of livestock either separately or in unified operations.

- c) **Hazard Area** means lands that are unsafe for development in their natural state such as floodplains and steep and unstable slopes. Or that pose severe constraints on types of development such as Aeolian surficial deposits and permanent wetlands.

- d) **Intensive Agricultural Use** means a system of tillage and/or animal husbandry by which a livelihood may be obtained from proportionately smaller areas of land used for the concentrated raising of crops or the concentrated rearing or keeping of livestock and poultry, including the products thereof, e.g.: beekeeping, feedlots, market gardens, piggeries, poultry keeping operations, etc.

- c) **Land Use District.** an area of land within the County designated for a prescribed set of uses pursuant to the Land Use By-Law.

1.5 Goals and Objectives of the Plan

1.5.1 Goals:

- a) To maintain the economic and environmental potential of the County for future generations.
- b) To protect better agricultural land and preserve it for agricultural purposes;
- c) To preserve unique natural features within the County.
- d) To promote the expansion of agriculture within the County;
- e) To ensure the orderly development of non-agricultural land uses within the County;
- f) To provide a safe, efficient, and economical rural road system;

1.5.2 Objectives:

- a) To manage development to be less resource intensive and less polluting.
- b) To give the priority to agriculture as the most important economic activity in the County;
- c) To minimize the fragmentation of agricultural land;
- d) To promote the expansion of irrigation within the County;
- e) To encourage the development of renewable sources of energy;
- f) To minimize encroachment of incompatible land uses near intensive livestock operations in order to ensure their continued operation and viability;
- g) To encourage efficient use to be made of occupied or abandoned farmsteads and/or small parcels isolated by existing natural and/or man-made features (excluding parcels cut off by irrigation canals or pivots), without restricting the agricultural use of the remainder of the larger parcel;
- h) To locate multi-lot country residential development on land with a low agricultural capability;
- i) To encourage industrial and commercial development to locate in the County;

- j) To plan for the orderly expansion of the corporate boundaries of urban municipalities within the County;
- k) To promote the continued existence of major hamlets as residential communities and local service centres;
- l) To ensure that rural development is appropriately serviced;
- m) To ensure that the municipal road network is developed to a standard consistent with traffic volume and the needs of local residents for all-weather access;
- n) To promote development of the recreation potential of the County;
- o) To conserve the natural environment of the County, especially the river valleys; coulee areas; the natural areas; and ecological reserves.

2.0 BACKGROUND INFORMATION



2.0 BACKGROUND INFORMATION

2.1 Location:

The County is located in southeast Alberta an equal distance from the City of Medicine Hat and the City of Lethbridge. The County is a vast area containing 78 townships of land bordering the United States to the south and the South Saskatchewan River to the north, encompassing portions of Townships 1 to 13 and Ranges 5 to 14. The main urban settlements located within the County boundaries are the Town of Bow Island and the Village of Foremost. There are also a number of hamlets: Burdett, Etzikom, Manyberries, Skiff, Etzikom, and Whitla.

2.2 Physical Features:

While large parts of the County are essentially level, there are some sections of rugged topography along portions of the South Saskatchewan and Milk Rivers. The area is also crossed by several large coulees: Etzikom, Chin and Forty Mile Coulee. There are also areas of badlands in the Manyberries Creek Valley and Red Rock Coulee. Other prominent features include Forty Mile Reservoir, Sauder Reservoir, Murray Reservoir, Yellow Lake, all which are manmade, and Pakowki Lake which is natural. The Milk River sandstone aquifer provides a reliable source of groundwater for much of the southern part of the County.

Soils in the County are comprised of glacial deposits in the brown category of the chernozem belt. With adequate moisture they are fertile, but drought can be a problem in dry land areas. The north part of the County receives water from the St. Mary River Irrigation District and can be cropped more intensively.

The Canada Land Inventory rates soils in most of the County as capable of sustained use for field crops (CLI Class 1-4) with the remainder of land being suitable for perennial forage crops (land classes 5-6). A small percentage along slopes and eroded terrain is completely unsuitable for agriculture.

2.3 Population Analysis:

Table 1 shows the County of Forty Mile No. 8 population between 1961 and 2006.

**Table 1 - County of Forty Mile No. 8
Historic Population 1961-2006**

| Year | Population | Five Year Rate of Change (Percent) | Average Change Per Annum (Percent) |
|-------------|-------------------|---|---|
| 1961 | 4716 | - | |
| 1966 | 4104 | -13.0% | -2.6% |
| 1971 | 3728 | -9.2% | -1.8% |
| 1976 | 3518 | -5.6% | -1.1% |
| 1981 | 3451 | -1.9% | -0.4% |
| 1986 | 3335 | -3.4% | -0.7% |
| 1991 | 3193 | -4.3% | -0.9% |
| 1996 | 3230 | 1.2% | 0.2% |
| 2001 | 3432 | 6.3% | 1.3% |
| 2006 | 3414 | -0.5% | -0.1% |

Source: Statistics Canada

The County of Forty Mile No. 8 experienced a population high of 8,046 in 1921, but since 1961 has experienced almost steady decline. The slight increase in 2001 was caused by the dissolution of the Village of Burdett and the incorporation of its 200+ population into the County total. Discounting that fact, the last 15 years has shown a slight moderation of the general declining trend.

Figure 1 shows the Historic Population figures shown in Table 1 together with a logarithmic trend line projection to 2021. Based on current trends, the population is expected to decline to a population of 3,000 by 2021 unless economic conditions change.

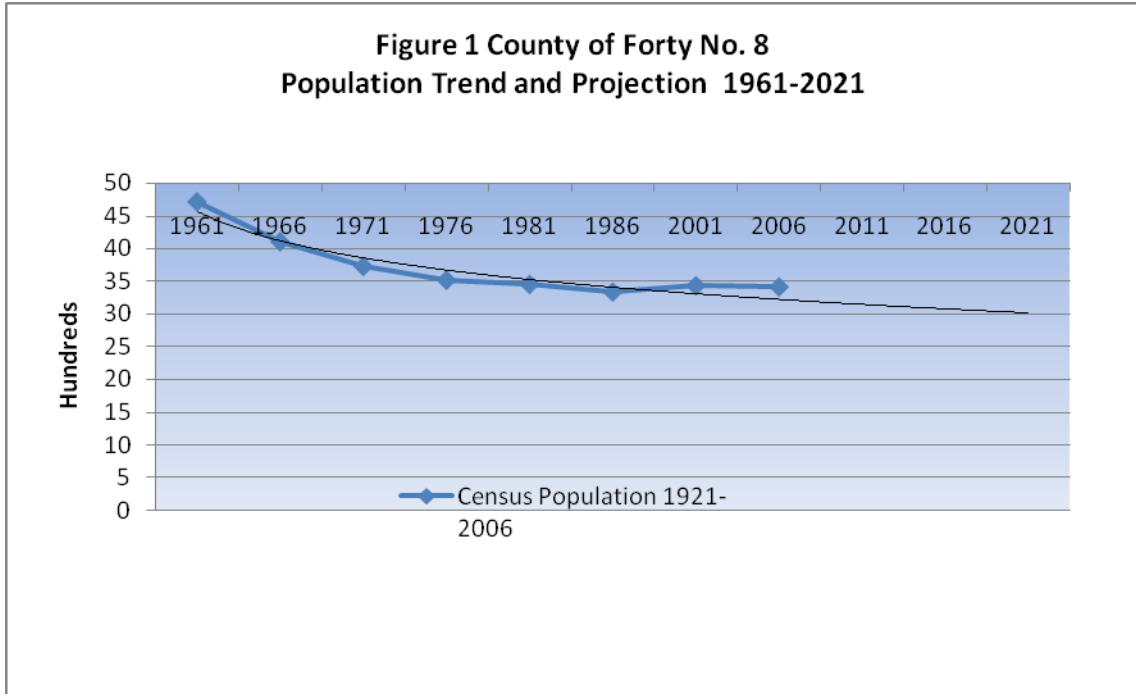
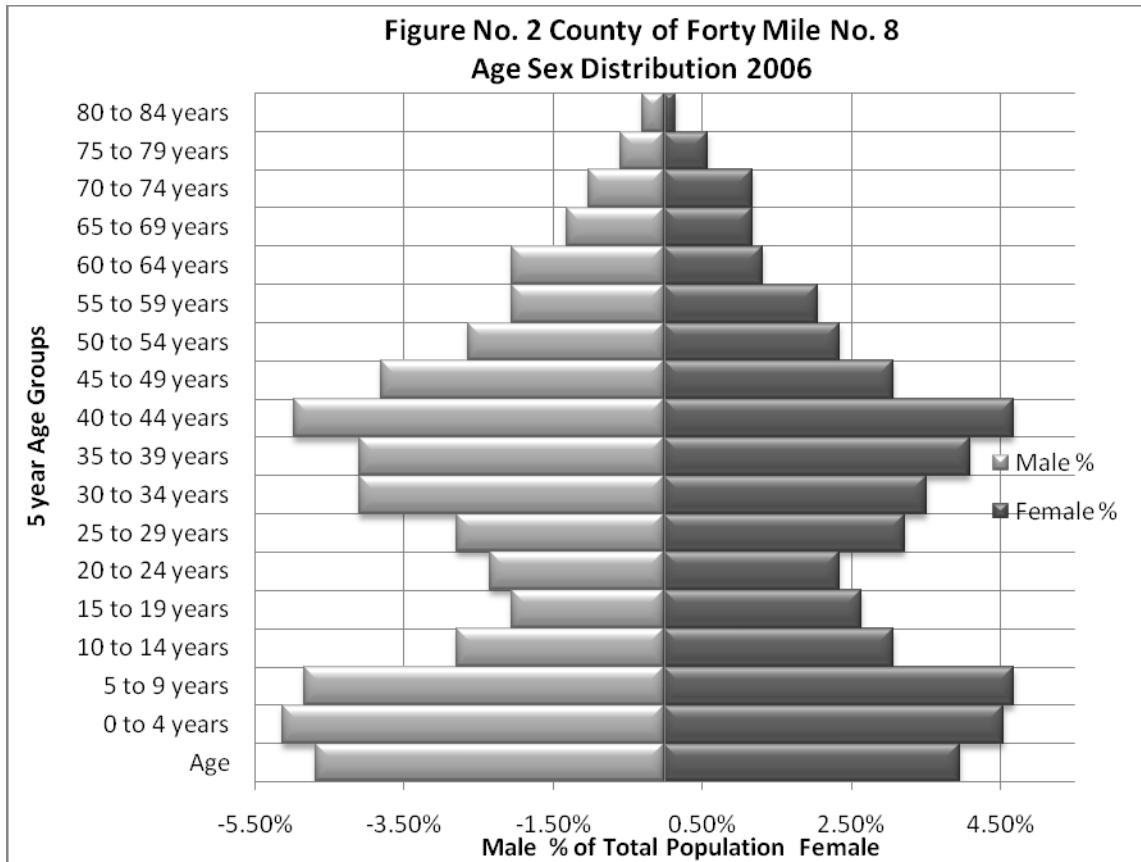


Figure No. 2 shows the population distribution by age group for 2006. The average age of 31.9 compares favourably with the average age of 36.0 for the Province of Alberta. The County shows considerable strength in the younger age groups from 0-15. This indicates a high birth-rate relative to the rest of the Province and bodes well for future growth. This is followed by major outmigration of young people after leaving high school. There is good retention of the working age population. The 75+ group is fairly small which indicates a high migration of seniors to nearby communities, typical of most rural communities.



2.4 General Land Use:

The majority of the County is dedicated to some form of agriculture. The western and central portions of the County are largely occupied by dryland farming. To the east and south of the Milk River, the land tends to be dryer and rougher and used more often for grazing and ranching. The northern portion of the County is irrigated and used for specialty crops. There are few confined feeding operations. There is natural gas and oil development scattered throughout the County.

Until recently, acreage development has not been extensive. Developments have tended to be small, generally single parcels, clustered around the Town of Bow Island. The development of Forty Mile Park into a 280 unit resort community on lease parcels has spurred interest in multi-parcel recreational sub-divisions on water bodies in the County. As development intensifies, there may need to be policy considerations to avoid future conflicts. The recently announced regional water line between Bow Island and Grassy Lake may stimulate further development along the Highway No. 3 corridor.

2.5 Environmentally Significant Areas:

In 1991, the Southeast Alberta Regional Planning Commission conducted a series of studies into environmentally significant areas within the region. The investigation identified sites believed to be of importance nationally, provincially or regionally. Appendix No. 1 of this document contains maps that show the location of the Environmentally Significant Areas and also Hazard Areas within the County.

Areas of national significance are the spectacular canyon of the Milk River and the igneous intrusive dike at Black Butte.

Included in areas of provincial significance are:

1. Extensive grasslands
2. Sand dunes,
3. River Valley habitats,
4. Rare plants and native plant communities or habitat assemblages that are among the best examples of their type in Alberta.

Included in areas of regional significance are:

1. Key areas for Deer and Pronghorn Antelope;
2. Production and staging areas for waterfowl or shorebirds;
3. Nesting and feeding areas for birds of prey;
4. Diverse areas of natural habitat;
5. Habitats that support significant populations of plants or animals that are uncommon or rare in the County of Forty Mile No. 8;
6. Extensive areas of native grassland.

Land areas with major physical constraints (hazard areas) include the following land types:

1. Floodplains of the Milk River and South Saskatchewan River
2. Steep and unstable slopes
3. Permanent wetlands
4. Sand dunes
5. Areas of artesian flow

The County of Forty Mile No. 8 has numerous Environmentally Significant Areas, for the most part located in relatively undeveloped areas of the County. More details of the areas are published in the report, **Environmentally Significant Areas of the County of Forty Mile No. 8 1991**, prepared by Cottonwood Consultants Ltd. For Re Alberta Forestry Lands & Wildlife, Edmonton, Alberta, and Southeast Alberta Regional Planning Commission, Medicine Hat, Alberta.

3.0 LAND USE POLICIES



3.0 LAND USE POLICIES

3.1 Extensive Agriculture:

- a) The basic unit of land within Agricultural Land Use Districts in both dryland and irrigated areas shall be an unsub-divided quarter section, excluding registered rights-of-way and any involuntary severance.
- b) The sub-division of land into parcels of less than the basic unit of land for extensive agricultural purposes not otherwise provided for in this Plan shall be discouraged unless the sub-division is intended to consolidate the resultant parcels with an adjacent parcel to create a more viable unit.
- c) The County shall discourage the fragmentation of agricultural land by linear facilities such as power transmission lines, roads, and canals.
- d) Notwithstanding Sub-section (c) above, the sub-division of agricultural land may be permitted when the proposed parcel is separated from the main part of a previously unsub-divided quarter section by a permanent physical barrier which has the effect of creating an involuntary severance.
- e) Incompatible types of development will be discouraged in Agricultural Land Use Districts.
- f) Farmers will be encouraged to adopt zero till farming throughout the County as a soil and energy conservation measure.
- g) The County supports the expansion of irrigation throughout the County as a means for strengthening the agricultural economy.
- h) Parcels classed as irrigated land will only be considered for multi-parcel country residential sub-divisions if it can be shown that:



- i) the land has a low capability for irrigated agriculture as determined by an irrigation feasibility study and the water rights can be transferred to another parcel, or;
 - ii) the land to be sub-divided cannot be irrigated, is remote from existing livestock activities, and is unlikely to ever be located near an intensive livestock operation.
- i) The County planning advisor or his designate will track the amount of sub-division and development activity and will issue a report every two years noting the changes in the amount of agricultural land.

3.2 Intensive Agriculture:

a) The County may prescribe regulations for the development of intensive agricultural operations such as feedlots, greenhouses, or specialty crops.



(b) Pursuant to the Agricultural Operations Practices Act, the County may designate areas where confined feeding operations are to be encouraged or excluded.

(c) Confined feeding operations will be excluded from the areas shown on Figure No. 3.1 unless otherwise approved by the County.

d) The County expects developers to implement those technologies that are most effective at reducing adverse effects on the environment especially with respect to odour and groundwater contamination.

e) In their comments to the NRCB on confined feeding operation applications, the County will consider the need for dust control, designated haul routes, and/or road upgrading to minimize deterioration of County roads resulting from proposed developments.





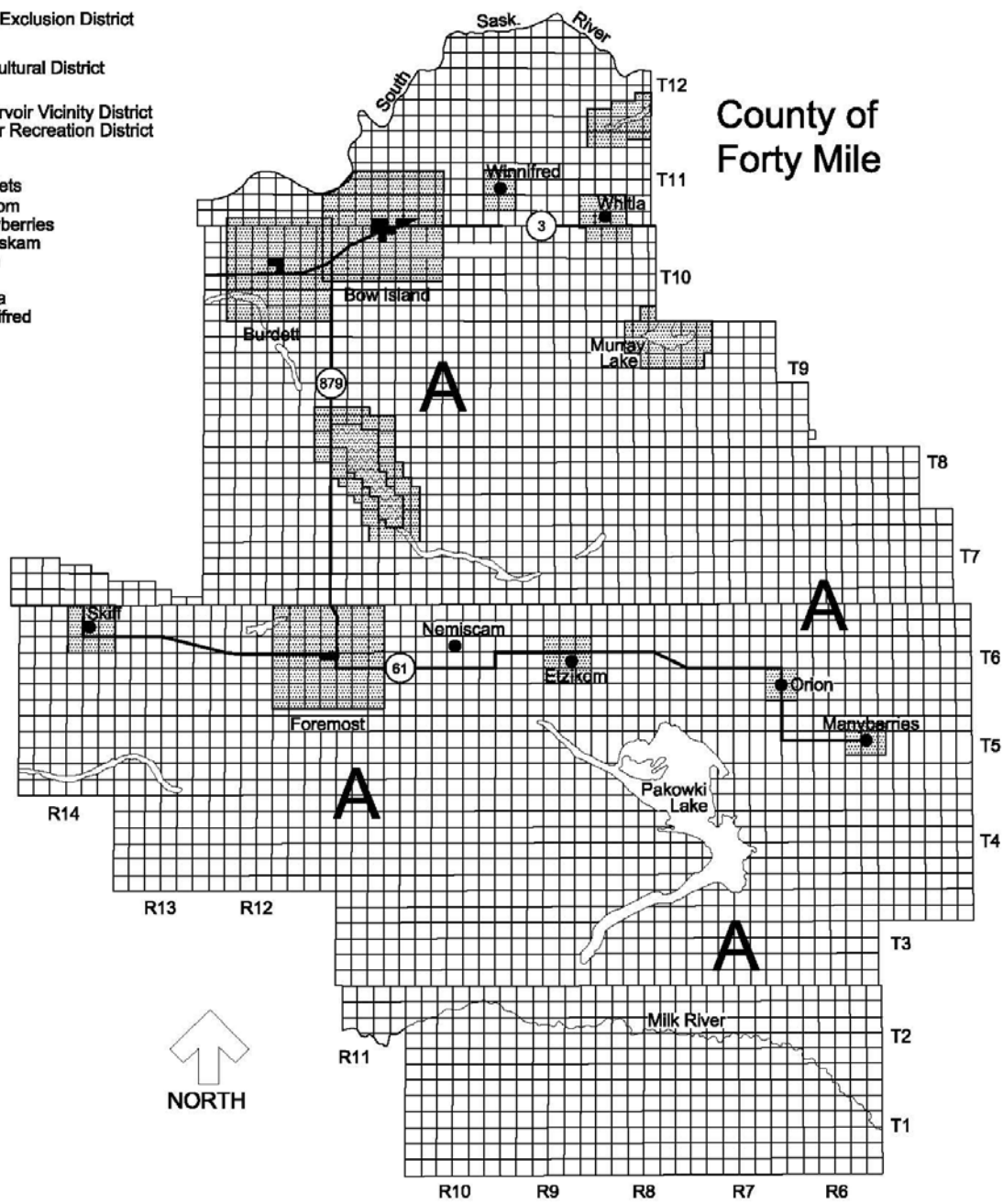
f) Intensive agricultural operations not requiring a full quarter section of land for continued operation are encouraged to locate on existing smaller parcels.

g) Where other arrangements are not possible, the County will support the subdivision of a parcel of better agricultural land for intensive agricultural uses such as greenhouses, market gardens, or exotic livestock if the following conditions are met:

i) the proposed use depends directly on the soil properties of better agricultural land.

MAP 3.1 Confined Feeding Operation Exclusion Area Map

-  CFO Exclusion District
- A** Agricultural District
-  Reservoir Vicinity District
Water Recreation District
- Hamlets
Etzikom
Manyberries
Nemiskam
Orion
Skiff
Whitla
Winnifred



- ii) there is an adequate supply of water for the development.
- iii) the proposed development is viable and compatible with other uses in the area.
- iv) the proposal complies with the requirements of the land use by-law.

3.3 Country Residences:

- a) The County will support the sub-division of an existing farmstead or a single vacant parcel from an otherwise unsub-divided agricultural parcel, provided that:
 - i) physical access is available;
 - ii) the proposal will not impede agricultural use of the balance of the quarter section;
 - iii) the size of the parcel does not exceed the area utilized for the building site unless there are physical boundaries which define a larger parcel.

- b) The sub-division of additional country residential parcels from a previously sub-divided agricultural parcel will require re-classification of the proposed area as a country residential district.



- c) Most acreage development is located in agricultural areas. From time to time adjacent landowners must perform farm operations that create dust, noise, smell, and extra traffic. Recognizing that these conditions are a normal and accepted fact in an agricultural community, acreage owners must not interfere in the activities of farmers that meet the generally accepted standards within the County Forty Mile No. 8.

- d) There will be two classes of country residential development:
 - i) The Country Residential “CR” District is intended for relatively higher density development, preferably with a piped water supply or an established supply of groundwater. The minimum parcel size will be 0.4 hectare.

- ii) The Country Residential “CR-2” development will be for lower density development. The minimum parcel size will be 2 hectares.
- e) Multi-parcel country residential districts will generally be permitted in the following areas where not in conflict with existing land uses or other provisions of this Plan:
 - i) low capability agricultural land (CLI Class 4-6);
 - ii) land outside designated urban development areas;
 - iii) land outside designated highway or utility corridors.
- f) Multi-parcel country residential districts shall be located adjacent to an established all-weather road with access to multi-parcel developments by means of a service road.
- g) Multi-parcel country residential districts shall have a potable domestic water supply capable of providing at least 240 gallons per day per parcel from one of the following sources:
 - i) proven groundwater reserves;
 - ii) domestic water supply agreement with an established irrigation district, accompanied by a proposal for a storage reservoir with sufficient volume to hold a 200 day winter supply;
 - iii) trucked water only where alternate water sources are not available.
- h) Proposals for country residential districts where the following services are currently, or can readily be made available, will receive preference for approval:
 - i) an established school bus route;
 - ii) electrical, gas and telephone distribution;
 - iii) solid waste disposal;
 - iv) firewater reserves capable of supplying a minimum of 400 gallons per minute for one hour.
- i) To minimize land use conflicts, the Council may impose minimum separation distances between proposed country residential districts and existing land uses such as the following:
 - i) intensive agricultural operations;
 - ii) oil and gas extraction facilities;

- iii) noxious rural industries.
- j) Notwithstanding any of the above provisions, the Council reserves the right to limit the number of country residential districts within the confines of a Trading District as established in Figure 1.6 when 40% or more of the existing lots are vacant.

3.4 Commercial and Industrial:

Local and Highway Commercial Development

- a) Commercial and industrial development will be encouraged in existing hamlets where appropriate land use districts are present.
- b) Where development is proposed adjacent to a primary highway but outside of an existing hamlet, Council may require an area structure plan to establish future right-of-way and access requirements.

Rural Industrial Development

- c) Industrial development within the County of Forty Mile No. 8 will be encouraged;
- d) Industrial uses should be located in designated Industrial Districts wherever possible;
- e) Designation of additional Industrial or Commercial Districts may be considered if:
 - i) there is a shortage of suitable commercial or industrial land in the County;
 - ii) there is a minimum impact on good agricultural land, environmentally sensitive areas, or land suitable for recreation;
 - iii) there are roads of adequate standard for the intended use, or the applicant is willing to upgrade or pave the road to an adequate standard;
 - iv) there are the necessary utilities, including an adequate supply of water for fire protection;
 - v) the proposed use would not interfere with the quiet enjoyment of adjacent properties.

Signage

- f) The County of Forty Mile No. 8 acknowledges the need for directional signage where traffic volume to a particular attraction warrants, or where necessary to maintain the viability of a local business, but the development of large third party billboards adjacent to major roadways will be prohibited.

- g) Types of Signs Permitted:
 - i) Identification signs on property owned by the applicant.
 - ii) Directional signs for large developments or groups of developments such as industrial parks, mobile home parks, country residential sub-divisions, etc., which generate significant traffic.
 - iii) Directional signs for greenhouses, nurseries, market gardens and rural businesses which are approved for sale to the public and located off a main road.
 - iv) Identification signs for local tourist attractions and businesses within designated tourist signage strips adjacent to District hamlets.
- h) All signage must be developed in accordance with the requirements of the Land Use By-Law. Alberta Transportation and Utilities approval is required adjacent to primary highways.

3.5 Urban Fringe Development:

- a) The Council acknowledges the need for growth and development of the urban communities within the County.
- b) All applications for land use re-classification and any discretionary use development applications within Urban Fringe Districts (U.F.) shall be referred to the affected urban municipality for comment prior to approval.
- c) In the review of sub-division and development proposals within the Urban Fringe, the following issues shall be considered:
 - i) potential land use conflicts;
 - ii) expected patterns of urban expansion;
 - iii) the impacts of the proposed use on the surrounding area;
 - iv) the policies of the County of Forty Mile No. 8 - Town of Bow Island - Village of Foremost.



- d) When reviewing an application for annexation of lands under the jurisdiction of the County, the following factors shall be considered:
 - i) the direction and amount of growth projected by existing statutory plans for the affected areas;
 - ii) the agricultural capability of the land to be annexed relative to other areas of land available for annexation;
 - iii) the desire by existing residents for annexation;
 - iv) the implications for the rural tax base;
 - v) other matters deemed necessary by Council.
- e) The County supports inter-municipal liaison and co-operation in the planning of urban fringe areas, and will periodically consult with other municipalities within the District regarding the need to review or amend the Rural-Urban Fringe Plan.

3.6 Hamlets:

- a) The County supports the growth of existing hamlets as residential communities and local service centres for surrounding agricultural areas.
- b) For hamlets experiencing growth or highway re-development, such as Manyberries and Burdett, the Council may authorize the preparation of Area Structure Plans.
- c) Hamlets not experiencing growth such as Etzikom, Legend, Nemiscam, Orion, Skiff, Whitla, and Winnifred may be permitted to develop as large a variety of land uses as is necessary to accommodate the needs of residents and the surrounding rural communities.



3.7 Municipal Services:

- a) The County will maintain a priority list for construction and/or upgrading of secondary roads with the intension of achieving 100% all weather loading on key County roads.
- b) The County will maintain a Three Year Annual Priority Construction Schedule for the upgrading of local roads and may prepare a transportation study to establish appropriate standards for local roads.
- c) Companies involved in the exploration and development of natural resources will be required to construct access roads on existing road allowances where physically possible, in accordance with standards set by the County.
- d) The County will maintain a system for solid waste disposal in an approved landfill or in a designated transfer station.
- e) The County will continue to support the development of communal water supply and sewage disposal systems in existing hamlets where population warrants.
 - i) The County will investigate the option of participating in a Regional Water Distribution System with neighbouring urban municipalities.
 - ii) The County will investigate the options for upgrading the water treatment facilities in existing hamlet water treatment systems in Burdett, Etzikom and Manyberries to determine what remedial improvements need to be conducted.
 - iii) The County will investigate the option of a SCADA (Supervisory Control and Data Acquisition) system for taking remote chlorine readings at municipal water systems and reporting the readings on a daily basis to the Alberta Government.
- f) The County supports the establishment of Fire Protection Areas in all parts of the County for the operation of rural fire departments.
 - i) The County will promote the importance of volunteers committing time to worthwhile activities such as emergency services.
 - ii) The County will investigate and provide incentives such as training, financial remuneration and other community benefits to those that donate time and energy in providing emergency services.



- g) A supply of water for fire fighting will be encouraged for all non-agricultural buildings in excess of 6,456 square feet (600 m²).
- h) The County favours the development of utility corridors for compatible forms of transmission lines. The construction of major utility routes should meet the following criteria:
 - i) alignment of new facilities parallel to existing roads or utility rights-of-way;
 - ii) multiple use of existing rights-of-way;
 - iii) alignment of new facilities along property boundaries or physical features which act as barriers to farming operations.
 - iv) where it is necessary to locate a utility right-of-way on cultivated cropland, sufficient setback should be provided between any above ground facility and the cropland boundary to permit the passage of large farm machinery.
 - v) unless adequate provision is made for rural road right-of-way, utility corridors can only constructed on one side of a rural road.

3.8 Recreation:

- a) The County supports recreational development in the area.
- b) The County encourages co-operation with other municipalities located within or adjacent to the County regarding recreation facility development and programming.
- c) The County encourages the development and operation of regional parks and campgrounds such as the Forty Mile Park and the Golden Sheaf Park by local community organizations.
- i) Given the growth that has taken place adjacent to Forty Mile Reservoir, the Council may authorize the review and update of the Forty Mile Reservoir Area Structure Plan.
- d) The County supports the preservation of historic buildings and sites as Council may determine.
- e) The County supports the continuance of the 10% reserve requirement on multi-parcel sub-divisions for the acquisition of park facilities or school sites.



3.9 Natural Environment:

- a) The unique or scenic areas of the County identified in Figure 3.2 as Environmentally Significant Areas of Regional, Provincial or National significance shall be protected from excessive disturbance.
- b) The County supports measures to conserve and protect surface run-off and groundwater resources.
- c) River valley, coulee escarpments, natural area and ecological reserves shall generally be maintained in their natural state, with appropriate development setbacks where warranted to limit damage to property caused by subsidence. Particular attention shall be given to the hazard areas identified in Figure 3.3.
- d) Disturbance to natural or man-made water bodies shall be minimized by requiring adequate development setbacks.
- e) Non-agricultural development on flood plains or flood hazard areas shall be discouraged.
- f) The reclamation of resource extraction sites shall be required.



3.10 Wind Energy:

a) The municipality shall encourage the integration of renewable wind energy with other land uses in the County.

b) The County may designate areas where large scale Wind Energy Facilities are to be encouraged or excluded.

c) The Wind Energy Facility (WEF) District shall take the form of an overlay district in which the requirements of the existing Land Use District will continue in effect for all uses other than Wind Energy Facilities and associated uses.



d) All Land Use Amendment Applications for a Wind Energy Facility (WEF) District shall be accompanied by:

i) A Site Plan showing and labeling the location of the site, the project number of towers, the location of overhead utilities and access roads on or abutting the subject lot or parcel, and the contours of the land;


ii) A visual representation of that portion of the wind farm visible from the following:

1. at least two high points along major roads surrounding the wind farm;
2. each community institution within 2 km of the wind farm boundaries; and
3. significant sites as determined by the Development Authority.

The visual representation shall include:

1. scale elevations;
2. photographs and/or digital information of the proposed Wind Energy Facility (WEF) showing total height, tower height, rotor diameter, colour and landscape, and
3. photographs and/or digital information used in the visual representation shall be taken in clear visual conditions;

iii) The applicant shall also prepare a visual representation of the Wind Energy Facility (WEF) from all habitable residences within a 2 km (1.2 mile) radius of the proposed Wind Energy Facility (WEF) District, and make it available to the respective landowner(s) for review;

- iv) The manufacturer's specifications indicating:
 1. the approximate rated output of each Wind Energy Facility (WEF) in kilowatts;
 2. safety features and sound characteristics;
 3. type of material used in tower, blade and/or rotor construction;
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- v) A summary of all proposed environmental assessment work, including any socio-economic and health assessment work, that the developer intends to complete, regardless of whether such work is required by applicable legislation, and any report that has been disclosed to the public as a result of its submission by the developer to a Provincial or Federal Government Agency as part of a regulatory application or assessment process for the Wind Energy Facility (WEF);
 - vi) A summary of all proposed traffic impact assessment work. As a minimum, a traffic impact assessment shall include an assessment of potential impacts on the local road system during the construction period of the Wind Energy Facility (WEF) and proposed mitigation measures required, if any;
 - vii) A summary of potential measures that may be employed to decommission and reclaim the Wind Energy Facility (WEF) and confirmation that the Wind Energy Facility (WEF) shall be decommissioned and reclaimed in accordance with all applicable legislative requirements, including those of the Alberta Utilities Commission or its successors in place at the time of decommissioning and reclamation;
 - viii) A summary of stakeholder consultation activities including any public information meetings or other process conducted by the developer;
 - ix) Other information regarding the impact of the project as required by the Development Authority.
- e) Prior to making a decision on a Land Use Amendment Application for a Wind Energy Facility (WEF), the Council shall refer the Application to:
 - i) an adjacent jurisdiction if its boundaries are located within 2 km (1.2 miles) of the proposed Wind Energy Facility (WEF) District;
 - ii) County landowners within a 2 km (1.2 mile) radius of the proposed Wind Energy Facility (WEF) District.

- f) Prior to a decision being made, the Council shall hold a public hearing in order to solicit the views of the public in regard to the Application.
- g) In making their decision, the Council shall consider the views of the public and agencies affected.
- h) The municipality shall ensure that obsolete or abandoned wind energy developments are decommissioned or repowered.
- i) The County also encourages mini micro solar and wind energy generation for personal use.

4.0 IMPLEMENTATION



4.0 IMPLEMENTATION

4.1 Municipal Government Act Conformity:

It is intended that this Plan be in conformity with all Provincial planning policies.

4.2 Land Use By-Law Conformity:

Decisions on development permit applications by the Development Officer, the Municipal Planning Commission, or the Sub-division and Development Appeal Board should comply with the purpose, scope, and intent of the Plan.

4.3 Sub-division Approving Authority:

- a) The authority to recommend and/or approve sub-division applications shall be established in accordance with the Municipal Government Act by separate by-law.
- b) All decisions of the sub-division approving authority shall be in conformity with provisions of this Municipal Development Plan.

5.0 APPENDICES



Environmentally Significant Areas

Hazard Areas