

Big Lakes County

Municipal Development Plan 2017



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1.0 Introduction

1.1 Purpose of Plan

This document is the Municipal Development Plan for Big Lakes County. The purpose of this document is to provide a policy framework to guide future land use and policy decisions within Big Lakes County. Under section 632 of the ***Municipal Government Act “MGA”***, any municipality with a population over 3,500 must adopt a *Municipal Development Plan*, and include in it the following details:

- The future land use within the municipality;
- The manner of and the proposals for future development in the municipality;
- The co-ordination of future land uses, future growth patterns and other infrastructure with adjacent municipalities;
- The provision of the required transportation systems within the municipality and in relation to adjacent municipalities;
- The provision of municipal services and facilities.

The goals, objectives and policies outlined within this Plan have been created in consultation with the public, County staff, stakeholder groups, and existing strategic documents and studies. It is intended to be used as a tool to inform decisions on the way the County grows into the future, and influence the creation of implementation tools like the *Land Use Bylaw*, Area Structure Plans and other municipal plans and processes. A Plan of this nature is intended to provide general guidance on how the County should manage its development, now and into the future.

As communities grow and change, so too do the relevance of their guiding documents. This *MDP* was created to reflect the changing dynamics and direction of the County since the current *MDP* was adopted in 2010. It is intended to be a functional document used by administration, and the public to inform development decisions.

1.2 Interpretation

Throughout this Plan, the operative words “shall”, “should” and “may” are used to indicate varying degrees of obligation for following and/or enforcing the intended action of an applicable statement. These words shall be interpreted according to the following:

- **“Shall”** is used to indicate a direct obligation or requirement that is non-negotiable.
- **“Should”** is used to indicate a preferred course of action based on best practices, but is not mandatory. Where the “should” statement applies to a developer/applicant, a justification of why the action relating to the statement will not be achieved is required.
- **“May”** is used to indicate that enforcement or compliance of the policy is at the discretion of the County based on the particular circumstances.



All cross references to policies that are made within this MDP are references to policies contained within this MDP, unless specifically noted otherwise. All references to “this Plan” mean a reference to this MDP.

1.3 Geographic Context

The County is located approximately 250 kilometers northwest of the City of Edmonton, encompassing a total land area of 1,213,056.0 hectares with a population of 3,861 (2013 Alberta Municipal Affairs). The County contains five Hamlets (Kinuso, Jousard, Enilda, Faust, and Grouard), and encompasses four First Nations (Kapawe'no [Pakashan], Swan River, Driftpile and Sucker Creek) and three Métis Settlement areas (Peavine, East Prairie, and Gift Lake), operating under separate jurisdiction. In addition, the Towns of Swan Hills and High Prairie are located in the southern portion of the County, and west of Lesser Slave Lake, respectively.

At a regional scale, the County is surrounded by the following municipalities:

- Northern Sunrise County to the north;
- The Municipal District of Lesser Slave River No. 124 to the east;
- Woodlands County to the south; and
- The Municipal District of Smoky River No. 30 and the Municipal District of Greenview No. 16 to the west.

The natural landscape of the region includes boreal forest and open plains. A large portion of land within County boundaries is Crown land (1,011,750 ha), with the majority of developed urban areas located around the perimeter of Lesser Slave Lake. Lesser Slave Lake is the largest lake in the County and serves as the focal point for settlement and tourism activity. Other major lakes include Winagami, Utikuma and Snipe Lake. Major rivers include the West Prairie River, East Prairie River, Driftpile River, Swan River and Heart River. Agricultural land cover includes 66,775.5 ha with some being Provincial and/or protected lands. See Figure 1 – Regional Context Map.

1.4 Historical Context

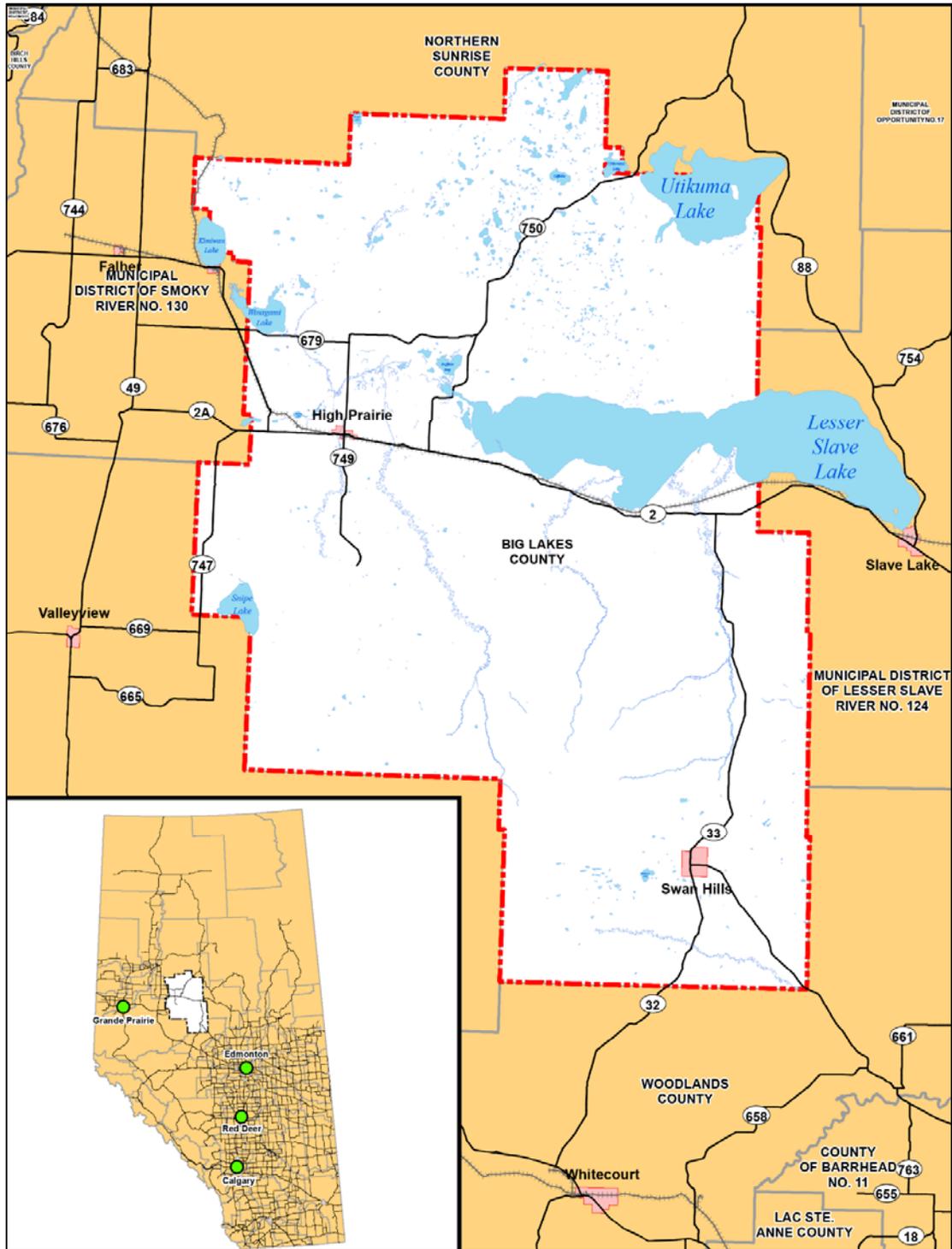
The origins of settlement and development within the present-day County boundaries can be traced back to the growing fur-trading industry around Lesser Slave Lake in the early 1800s. Several posts were established in the area, including an important hub at Buffalo Bay, marking the beginning of settlement and commercial activity around the lake. By the mid-to-late 1800s the thriving fur trade had attracted further settlement and growth to the area, leading to the construction of some of Grouard’s most historic buildings, as well as other communities along the lake’s southern shore.

By 1915, a shift from fur trading and water-based transportation to rail and agriculture had begun. The construction of rail along the southern shore of Lesser Slave Lake, along with the encouragement of western settlement by the federal government, brought an influx of non-



aboriginal settlers in pursuit of inexpensive, fertile land. This shift also resulted in regional growth centering around High Prairie and Slave Lake, rather than Grouard.

Figure 1 - Regional Context Map



Capitalizing on the region's natural resources and fertile lands, economic growth in the County throughout the 20th Century was leveraged by the agricultural and forestry industries. Further growth in the oil and gas sector, as well as a developing tourism sector will likely serve as a growing portion of the County's economic landscape in the future.

From an administrative perspective, the County has changed and evolved since its establishment as an Improvement District in 1905. After 90 years as an Improvement District, the County incorporated as a Municipal District in 1995, followed by a change of name to Big Lakes County in March of 2015. This change did not bring with it any jurisdictional changes in governance, but rather the opportunity for the County to rebrand itself as it grows and evolves into the future.

1.5 Present Situation

Economic Drivers and Demographic Trends

The traditional sectors of agriculture, lumber and energy form the basis of the County's economic landscape; however, volatility in these industries has highlighted the growing importance of creating a resilient economy capable of adapting to shifts in the industry balance. Emerging sectors, like tourism, can play an important role in the County's future economic prosperity. In 2011 the County commissioned the preparation of an *Economic Assessment & Tourism Strategic Plan*. The report provided a comprehensive assessment of the County's assets, and probed demographic market trends, with a particular focus on energy and tourism assets.

A background analysis of the demographic trends indicated the County is experiencing an aging population, attracting fewer immigrants than other parts of the Province, has a lower household income compared to High Prairie and the Province, and a relatively large and increasing aboriginal population. Sectors where employment is concentrated include agriculture, forestry, manufacturing, public administration, educational services and construction, with a smaller concentration of knowledge-based industries. When assessing some of the existing assets that could lead to further economic development in the region, the County's existing physical infrastructure, cultural and natural heritage features, strong presence of educational facilities (Northern Lakes College), and the presence of regional economic community groups such as Lesser Slave Lake Economic Alliance, were identified.

Tourism

The County's natural environment provides many opportunities for outdoor tourism activities. An analysis of tourism trends in the region indicated several opportunities for potential growth in this sector. It was found that most tourism visitations to the County occurred from other Albertans visiting friends and family, or participating in outdoor leisure activities including camping, fishing, visiting seasonal recreational residences, hunting and snowmobiling. To better accommodate these activities, the analysis indicated a need for



increased fixed-roof accommodations (hotels, motels, etc.), the need to balance campground sites with marinas and lake access, marketing and promotion, and creating partnerships with aboriginal communities and regional bodies to support tourism expansion.

Oil and Gas

The oil and gas industry still plays an important role in the County's traditional economy. The County is in close proximity to two distinct oil and gas related opportunities. Immediately to the north lie the Peace River Oil Sands, a deposit which in conjunction with the other oil sands deposits in Alberta comprise one of the world's largest recoverable deposits of oil. With the recent completion of the Seal Lake connector road running north from High Prairie to the Seal Lake oil region, accessibility to and from the County has been improved significantly. In the southern half of the County lie considerable conventional oil and gas deposits, however production has recently been waning. While the increased development of these areas present several opportunities for related business activities within the County (including the development of support services, and material manufacturing), their impacts on the region's natural environment, infrastructure, and quality of life of residents should be considered. In addition, due to the possibilities of economic fluctuation in traditional energy development sectors, the County should consider the development of an alternative energy sector, as opportunities arise.

2.0 Guiding Principles and Growth Strategy

Future growth within the County requires new initiatives and policy direction that will encourage smart and sustainable growth while recognizing historical development patterns. The guiding principles applied by the Municipal Development Plan to achieve sustainability while still protecting existing lifestyles and established land use patterns are as follows:

- 1. Fiscal Sustainability** – *The County supports fiscally responsible development where the cost of building and managing community infrastructure and public services is affordable and not burdensome on future County residents.*
- 2. Economic Development** – *The County supports new development and tourism concepts that are compatible with other County developments and logical for future sustainable development.*
- 3. Environmental Sustainability** – *The County recognizes the importance of its natural environment in providing a high quality of life for its residents, its potential for tourism development, and supports environmentally responsible development.*
- 4. Community Fiber** – *The County recognizes the historical value and promotes a continued community spirit through collaboration and understanding between its regional neighbours and differing land uses.*



5. **Land Use** – *The County will continue to maintain a degree of certainty in terms of its development and future land use planning.*

2.1 Plan Preparation Process

Public engagement formed a core part of the Plan preparation process. A series of public open houses were held at different locations throughout the County, as well as focus group meetings with stakeholder agencies, council and staff. An online questionnaire available through the County website and Facebook page, as well as two information boards set up at strategic locations within the County provided additional opportunities for resident feedback. The results gained from the engagement process helped to identify clear challenges and opportunities related to County development and management. Key themes that emerged included:

1. **Monitoring, Implementation and Accountability** – Existing development regulations are hard to follow, implement and enforce. Technical studies should play a larger role in informing decisions.
2. **Collaboration and Communication** – Inter-municipal collaboration has worked in the past, however a continued effort to establish healthy relationships with neighbouring jurisdictions, including First Nations and Métis Settlements, could be beneficial for coordinating future development on a regional scale, and in municipal fringe areas.
3. **Lakeshore Development** – Lesser Slave Lake continues to be a major asset to residents and visitors alike. Greater monitoring and enforcement of regulations relating to lakeshore development is needed. Greater development setbacks should be considered to preserve/enhance ecological function and public access opportunities.
4. **Environmental Protection** – Sensitive ecological areas should be better preserved and protected, including wetlands and Crown Lands. Existing and future development should be mindful of increasing phosphorous levels in the lake, contributing to algae blooms. Greater monitoring and control of littering/pollution along popular trail areas is needed.
5. **Land Use** – Commercial and Industrial permitted uses should have their own separate land use districts. Compatibility of recreational vehicles with adjacent/surrounding development should be more closely considered, especially in hamlet areas. Greater clarification on definitions within the Land Use Bylaw is needed. Prime agricultural land should be preserved. Integration of more affordable housing should be considered.
6. **Recreation** – Efforts to expand multi-use recreational trails throughout the County, within hamlet areas, and along the lakeshore should be explored. Public access to Lesser Slave Lake should be prioritized, and enhanced where possible. Existing



recreational infrastructure should be maintained, and better utilized where possible.

7. **Economic Growth and Adaptability** – Opportunities for trucking and service stations along the highway should be explored. There is a shortage of labour and difficulty attracting new workers to the region. Opportunities for alternative energy sources should be explored. Local processing of grains and cattle should be investigated.
8. **Tourism and Culture** – The County has numerous opportunities for tourism. Advertising and marketing strategies should be improved to spread awareness of existing tourism assets; and efforts should be made to better capitalize on cultural and historical assets.

3.0 Agriculture Policy

Overview

An analysis of labour force trends between 2001, 2006 and 2011 show a decline in the proportion of the County’s workforce employed in the agricultural, forestry, fishing and hunting sectors. Despite this decline, agricultural production and related activities remain an important part of the County’s economy and cultural identity, with over 237,156 hectares of farmland. Main crops include wheat, barley, oats and canola in addition to a substantial ranching and livestock industry. The distribution of agricultural land remains fairly clustered throughout the County, with concentrations surrounding Kinuso, Jousard, and a majority of the lands located in the County’s western portion as indicated on **Schedule A – Future Land Use: Regional Context**.

As the County develops in the future, a key strategy for maintaining the economic viability of its agricultural industry will be through proper management and protection of its highest quality lands. To this end, the County shall aim to minimize the loss and fragmentation of high-quality agricultural land, and encourage the development of **Value-Added** and **Market Garden** opportunities.

As a whole, agriculture and related uses, as identified within the County’s LUB shall be the primary intent of lands within the Agricultural Area, as indicated on **Schedule A – Future Land Use: Regional Context** and **Schedule B – Future Land Use Concept: Lake Area Detail**.

However, the County recognizes the need for occasional non-agricultural uses to serve as supportive services for rural populations. Where considered necessary, the County will evaluate proposals for non-agricultural uses based to their potential impact to agricultural and surrounding lands. A clear set of criteria to help evaluate these proposals is important to guide future development decisions.

Objectives

1. Support the long-term viability of the agricultural industry in the County.



2. Minimize the loss and fragmentation of high quality agricultural lands.
3. Responsibly guide development of non-agricultural uses within agricultural areas to reduce land use conflicts.

General Policies

- 3.1. Land Use** Agricultural uses shall be the predominant land use within the areas identified as Agricultural on the future land use concepts in **Schedules A and B**. However, the County may support the development of non-agricultural uses within this area provided the policies of this plan are met.
- 3.2. Right to Farm** In support of Alberta’s Agricultural Operation Practices Act, the County shall notify applicants for non-agricultural subdivision and development within the identified Agricultural Area that agricultural use and operations maintain precedence over other uses.
- 3.3. Identification of “Better” Farmland** The County should identify the location of its ***better agricultural land***, to help inform decisions over future growth and development.
- 3.4. Preservation of Productive Farmland** Development of non-agricultural uses should not be located on better agricultural land, and shall not impede the productivity of surrounding agricultural lands, notwithstanding the Agricultural Zoning.
- 3.5. Subdivision of Agricultural Land**
- a) **Number of Parcels:** The County shall limit the subdivision of agricultural land, including on better agricultural land, to a maximum of three (3) parcels out of an unsubdivided quarter section plus the balance of the quarter section, to accommodate uses supported within the Agricultural District in the Land Use Bylaw.
 - b) **Location of Parcels:** New parcels subdivided out of a quarter section should be clustered near the boundaries of the quarter-section, to minimize the fragmentation of the remaining farmland.
 - c) **Parcel Size:** The County shall limit the maximum size of parcels subdivided out of an agricultural quarter-section, using the Land Use Bylaw, in order to limit the fragmentation of farmland.
 - d) **Legal Access:** Public road access to the proposed lots shall be maintained;
 - e) **Servicing:** Proposed lots shall be of sufficient area to provide for private servicing if the proposed lots will not be connected to municipal servicing.
 - f) **Municipal Reserve:** 10% of the gross developable area of an agricultural parcel shall be dedicated as municipal reserve in



accordance with policies 4.11, 4.12 and 4.13 of this Plan.

**3.6. Rezoning
Criteria**

Applications to rezone agricultural lands to accommodate a use not allowed within the Agricultural District of the Land Use Bylaw shall meet the following criteria:

- a) The proposed use should not be located on better agricultural land.
- b) Adjacent agricultural operations shall not be negatively impacted and shall continue to operate without impediment by the proposed use;
- c) Existing agricultural lands should not be fragmented;
- d) The intended land use shall be compatible with surrounding land uses, including natural areas;
- e) The parcel shall have access to existing public roadways, and shall not require any major public road extension, at the discretion of the development authority;
- f) The intended use can be adequately serviced without requiring expansion of municipal service networks. However, should the network need to be expanded or upgraded, conditions for the upgrade will be set for the developer at the time of application of the development permit;
- g) Such other factors as Council may consider relevant to the evaluation of a particular proposal.

**3.7. Natural
Fragmentation**

Where agricultural land is severed by a physical feature and as a result cannot be economically farmed, development may be allowed for non-agricultural use provided there are no conflicts with adjoining land uses. Examples of such physical features include: railways, public roads and natural features.

**3.8. Multi-lot Country
Residential
Subdivision**

Multi-lot Country Residential development should be directed to lands identified as Country Residential on the Future Land Use Map of this Plan. If proposals for Country Residential development are being considered within the Agricultural Area, the developer shall:

- a) Rezone to the appropriate Country Residential designation, in accordance with the requirements outlined in policy 3.6;
- b) Incorporate principles of Cluster Country Residential Development into the design of the subdivision, to reduce fragmentation of surrounding agricultural and environmentally sensitive lands;



- c) Proposed lots shall be of sufficient area to provide for private servicing, if necessary;
- d) Indicate how sanitary servicing will be provided;
- e) In the case of a subdivision application for six or more lots, provide a Potable Water Study by an accredited professional indicating the suitability of water quality if proposing a well system;
- f) Provide a Geotechnical Report prepared by an accredited professional to indicate soil stability if those lands contain steep slopes or hazard lands;
- g) Provide adequate setbacks from waterbodies and/or wetlands;
- h) Provide a Traffic Impact Assessment Report, if within 0.8 Km of a Provincial Highway, to investigate the necessity for intersection upgrades to accommodate an increase in traffic;
- i) Prepare an ASP for proposals greater than 6 lots, in accordance with ASP requirements outlined in policy 16.5.

- 3.9. Variety of Agricultural Uses** The County shall encourage a variety of agricultural uses and practices, to promote a diversity of agricultural production.
- 3.10. Market Gardens** The County shall support the development of smaller-scale Market Gardens to increase production variety within the County, and meet local market demand.
- 3.11. Alternative Energy** The County should explore and support opportunities for Alternative Energy production in agricultural areas, including but not exclusive to biofuel production and wind farms.
- 3.12. Agri-Business and Processing** The County shall support the development of agricultural related activities and businesses including processing, minor servicing, storage and repair businesses, provided the activities and businesses adhere to the policies of this section.
- 3.13. Topsoil and Peat Moss Conservation** To manage and conserve the County's topsoil and peat moss supply for agricultural purposes, the proponent of any development requiring the excavation of materials shall indicate to the County how the topsoil and peat moss will be retained for future use and reclamation purposes, prior to development approval.
- 3.14. Confined Feeding Operations** Decisions related to the approval and registration of ***Confined Feeding Operations (CFO)*** and manure storage facilities fall under the jurisdiction of the Province, under the Agricultural Operations



Practices Act (AOPA). The County may support the development of **CFOs** provided that:

- a) The proposed facility is not within 3.2 km of a hamlet;
- b) The proposed facility is not within 0.8 km of any institutional, commercial, residential or recreational uses;
- c) The proposed facility is not within 0.8 km of watercourses, waterbodies, or environmentally significant features.

4.0 Parks, Trails and Recreation

Overview

The natural landscape of the County lends itself to a variety of outdoor recreational opportunities for both residents and visitors, and remains an important part of the County's identity. Although the County has realized much of its recreational potential through facilitating lakeside development opportunities, trail development and the creation of public facilities, the proper management of these assets represents challenges moving forward. Limited public access to Lesser Slave Lake, under-maintained trail networks, and underutilized facilities with mounting operational costs remain key areas of concern within the context of County recreation.

It is the intent of this Plan to meet the recreational needs of the County, while balancing operational and environmental considerations. Investigating opportunities to maximize access to recreation assets, expanding existing networks, and exploring alternative methods of management through partnerships and collaboration represent key opportunities to improve recreation in the County.

Objectives

1. Maximize County recreation opportunities to promote a healthy lifestyle, quality of life and economic opportunities related to tourism growth.
2. Increase public access opportunities to Lesser Slave Lake.
3. Accommodate the diverse recreational needs of the County.
4. Encourage partnerships and collaboration to improve maintenance and operations.

General Policies

- 4.1. **Asset Inventory** With the help of the *Tourism Development Strategy* created in 2011, the County shall inventory the County's recreation assets (hard and soft facilities), to better manage and inform decisions related to recreation development.
- 4.2. **Open Space Linkages** The County shall encourage the linkage of open space areas, municipal and environmental reserves spaces, where possible, to create a comprehensive open space network.
- 4.3. **Collaboration** The County shall encourage coordination and collaboration with other



jurisdictions, community organizations and County residents to best identify trail and park development.

4.4. Universal Accessibility

The County shall incorporate principles of universal accessibility in the design of parks, trails and recreation facilities.

4.5. CPTED

The County should encourage the incorporation of ***Crime Prevention Through Environmental Design (CPTED)***, in the design of parks, trails and recreation facilities.

4.6. Lakeshore Access

- a) The County shall recognize the lakeshore (especially around Lesser Slave Lake) as a primary location for recreation and public enjoyment, and endeavour to maintain and increase public access opportunities where possible;
- b) The County should create a waterfront development and access Plan for Lesser Slave Lake, as identified within the ***Tourism Development Strategy – 2011 (pg. 61)*** to identify public access points for the entire shoreline including within hamlets, First Nations and Métis Settlements;
- c) The County shall collaborate with ***First Nations*** and ***Métis Settlements*** when identifying public access points that may fall within these lands.
- d) Where suitable, the County shall require the dedication of ***MR*** lands along the lakeshore to facilitate future public access and recreation opportunities.

4.7. Trail Development

- a) **Trail Master Plan** – The County should investigate opportunities for the development of multi-use trails within hamlets and along lakeshores, and support the creation of a “master trails and open space” Plan;
- b) **Network** – The County should encourage the development of a system of walking trails within hamlets that connect residents to lake access and commercial points as stated in the ***Tourism Development Strategy -2011 (pg. 61)***;
- c) **Surfacing** - Trails that are developed shall be surfaced in an appropriate manner to be accessible, and accommodate the anticipated range of users;
- d) **Visibility** - Where possible, trails should be visible from public roadways or houses when located within a residential area;
- e) **Utility Corridors** - The use of utility corridors for trail development may be encouraged by the County, where the corridor can facilitate the further connection and extension of recreational trails.



- 4.8. Maintenance Agreements** The County may enter into maintenance agreements with a society, association or other community group as an alternative method of maintaining and caring for trails, parks and facilities.
- 4.9. All-Terrain Vehicle Use on Trails** The County should develop a strategy for accommodating all-terrain vehicles within a trail network, while minimizing the potential impact on the natural environment, and nearby residents.
- 4.10. Area Structure Plan Required** Commercial recreation developments of 1 acre or more such as bareland resorts and golf courses shall require an **ASP**, in accordance with the requirements outlined in policy 16.5.

Municipal Reserve

- 4.11. Municipal Reserves** Pursuant to the requirements of the Section 666 of the **MGA**, the County shall require at the time of subdivision, that 10% of the land being subdivided, less the amount of any land taken as environmental reserve or that will be subject to an environmental reserve easement, be dedicated as:
- a) **Municipal reserve (MR)** in the form of land for the purpose of providing schools, open space, trails and recreational areas for public use;
 - b) Money in lieu of **MR** where the dedication of land for recreational purposes is impractical, such as within industrial or commercial developments; and/or
 - c) A combination of land or money.
- 4.12. MR as Land Preferred** The County shall prefer the allocation of **MR** as land:
- a) Within multi-lot residential and hamlet developments; and
 - b) Where the land to be allocated can be used for the creation of a trail or open space linkage.
- 4.13. Money in Lieu** The County may require money in lieu of land in the following circumstances:
- a) The amount of land to be dedicated is of insufficient size to be of value as public park and/or open space;
 - b) Within commercial and industrial areas, unless the provision of land would allow for the creation of useful buffers and/or trail connections.
- 4.14. School Reserves** The County shall take **school reserve** and/or municipal and school reserve as land where a school division has identified future need for



- the location of a school.
- 4.15. Community Service Reserve** In the event that a school board that holds an interest in a *school reserve, municipal reserve* and/or school and municipal reserve no longer requires the reserve lands, the municipality may designate the lands as community service reserve for the purpose of creating community and/or social facilities, in accordance with the *MGA*.

5.0 Housing

Overview

The majority of residential land use in the County remains concentrated within its five Hamlets, and consists mainly of single-detached and modular homes. Several bareland recreational developments occur throughout the County, particularly in proximity to the lakeshore, attracting a significant seasonal summer population. It is the intent of this Plan to provide for the efficient and orderly development of a variety of residential types, while maintaining compatibility with adjacent land uses, and respecting sensitive natural features.

To facilitate a more compact form of development that utilizes existing services and infrastructure, it is the intent of the County to encourage future residential development within existing nodes, including Hamlets.

While the County recognizes some multi-lot country residential development will occur in rural areas outside of hamlet boundaries, it is the intent of this Plan to support a form of development that minimizes land consumption, preserves unique natural features, avoids *better agricultural land* and utilizes existing municipal servicing, where possible.

There is some concern related to the availability of special needs and seniors housing and related care facilities. The County aims to monitor the demand for these housing types and support their development when necessary.

Objectives

1. Regulate and direct development of new residential subdivisions to areas that accommodate municipal servicing.
2. Provide for a variety of residential housing forms and types to meet the needs of the County's population.
3. Balance conversion of non-residential lands with housing demand in a manner that does not conflict with surrounding land uses.

General Policies

- 5.1. Variety of Housing** Provide for a variety of land use districts within the *Land Use Bylaw* to accommodate a full range of housing types, lot sizes and lifestyles.
- 5.2. Location of Residential** Residential development shall be prioritized within existing built-up areas, including hamlets, to maximize the efficient use of existing



- municipal service networks and land.
- 5.3. Manufactured Homes** The County shall permit manufactured homes within hamlets, provided their design and appearance is compatible with other forms of housing and development in the adjacent areas.
- 5.4. Home-Based Businesses** The County shall support home-based business development within Hamlet areas as a means to facilitate increased commercial activity, so long as surrounding uses and properties are not negatively impacted by its establishment and operation.
- 5.5. Country Residential**
- a) **General Location** – The County shall encourage the location of country residential development within close proximity of existing hamlets, to take advantage of existing services.
 - b) **Agricultural Criteria** - The County may allow Country Residential development within agricultural areas provided the development:
 - I. Is not located on *better agricultural land*;
 - II. Is compatible with adjacent agricultural uses and does not interfere with the ability to farm;
 - III. Does not cause fragmentation to existing agricultural lands that would render them unproductive;
 - IV. Meets the subdivision evaluation criteria outlined in policy 5.7;
 - c) **Cluster Country Residential Design** - Multi-lot country residential developments shall be encouraged to incorporate a clustered lot design to maximize land efficiency and minimize servicing costs.
- 5.6. Senior’s Housing** The County will support in principle, proposals for senior’s housing and assisted living facilities in appropriate locations, to enable seniors to age in place.
- 5.7. ASP Required** Multi-lot residential subdivisions involving more than six (6) lots, shall require the preparation of an **ASP**, in accordance with the requirements outlined in policy 16.5 to provide direction on servicing, transportation, land use, and density of the area.
- 5.8. Panhandle Lots** The County should discourage the creation of panhandle lots as a method of providing legal and physical access to municipal roadways.
- 5.9. Communal Recreation Resorts**
- a) The County should consider *bareland condominium development in the communal recreation areas* provided:
 - I. The development is located adjacent to a lake, waterbody or focal amenity feature;
 - II. The development provides at least 10% of the gross



development area for common space for recreational purposes, in addition to any **MR** or **ER** dedication that may be required;

- III. A minimum standard of landscaping, screening and/or buffering from adjacent land owners is met, in accordance with requirements outlined in the **LUB**;

6.0 Commercial

Overview

At present, limited commercial development exists within the County, mainly concentrated within hamlet areas, serving limited local needs. Concerns have been raised about the limited availability of comprehensive commercial services within the County, causing residents to travel outside to places like Slave Lake and High Prairie for retail and personal services.

It is the intent of this Plan to support the continued growth of commercial activities in a responsible manner, to meet the needs of residents and visitors. Smaller-scale, mixed-use commercial growth that respects overall existing character and scale will be encouraged within hamlets to reinvigorate local economic activity. Larger-scale highway commercial activity will be encouraged along major transportation corridors, to accommodate a larger variety of supplies and services to local, industry and regional markets. Accommodating **home-based businesses** in a manner that considers impacts on adjacent residential areas also represents an opportunity for increased commercial activity.

Regional tourism centered around the County's natural and heritage assets has great potential for generating increased commercial opportunities. To maximize the commercial viability of the tourism sector, the County recognizes the need for partnerships with tourism-based organizations/initiatives, as well as the orderly development of tourism-related activities including marinas and recreational resorts.

Objectives

1. Facilitate commercial sector growth that supports both local and regional markets.
2. Encourage commercial development within Hamlets.
3. Support the development of highway commercial nodes.
4. Identify adequate supply of commercial lands to supply market trends.

General Policies

- 6.1. Land Use Maps** Future commercial development shall be directed to those areas identified as commercial, as indicated on the future land use maps contained in **Schedules A through G**.
- 6.2. Supply of Commercial Lands** The County shall monitor its supply of commercial lands to accommodate current and future demands. The County should prioritize the development of existing commercial lands, prior to rezoning new areas for commercial development.



- 6.3. Hamlet Commercial Development**
- a) The County shall encourage *smaller-scale* commercial development that serves the everyday needs of the local population to locate within **hamlets**.
 - b) The County shall support commercial development within **hamlets** provided the scale, design and use is compatible with adjacent residential uses, and the character of the settlement.
- 6.4. Home-Based Businesses**
- The County shall support *home-based business* development provided the following criteria are met:
- a) compatibility of use and scale of surrounding lands;
 - b) secondary in nature to the residential use of the property;
 - c) home-based business regulations outline in the **LUB**
- 6.5. Highway Commercial Development**
- a) **General Location** - Encourage highway commercial development along major highways.
 - b) **Type/Use** – Highway commercial developments shall be of a *larger-scale* and use, not compatible for location within hamlet centers, and provide services and uses for the travelling public and regional residents, including eating establishments and accommodation;
 - c) **Aesthetics** – Due to its high visibility, highway commercial development shall have a high-standard of building design, landscaping and signage, and may be required to submit a landscaping plan, at the discretion of the development authority.
- 6.6. Tourism Sector**
- The County should encourage regional and local commercial development that responds to, and supports growth of regional tourism trends, as identified within the Tourism Strategic Plan (2011).
- 6.7. Commercial Recreation Developments**
- The County may allow the development of commercial recreation facilities such as recreational resorts, marinas, and golf courses, provided:
- a) Adequate buffering from adjacent residential areas is provided;
 - b) Sensitive natural features, including lakeshores, are avoided and/or preserved using setbacks and buffers;
 - c) All other applicable policies within this Plan are followed.



7.0 Industrial

Overview

While volatility in the region's traditional industries of agriculture, oil and gas, and forestry is a reality, these still remain an important part of the County's economic development. Proximity to the Peace River Oil Sands region, an abundance of natural resources, and access to key infrastructure like the Seal Lake Connector Road, Highway 2, and regional rail networks are important assets that make the County an attractive place for business development. The proximity of industry represents an opportunity for the development of oil industry support sectors including machinery and equipment manufacturing, fabrication, and other general purpose industrial services.

The County is also home to an active forestry industry, with numerous companies holding **Forestry Management Agreements** over crown lands. Wood processing and **value-added** activities should continue to play a role in the County's responsible development of the forest product sector.

It is the intent of this Plan to encourage the growth of manufacturing and **value-added** industrial activities that complement existing sectors, in a manner that maximizes economic opportunity while managing land use conflicts and negative environmental impacts.

Objectives

1. Reduce conflict of industrial land uses with non-industrial uses.
2. Support a variety of industrial uses.
3. Accommodate and encourage industrial uses that will support existing industry (oil and gas, forestry).
4. Facilitate the responsible and environmentally sustainable development of natural resource industries as per provincial guidelines through good communication and collaboration.

General Policies

- 7.1. Supply of Industrial Lands** The County shall monitor its supply of industrial lands to accommodate current and future demands. However, the County should prioritize the development of existing industrial lands, prior to rezoning new ones.
- 7.2. General Location** The County should encourage the location of new industrial development within or adjacent to existing industrial parks, and near major transportation infrastructure, including Highway 2, the Seal Lake Connector Road, and rail networks.
- 7.3. Buffering** Industrial lands adjacent to residential and other uses shall require buffers in the form of vegetation, berms, fencing, or natural dividing landscape features, in accordance with the requirements outlined within the **LUB**.



- 7.4. Impact on Supporting Infrastructure** Large industrial development shall consider impacts on rural infrastructure, roads, bridges, traffic flows, and environmental impacts.
- 7.5. Concentration of Industrial Developments** Industrial developments that require large lot sizes and are of a nature that may produce various forms of nuisance (odor, dust, noise, etc.) shall be encouraged to develop near other similar developments, in an industrial park.
- 7.6. Use of Rail Infrastructure** The County shall work in conjunction with the rail companies. The County shall encourage the expansion of rail-accessible industrial development, as a means to attract new industry, and utilize existing rail infrastructure.
- 7.7. Types of Industry** The County should actively encourage, through marketing and other means, the oil industry supporting activities such as fabricated metal manufacturing, commercial and industrial machinery and equipment manufacturing, coating, engraving, heat treating and allied activities, as well as other general purpose machinery manufacturing.
- 7.8. Forestry Industry** The County recognizes the ongoing economic role of the forestry and manufactured wood product sector, and should continue to support the responsible development of this industry, and related services.
- 7.9. Resource Extraction** In relation to natural resource extraction activities, the County shall:
- a) Discourage the location of new residential subdivision and development near existing extraction activities;
 - b) Require applications to address potential impacts on adjacent land uses, such as dust and other air pollutants, noise, hours of operation, traffic generation and environmental impacts;
 - c) Collaborate with industry to identify future opportunities, and review their potential impacts on future land uses, and the environment;
 - d) Work with industry to actively engage with the public, and provide education opportunities related to extraction activities;
 - e) Require activities to adhere to existing provincial standards and regulations.

8.0 Crown Lands

Overview

Over 84% of lands within the County boundaries are owned by the crown, with large swaths in both the southern and northern areas, known as the **Green Area**. The Green area is outside the jurisdiction of the municipality; the County has a limited ability to influence how development occurs within these areas. Crown lands are often leased for grazing purposes, or



for the development of natural resources. A large portion of crown lands are covered by **Forest Management Agreements**, as shown on **Figure 2 – Forest Management Agreement Areas**. It is the intent of this Plan to encourage the maintenance and development of crown lands in a manner that considers the best interests of County residents, and the natural environment.

Objectives

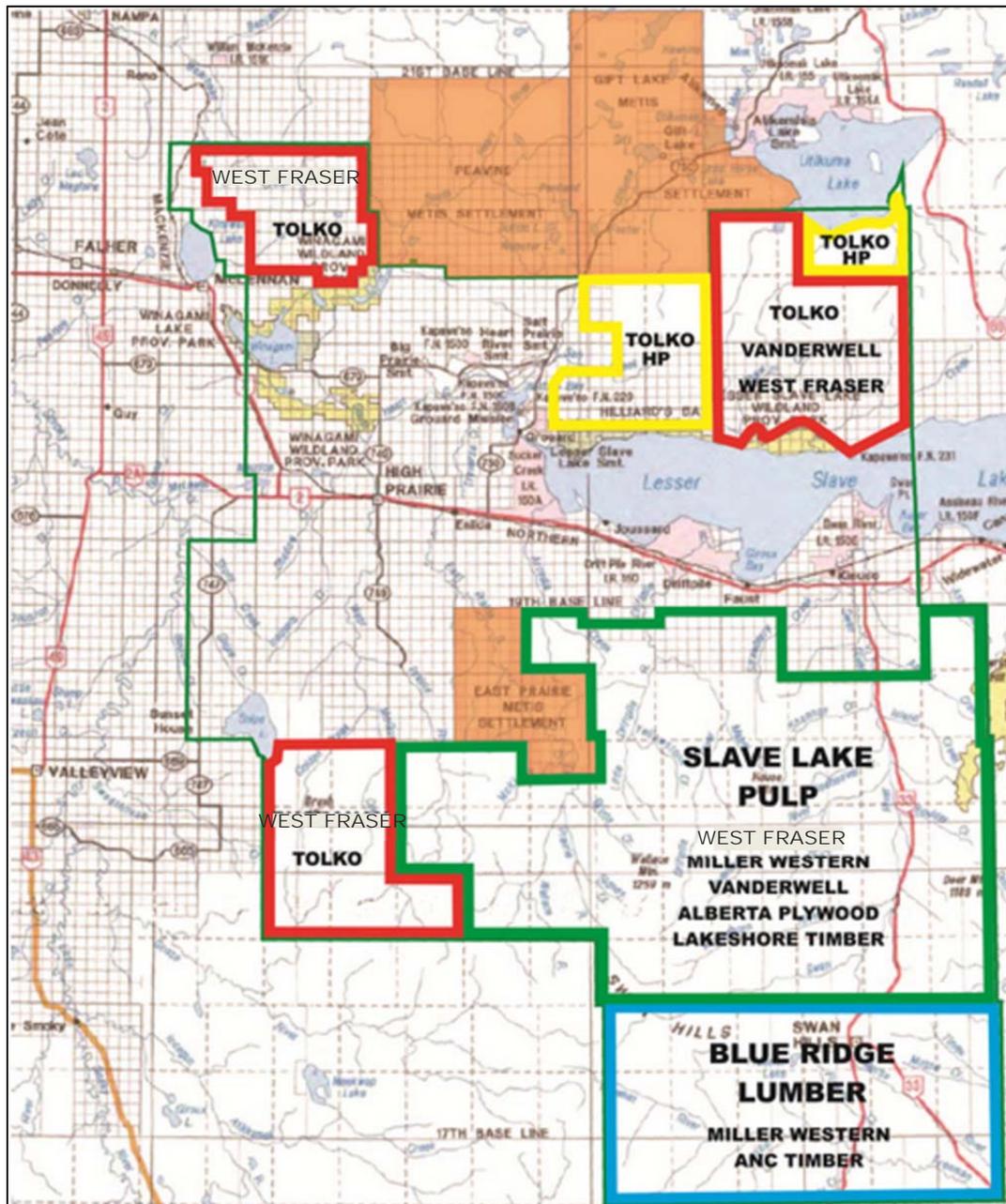
1. Encourage the appropriate use of Crown lands to minimize conflicts with private lands.
2. Facilitate access to Crown lands and maintain their viability for a variety of users.

General Policies

- 8.1. Maintaining Provincial Relationships** The County shall establish and maintain a working relationship with Provincial agencies as a means to facilitate County involvement in decision-making over future land use decisions on Crown lands, especially where Crown and private lands are adjacent to each other.
- 8.2. Crown Leases**
- a) The County shall support the Crown in its efforts to maintain agricultural leases in the **Green Area** and;
 - b) The County shall support the development of Crown lands where feasible and warranted, for recreational and other public uses that will not conflict with existing land uses on private lands.
- 8.3. Best Interests of County Residents** The County may not support the sale and/or lease of Crown Lands to private interests where the sale or lease is, in the opinion of Council, not in the best long-term interests of the residents of the County.



Figure 2 - Forest Management Agreement Areas (FMAs)



Note: This figure depicts a general location of FMAs within the County boundaries.
 Source: County Website (2015).



9.0 Hamlets

Overview

The County's five **Hamlets** of Enilda, Jousard, Grouard, Faust and Kinuso serve as the highest density settlement areas, with a concentration of housing, municipal servicing and commercial development. Much of the County's historic cultural assets can be found in these areas.

Although the **hamlets** have experienced a modest rate of growth over the past few years, a clear direction for growth management will reduce the likelihood of land use conflict moving forward. The compatibility of adjacent land uses, preservation of riparian areas, screening of bareland recreational uses, and public access to lake have been identified as challenges to harmonious **hamlet** development.

The **Hamlets** of Grouard, Jousard and Faust have adopted **ASPs** to provide further direction on land use, servicing and infrastructure development. However, these Plans have not been updated to reflect **hamlet** boundary changes adopted by Council. To reflect these changes and be consistent with the land use concept identified in this Plan, these **ASPs** should be amended.

It is the intent of this Plan to recognize **hamlets** as the preferred location for residential and small-scale commercial growth in the County, and provide general land use direction for undeveloped lands within the **hamlet** boundaries. Preserving existing rural character while facilitating accessibility, and the proper development of open space, will remain key objectives for **hamlet** development.

Objectives

1. Consider the function and character of hamlets when assessing new applications.
2. Provide sufficient servicing and infrastructure necessary for a high standard of life and to facilitate future growth.
3. Support hamlets as the preferred location for residential growth within the County, including affordable and senior's housing.
4. Encourage economic vitality and social well-being within hamlets.

General Policies

- 9.1. Land Use** Future land uses within hamlets shall occur in accordance with the future land use maps contained within **Schedules C through G** and, where existing, the adopted **ASP**. Where the land use of existing **ASPs** is not consistent with the general land use maps of this Plan, an amendment to the **ASP** will be required to bring it into continuity.
- 9.2. Industrial Development** Industrial development located in or in close proximity to hamlets shall be of a type and nature that is compatible with residential development, and shall require buffering in accordance with policy 7.3.
- 9.3. Area Structure Plans** a) **ASPs** should be prepared to further guide land use, servicing and



infrastructure development within hamlets;

- b) All existing hamlet **ASPs** shall be amended to be consistent with the general land use concepts and policies outlined within this Plan;
- c) All newly prepared **ASPs** shall be consistent with the land use concepts and policies outlined within this Plan;
- d) **ASPs** shall be prepared in accordance with the general requirements outlined in policy 16.5.

9.4. Compact Centres

The County shall continue to promote a single compact business district within each hamlet, serving as a commercial hub.

9.5. Vacant Lots

The development of existing vacant or derelict lots should be encouraged as an alternative to hamlet expansion.

9.6. Marketing and Signage

- a) The County should develop a marketing and signage program along Highway 2 to inform the travelling public of tourism and commercial opportunities that exist within each community.
- b) The County should develop a wayfinding sign strategy within hamlets for improved navigation.

9.7. Character and Design

The County shall require all residential and commercial development within hamlets to maintain a standard of design that is compatible with the hamlet’s rural character, and adjacent land uses, as regulated within the **LUB**.

9.8. Heritage Preservation

The County shall work with local and regional community groups and agencies to identify heritage assets within hamlets, and support the conservation of these assets.

9.9. Infrastructure Investment

The County should encourage investment in infrastructure and development within hamlets, to revitalize existing communities, reduce sprawl, and preserve agricultural land.

9.10. Recreational Vehicles

The County shall limit the storage of recreational vehicles within hamlets outside of recreation districts, and require adequate screening from adjacent residential lands, through regulations outlined in the **LUB**.

9.11. Crown Land in Hamlets

The County can suggest future land uses for Crown Lands within hamlets, with an aim to provide direction for underutilized spaces, provide additional development opportunities, and promote contiguous hamlet development.

9.12. Urban Reserve

Undeveloped land within hamlets not immediately under development pressure should be identified as Urban Reserve, until specific uses are identified.



10.0 Economic Development and Tourism

Overview

The 2011 *Economic Assessment and Tourism Strategic Plan* outlined the relative volatility of the region's traditional industries (agriculture, oil and gas, and forestry), and highlighted the growing role of tourism in the County's economic development.

While the County has experienced recent spikes in traditional industry investment since 2011 (crush plant, biodiesel refinery, oilfield waste management facility, etc.), the County's natural and cultural assets represent opportunities for an increased presence of tourism related activities.

It is the intent of this Plan to strike a balance between facilitating the development of traditional industries, while supporting the County's capacity to meet the needs of a regional tourism base. Supporting an adequate supply of fixed-roof accommodation (hotels, motels, bed and breakfasts), campground sites, access to lakes, and developing/maintaining trail networks for a variety of outdoor activities represent opportunities to strengthen the County's ability to meet the demands of a changing market, while maintaining activities in traditional sectors. In addition, where opportunities present themselves, the County should explore opportunities to establish markets for alternative energy practices, including wind, solar and *biofuel*, for example.

Objectives

1. Broaden the range of commerce and trade opportunities within the County.
2. Strengthen employment opportunities, and attract new investment into the County.
3. Facilitate the growth and management of the tourism sector.
4. Responsibly manage development related to resource industries.

General Policies

- 10.1. Economic Diversity** The County shall encourage the growth of a multi-faceted economy that prioritizes growth in a variety of sectors (including resource extraction, agriculture, tourism, alternative and renewable energy, and knowledge-based businesses) to allow for a level resiliency during times of economic uncertainty.
- 10.2. Collaboration** The County should collaborate and partner with existing regional economic groups and aboriginal communities, including the Métis Settlements General Council, to maximize growth opportunities.
- 10.3. Marketing and Promotion** The County should engage in regional marketing opportunities, and develop a strategy for promoting the County's tourism assets, including clear directional signage along Highway 2, and wayfinding signage within Hamlets.
- 10.4. Tourism Asset Inventory** a) The County shall conduct a comprehensive inventory to identify tourism assets, including businesses, heritages sites,



campgrounds, restaurants, trails, etc. to identify strengths and gaps.

- b) The County should strive to update inventories on an annual basis.

- 10.5. Heritage Interpretive Centre** The County should work with local heritage groups to establish heritage interpretive centres throughout the County, especially within Grouard.
- 10.6. Economic Assessment and Tourism Strategic Plan** The County should utilize the *Economic Assessment & Tourism Strategic Plan*, prepared for the County in 2011, as a basis for making economic decisions moving forward.
- 10.7. Snowmobile and Quadding Networks**
- a) The County should recognize the tourism potential of snowmobile and quad trail activities and work with existing trail groups to establish opportunities for improving regional trail access within the County that do not conflict with other uses.
 - b) The County should develop a strategy for accommodating all-terrain vehicles within a trail network, while minimizing the potential impact of other users on the natural environment, and nearby residents.
- 10.8. High-Speed Internet** The County should support the expansion of high-speed telecommunications networks into underserved areas of the County as a means to encourage *home-based businesses*.
- 10.9. Funding Programs** The County shall continue to pursue funding programs which assist municipalities and the private sector to develop and operate recreation sites and tourist facilities.
- 10.10. Eco and Agri-tourism** The County should support the development of eco-tourism and agri-tourism opportunities as a means of diversifying the County's tourism asset base.
- 10.11. Resource Industry Development** The County should support responsible resource extraction development and related activities provided reasonable measures are taken to protect the natural environment, adjacent land owners/uses, and the best interests of the County residents.

11.0 Natural Environment

Overview

One of the County's greatest assets is its large areas of undeveloped natural landscape, with Lesser Slave Lake as the focal point for recreation, and tourism. The proper management and protection of these natural environments are important not only for the maintenance of



ecological health, but also maintaining quality of life for County residents. Lifestyle and tourism opportunities are inextricably linked to the quality of the natural environment.

A technical report examining the health of the Lesser Slave Watershed completed in May of 2015 outlined concerns related to the impacts of human activity on river and lake health. Concerns included increased levels of algal blooms due in part to point-source river run-off related to industrial activities, and a potential future decline in fish populations, related to water quality and habitat destruction. Providing clear guidance and regulation around shoreline development, and natural features is an important step in mitigating ecological impacts.

It is the intent of this Plan to establish a clear framework for guiding growth in a manner that adequately considers the impact of development on the natural environment, with an aim to preserve a safe and healthy place of leisure, residence, and work for present and future generations.

Objectives

1. Identify and protect *environmentally sensitive areas*.
2. Promote environmental stewardship.
3. Mitigate the risks of *hazard lands* on development.

General Policies

- | | |
|--|---|
| 11.1. Inventory | The County should create an inventory of <i>environmentally sensitive areas</i> , including wetlands, to help guide the location of future development away from these areas. |
| 11.2. Fragmentation | The County shall discourage the fragmentation of natural features and environmentally sensitive areas, and encourage the creation of natural networks. |
| 11.3. Wildlife Corridors | The County shall consider the movement of wildlife through natural corridors, when assessing subdivision and development applications, including the placement and linkage of municipal and environmental reserve lands. |
| 11.4. Development Near Waterbodies | The County shall require development setbacks from all waterbodies and watercourses (permanent and intermittent) in accordance with the <i>LUB</i> . |
| 11.5. Tree and Vegetation Retention | The County shall encourage the retention of existing treed areas and vegetation where possible, especially near lakeshore areas and steep slopes. |
| 11.6. Environmental Assessment | a) The County shall require proponents of <i>ASPs</i> and <i>major developments</i> to submit an Environmental Site Assessment and Biophysical Report at the time of application, to identify areas of environmental significance or concern; |



- b) Notwithstanding policy 11.6(a), the County may, at its discretion, require the proponent of any development or subdivision application to submit an Environmental Site Assessment and/or Biophysical Report.

Environmental Reserve and Conservation Easements

- 11.7. **Environmental Reserve Dedication**
 - a) The County shall require the dedication of **environmental reserve (ER)** lands at the time of subdivision, in accordance with Section 664(1) of the **MGA**.
 - b) **ER** setbacks shall be measured from the top of bank of rivers and streams, and/or the high-water mark of wetlands and lakes. The County may require geotechnical or hydrogeological studies carried out by a professional engineer to determine the top of bank and/or high water mark, and determine a site-specific setback.
- 11.8. **Identification of ER Lands**

The County shall require the delineation of wetlands and other environmentally significant lands required for **ER** dedication, by the developer as part of the subdivision process.
- 11.9. **Environmental Reserve Easement**

Notwithstanding the above policy, where lands eligible to be taken as **ER** in accordance with Section 664(1) of the **MGA** do not represent opportunities for public access, the County may prefer the dedication of an **environmental reserve easement (ERE)**.
- 11.10. **Environmental Conservation Easement**

The County encourages the voluntary establishment of **environmental conservation easements** by landowners to protect significant lands for the purpose of habitat or ecosystem preservation, outside of the subdivision process, where a suitable organization can become the dominant manager of the lands.
- 11.11. **Trail Development within ER Lands**

The County may support the development of pedestrian trail systems within **ER** lots to provide public connectivity, in a manner that minimizes impact to the existing **ER** area.

Hazard Lands

- 11.12. **Floodplain Identification**
 - a) The County shall support the identification of all floodways and flood fringes, for the purpose of guiding development decisions, and may require the proponent of a development or subdivision to supply floodplain information if the County considers the location of development to be flood-prone.
 - b) The County should prepare a flood-mapping **GIS** system to better identify flood-prone lands



- 11.13. Development within Floodplains** a) Development within identified floodplains shall be discouraged; however, structures may be supported in these areas provided proper flood-proofing is incorporated into the design by a certified engineer. Confirmation of flood-proofing shall be submitted to the County.
- 11.14. Development on Unstable Soils** The County may require the proponent of a development containing or in close proximity to a wetland, watercourse, waterbody, coulee, swamp, marsh, slope or other natural feature that may impact the stability of soils for construction, to submit a geotechnical investigation, indicating the site is suitable for development, prepared by a certified professional indicating development recommendation(s).
- 11.15. Steep Slopes** The County shall not consider development on **steep slopes** (as defined in the Land Use Bylaw), unless the proponent submits a geotechnical report prepared by a certified professional engineer, indicating the site is suitable for development.
- 11.16. FireSmart Design Principles** a) The County shall encourage proponents of subdivision and development applications within forested areas to incorporate fire prevention and mitigation measures into the design, as contained within the "FireSmart: Protecting Your Community from Wildfire (2003) guide".
www.firesmartcanada.ca/images/uploads/resources/chapter2.pdf
- b) Key FireSmart design principles to be encouraged include, but are not limited to:
- I. Using fire resistant building and roof materials;
 - II. Establishing buffer areas between development and forested areas to serve as a fire break;
 - III. Removing deadfall and other potential fuel sources from building sites and nearby forested areas.
- 11.17. Brownfield Sites** The County shall encourage the rehabilitation and development of **brownfield sites**.
- 11.18. Landfills** In accordance with Subdivision and Development Regulations, the County shall not permit a school, hospital, food establishment or residence within 450 metres of the working areas of an operating landfill.
- 11.19. Sour Gas Facilities, Wells and Pipelines** The County shall require setbacks from sour gas facilities, abandoned and active well sites, and pipelines in accordance with the Subdivision and Development Regulation, AR 43/2002.
- 11.20. Restrictive Covenants** The County should require a restrictive covenant be applied to lands containing environmentally sensitive features or hazards, in order to further mitigate potential negative development impacts.



12.0 Transportation Infrastructure

Overview

The County has an extensive network of highways, collector and local roadways that are integral to facilitating the movement of people, goods and services on a regional and local scale, as shown on **Schedule A – Future Land Use Map: Regional Context**. The maintenance, operation and continual development of safe and efficient transportation networks are important in supporting the everyday functional movement of County residents, and facilitating economic activities. Concerns have been raised relating to the consistency of road design, development in proximity to an aging rail network, and the maintenance and operation of new roadways to service remote new developments.

It is the aim of this Plan to facilitate the optimization of its transportation network through proper coordination with developers and Provincial bodies, and support the expansion and integration of various modes of transportation, where possible and appropriate.

Objectives

1. Provide proper maintenance and expansion of road networks to facilitate safe and efficient connectivity and movement of goods and people.
2. Encourage the maintenance and development of active transportation infrastructure.
3. Manage development near rail and airports.
4. Encourage coordination and collaboration between jurisdictions and the private sector to facilitate safe and efficient connectivity, and movement of goods and people.
5. Maintain consistent road building standards.

Roadways

- 12.1. Road Classification and Design** The County shall classify all roads within its jurisdiction according to projected future capacities, and all roads should be in accordance with the County's Design Standards Policy.
- 12.2. Road Upgrading** Upgrades to existing road networks should be made as necessary, in response to the County's needs.
- 12.3. Private Roads** Private roads constructed within *bareland condominium developments* shall be designed and maintained in accordance with the County's Design Standards Policy.
- 12.4. Roadside Development Applications** Proponents of developments within 300 metres of a provincial right-of-way or 800 metres of the centreline of a highway and public road intersection shall submit a roadside development application to Alberta Transportation, in accordance with provincial requirements.
- 12.5. Traffic Impact Assessments (TIA)** The Developer shall submit a TIA report which shall accompany all *ASPs* and *major developments*. It shall outline the impact of the proposed development on traffic levels, and any infrastructure improvements



required for accommodation. TIAs shall be prepared by a certified Transportation Engineer.

- 12.6. Laneless Subdivision Design** The County should discourage the incorporation of back alleys in the design of developments within hamlets, to reduce maintenance costs, and support the principles of ***CPTED (Crime Prevention Through Environmental Design)***.
- 12.7. Road Widening** As part of the subdivision process, road widening shall be implemented to bring existing roads to the approved classification width. Generally, road widening will follow the practice of 50% of the required additional width coming from each adjoining property except where development constraints make this approach impractical.
- 12.8. Developer Responsibility**
- a) The County should require that any costs for the upgrade of a County road to accommodate a proposed development be covered by the developer.
 - b) The County should require the developer to provide an irrevocable form of security, to ensure the completion of road development according to County standards.
- 12.9. Active Transportation** The County should consider the integration of active transportation infrastructure (trails, sidewalks, bike lanes, etc.) within right of ways, where there is an opportunity to connect to or expand an existing transportation network.
- 12.10. Access** All subdivision and development applications shall provide legal and physical access to a public road network.
- 12.11. Collaboration** The County shall support the coordination of local, regional and provincial transportation networks with appropriate agencies, and consider partnerships with industry for road development of mutual benefit.

Off-Site Levies

- 12.12. Off-Site Levy Bylaw** The County should create an off-site levy bylaw sufficient to cover the costs of required municipal infrastructures.

Rail

- 12.13. Near-Rail Development**
- a) The County shall consider buffering and setback requirements for development near rail lines in accordance with the guidelines outlined in the *Guidelines for New Development in Proximity to Railway Operations* document.
http://www.proximityissues.ca/asset/image/reference/guidelines/2013_05_29_Guidelines_NewDevelopment_E.pdf.
 - b) Development proposals in proximity to rail lines shall be



evaluated to consider the potential impact of noise and vibration, especially in relation to residential development.

Airports

- 12.14. Development Near Airports** The County shall regulate development within proximity to existing airports through the establishment of an **airport overlay**, identified within the **LUB**;
- 12.15. Transport Canada** The County shall work cooperatively with Transport Canada on issues related to air transportation within the municipality.

13.0 Servicing and Utilities

Overview

The availability of core services including water, sanitary and drainage infrastructure are key factors that influence the quality of life of residents and visitors to the County. It is the intent of the County to facilitate the provision of these services in a safe and efficient manner, while considering network capacity, form, function and feasibility as development occurs.

At present, the County provides a network of water and sanitary services extending to the existing concentrated areas of development, including hamlets, with a varying degree of private sanitary and water servicing within hamlet boundaries. Due to the large area of the County, **private water and sanitary systems** are operated in areas not serviced by municipal networks.

As the population of the County grows, key considerations include managing increased pressure on existing service networks due to the seasonal increase in tourist population, as well as collaborating on a regional level to implement a regional water system, as outlined in the 2015 **Regional Water Feasibility Study**.

Objectives

1. Maintain and expand municipal servicing networks where necessary, to provide services in an efficient and cost-effective manner.
2. Encourage development within the limits of existing piped networks prior to expansion.
3. Support regionalization of the County's water supply and treatment system.
4. Provide direction on the management of private and communal waste systems.
5. Manage stormwater runoff to reduce impacts to adjacent lands, and the environment.

Water

- 13.1. Regionalized Water Supply** The County should support a regionalized water supply and treatment system as described within the **Regional Water Feasibility Study (2015)**, with an aim to reduce the number of water treatment plants within the County, and improve water quality.



- 13.2. Infrastructure Plan** The County should prepare a 10-year capital infrastructure plan which will guide County investment in water and sanitary infrastructure in and around existing hamlets to ensure that adequate land is available to accommodate future growth, and maintain quality of life for the public.
- 13.3. Municipal Water System**
- a) The County shall require new developments to tie into existing municipal water servicing where available, and the proponent of the development to demonstrate adequate capacity of the existing servicing to accommodate the new development;
 - b) Areas currently not serviced by municipal water services may be required to tie into future systems, at the expense of the owner or developer.
- 13.4. Private Water Systems**
- a) Where municipal water servicing is not available, and service extension is not feasible, the County shall require an individual parcel be serviced by an appropriate potable water system.
 - b) If serviced by on-site well, the developer shall be required to provide a potable water study, completed by a certified professional, indicating the water is of suitable quality, and the well will not impact groundwater quality or quantity for other users.
- 13.5. Communal Water Systems**
- a) The use of communal water servicing may be considered within a resort, multi-lot subdivision or ***bareland condominium development*** provided:
 - I. The development cannot be connected with ***municipal services***;
 - II. ***Communal systems*** are designed by a qualified professional engineer in Alberta;
 - III. Systems are approved by applicable Provincial agencies;
 - b) The County may assume ownership of a communal service if it is constructed to minimum municipal standards.

Sanitary

- 13.6. Municipal Sanitary Systems**
- a) The County shall require new developments to tie into existing municipal sanitary servicing where available, and the proponent of the development to demonstrate adequate capacity of the existing servicing to accommodate the new development.
 - b) Areas currently not serviced by municipal sanitary services may be



required to tie into future systems, at the expense of the owner or developer.

- 13.7. Private Sanitary Systems**
- a) Where municipal sanitary servicing is not available, and service extension is not feasible, the County may support on-site sewage systems.
 - b) Where private on-site sewage systems are being considered, The Model Process for Subdivision and Private Sewage (date February 1, 2011 prepared by the AAMDC in partnership with Municipal Affairs) shall be applicable.
- 13.8. Communal Sanitary Systems**
- a) The use of **communal sanitary systems** may be considered within a resort or **bareland condominium development** provided:
 - I. The development cannot be connected with **municipal services**;
 - II. **Communal systems** are designed by a qualified professional engineer in Alberta;
 - III. Systems are approved by applicable Provincial agencies.
 - b) The County may assume ownership of a **communal system** if it is constructed to meet municipal standards.

Stormwater

- 13.9. Stormwater Management**
- The County shall require the preparation of a stormwater management plan prepared by a certified engineer for **ASPs** and any **multi-lot subdivisions**. Plans shall indicate how post-development run-off rates will not exceed pre-development levels.
- 13.10. Site Drainage/Grading Plans**
- a) Proponents of individual hamlet or multi-lot site developments shall provide the County with a drainage/grading plan indicating how drainage will be managed;
 - b) Site drainage shall not negatively impact adjacent lots;
 - c) Site drainage/grading plans shall be in accordance with existing stormwater management Plans.
- 13.11. Wetlands**
- a) The County shall recognize the intrinsic value of wetlands in their ability to manage drainage and run-off, and support the avoidance and conservation of wetlands as an alternative to compensation, where possible.
 - b) Any impact to existing permanent water bodies and/or wetlands



shall be compensated and/or regulated in accordance with Provincial regulation, at the expense of the developer.

- 13.12. Stormwater Ponds/Dry Ponds**
- a) Where possible, the County should encourage the integration of stormwater ponds with **MR** lands through the provision of public access trails along the pond's perimeter.
 - b) Where possible and practical, the County should encourage the integration of sports fields into **dry pond** designs.
 - c) Stormwater ponds shall be designated as a **public utility lot (PUL)** on a Plan of Survey where practical.

Utilities

- 13.13. Franchise Utilities** All subdivisions and developments shall be serviced with **franchise utilities** unless specific approval has been granted to the developer to waive the requirement.

- 13.14. Utility Corridors**
- a) In **rural areas** utility corridors established through easements are acceptable; however, easements established through exact metes and bounds descriptions and/or survey plans should be preferred over blanket easements.
 - b) In **urban areas** and within multi-lot subdivisions, utility rights-of-way shall be established through a Plan of survey.
 - c) The County shall require the location of utility rights-of-way in a manner that does not cause fragmentation of existing land parcels.
 - d) The County should require the integration of utility services within existing corridors and road rights-of-way as much as possible.

- 13.15. Communications Technology** The County shall support the upgrading and expansion of communications towers in appropriate locations to facilitate increased connectivity and communications, as well as opportunity for **home-based businesses**.

14.0 Culture and Heritage

Overview

The County is rich in history, with roots dating back to early settlement and the fur-trade with First Nations in the early 1800s. As a result, the area is complete with both tangible and intangible cultural and heritage assets that are essential in contributing to quality of place. By acknowledging these assets, and supporting the development of strategies for their preservation, the County can benefit from an increased understanding of their culture and



heritage, while leveraging these assets to improve sense of place and tourism sector development.

It is the intent of the County to support the development and preservation of its cultural and heritage assets through the identification of existing built/tangible features, collaborating with existing community groups, institutions (including museums), and First Nations and supporting public events that celebrate the County’s cultural essence.

Objectives

1. Preserve and enhance existing cultural and heritage assets.
2. Contribute to an increased quality of place through asset management and development.

General Policies

- | | |
|---|--|
| 14.1. Identification and Cataloguing of Historic Sites | a) The County shall work with Provincial and local groups to catalogue existing historical sites, in order to better manage development decisions in relation to these sites.

b) The County should partner with community groups, museums and First Nations to identify and catalogue both tangible and intangible (ideas, stories, song, music, etc.) cultural heritage assets. |
| 14.2. Management Partnerships | The County should partner with community groups, museums and First Nations to establish a strategy for managing, and promoting the County’s cultural assets. |
| 14.3. Historical Resource Impact Assessment | The County shall require an historical resource impact assessment be prepared for subdivision and/or development applications and ASPs , should there be a strong likelihood of the presence of historical artifacts on the subject parcel. |
| 14.4. Developer’s Responsibility | The County shall require developers to halt construction and report the finding of any possible historic resource to the <i>Alberta Culture and Tourism – Community Development, Historic Resources Division</i> , in accordance with Provincial Policy. |

15.0 Intergovernmental Relations

Overview

A proactive approach to communication and collaboration with neighbouring municipalities, communities, and Provincial and Federal agencies is important in maintaining the coordination of land use and other issues of mutual interest in the region.

It is the intent of this Plan to foster productive and meaningful relationships with all of its regional and intergovernmental partners through communication and collaboration. Key



regional partners include the Towns of High Prairie and Swan Hills, the surrounding municipal districts, First Nations and Métis Settlements.

Objectives

1. Foster productive working relationships with Provincial and Municipal agencies, as well as First Nations and Métis Settlements to reach common goals.

General Policies

- 15.1. Referrals**
- a) The County shall review and share updates and amendments to statutory plans with adjacent municipalities, **First Nation** and **Métis Settlements**, where these documents may affect lands near adjoining boundaries.
 - b) The County shall refer all rezoning, discretionary use development and multi-lot subdivision applications adjacent to rural municipalities, **First Nation** and **Métis Settlements** where applications are within 0.8 km of their boundaries.
- 15.2. Inter-municipal Development Plans**
- The County shall encourage the creation of inter-municipal development Plans between adjacent municipalities, including High Prairie and Swan Hills, that focus on government co-operation on servicing.
- 15.3. Parks and Open Space Integration**
- The County shall coordinate the interlinking of parks and open space with adjacent urban municipalities (High Prairie and Swan Hills), through any established or approved recreation Plans.
- 15.4. Regional Cooperation and Partnerships**
- The County shall actively encourage working together with adjacent municipalities, **First Nation** and **Métis Settlements** to reach regional tourism and economic development, infrastructure, environmental or other mutually beneficial agreements and/or goals.

16.0 Implementation and Monitoring

Overview

The objectives and policies within this Plan are meant to be used to inform the municipal decision-making process relating to a variety of matters, as well as the creation of implementation plans like the Land Use Bylaw and other related planning initiatives. As the community grows and develops overtime, so too will the relevance of its guiding policies. To maintain the effectiveness and relevance of objectives of this document, regular reviews that include a public engagement process should be conducted.

Objectives

1. Achieve consistency between all guiding policy documents.
2. Monitor the effectiveness and applicability of the Plan over time.



General Policies

- 16.1. Application Review** Development permit and subdivision applications, amendments to statutory Plans and bylaws shall be reviewed and decided in accordance with the provisions of this Plan.
- 16.2. Plan Consistency** The provisions of all County **Statutory Plans** and bylaws including **ASPs**, **LUB** and other strategic plans or policies, shall be consistent with the provisions of this Plan.
- 16.3. Review and Amendment**
- a) A comprehensive review of this Plan shall occur at least once every five (5) years, and include a significant public engagement component.
 - b) Administration shall record comments and suggestions for improvements to this Plan on an on-going basis, and carry-out an annual amendment to reflect these comments.
 - c) Amendments to this Plan shall be in accordance with the requirements of the **MGA**.
- 16.4. Developer's Responsibility**
- a) As a condition of subdivision or development permit approval, developers shall enter into an agreement with the County indicating responsibility of the developer for all servicing, infrastructure and utility costs associated with the development.
 - b) Developers may be responsible for any communication and related services (including public engagement) necessary for the review of an application, at the discretion of the County.
- 16.5. ASP Components**
- a) Any **ASP** prepared for the County shall address the following details:
 - I. Conformity with all existing statutory and non-statutory plans;
 - II. Proposed land uses and associated densities;
 - III. Phasing of development;
 - IV. How the development will impact adjacent land uses, the natural environment, and methods used to minimize negative impacts;
 - V. How the development will be serviced (sanitary, water and storm);
 - VI. Proposed transportation networks, and how the development will impact existing traffic conditions and road networks, through the development of a TIA;



VII. Identification of any natural or man-made hazards, and how the development will address these hazards;

VIII. Any additional information deemed necessary by the County.

b) All **ASPs** should be accompanied by any necessary technical reports prepared by certified professionals including, but not limited to:

I. Geotechnical Report;

II. Biophysical Assessment and/or Wetland Delineation Report;

III. Environmental Impact Assessment Phase I;

IV. Traffic Impact Assessment;

V. Hydrogeological Reports;

VI. Historical Resource Impact Assessment;

VII. Any other report deemed necessary by the County.

16.6. Site Plans

All subdivision and/or development applications shall be accompanied by a site plan clearly indicating the intent of the application, and identify:

I. Locations of existing natural and man-made features;

II. Locations of existing or proposed buildings or development;

III. Locations of roads and accesses to the property;

IV. How the parcel or proposed development will be serviced;

V. Applicable side, rear and front setbacks;

VI. North arrow;

VII. Plans of subdivision shall be prepared by a professional surveyor.



17.0 Definitions

The following definitions are applicable throughout the text of this Plan.

Alberta Subdivision and Development Regulations: The regulations made by the Lieutenant Governor in Council under the Municipal Government Act that sets out the authority and responsibility for municipalities to govern the subdivision and development of land.

Alternative Energy: Energy generated in ways that do not deplete natural resources or harm the environment, especially by avoiding the use of fossil fuels and nuclear power.

Bareland Condominium Developments: means a condominium development with “bare land units” as defined in the Condominium Property Act.

Communal Recreational District: A planned recreational bareland condominium subdivision or a previously existing resort located in association with water and/or other recreational amenity features that may be serviced with privately owned communal piped water and sanitary sewer services for accommodation.

Better Agricultural Land: Agricultural lands of higher quality, based on the Rural Farmland Assessment (RFA) data. Lands with an RFA rating of 45% or greater for 50% or more of the land area are considered better agricultural land, for the purposes of this Plan.

Biofuel: a fuel derived directly from organic matter. Examples include ethanol, biodiesel and methanol.

Brownfield Sites: A former industrial or commercial site where future use is affected by real or perceived environmental contamination.

Cluster Country Residential Development: Rural lands that have been subdivided to create multiple residential lots that are connected to or could be connected to communal services, and are designed to group or “cluster” the residential uses together on smaller lots in order to maximize the retention of open space, agricultural land and sensitive natural areas.

Communal Systems: Water, Sanitary or Storm systems that are privately owned and operated by a group of users within a specific area, and the system is separate from the existing municipal services. An example is a communal water system owned and operated within a condominium development.

Community Services Reserve: A reserve land designation created under the MGA, for the purposes of reserving land for a public library, police station, fire station, ambulance services, non-profit day care, senior citizens or special needs facility, affordable housing, or a municipal facility that provides service directly to the public. A community services reserve differs from other types of reserve in that the reserve designation does not occur during the subdivision process. If a school board declares that reserve parcel (municipal reserve or school reserve) is no longer required for school



purposes, the land where the school building would have been located can be transferred to the municipality and dedicated as community services reserve.

Confined Feeding Operations (CFO): An agricultural operation where poultry or livestock are confined for the purposes of growing, finishing or sustaining by means other than grazing and does not include a breeding herd. Confined Feeding Operations are regulated by the Agricultural Operation Practices Act.

Crime Prevention Through Environmental Design (CPTED): A multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts. Generally speaking, most implementations of CPTED occur solely within the urbanized, built environment. Specifically altering the physical design of the communities in which humans reside and congregate in order to deter criminal activity is the main goal of CPTED. CPTED principles of design affect elements of the built environment ranging from the small-scale (such as the strategic use of shrubbery and other vegetation) to the overarching, including building form of an entire urban neighbourhood and the amount of opportunity for "eyes on the street".

Dry Pond: Areas designed to be non-permanent water retention basins to handle storm water in the event of flooding caused by melting or extreme precipitation.

Eco-Tourism: Tourism directed toward natural environments, especially to support conservation efforts and observe wildlife. It is intended to be low-impact and often smaller scale than traditional mass commercial tourism.

Environmental Conservation Easement: A voluntary legal agreement between a landowner and government or qualified private land conservation organization (often called a land trust) to constrain, as to a specified land area, the exercise of rights otherwise held by a landowner so as to achieve certain conservation purposes.

Environmental Reserve (ER): Reserve land dedicated at the time of subdivision for the purposes of preserving natural features and open space, and must be preserved in its natural state or used as a public park. ER can be dedicated on lands that consist of a swamp, gully, ravine, coulee, natural drainage course, land that is unstable, subject to flooding, or a strip of land not exceeding six metres wide abutting the shore of any water body.

Environmental Reserve Easement (ERE): An easement registered in favour of the County for the protection and enhancement of the environment. These easements may be preferred over the taking of Environmental Reserve (ER) where the lands do not present opportunities for public access. This easement is created under Division 8 of the MGA.

Environmentally Sensitive Lands: Land that may be considered undevelopable due to the presence of a swamp (wetland), coulee, lakeshore, natural drainage course, flooding, instability or the potential impacts on significant bio-diversity from proposed and/or existing development.



First Nation: A First Nation Aboriginal reserve established by the Government of Canada with land located within or adjoining the corporate boundary of Big Lakes County. First Nations reserves within the County include Kapawe'no [Pakashan], Swan River, Driftpile, and Sucker Creek.

Forest Management Agreements: is an area-based **agreement** between a **forest** company and the government of **Alberta** that permits the company to establish, grow, harvest and remove timber from Crown land.

Franchise Utilities: Privately owned utility (power, gas, water, telephone & internet) which operates in a designated area through an exclusive franchise granted by the responsible government.

Green Area: means the largely forested, unsettled area of public lands owned by the Government of Alberta, comprising most of northern Alberta, as well as the mountain and foothill regions. Lands within this area are managed for timber production, oil and gas development, watershed protection, wildlife and fisheries management, recreation and other uses. Within the County, a large proportion of the its area south and north of Lesser Slave Lake contains a portion of the **Green Area**. In contrast, the **White Area** contains lands within the “settled” portion of the Province, and is comprised of settlements, agricultural use, as well as resource development and conservation. Within the County, this includes the areas immediately to the South of Lesser Slave Lake, and the western portion of the County.

Geographic Information System (GIS): A computer system for storing, manipulating, analyzing and displaying geographic and spatial data.

Hamlets: A small, unincorporated settlement within the boundaries of a municipality. Within the County, Hamlets include Enilda, Grouard, Jousard, Faust and Kinuso.

Hazard Lands: Lands that may pose a hazard to human settlement or bio-diversity due to natural features or man-made facilities and may include contaminated soils, landfills sites, sewage lagoons, flood plains, high water tables, sour gas facilities, unstable and/or steep slopes, and other hazards.

Highway Commercial: Commercial development adjacent to a major highway or arterial road that is intended to serve the travelling public, and includes uses provided for within the Land Use Bylaw.

Home-Based Business: A business whose primary office is in the owner's home, and as regulated within the Land Use Bylaw.

Land Use Bylaw (LUB): A land use planning tool with the purpose of regulating development in a manner that is specifically enabled by the provisions contained in the Municipal Government Act (MGA) of Alberta.

Major Commercial Development – A larger scale commercial development where, in the opinion of the County, significant off-site impacts will occur, in the form of traffic generation, environmental impact or other impact.



Major Recreational Development: A larger scale recreational development where, in the opinion of the County, significant off-site impacts will occur, in the form of traffic generation, environmental impact or other impact.

Manufactured Home: A manufactured home, as defined within the Land Use Bylaw.

Market Gardens: A facility where plants such as flowers, herbs, fruits and vegetables are cultivated in greenhouses or outdoor garden plots and sold on-site to the general public. They are typically smaller in production scale and area in comparison to other types of farming.

Métis Settlement or Métis Community: A Métis Settlement established by the Government of Alberta within or adjacent to the corporate boundary of the Big Lakes County. Within the County, these include Peavine, East Prairie, and Gift Lake Métis Settlements.

Mixed-use: A development that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated.

Multi-lot Subdivision: The creation of 3 or more lots through the process of subdivision.

Municipal Government Act: The main provincial legislation that sets out the roles of municipal officials and municipalities, including the content of a Municipal Development Plan.

Municipal Reserve (MR) or School Reserve (SR): Lands designated as Municipal Reserve are lands for schools, parks and public recreation purposes provided by the developer as part of the subdivision process.

Municipal Services: Piped water and sanitary sewer systems that are under the ownership of the County or other regional authority, are developed in accordance with County standards, and are licensed by the province.

Private Water and Sanitary Systems: Water and sanitary systems owned and operated separately from municipal services.

Public Utility Lots (PUL): A part of a land parcel designated as a public utility lot as defined in the Municipal Government Act R.S.A. 2000, c. M-26.

Rural Areas: Any land within the County that lies outside the boundaries of Hamlets, First Nation and Metis Settlements or Provincial Park.

Statutory Plan: A Planning Document, such as a Municipal Development Plan, Inter-municipal Development Plan or Area Structure Plan which is accepted through the Bylaw Process at the Municipal Government level.

Steep Slopes: As defined by specifications in the Land Use Bylaw.

Universal Accessibility: Design principles meant to make development and spaces and environments that are inherently accessible to everyone, regardless of age, sex, physical abilities or disabilities.



Urban Area: The area within the Hamlets and Urban Municipalities within the County.

Urban Municipalities: The Towns of High Prairie and Swan Hills.

Value-added (in the context of agriculture): A change in the physical state or form of the product (such as milling wheat into flour or making strawberries into jam). The production of a product in a manner that enhances its value, as demonstrated through a business Plan (such as organically produced products).



Appendix A – Crime Prevention Through Environmental Design (CPTED) Principles

Source: <http://www.rcmp-grc.gc.ca/pubs/ccaps-spcca/safecomm-seccollect-eng.htm>

What are some CPTED tactics?

Neighbourhoods:

- minimize the number of entry and exit points on a block
- design roadways to discourage through-traffic
- maximize residents' ability to view public spaces
- encourage residents' use of public spaces
- provide appropriate lighting for streets, paths, alleys, and parks
- encourage residents to watch over each other

Houses:

- clearly delineate private property (e.g., yard, driveway, walkway) from public space (e.g., street, sidewalk) through shrubbery, alternate paving stone colour, and changes in grade
- provide unobstructed views of surrounding area
- ensure entrances are visible and overlooked by window
- avoid landscaping that may conceal offenders
- install bright security lights
- use solid-core exterior doors
- use solid door frames with proper strike plates

Apartment buildings:

- provide common spaces to encourage tenant interaction
- minimize the number of units sharing a common entrance
- equip entrances with an intercom system
- ensure hallways are well-lit
- install deadbolt locks and peep holes on unit doors
- provide children's areas that can be easily observed
- provide windows that allow for surveillance in laundry rooms

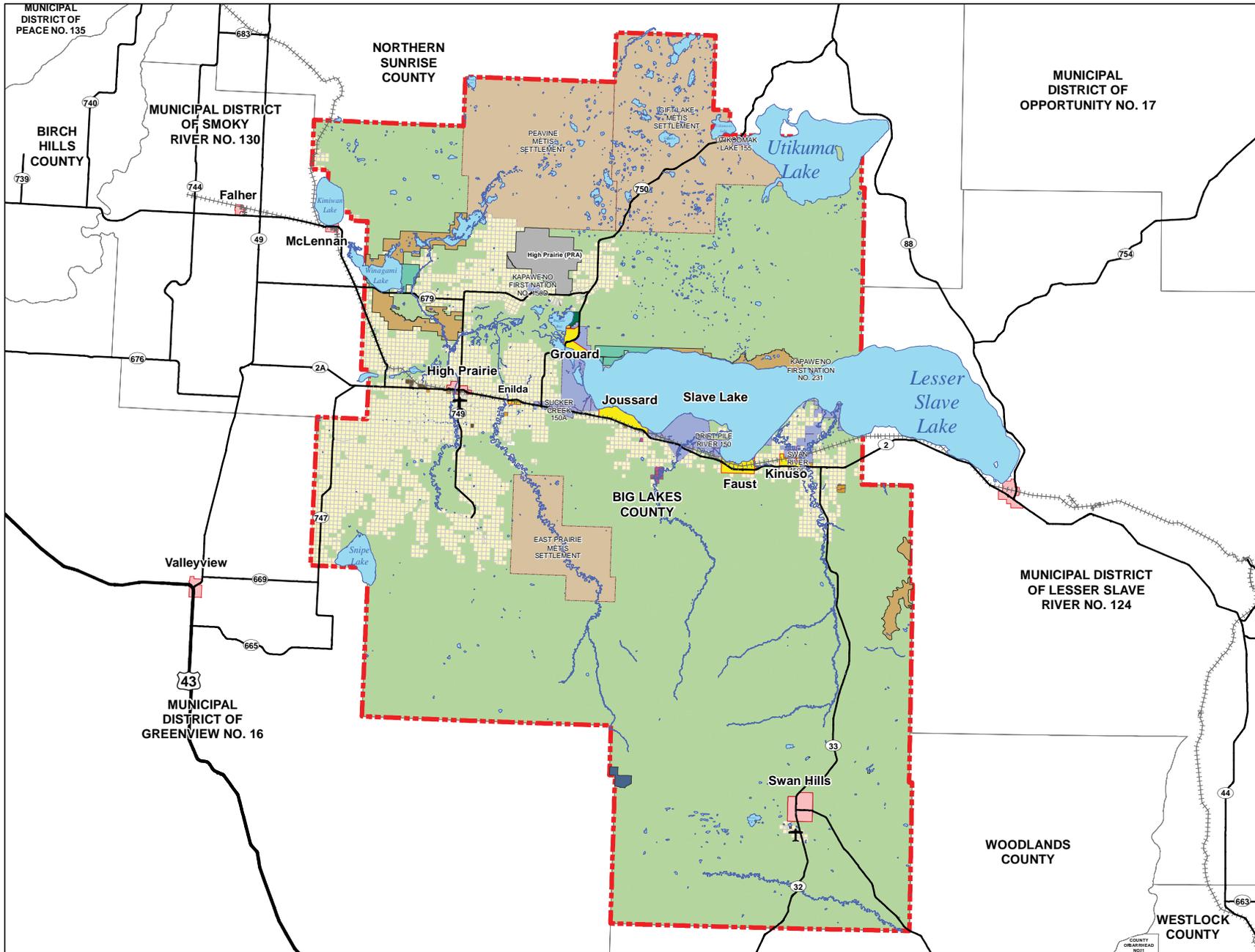
Parking lots and garages:

- avoid enclosed, underground, multi-story garages
- install bright lights over driving lanes and parking spaces
- use paint to increase light levels
- control access and egress with automatic doors and gates
- avoid pillars and recesses that may hide offenders

Public spaces:

- encourage use by legitimate users
- avoid placing dark, and or hidden areas near activity nodes
- install appropriate lighting
- avoid placing covered outdoor areas where loitering may be a problem





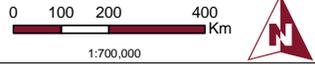
**BIG LAKES COUNTY, AB
MUNICIPAL DEVELOPMENT PLAN**

**Schedule A
Future Land Use Map
Regional Context**

- Municipal Boundary
- Highway
- Railway Tracks
- First Nation Reservation
- Métis Settlement
- Town
- Hamlet
- Waterbodies
- Agricultural
- Crown Lands
- Commercial
- Industrial
- Residential
- Provincially Protected Areas**
- Ecological Reserve (ER)
- Natural Area (NA)
- Provincial Park (PP)
- Public Recreation Area (PRA)
- Wildland Park (WPP)
- Airport

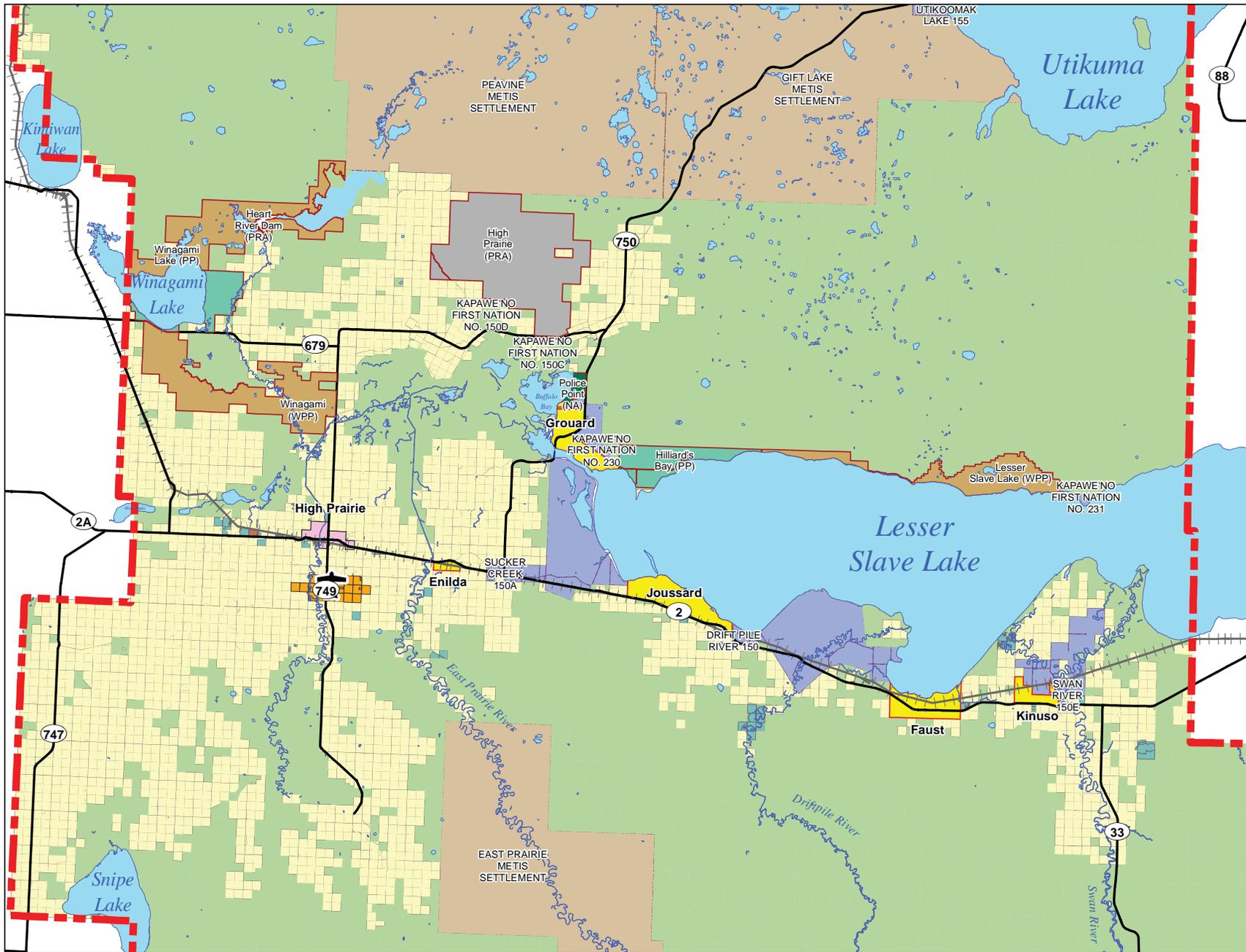
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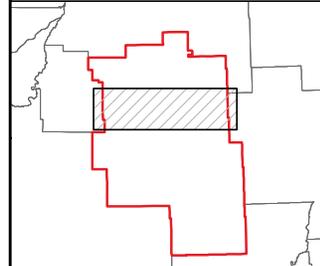
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**BIG LAKES COUNTY, AB
MUNICIPAL DEVELOPMENT PLAN**

KEY MAP



**Schedule B
Future Land Use Map
Lake Area Detail**

- Highways
- +— Railway Tracks
- Town
- Hamlet
- Agricultural Lands
- Airport Vicinity Protection Area
- Crown Lands
- Private Lands
- First Nation Reservation
- Metis Settlement
- Provincially Protected Areas**
- Natural Area (NA)
- Provincial Park (PP)
- Public Recreation Area (PRA)
- Wildland Park (WPP)

February 2016 Datum: NAD 83 Projection: UTM Zone 11 North

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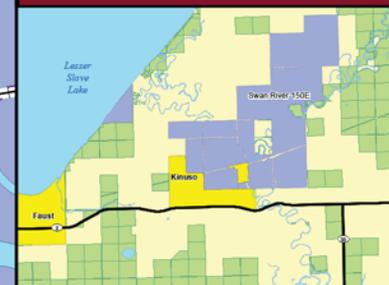
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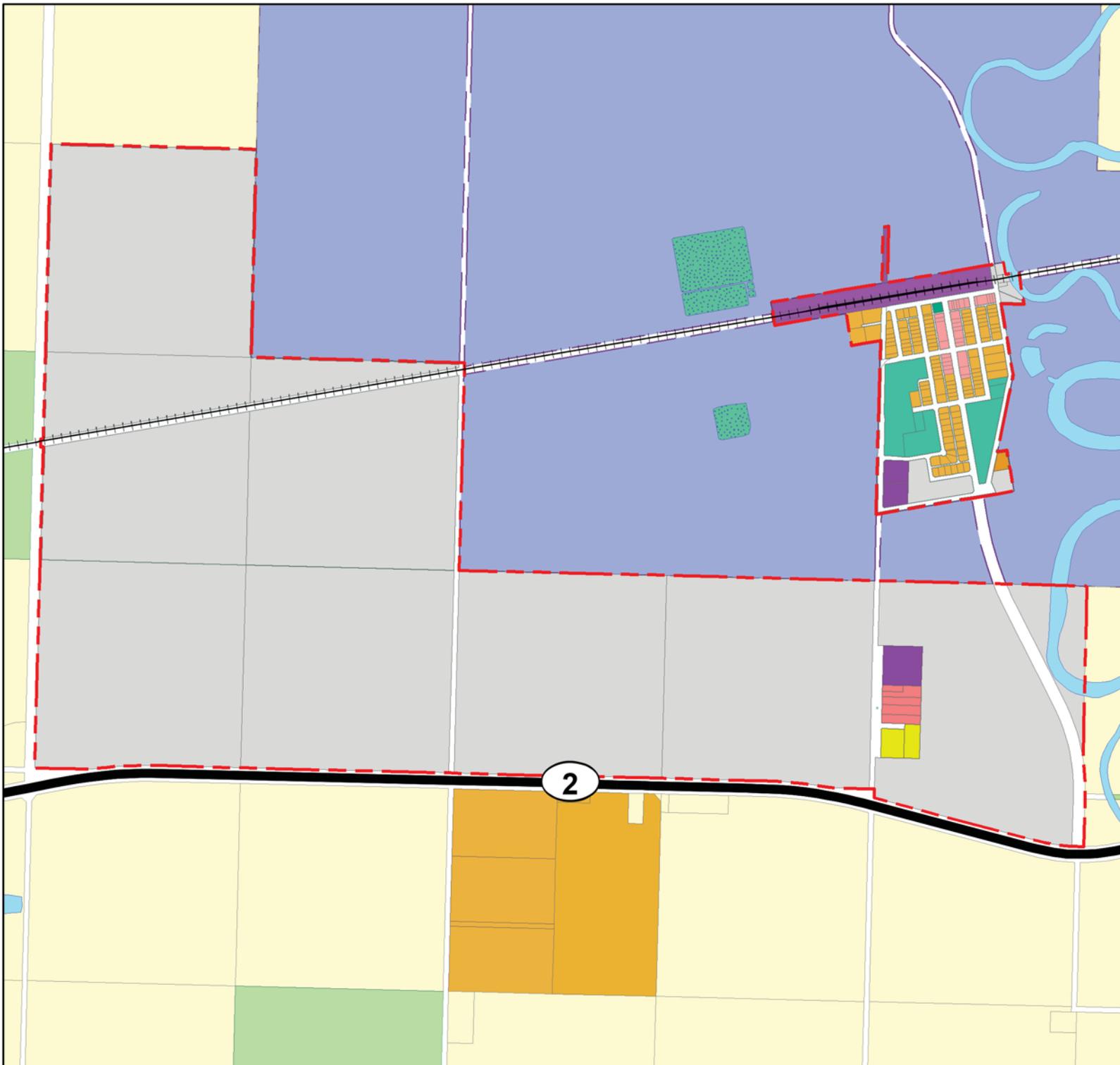


BIG LAKES COUNTY, AB MUNICIPAL DEVELOPMENT PLAN

KEY PLAN



Schedule C Future Land Use Map Hamlet of Kinuso



- Hamlet Boundary
- Highway
- Railway Tracks
- Waterbodies
- Lagoons
- First Nation Reservation
- Metis Settlement
- Crown

- Future Land Uses**
- Agricultural
 - Commercial
 - Industrial
 - Institutional
 - Parks and Recreation
 - Residential
 - Urban Reserve

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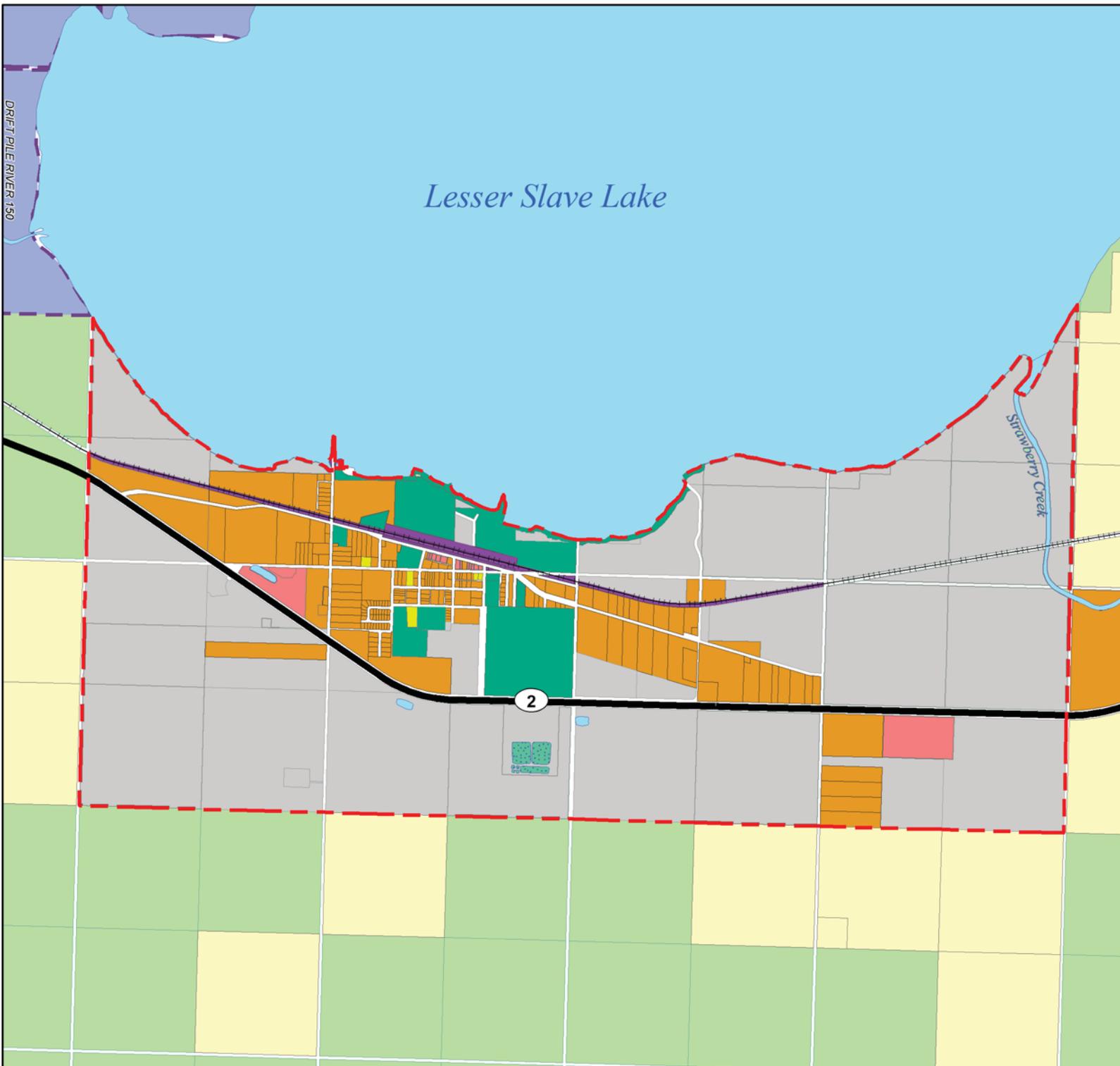


BIG LAKES COUNTY, AB MUNICIPAL DEVELOPMENT PLAN

KEY PLAN



Schedule D Future Land Use Map Hamlet of Faust



- Hamlet Boundary
- Highway
- Railway Tracks
- Waterbodies
- Lagoons
- First Nation Reservation
- Metis Settlement
- Crown
- Future Land Uses**
- Agricultural
- Commercial
- Industrial
- Institutional
- Parks and Recreation
- Residential
- Urban Reserve

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**BIG LAKES COUNTY, AB
MUNICIPAL DEVELOPMENT PLAN**

KEY PLAN



**Schedule E
Future Land Use Map
Hamlet of Jossard**

- Hamlet Boundary
 - Highway
 - Railway Tracks
 - Waterbodies
 - Lagoons
 - First Nation Reservation
 - Metis Settlement
 - Crown
- Future Land Uses**
- Agricultural
 - Commercial
 - Industrial
 - Institutional
 - Parks and Recreation
 - Residential
 - Urban Reserve

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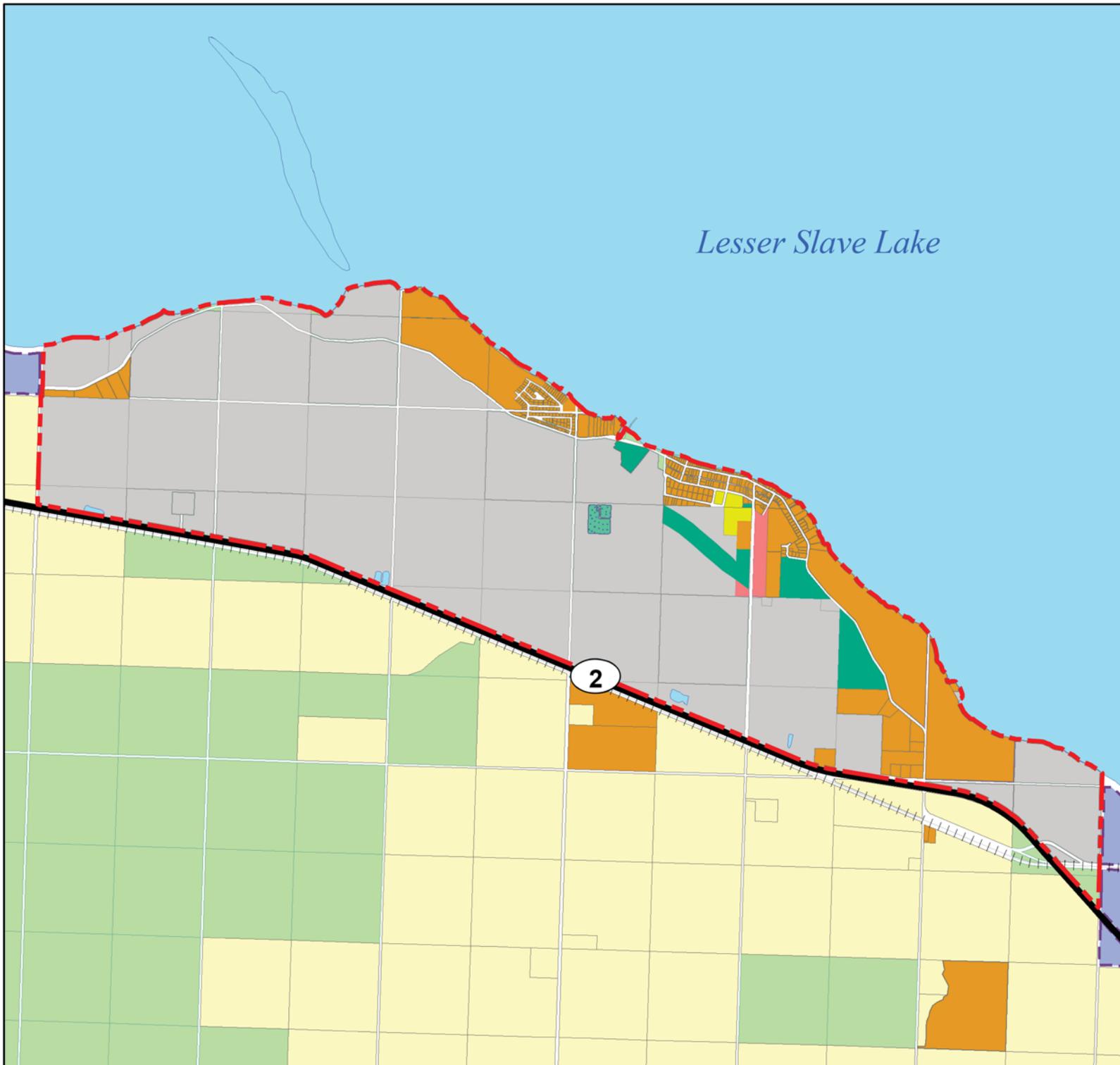
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Lesser Slave Lake

2



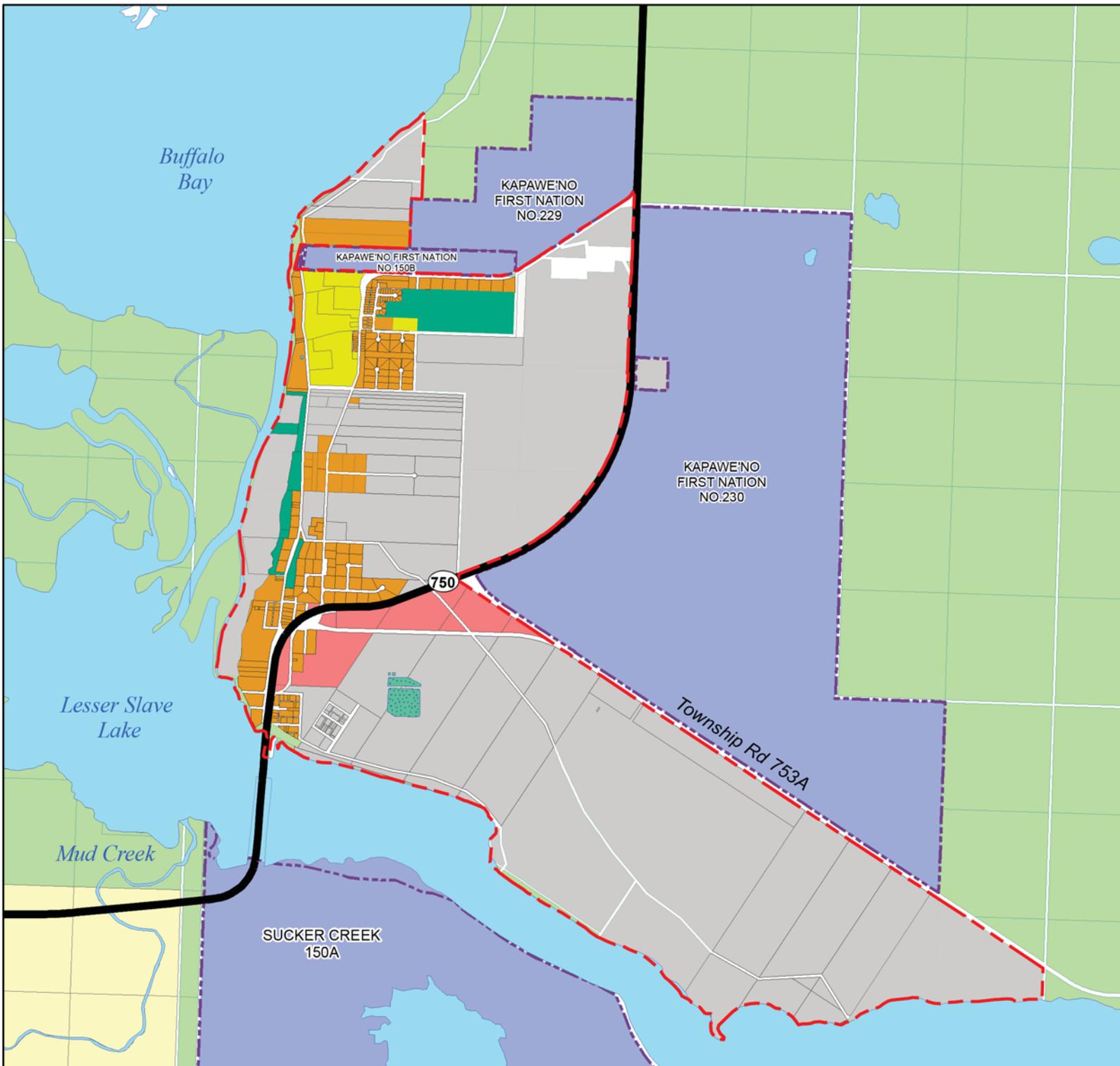


BIG LAKES COUNTY, AB MUNICIPAL DEVELOPMENT PLAN

KEY PLAN



Schedule F Future Land Use Map Hamlet of Grouard



- Hamlet Boundary
- Highway
- Railway Tracks
- Waterbodies
- Lagoons
- First Nation Reservation
- Metis Settlement
- Crown

- Future Land Uses**
- Agricultural
 - Commercial
 - Industrial
 - Institutional
 - Parks and Recreation
 - Residential
 - Urban Reserve

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SCALE

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BIG LAKES COUNTY, AB MUNICIPAL DEVELOPMENT PLAN

KEY PLAN



Schedule G Future Land Use Map Hamlet of Enilda

- Hamlet Boundary
- Highway
- Railway Tracks
- Waterbodies
- Lagoons
- First Nation Reservation
- Metis Settlement
- Crown

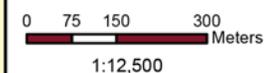
Future Land Uses

- Agricultural
- Commercial
- Industrial
- Institutional
- Parks and Recreation
- Residential
- Urban Reserve

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SCALE

NORTH



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