

BEAVER COUNTY

MUNICIPAL DEVELOPMENT PLAN

BYLAW NO. 98-800, as amended

November 2020

**BEAVER COUNTY
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BYLAW NO. 98-800, as amended**

**OFFICE CONSOLIDATION, November 05, 2020
with amendments up to and including 18-1062**

NOTE:

All persons making use of this consolidation are reminded that it has no legislative sanction, that the amendments have been consolidated for convenience of reference only, and that the original Plan and amendments thereto should be consulted for all purposes of interpreting and applying the Municipal Development Plan.

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GOAL

The goal of Beaver County is to conserve and enhance the County's agricultural and rural character while encouraging environmentally sound, sustainable economic development.

The County foresees agriculture and agricultural services as major economic forces in the community. The conservation of agricultural land and measures designed to assist the continuation of agricultural activities will remain a priority in most of the County.

Although the Council of Beaver County regards agricultural land as an important asset, they recognize the need to promote economic diversification so that all residents may enjoy optimum working and living standards. This economic diversification must be environmentally sound and compatible with the rural character of the County.

In the west end of the County, where the agricultural capability of land is limited and where country residential development predominates, the County will allow residential development that can be harmonized with the unique environmental sensitivities of the area.

The County will provide leadership and direction in the following areas:

- (1) Conservation of agricultural land and encouragement of diversity in the agricultural and the agricultural service sectors;
- (2) Preservation of wildlife habitats and environmentally sensitive areas; and
- (3) Provision of the infrastructure necessary to encourage sustainable, environmentally sound economic development.

OBJECTIVES AND POLICIES

1.0 AGRICULTURE

Statement of Intent

Agriculture and providing services to the agricultural community are regarded as important land use activities in Beaver County. Therefore, it is essential that this Plan's intent and policies be directed towards promoting the long term future of agriculture by protecting the land base and providing an environment that will benefit the agricultural community and economy. In order to achieve this, agriculture is viewed as a priority use when affected by competing land uses in most of the County.

Objectives

- (a) To ensure that agriculture remains an integral and viable component of the regional economy and rural social structure;
- (b) To protect agricultural land from unreasonable encroachment;
- (c) To minimize conflicts between agricultural and non-agricultural land users;
- (d) To encourage the rational diversification and intensification of agricultural activities; and
- (e) To minimize the negative impacts of agricultural activities by encouraging good stewardship of the land.

Policies

- 1.1 Beaver County is designated as an Agricultural Area, as noted on Map 1.
- 1.2 The Agricultural Area is to be, for the most part, conserved for agricultural and agriculture-related uses.
- 1.3 While the primary use of the Agricultural Area is for extensive and intensive agricultural uses and confined feeding operations involving the production of feed grains, cereal grains, forage crops, specialty crops, livestock and other animals on a commercial basis, other uses which, in the opinion of Council, do not unduly affect present or future agricultural pursuits may also be permitted on a discretionary basis provided that the development will not unduly affect the agricultural community.

- 1.4 In portions of the County where multi-lot country residential subdivisions predominate, agriculture and agriculture-related uses will be allowed, but a wider range of non-agricultural uses may occur and agriculture will not be the primary use and may be somewhat controlled. Specifically, on the south side of Highway #14 and west of Range Road 201, as outlined in Map 11 of this Plan, no confined feeding operations or manure storage facilities, which require an approval, registration or authorization under the Agricultural Operation Practices Act, will be allowed.
- 1.5 Subdivision of land which is currently involved in agricultural uses will be discouraged. Council wishes to maintain a minimum agricultural parcel size of approximately one half of a quarter section.
- 1.6
 - a) Notwithstanding Subsection 1.5 above, in order to preserve agricultural land and the potential for the agricultural use of land within the County, no more than two subdivisions for country residential uses, a farmstead, or a fragmentation shall be permitted.
 - b) Land subdivided for school sites, community halls, churches, and cemeteries is excluded from the maximum number of subdivisions permitted in a quarter section.
- 1.7 Where agricultural land is taken for roads, rail lines, pipelines or other transmission lines, the County shall endorse only those proposals which minimize the fragmentation of agricultural land.
- 1.8 The Natural Resources Conservation Board and approval officers appointed by that Board have jurisdiction over certain confined feeding operations and manure storage facilities in that they require an authorization, registration, or an approval under the Agricultural Operation Practices Act. The County's policy is that all such confined feeding operations and manure storage facilities must fully satisfy all the requirements and regulations adopted under that Act, specifically the minimum distance separation requirements and the land base requirements.
- 1.9 Having acknowledged the Natural Resources Conservation Board's jurisdiction over certain confined feeding operations and manure storage facilities, the County recognizes its responsibility and inherent right to effectively plan the location of confined feeding operations and manure storage facilities in keeping with other conflicting land uses within the County. In addition to the minimum distance separation (MDS) requirements provided through regulation adopted under the Agricultural Operation Practices Act, the County's policy is that confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorizations under that Act shall not be allowed within the following areas:
 - a) within the area described in Policy 1.4 of this Plan,
 - b) near the boundaries of a hamlet, village or town as outlined in Maps 3 to 8, inclusive, of this Plan, which areas shall be considered an urban fringe when calculating the regulations approved under the Agricultural Operation Practices

Act. For purposes of siting confined feeding operations near hamlets, villages or towns, the MDS shall be calculated from the boundary of the restricted areas as shown in Maps 3 to 8.

- c) near the County's recreation areas as outlined in Maps 9 and 10 of this Plan which areas shall be considered an urban fringe when calculating the regulations approved under the Agricultural Operation Practices Act. For purposes of siting confined feeding operations near the recreation areas, the MDS shall be calculated from the boundary of the restricted areas as shown in Maps 9 and 10.
 - d) near Beaverhill Lake, as outlined in Map 12 of this Plan, which area shall be considered an urban fringe when calculating the regulations approved under the Agricultural Operation Practices Act. For purposes of siting confined feeding operations near Beaverhill Lake, the MDS shall be calculated from the boundary of the restricted area as shown in Map 12.
- 1.10 Notwithstanding the restriction areas as outlined in Policy 1.9 above, a reduced setback may be granted to confined feeding operations and/or manure storage facilities within the restriction areas, provided the confined feeding operation and/or manure storage facility meet a separation distance equivalent to no less than a 99% annoyance-free frequency, as calculated by the Odor from Feedlots Setback Estimation Tool (OFFSET).
- 1.11 The County also recognizes its responsibility to effectively manage the road infrastructure in relation to the location of a confined feeding operation and/or manure storage facility and therefore maintains its right to require that as a condition of the granting of an approval, registration or authorization, the applicant enter into an agreement with the County to do any or all of the following:
- a) To construct or pay for the construction of a road required to give access to the development; and/or
 - b) To maintain or pay for the maintenance of any and all roads that service the development, to the most reasonable extent possible, taking into consideration all other traffic using the road(s).
- 1.12 In addition to other applicable criteria, the County shall consider the minimum distance separation formula in the review of non-farm proposals which are in close proximity to existing confined feeding operations.
- 1.13 Notwithstanding the establishment of CFO restriction areas as outlined in Policy 1.9 b), c), and d) above, confined feeding operations, and seasonal feeding and bedding sites, as defined by the Agricultural Operation Practices Act, that existed on January 1, 2002, may be allowed to expand, but shall be limited to a size not exceeding the maximum number of animals for operations requiring a registration under the Act. In the case of manure storage facilities that existed on January 1, 2002, expansion may also be allowed, but only to the extent required for an agricultural operation, the expansion of a confined feeding operation or seasonal feeding and bedding site, or to achieve longer-term storage requirements for an existing confined feeding operation, as the case may be. All

expansions under this Section shall meet all other requirements of this Plan, Land Use Bylaw No. 98-801, as amended, the Agricultural Operation Practices Act, and any other applicable legislation.

2.0 COUNTRY RESIDENTIAL DEVELOPMENT

Statement of Intent

Beaver County has experienced a substantial amount of country residential development, particularly in the west end of the County. This may impact existing and future land use, and the social, economic and environmental welfare of the County.

The Plan encourages country residential living as one of the “lifestyles” in the County, in an organized and controlled fashion. The intent of this Plan is to allow country residential development in such a manner as to limit the removal of higher capability agricultural land, emphasize the residential use and development of land, and not cause unacceptable adverse effects on the agricultural economy and community, or the natural environment.

In addition, the Plan recognizes the Beaver Hills Moraine for its significant and sensitive environmental features. While country residential development will be allowed in this area, environmental sensitivities will be a higher priority and development will take into consideration the conservation, protection, and restoration of natural areas.

Objectives

- (a) To establish the residential use of land as primary to other uses;
- (b) To provide lifestyle options and development opportunities for current and future residents;
- (c) To retain the character, amenities, and quality of life aspects of existing country residential subdivisions;
- (d) To ensure that country residential development conforms with environmental and public health guidelines and regulations, and considers environmental sensitivities;
- (e) To avoid conflicts between agricultural and non-agricultural land uses;
- (f) To restrict development in areas which are susceptible to flooding or groundwater contamination;
- (g) To encourage construction of housing in existing subdivided areas, before allowing extensive additional multi-lot country residential subdivisions; and
- (h) To minimize the costs of providing municipal and utility services to country residential lots.

General Policies

- 2.1 Where a subdivision for country residential purposes is proposed, the developer will be required to enter into a development agreement with the County wherein the developer

agrees to be responsible for all the costs associated with the subdivision, including infrastructure, servicing improvements, and offsite levies.

- 2.2 Documentation indicating that satisfactory arrangements have been made regarding the development's sewage disposal system shall be a condition of approval for country residential development.
- 2.3 Country residential subdivisions should be located in proximity to gas, electrical, and telephone lines which have existing spare capacity to sustain the additional usage. Subdivisions shall have direct access to graded and graveled, oiled, or paved roads.
- 2.4 Country residential subdivision or development shall be restricted:
 - (a) within an area likely to be subjected to high levels of noise from industry, transportation facilities, or other sources of noise;
 - (b) in close proximity to a resource extraction operation or within the minimum setback distance of an abandoned well that has been registered with the Energy Resources Conservation Board;
 - (c) in environmentally sensitive areas or on hazard lands (steep slopes or lands prone to flooding or subsidence);
 - (d) within the minimum distance separation between a single dwelling and a confined feeding operation as determined through the use of Schedule 1 of the Standards and Administration Regulation adopted pursuant to the Agricultural Operation Practices Act;
 - (e) in predominantly agricultural areas.
- 2.5 Country residential development shall comply with policies regarding the preservation of environmentally sensitive areas and critical wildlife habitat, resource extraction, recreation, and historical and archaeological features.
- 2.6 The subdivision of land for country residential use shall not be permitted in areas which do not have an existing school bus service or areas where a school bus service cannot be easily extended as determined by the local School authorities.

Multi-Lot Country Residential Subdivisions

Location of Multi-Lot Subdivisions

- 2.7 (a) Multi-lot country residential development shall only be allowed in the area identified on Map 1A.
- (b) The area within 2.4 km (1.5 miles) of the Ministik Lake Game Bird Sanctuary will be designated as the Ministik Buffer Area, as outlined on Map 1A.

- (c) The area within the Country Residential area and outside the Ministik Buffer Area will be designated as the Moraine Residential Area, as outlined on Map 1A.
 - (d) Country residential parcels located in the Country Residential area may be further subdivided if the subdivision application meets the requirements of the Land Use Bylaw. A Conceptual Scheme and bio-physical assessment may be required at the discretion of the County.
- 2.8 Notwithstanding Section 2.7, multi-lot country residential development may be encouraged in proximity to urban centres, as identified in the applicable Intermunicipal Development Plans.
- 2.9 Where multi-lot country residential subdivisions predominate, specifically, on the south side of Highway #14 and west of Range Road 201, as outlined in Map 11 of this Plan, no confined feeding operations or manure storage facilities, which require an approval, registration or authorization under the Agricultural Operation Practices Act, will be allowed.
- 2.10 Notwithstanding the restriction areas as outlined in Policy 2.9 above, a reduced setback may be granted to confined feeding operations and/or manure storage facilities within the restriction areas, provided the confined feeding operation and/or manure storage facility meet a separation distance equivalent to no less than a 99% annoyance-free frequency, as calculated by the Odor from Feedlots Setback Estimation Tool (OFFSET).

Definition of Multi-Lot

- 2.11 (a) A multi-lot country residential subdivision shall be considered to be any subdivision which will result in the creation of four or more titled parcels on a quarter section, including the balance of the quarter section. Fragmentation by road, railroad, or watercourse will be included in the total parcel count within a quarter section.
- (b) The fourth parcel to be subdivided out of a quarter section in the Ministik Buffer Area will require that all four parcels in the quarter section be redistricted to Country Residential.
- (c) Land subdivided for school sites, community halls, churches, and cemeteries is excluded from the maximum number of subdivisions permitted for purposes of defining a multi-lot subdivision.

Amendment Process

- 2.12 Multi-lot country residential subdivisions shall be controlled by County Council through the process of a Land Use Bylaw amendment. At the time of application for an amendment, a professionally prepared Conceptual Scheme shall be submitted and shall include, but not be limited to, the following information:
- (a) proposed subdivision design, which will:

- i) minimize the fragmentation of higher capability agricultural land;
 - ii) be directed to land that is determined to be of lesser environmental significance;
 - iii) ensure wildlife corridors and habitat linkages will remain intact via the use of green infrastructure;
 - iv) conserve the existing natural landscape;
 - v) consider internal road access;
 - vi) consider additional road access for fire evacuation purposes;
 - vii) identify the location of the development envelope on each lot, which will contain at least 0.4 hectare (1.0 acre) of contiguous developable land for a building site;
 - viii) demonstrate lot sizes which are appropriate for the character of the existing country residential area.
- (b) a professionally prepared bio-physical assessment of the biological and physical elements of the ecosystem, if the site contains natural features such as sloughs or extensive tree cover. The bio-physical assessment will include, but not be limited to:
- i) site description;
 - ii) historical aerial photos dating to at least 1950;
 - iii) topographical assessment (including surface drainage and stormwater management);
 - iv) geological assessment;
 - v) soils classification and arability assessment;
 - vi) results and interpretation of hydrological testing;
 - vii) wetlands classification;
 - viii) vegetation assessment;
 - ix) wildlife identification, including species-at-risk;
 - x) identification of other environmental features;
 - xi) conservation recommendations via environmental reserve or reserve easements, municipal reserve, conservation reserve or easement, etc.
- (c) proposed and adjacent land uses within 1.6 km (1 mile) of the site;
- (d) utility servicing;
- (e) traffic impacts;
- (f) documentation from the ERCB identifying the presence or absence of abandoned wells and confirmation that all lots can comply with the setback requirement of ERCB Directive 79 and amendments thereto; and
- (g) development controls (if applicable).
- 2.13 (a) Prior to first reading of the Land Use Bylaw amendment, the Conceptual Scheme shall be presented to the public at a public meeting. The public meeting must be advertised in a local newspaper for a minimum of two (2) consecutive weeks prior to the meeting, and adjacent landowners notified by regular mail. The summary

of the consultation and views expressed at the public meeting shall be submitted to Council with formal presentation of the Conceptual Scheme.

- (b) A Conceptual Scheme may be adopted by a resolution of Council or by bylaw as per the provisions of the Municipal Government Act and amendments thereto.

Subdivision Design

- 2.14 The lands proposed for subdivision should possess features such as trees, ravines, hilly terrain or other topographical features which would provide an attractive residential environment. Where a site is fully or partially treed, all possible means will be undertaken to retain the maximum amount of tree cover, subject to the application of Fire Smart principles.
- 2.15 The carrying capacity of the land proposed for subdivision and development must consider site conditions, environmental impacts, suitability and availability of municipal services and infrastructure, and other applicable factors.
- 2.16 Development adjacent to a municipal water and/or sewer system will be constructed with the necessary infrastructure to connect to the municipal utility system.
- 2.17 Country residential lots may be clustered or grouped to reduce potential land use conflicts, minimize service costs, and preserve environmentally sensitive areas, however each lot must contain a development envelope appropriate for the proposed utility servicing.
- 2.18 The parcel sizes of any new development adjacent to an existing country residential development shall be compatible with that of the surrounding area, shall take into consideration environmental sensitivities, or be of appropriate size to achieve a transition between lower and higher density development. Buffers may separate transitional land uses.
- 2.19
 - (a) Access to individual lots shall be provided by internal roads developed to standards acceptable to the County. Direct access onto highways, secondary roads, or County roads will not normally be allowed unless such access can be constructed at a location satisfactory to the County, taking into consideration safety to the traveling public.
 - (b) Internal road standards will be of a quality equal to, or higher than, the road to which it is linked. For example, where internal roads link to a paved or oiled road, the internal roads will be constructed and paved or oiled to County standards. Where internal roads link to a gravel road, internal roads will be constructed and may be graveled, oiled, or paved to County standards.
- 2.20 The County will support alternative building methods which meet the Alberta Building Code to encourage the development of more sustainable housing projects including, but not limited to, methods that reduce energy use and increase water efficiency through such

elements as xeriscaping, innovative individual wastewater technologies, water use reduction, and solar or geothermal heating.

- 2.21 Multi-lot subdivision proposals will be required to implement wildfire mitigation measures as contained in the Partners in Protection Program, FireSmart: Protecting Your Community from Wildfire.

Mitigation measures include the following:

- (a) buildings should be located, designed, and constructed in a manner to minimize the possibility of ignition from a wildfire and to minimize the spread of a structural fire to the surrounding wildland;
- (b) new development should utilize fire retardant roofing and exterior wall materials such as, but not limited to, tile, metal or asphalt shingles (for roofs) and stucco, stone veneer, cement fiber, wood clapboard, brick, engineered wood, aluminum and seamless steel (for exterior walls).
- (c) Wooden shakes and shingles should not be used as roofing material and vinyl siding should not be used on any new structure.

Minimum Lot Sizes

- 2.22 The minimum parcel size in a multi-lot subdivision in the Moraine Residential Area shall be 1.21 hectares (3.0 acres) with a minimum 0.4 hectare (1.0 acre) contiguous developable building site.
- 2.23 The minimum parcel size in a multi-lot subdivision in the Ministik Buffer Area shall be 16.2 hectares (40 acres). Except in extraordinary circumstances, each parcel will be generally equal in length and width.

Density of Development

- 2.24 The density of development shall be directly related to the development capability of the land resources, such as potable water supply, topography, vegetation, soil, drainage, and capacity for sewage disposal. In this regard, notwithstanding Section 2.25, the maximum number of lots may be less than eight lots per quarter section if limited by the carrying capacity of the land, or to conserve environmentally sensitive areas.
- 2.25 Subject to Section 2.24,
- (a) In the Ministik Buffer Area, subdivision will be limited to a maximum of four (4) lots per quarter section;
 - (b) In the Moraine Residential Area, subdivision will be limited to a maximum of eight (8) lots per quarter section.

- 2.26 If a quarter section has already been subdivided into less than the maximum number of lots allowed for the Area, the maximum number of lots that will be considered in a subsequent subdivision application shall be prorated in relation to the number of parcels in the quarter section at the time of the subdivision application.

For example, if a quarter section in the Moraine Residential Area has already been subdivided into two (2) eighty-acre parcels, each eighty-acre parcel will be limited to a maximum of three (3) lots plus the remnant.

If a quarter section in the Moraine Residential Area has already been subdivided into four (4) forty-acre parcels, each forty-acre parcel will be limited to a maximum of one (1) lot plus the remnant.

- 2.27 Land subdivided for school sites, community halls, churches, and cemeteries is excluded from the maximum number of subdivisions permitted for purposes of determining density of development.

Single Lot Separations for Country Residential Use

- 2.28 Single lot separations for country residential uses may be allowed in the Agricultural Area.
- 2.29 (a) A maximum of two single lot separations for a country residential use and/or for a farmstead may be permitted per quarter section. Fragmentation by road, railroad, or watercourse shall be included in the total parcel count within a quarter section.
- (b) Land subdivided for school sites, community halls, churches, and cemeteries shall be excluded from the total parcel count within a quarter section.
- 2.30 Notwithstanding Subsections 2.28 and 2.29 above, in order to preserve agricultural land and the potential and options for the agricultural use of all privately-held land within the County, where a quarter section has already been subdivided into three or more titled parcels (excluding school sites, community halls, churches, and cemeteries), no further country residential or farmstead subdivisions shall be permitted within that quarter section.
- 2.31 Where the subdivision is to separate a farmstead or undeveloped country residential site, the lot shall be 1.2 – 4.0 hectares (3 – 10 acres) in size, but may be larger if it can be demonstrated by the applicant that the additional area is required for agricultural use to include shelter belts, farm buildings and facilities ancillary to the farmstead, or to include natural features suitable for a single lot country residential area.

3.0 RESOURCE EXTRACTION

Statement of Intent

Sand and gravel, coal, oil and gas are important non-renewable resources in Beaver County. In order to benefit the County's and the region's economy, these resources must be protected and extracted efficiently, but not at the risk of irreparably damaging the local agricultural community or the natural environment. Therefore, it is the intent of this Plan to encourage the utilization of extractive resources in areas of least detrimental impact and to reclaim the land for other productive uses.

Objectives

- (a) To encourage appropriate resource extraction industries;
- (b) To minimize conflicts between resource extraction industry and existing or future land uses;
- (c) To minimize municipal servicing costs due to resource development;
- (d) To ensure that commercial quantities of gravel are fully utilized in a manner that best suits the characteristics of each deposit and surrounding area; and
- (e) To ensure that land disturbed by resource extraction is reclaimed to an equal level or higher than the land's original agricultural capability.

Policies

- 3.1 The developer of a resource extraction industry or activity shall be required, at the time of the application for development permit, to demonstrate to the satisfaction of the County, that all necessary provincial permits and approvals pertinent to the development have been obtained.
- 3.2 A development permit for a resource extraction operation should only be issued when a development and reclamation plan has been prepared to the satisfaction of the County, which adequately addresses such items as:
 - (a) the sequence and extent of development;
 - (b) the proposed use of land after the development has been concluded;
 - (c) whether the area contains higher capability agricultural land;
 - (d) any anticipated interference with surface or subsurface water;
 - (e) any anticipated impact on fish and wildlife habitat;
 - (f) the measures to be taken to mitigate any negative impacts identified in (d) and (e);

- (g) whether the area contains potential historic resources; and
 - (h) the measures to be taken to reclaim the subject site, together with the costs of such reclamation, and the means whereby such reclamation is to be ensured.
- 3.3 All resource extraction industries, unless exempted by Provincial legislation, may be required to enter into a development agreement with the County.
- 3.4 Resource extraction industries or activities shall be, where possible, located on lower capability agricultural lands.
- 3.5 Development permits for sand, gravel, clay or marl extraction shall not be issued until the necessary approvals are obtained in accordance with Provincial legislation.
- 3.6 Development permits for gravel extraction should be issued on the basis of whether the proposed use will fully and efficiently utilize the capability of the deposit. Deposits suitable for construction aggregates should be reserved for that use.
- 3.7 Land which is underlain by a commercial deposit of gravel should not be used for purposes which would prevent subsequent extraction until the deposit has been removed and the land has been reclaimed.
- 3.8 The developer of a gas or oil well site shall be required to obtain approval from the County regarding the construction, upgrading and maintenance of access roads.

4.0 INDUSTRIAL DEVELOPMENT

Statement of Intent

Beaver County has a substantial economic base in the agricultural, sand and gravel, and petroleum industrial sectors as well as potential for future coal extraction industries. The continuation and expansion of this base is limited due to a finite land base and the non-renewable nature of the mining and petroleum resource sector. In order to ensure a strong long-term economic base for the County, this Plan supports the intention to diversify the economy to complement the agriculture and natural resources bases. It is the intent of this Plan to encourage development of manufacturing and servicing. This Plan recognizes the need for site-specific industrial developments, while encouraging the clustering together of compatible industrial uses in rural industrial parks.

Objectives

- (a) To encourage appropriate industrial development in environmentally suitable locations;
- (b) To minimize conflicts between industry and existing or future land uses;
- (c) To minimize any local government costs resulting from industrial development; and
- (d) To minimize municipal servicing costs, including transportation.

Policies

- 4.1 Industries may be allowed in the Agricultural Area.
- 4.2 The County will encourage the establishment of an industrial park in the County.
- 4.3 Industries shall be encouraged to locate on lower capability agricultural land wherever possible.
- 4.4 Industries shall be encouraged to avoid locating in areas of critical wildlife habitat wherever possible.
- 4.5 Industries that require urban services shall not be permitted except where a joint development/servicing agreement between the County and an adjacent urban municipality has been finalized.
- 4.6 All industries shall obtain the approvals and permits required by provincial legislation and a development permit from the County.
- 4.7 Industrial subdivision and development which, in the opinion of Council, could have a significant impact on the community and environment, shall be controlled by the County Council through the process of Land Use Bylaw amendment to a specific district in the Land Use Bylaw.

- 4.8 Industrial uses may be permitted in the hamlets of Kinsella and Bruce only if they require limited services.

Site Considerations

- 4.9 Industrial development shall be encouraged to locate on land that is physically suited for industrial use, considering factors such as soil, drainage, slopes and the availability of necessary services.
- 4.10 Industrial land shall not be located in areas where the use is likely to subject residences, hospitals, schools, or other noise sensitive uses to high levels of noise.
- 4.11 Appropriate buffers shall be located between industries and other existing and future land uses in order to provide adequate visual or acoustic screening. The expansion potential of the industry should be considered in determining the required buffer.

Economic Considerations

- 4.12 The proponent of any new industrial development or expansion of such development shall identify any costs associated with providing new services and upgrading existing services made necessary by the proposed development. The apportionment of costs shall be negotiated by the County and be settled within a development agreement, which shall be a condition of subdivision or development approval.

5.0 COMMERCIAL DEVELOPMENT

Statement of Intent

The intent of this Plan is to accommodate commercial facilities, primarily adjacent to the highway and secondary road systems and within established hamlets, in order to meet the needs of the agricultural community, of local residents, and of the highway traveling public. No commercial development shall unduly affect the standard of safety or convenience, or the functional integrity of any highway or road. This Plan also recognizes that specific commercial uses may require unique site locations in order to serve the rural community.

Objectives

- (a) To encourage appropriate commercial development in environmentally suitable locations;
- (b) To minimize conflicts between commercial development and existing or future land uses;
- (c) To minimize any local government costs resulting from commercial development; and
- (d) To minimize municipal servicing costs, including transportation.

Policies

- 5.1 Highway Commercial uses and General Commercial uses may be allowed in the Agricultural Area.
- 5.2 Commercial subdivision and development which, in the opinion of Council, could have a significant impact on the community and environment, shall be controlled by the County Council through the process of Land Use Bylaw amendment to a Rural Commercial District in the Land Use Bylaw.
- 5.3 Commercial uses may be permitted in the hamlets of Kinsella and Bruce only if they require limited services.
- 5.4 Highway commercial uses shall refer to those uses, primarily established near primary highways or secondary roads, which provide service requirements for the highway traveling public. Such uses would include service stations, bulk fuel and oil sales, restaurants, motels and campsites.
- 5.5 General commercial uses shall refer to those uses which primarily serve the agricultural and hamlet population. Such uses would include retail and wholesale sales and services, restaurants, offices, financial and entertainment establishments.
- 5.6 General commercial uses should be encouraged to develop in hamlets and existing areas of general commercial use, unless it can be demonstrated that there is justifiable reason and need for such use in another location.

- 5.7 Commercial uses shall be encouraged to locate on lower capability agricultural land wherever possible.
- 5.8 Commercial uses shall be encouraged to avoid locating in environmentally sensitive areas and/or where critical wildlife habitat exists.
- 5.9 In consideration of a proposal for a Rural Commercial District, an assessment of the proposed development may be required which:
- (a) precisely defines the boundaries of the proposal;
 - (b) designates suitable building sites;
 - (c) ensures the functional integrity of the adjacent roads is maintained through the use of service roads and limited access points;
 - (d) defines standards of development, which may include architectural, landscaping and sign controls;
 - (e) identifies methods and facilities for servicing; and
 - (f) includes groundwater and soil permeability tests.

6.0 URBAN EXPANSION

Statement of Intent

There are a number of incorporated urban centres surrounded by Beaver County which provide a range of commercial, industrial, residential and institutional services to the wider community. This Plan recognizes the right of a municipality to determine its own growth; however, this Plan also recognizes that urban uses may have negative effects on adjacent rural uses such as agriculture, and vice versa. It is therefore the intent of this Plan to support the continued orderly growth of the incorporated urban centres based on their Municipal Development Plans and cooperation with the County through approved Intermunicipal Development Plans.

This Plan also recognizes two unincorporated centres - the hamlets of Bruce and Kinsella - as Hamlets. These are primarily residential communities which provide important social and commercial functions to the agricultural community. It is the intent of this Plan to promote the orderly growth and development of these Hamlets.

Finally, there are locations within the County which, at one time, were hamlets, such as Poe, Dodds, and Haight. It is not the intent of this Plan to give these former communities any status or to allow for further development in these locations in any way, other than in accordance with the policies applicable to the Agricultural Area.

Objectives

- (a) To ensure incorporated urban centres and hamlet areas expand in an orderly manner;
- (b) To ensure that lands needed for future urban centre or hamlet expansion are not used prematurely or indiscriminately in such a manner that would either preclude or significantly increase costs for the conversion to urban uses; and
- (c) To ensure that hamlets have enough land within their respective boundaries to undertake comprehensive land use planning and development of servicing schemes.

Policies

- 6.1 The municipalities of Tofield, Viking, Holden and Ryley should be encouraged to expand in areas which would minimize the removal of:
 - (a) higher capability agricultural land;
 - (b) regionally significant natural resources; and
 - (c) environmentally sensitive areas.

Notwithstanding 6.1(a) above, the availability of adequate utility servicing shall be given preference over conservation of agricultural land.

- 6.2 The County may support future urban centre expansion and annexation where:
- (a) the lands are immediately adjacent to existing municipal boundaries;
 - (b) the land is suited for or can be economically adapted to urban uses and servicing;
and
 - (c) the staging of development is in conformity with the urban municipality's Municipal Development Plan;
 - (d) the lands are identified for expansion and annexation in an approved Intermunicipal Development Plan.
- 6.3 The County will work with urban municipalities in the detailed planning of lands surrounding the urban centre, if the urban municipality so wishes. The results of this dialogue may be in the form of an Intermunicipal Development Plan, an Area Structure Plan, an informal Outline Plan, or a simple agreement respecting either land uses and/or the provision of municipal piped water supply and sewage disposal services and/or development consultation with the urban municipality.
- 6.4 Residential development, together with community services and limited general commercial and industrial development compatible with the hamlet environment, shall be encouraged in the hamlets, contingent upon site-specific suitability of any development.
- 6.5 Area Structure Plans or informal Outline Plans should be used to establish development patterns for hamlets which will maintain their distinctive attributes and provide residential opportunities different from those provided in the urban municipalities.
- 6.6 Hamlet expansion should be discouraged from occurring on higher capability agricultural land.
- 6.7 Hamlet expansion which may jeopardize groundwater supplies or quality should not be permitted.
- 6.8 Development in hamlets which do not have communal water supply and sewage disposal systems should be planned and designed so that the lots are of a size, and the subsequent development is of a configuration, which would permit resubdivision to a higher density should communal water supply and sewage disposal systems eventually be available.
- 6.9 In addition to the minimum distance separation (MDS) requirements provided through regulation adopted under the Agricultural Operation Practices Act, the County's policy is that confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorizations under that Act shall not be allowed near the boundaries of a hamlet, village or town as outlined in Maps 3 to 8, inclusive, of this Plan, which areas shall be considered an urban fringe when calculating the regulations approved under the Agricultural Operation Practices Act. For purposes of siting confined feeding operations near hamlets, villages or towns, the MDS shall be calculated from the boundary of the restricted areas as shown in Maps 3 to 8.

- 6.10 Notwithstanding the restriction areas as outlined in Policy 6.9 above, a reduced setback may be granted to confined feeding operations and/or manure storage facilities within the restriction areas, provided the confined feeding operation and/or manure storage facility meet a separation distance equivalent to no less than a 99% annoyance-free frequency, as calculated by the Odor from Feedlots Setback Estimation Tool (OFFSET).
- 6.11 Notwithstanding the establishment of CFO restriction areas as outlined in Policy 6.9 above, confined feeding operations, and seasonal feeding and bedding sites, as defined by the Agricultural Operation Practices Act, that existed on January 1, 2002, may be allowed to expand, but shall be limited to a size not exceeding the maximum number of animals for operations requiring a registration under the Act. In the case of manure storage facilities that existed on January 1, 2002, expansion may also be allowed, but only to the extent required for an agricultural operation, the expansion of a confined feeding operation or seasonal feeding and bedding site, or to achieve longer-term storage requirements for an existing confined feeding operation, as the case may be. All expansions under this Section shall meet all other requirements of this Plan, Land Use Bylaw No. 98-801, as amended, the Agricultural Operation Practices Act, and any other applicable legislation.

7.0 WILDLIFE

Statement of Intent

Beaver County is fortunate to possess wildlife resources that are not only significant at a local scale but also at an international scale. The most prominent wildlife habitat areas have already been recognized, such as the Ministik Bird Sanctuary, the Cooking Lake-Blackfoot Grazing, Wildlife and Provincial Recreation Area, and Beaverhill Lake. In these areas, wildlife and their habitat are protected through provincial legislation and special land use controls which are outside of the County's jurisdiction. It is the intent of this Plan to protect, manage and reclaim, where necessary, areas that are considered important wildlife areas.

The Beaver Hills Moraine, while not officially protected by Federal or Provincial legislation, is an important natural area in the west end of the County where country residential development predominates. Due to the Moraine's significance for wildlife habitat, this Plan will encourage the preservation of the area's unique environmental features when considering residential development proposals.

Objectives

- (a) To conserve and protect land containing important wildlife habitat areas;
- (b) To ensure the continuation of wildlife as a contributor to the character as well as the recreation-tourism potential of the County;
- (c) To develop and protect the natural beauty and attraction of water bodies and water courses in such a manner that the resource is conserved; and
- (d) To prevent, where possible, conflicts between wildlife and other land uses.

Policies

- 7.1 This Plan supports and encourages the cooperative actions of the various levels of government, private enterprise, landowners and other agencies endeavoring to accomplish wise wildlife management.
- 7.2 This Plan recognizes the following special status wildlife areas and programs:
 - (a) the Beaverhill Lake Land Use Plan;
 - (b) the Cooking Lake-Blackfoot Grazing, Wildlife and Provincial Recreation Area;
 - (c) the Ministik Bird Sanctuary;
 - (d) NE 10-46-11-W4; and
 - (e) the Beaver Hills Moraine.

The special status wildlife areas 7.2(a) to 7.2(d) are designated on Map 2. The special status wildlife area 7.2(e) is designated on Map 1A.

- 7.3 Developments proposed for areas which are believed to contain important wildlife habitat should be referred for recommendations from appropriate Provincial agencies regarding the impact the development may have on the habitat, and consideration shall be made to any recommendations received.
- 7.4 In addition to the minimum distance separation (MDS) requirements provided through regulation adopted under the Agricultural Operation Practices Act, the County's policy is that confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorizations under that Act shall not be allowed within the following areas:
- a) on the south side of Highway #14 and west of Range Road 201, as outlined in Map 11 of this Plan.
 - b) near Beaverhill Lake, as outlined in Map 12 of this Plan, which area shall be considered an urban fringe when calculating the regulations approved under the Agricultural Operation Practices Act. For purposes of siting confined feeding operations near Beaverhill Lake, the MDS shall be calculated from the boundary of the restricted area as shown in Map 12.
- 7.5 Notwithstanding the restriction areas as outlined in Policy 7.4 above, a reduced setback may be granted to confined feeding operations and/or manure storage facilities within the restriction areas, provided the confined feeding operation and/or manure storage facility meet a separation distance equivalent to no less than a 99% annoyance-free frequency, as calculated by the Odor from Feedlots Setback Estimation Tool (OFFSET).
- 7.6 Notwithstanding the establishment of CFO restriction areas as outlined in Policy 7.4 b) above, confined feeding operations, and seasonal feeding and bedding sites, as defined by the Agricultural Operation Practices Act, that existed on January 1, 2002, may be allowed to expand, but shall be limited to a size not exceeding the maximum number of animals for operations requiring a registration under the Act. In the case of manure storage facilities that existed on January 1, 2002, expansion may also be allowed, but only to the extent required for an agricultural operation, the expansion of a confined feeding operation or seasonal feeding and bedding site, or to achieve longer-term storage requirements for an existing confined feeding operation, as the case may be. All expansions under this Section shall meet all other requirements of this Plan, Land Use Bylaw No. 98-801, as amended, the Agricultural Operation Practices Act, and any other applicable legislation.

8.0 RECREATION AND GREEN SPACES

Statement of Intent

As the demand for recreational land for both public and private use continues to increase, so does the need for planned recreational facilities and areas. The intent of this Plan is to recognize and encourage local recreational uses based on the capabilities of an area to sustain intensive or extensive development. Recreation development shall be located in areas where it does not unduly affect the agricultural economy and community, or components of the natural environment.

Objectives

- (a) To ensure that the recreational potential of high quality resources is not jeopardized through premature and incomplete development for future generations; and
- (b) To conserve land with a high capability for supporting outdoor recreational activities.

Policies

- 8.1 The County shall generally take the full amount (10%) of Municipal Reserves owing as a result of subdivision, in accordance with Provincial legislation.
- 8.2 Where it is deemed that Municipal Reserve land is not necessary for the residents of the area, money-in-lieu shall be taken and utilized to acquire and develop tracts of desirable recreation areas in the County.
- 8.3 Notwithstanding Sections 8.1 and 8.2,
 - (a) in the Agricultural Area (within the Country Residential Area), subdivision proposals that would result in the creation of three (3) or more titles in a quarter section shall be evaluated for consideration of reserve land or other land dedications, or cash-in-lieu payments.
 - i.) Land subdivided for school sites, community halls, churches, and cemeteries is excluded from the maximum number of subdivisions that will be evaluated for consideration of land dedications or cash-in-lieu payments.
 - (b) in the Agricultural Area (outside the Country Residential Area), only multi-lot country residential subdivisions, by definition of this Bylaw, shall be evaluated for consideration of reserve land or other land dedications, or cash-in-lieu payments, in accordance with Provincial legislation.
- 8.4 Reserves shall be allocated between the County and School authorities operating within the County in accordance with the mutual needs of the County and the School authorities and any agreements that may be entered into between the two.

- 8.5 Prior to disposing of any Municipal Reserve, Council shall review the applicability and effect of such disposition on surrounding land uses and the area's recreational potential.
- 8.6 An open space buffer of sufficient size and composition to act as a noise and visual barrier shall be required between intensive recreation use areas and other land uses.
- 8.7 Subdivision and development for recreational purposes shall be in accordance with the following design principles:
- (a) The density of development shall be directly related to the development capability of the land resource;
 - (b) The design shall relate to the site's topography, vegetation, soil, and drainage characteristics;
 - (c) The design shall protect wildlife habitat; and
 - (d) The design shall protect, maintain and re-establish, where necessary, tree cover, and maximize the quality of the natural features.
- 8.8 In addition to the minimum distance separation (MDS) requirements provided through regulation adopted under the Agricultural Operation Practices Act, the County's policy is that confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorizations under that Act shall not be allowed near the County's recreation areas as outlined in Maps 9 and 10 of this Plan, which areas shall be considered an urban fringe when calculating the regulations approved under the Agricultural Operation Practices Act. For purposes of siting confined feeding operations near the recreation areas, the MDS shall be calculated from the boundary of the restricted areas as shown in Maps 9 and 10.
- 8.9 Notwithstanding the restriction areas as outlined in Policy 8.8 above, a reduced setback may be granted to confined feeding operations and/or manure storage facilities within the restriction areas, provided the confined feeding operation and/or manure storage facility meet a separation distance equivalent to no less than a 99% annoyance-free frequency, as calculated by the Odor from Feedlots Setback Estimation Tool (OFFSET).
- 8.10 Notwithstanding the establishment of CFO restriction areas as outlined in Policy 8.8 above, confined feeding operations, and seasonal feeding and bedding sites, as defined by the Agricultural Operation Practices Act, that existed on January 1, 2002, may be allowed to expand, but shall be limited to a size not exceeding the maximum number of animals for operations requiring a registration under the Act. In the case of manure storage facilities that existed on January 1, 2002, expansion may also be allowed, but only to the extent required for an agricultural operation, the expansion of a confined feeding operation or seasonal feeding and bedding site, or to achieve longer-term storage requirements for an existing confined feeding operation, as the case may be. All expansions under this Section shall meet all other requirements of this Plan, Land Use Bylaw No. 98-801, as amended, the Agricultural Operation Practices Act, and any other applicable legislation.

9.0 HISTORICAL RESOURCES

Statement of Intent

As far back as possibly 8000 B.C. a number of cultures and phases of human settlement have been associated with the Beaver County area. Therefore, a significant number of historic sites and artifacts could remain. It is important that these non-renewable resources be recovered, protected or recorded to provide educational and interpretive opportunities for present and future residents.

Objectives

- (a) To avoid unnecessary disturbances of all historic resources and to preserve the most important resources wherever technically possible.

Policies

- 9.1 At the discretion of the Subdivision Authority and the Development Authority of the County, new development or expansions of existing development greater than 4.0 hectares (10 acres) in areas within 3.6 km (2 miles) of the Ribstones Heritage Monument near Viking may be referred to appropriate Provincial agencies to determine if an historical resources impact assessment should be undertaken pursuant to Provincial legislation.
- 9.2 The developer shall be responsible for conducting studies and providing mitigative measures in areas where the proposal would either destroy or alter an historic resource.

10.0 ENVIRONMENTALLY SENSITIVE AREAS

Statement of Intent

Beaver County has a rich natural environment comprised of the Beaver Hills Moraine, as identified on Map 1A (also known as the Cooking Lake Moraine), lakes, and wetlands. Often regarded as “useless” in the strict economic sense, these areas are becoming increasingly critical as groundwater storage areas, wind breaks preventing erosion, storage areas for surface waters, reservoir areas in times of flood, and habitats for wildlife.

Therefore, it is the intent of this Plan to ensure environmentally sensitive areas are not jeopardized by land use and development.

Objectives

- (a) To conserve lands and sites containing important wildlife habitat and unique flora;
- (b) To minimize conflicts between non-compatible land uses and environmentally sensitive areas, including the Beaver Hills Moraine as identified on Map 1A; and
- (c) To restrict development in areas which are susceptible to flooding or groundwater contamination, or which would affect groundwater flow.

Policies

- 10.1 Unless unique site requirements determine otherwise, development shall not be permitted:
 - (a) on steep slopes (in excess of 15 degrees);
 - (b) on unstable slopes or lands characterized by soil instability;
 - (c) on lands exhibiting evidence of poor drainage or flooding;
 - (d) on lands containing important wildlife habitat; or
 - (e) on lands containing unique endangered flora.
- 10.2 Unless unique site requirements determine otherwise, development proposals should conform with the Alberta Environment Land Conservation guidelines so far as they pertain to setback requirements from valley breaks, ravines and watercourses.
- 10.3 All development shall be designed to retain buffer strips between roads and water bodies, ravines, watercourses and bog areas so as to prevent soil erosion and siltation of streams.

- 10.4 Development shall not be permitted on lands which have characteristics hazardous to development, or in areas characterized by inherent physical characteristics which pose severe limitations to development. It shall be the responsibility of the developer of any development within an environmentally sensitive area to ensure all mandatory permits and approvals necessary for development within these areas be obtained from the appropriate regulatory bodies prior to the start of the development.
- 10.5 The County shall consult with the appropriate Provincial agencies and any other agencies deemed appropriate prior to approving any development proposals which may affect environmentally sensitive areas.
- 10.6 Alterations to the bed and shores of water bodies within the County shall not be undertaken without the necessary authorization and/or permits in accordance with Provincial legislation.
- 10.7 Subdivision or development proposals may be permitted only when it can be proven to the satisfaction of the County that the proposed subdivision or development will not jeopardize or significantly damage those characteristics of the resources vital to habitat and species maintenance.
- 10.8 Subdivision or development proposals shall ensure that the disturbance of treed areas and alterations to site topography are minimized. The County may require a site plan detailing the protection of existing treed areas and site topography with any application for subdivision or development.
- 10.9 In order to protect environmentally sensitive areas, the County will encourage the use of conservation/environmental easements, environmental or municipal reserves, or environmental reserve easements.

11.0 LANDFILL AND COMPOSTING

Statement of Intent

The intent of this Plan is to provide for long range planning with respect to the location and operation of landfills within the County, whether of a regional or provincial nature. It is desired that suitable areas within the County be predesignated at a time when the population density surrounding the location is amenable to this type of development, so as to allow for the establishment of a buffer zone among competing uses. This Plan also recognizes that the management of waste can no longer be handled on a short term basis and the establishment of sophisticated and environmentally friendly landfills are a necessity for the future preservation of our environment, the cost of which require long term commitments from the municipality and surrounding residents.

Objectives

- (a) To deal with long-range waste management needs; and
- (b) To promote waste management facilities of the highest quality for the purpose of preserving our environment and providing the greatest quality of life for neighbouring properties; and
- (c) To minimize the conflict with adjacent land uses; and
- (d) To promote the environmental, orderly, and economic disposal of waste.

Policies

- 11.1 If there is an application for a landfill, the Provincial operating authority's approval will be required prior to a decision being made on the development application.
- 11.2 The development and use of state of the art landfill techniques will be encouraged, including where possible, the recycling of useable materials and the environmental disposition of agricultural waste.
- 11.3 Development of a Class II and/or Class III landfill or a regional composting facility will be permitted, but only after Provincial approvals have been received.
- 11.4 Development of a Class I landfill may be permitted, but only after Provincial approvals have been received.

12.0 TRANSPORTATION AND UTILITIES

Statement of Intent

The development of transportation and utility systems can have a significant impact on land use change within the County. However, certain types of transportation and utility development are beyond the direct control of the local municipality. The intent of this objectives/policies section is to provide policies which encourage compatible, economic and efficient service and utility related development.

Objectives

- (a) To minimize any negative impacts associated with the development of linear transportation, communication, or utility facilities and services;
- (b) To ensure that necessary facilities, utilities, or services associated with land use and development are provided and in place when required;
- (c) To ensure that land use and development in the vicinity of existing or proposed transportation, communication or utility facilities/services is regulated such that it does not interfere with their operation, upgrading or future expansion.
- (d) To ensure that municipal services and utilities are provided in an economical and efficient manner and are reflective of need, environmental constraints, land use considerations and existing infrastructure.

Policies

- 12.1 The County shall encourage the location of transportation and utility lines and facilities in a manner which:
 - (a) encourages the integration of transportation routes and utility lines within defined corridors;
 - (b) discourages the creation of fragmented parcels of land between rights-of-way; and
 - (c) minimizes the impacts on recreational, historical or wildlife resource areas.
- 12.2 Where proposed transportation and utility lines and facilities may unduly affect adjacent lands or land uses, the County shall recommend or require as a condition of development of the line or facility such buffering as deemed appropriate to minimize any negative impacts.
- 12.3 The County may require future subdivision or development proposals adjacent to transportation and utility lines and facilities to provide such buffering as deemed appropriate.

- 12.4 The County shall encourage new transportation and utility rights-of-way to avoid existing country residential areas and areas designated for country residential expansion. Where such lines must locate in close proximity to country residential areas, they should be designed to be compatible with future growth.
- 12.5 Primary Highways, shown on Map 1, shall be considered as arterial roads and developed to arterial road standards relating to width, grades, site lines and access. Secondary Highways, shown on Map 1, shall be considered as collector roads and developed to collector road standards relating to width, grades, site lines and access. Service roads for Primary or Secondary Highways shall be considered to be local internal subdivision roads and developed to appropriate standards. All other roads in the County shall be considered either local County Roads, or local internal subdivision roads, and developed to appropriate standards.
- 12.6 All municipal infrastructure systems, such as new roads, sewage collection and water distribution systems created as a result of private development, which may include dedication to the County or subdivision, shall only be assumed by the municipality if the system has been constructed or upgraded to a standard which is acceptable to the County and which meets or exceeds all appropriate Provincial and Federal standards.
- 12.7 Direct access from private property onto either Primary or Secondary Highways shall be discouraged and limited wherever possible, and only with approval of the road authority.
- 12.8 The County shall endeavor to cooperate wherever appropriate with other municipalities and/or the Provincial government with planning, development and operation of sanitary waste disposal facilities and sewage lagoons.

Airports

- 12.9 The County shall consider the impact of land uses and building heights in the areas around all publicly licensed airports in and near the County in order to minimize safety hazards and land use conflicts around airports.
- 12.10 The County will work with appropriate Provincial and Federal agencies to develop regulations to protect the airports within the County from development which may negatively impact the operations of the airport.

PLAN ADMINISTRATION

Authority of the Plan

- (a) Pursuant to the Municipal Government Act, R.S.A., 2000, as amended, this Plan shall be adopted by Beaver County, as the Beaver County Municipal Development Plan.
- (b) Subdivision, development and re-development of lands within Beaver County by the municipality and general public shall be in accordance with the provisions of this Plan.
- (c) Council shall encourage the Provincial and Federal governments to have regard for the provisions of this Plan in the development and re-development of Crown lands, and in the formulation and implementation of Provincial and Federal policies and programs, within Beaver County.

Land Use Bylaw

When this Plan or any part thereof takes effect, the Land Use Bylaw of Beaver County shall be amended to conform with this Plan.

Amendment

Should changing conditions necessitate an amendment to this Plan, the amendment shall be by bylaw.

In order to ensure that the original intent of this Plan is protected and that a proper evaluation of the impact of a proposed amendment on the goal, objectives and policies of this Plan may be evaluated, the following criteria shall apply to consideration of an amendment, which is not initiated by Council itself:

- (a) a formal request for amendment shall be submitted to Council;
- (b) the request shall be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the goal, intent, objectives and policies of the Plan;
- (c) during deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment; and
- (d) Council may request such information as it deems necessary to reach a decision on the proposed amendment.

Review

The planning process is a dynamic process, subject to inevitable change. It is intended that this Plan will be subject to periodic review. Review of this Plan may be initiated in the following ways:

- (a) a complete or partial review upon amendment; or
- (b) an annual review of this document to be conducted by the Council; or
- (c) a complete or partial review whenever, due to economic, social, technical developments or environmental considerations, this Plan is considered by Council not to meet the long term goals of the County.

Intermunicipal Co-operation

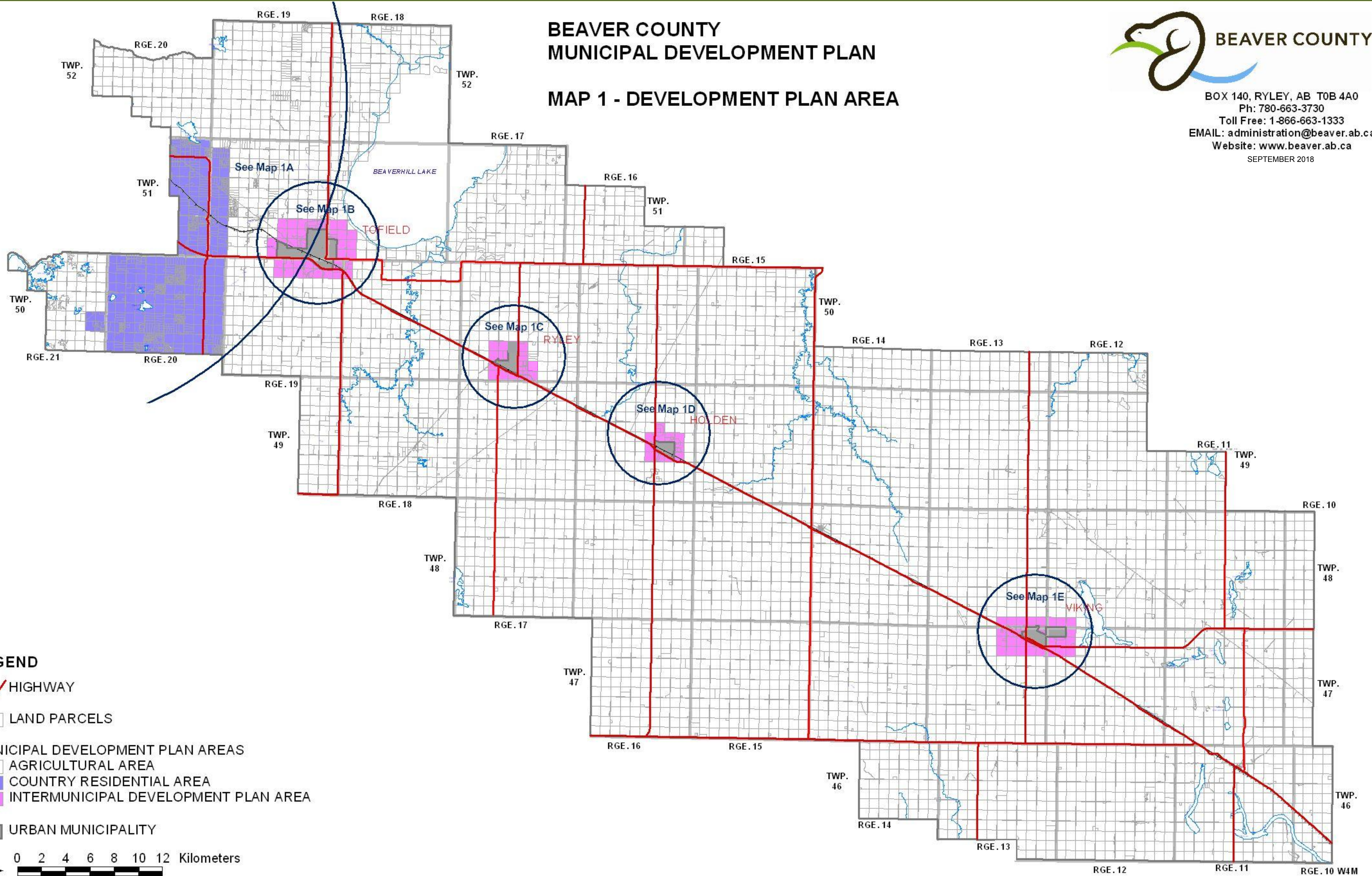
The planning process must include and involve neighbouring municipalities. To that end, Beaver County will actively consult with any adjacent or nearby municipality during the consideration of amendments to this Plan, amendments to the County's Land Use Bylaw, proposed subdivisions, or significant discretionary development permits when the proposal is in close proximity (usually 3.2 km (2 mi.)) to the adjacent municipality or when, in the opinion of Beaver County, the proposal may impact the adjacent municipality in order to obtain the adjacent municipality's views on the proposal. Beaver County will give careful consideration to any matters raised during this consultation; however, the County will not be bound by the recommendations of the adjacent municipality.

BEAVER COUNTY MUNICIPAL DEVELOPMENT PLAN

MAP 1 - DEVELOPMENT PLAN AREA



BOX 140, RYLEY, AB T0B 4A0
Ph: 780-663-3730
Toll Free: 1-866-663-1333
EMAIL: administration@beaver.ab.ca
Website: www.beaver.ab.ca
SEPTEMBER 2018



LEGEND

HIGHWAY

LAND PARCELS

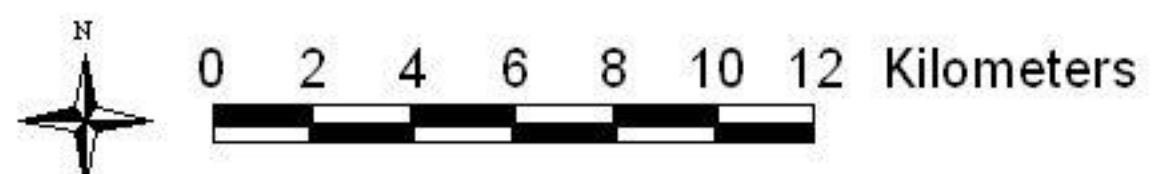
MUNICIPAL DEVELOPMENT PLAN AREAS

AGRICULTURAL AREA

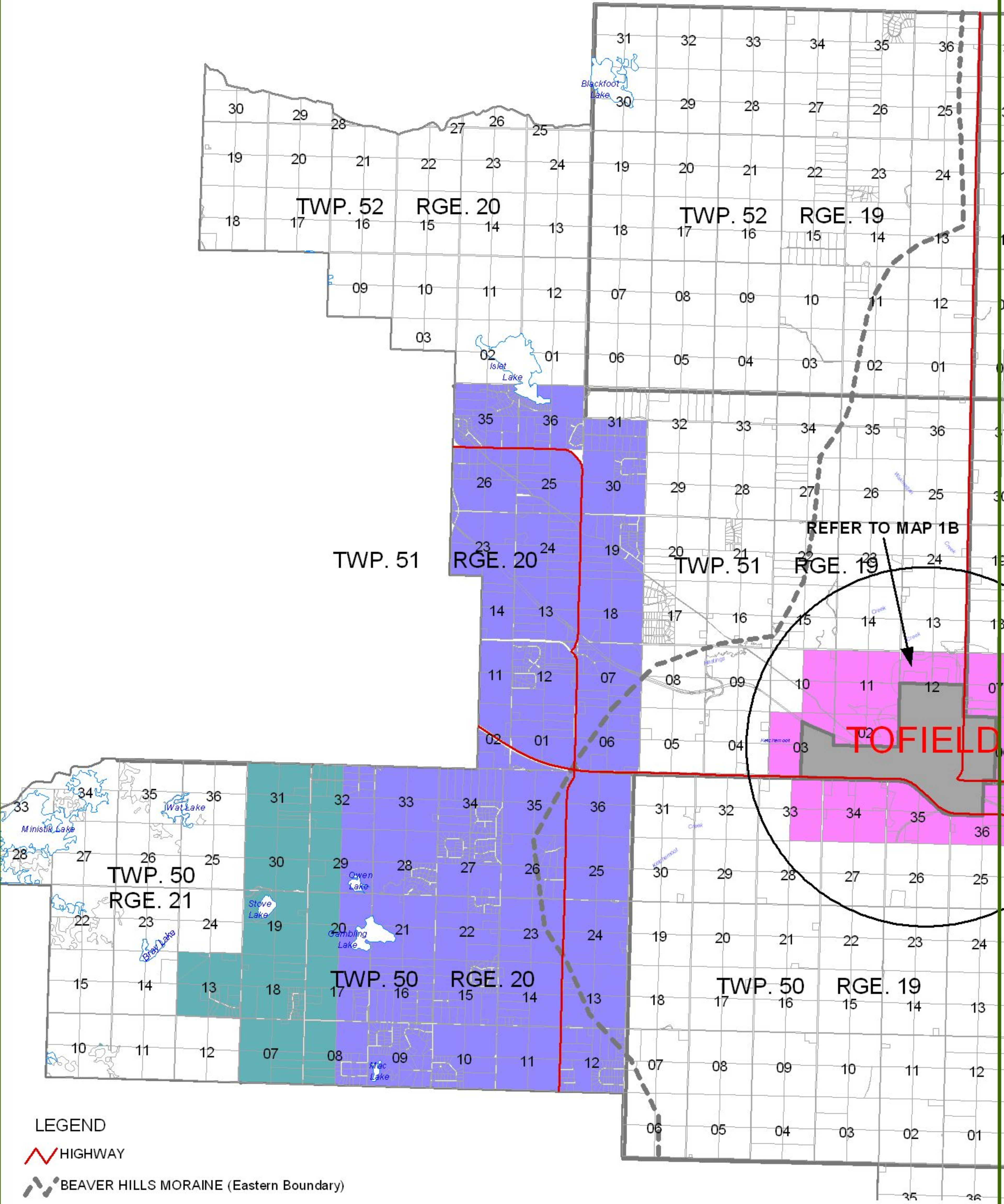
COUNTRY RESIDENTIAL AREA

INTERMUNICIPAL DEVELOPMENT PLAN AREA

URBAN MUNICIPALITY







MAP 1A - COUNTRY RESIDENTIAL AREA



LEGEND

-  HIGHWAY
-  BEAVER HILLS MORAINES (Eastern Boundary)
-  LAND PARCELS

MUNICIPAL DEVELOPMENT PLAN RESIDENTIAL AREA

-  MORAINES RESIDENTIAL AREA
-  MINISTIK BUFFER AREA
-  INTERMUNICIPAL DEVELOPMENT PLAN AREA
-  URBAN MUNICIPALITY



0 2 4 6 8 10 12 Kilometers

BEAVER COUNTY MUNICIPAL DEVELOPMENT PLAN



BEAVER COUNTY

MAP 1B - TOFIELD INTERMUNICIPAL DEVELOPMENT PLAN AREA

BOX 140, RYLEY, AB T0B 4A0

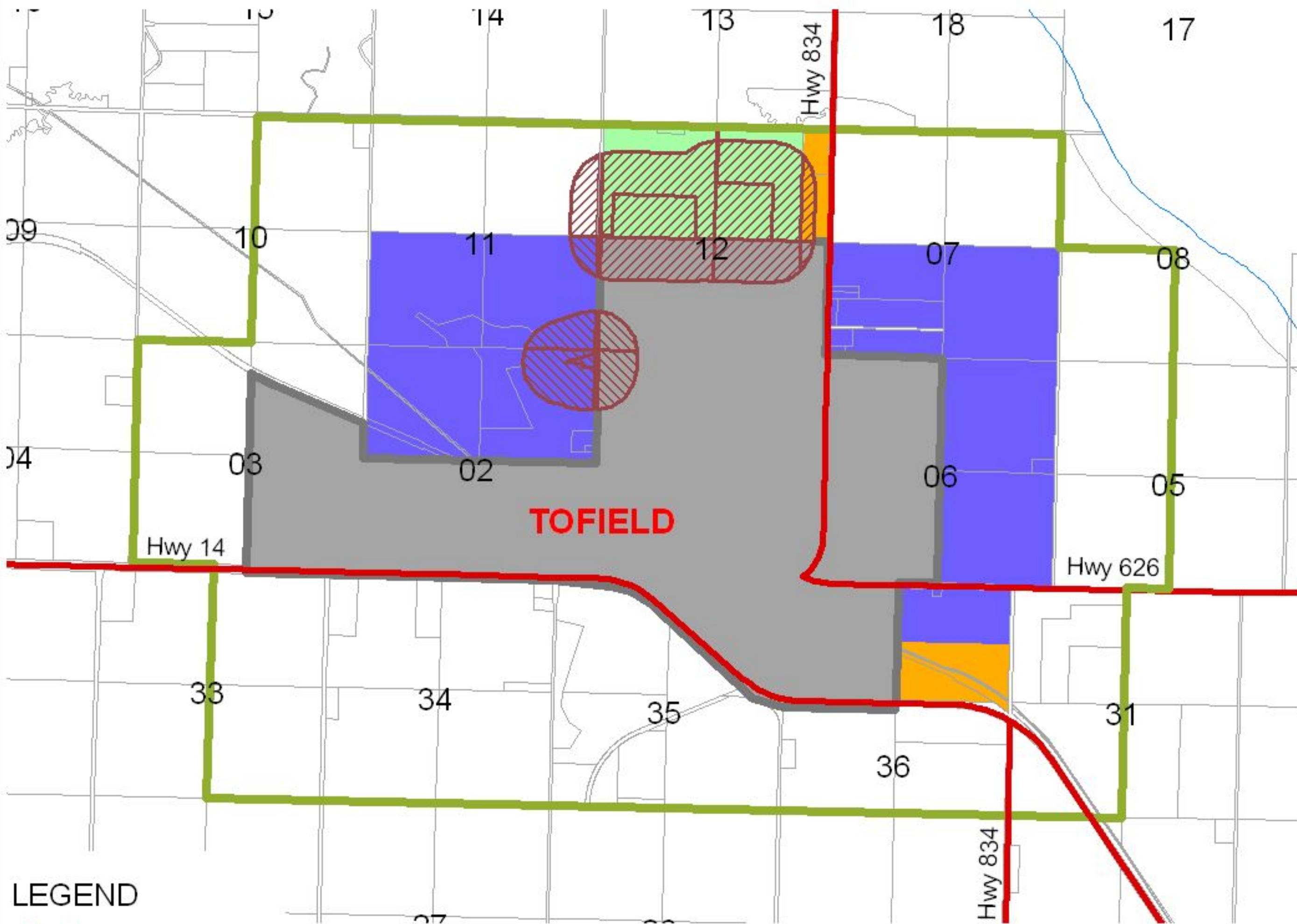
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Toll Free: 1-866-663-1333

EMAIL: administration@beaver.ab.ca

Website: www.beaver.ab.ca

NOVEMBER 2010



LEGEND

HIGHWAY

INTERMUNICIPAL DEVELOPMENT PLAN AREA

LAND PARCELS

FUTURE LAND USE

- COMMERCIAL AREA
- GREEN SPACE INSTITUTIONAL AREA
- INDUSTRIAL AREA
- RESIDENTIAL AREA

DEVELOPMENT SETBACKS

- LAGOON SETBACK - 300 METER
- TRANSFER STATION SETBACK - 300 METER

TOWN OF TOFIELD

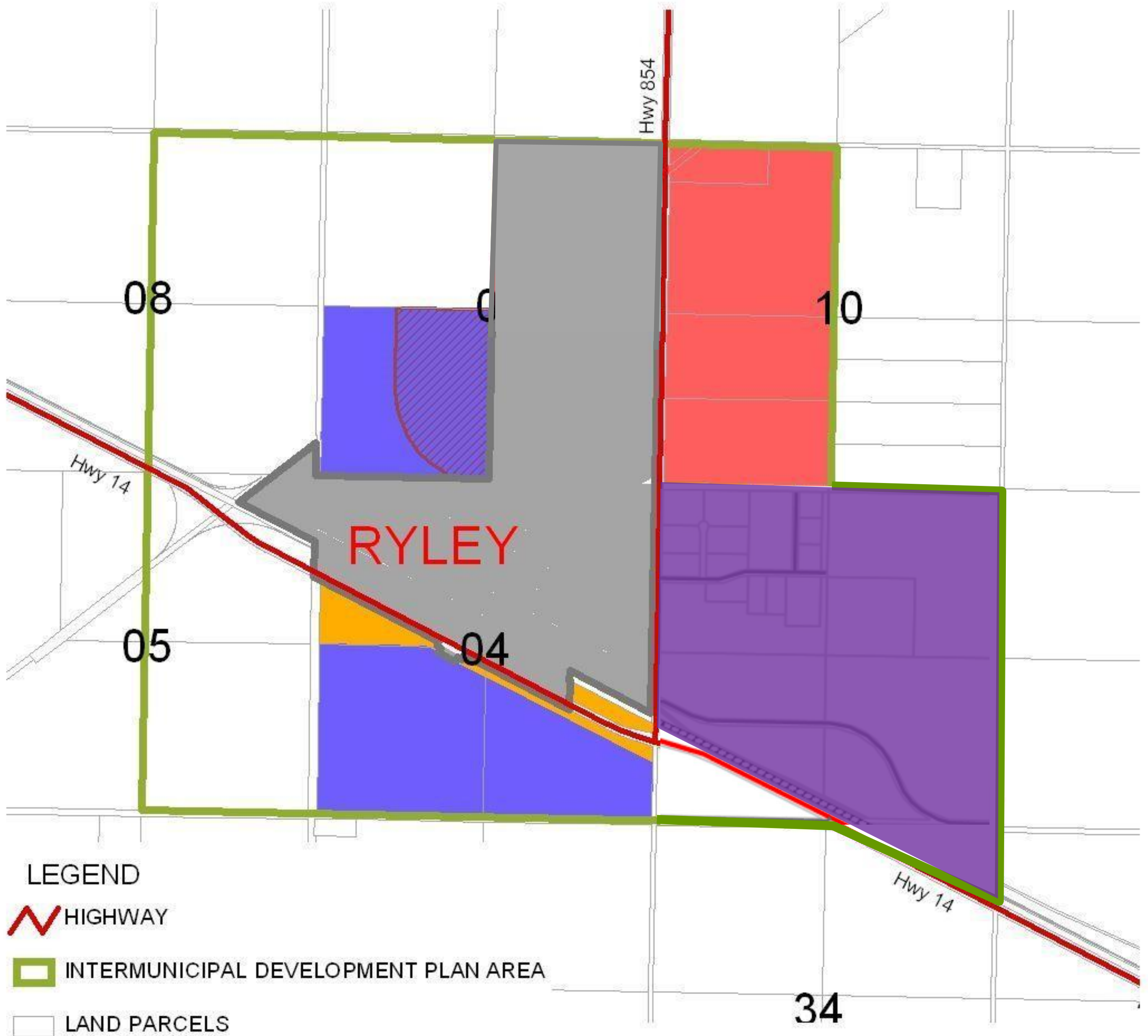


**BEAVER COUNTY
MUNICIPAL DEVELOPMENT PLAN**



**MAP 1C - RYLEY INTERMUNICIPAL
DEVELOPMENT PLAN AREA**

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Website: www.beaver.ab.ca
SEPTEMBER 2018



LEGEND

HIGHWAY

INTERMUNICIPAL DEVELOPMENT PLAN AREA

LAND PARCELS

FUTURE LAND USE

COMMERCIAL AREA

GENERAL INDUSTRIAL AREA

RESIDENTIAL AREA

INDUSTRIAL PARK AREA

DEVELOPMENT SETBACK

RESIDENTIAL SETBACK – 450 METER

VILLAGE OF RYLEY



BEAVER COUNTY MUNICIPAL DEVELOPMENT PLAN



BEAVER COUNTY

MAP 1D - HOLDEN INTERMUNICIPAL DEVELOPMENT PLAN AREA

BOX 140, RYLEY, AB T0B 4A0

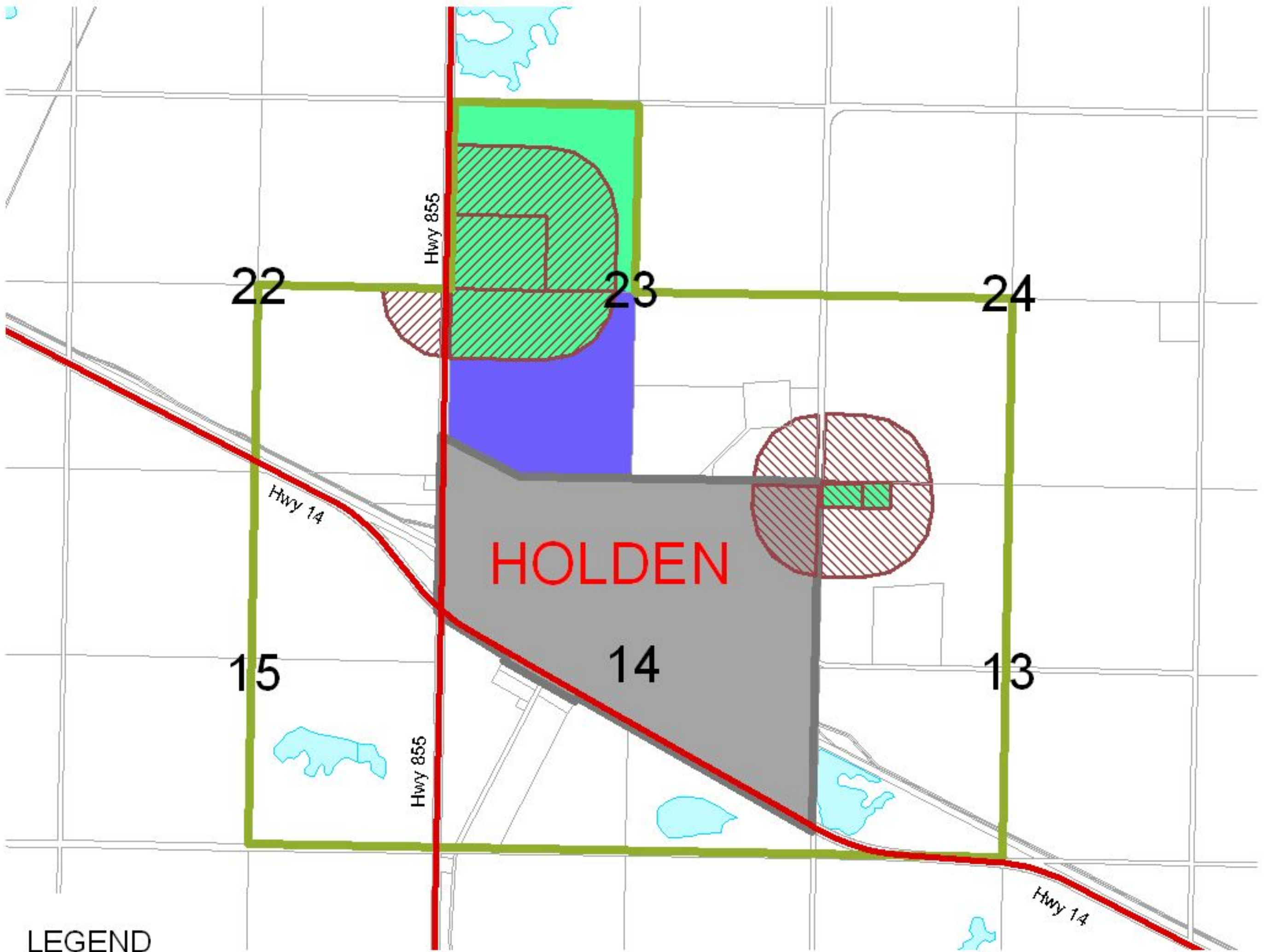
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Website: www.beaver.ab.ca

NOVEMBER 2010



LEGEND



HIGHWAY



INTERMUNICIPAL DEVELOPMENT PLAN AREA



LAND PARCELS

FUTURE LAND USE



RECREATIONAL RESIDENTIAL AREA



RESIDENTIAL AREA

DEVELOPMENT SETBACK



LAGOON SETBACK - 300 METER



TRANSFER STATION SETBACK - 300 METER



VILLAGE OF HOLDEN



0 1 2 Kilometers

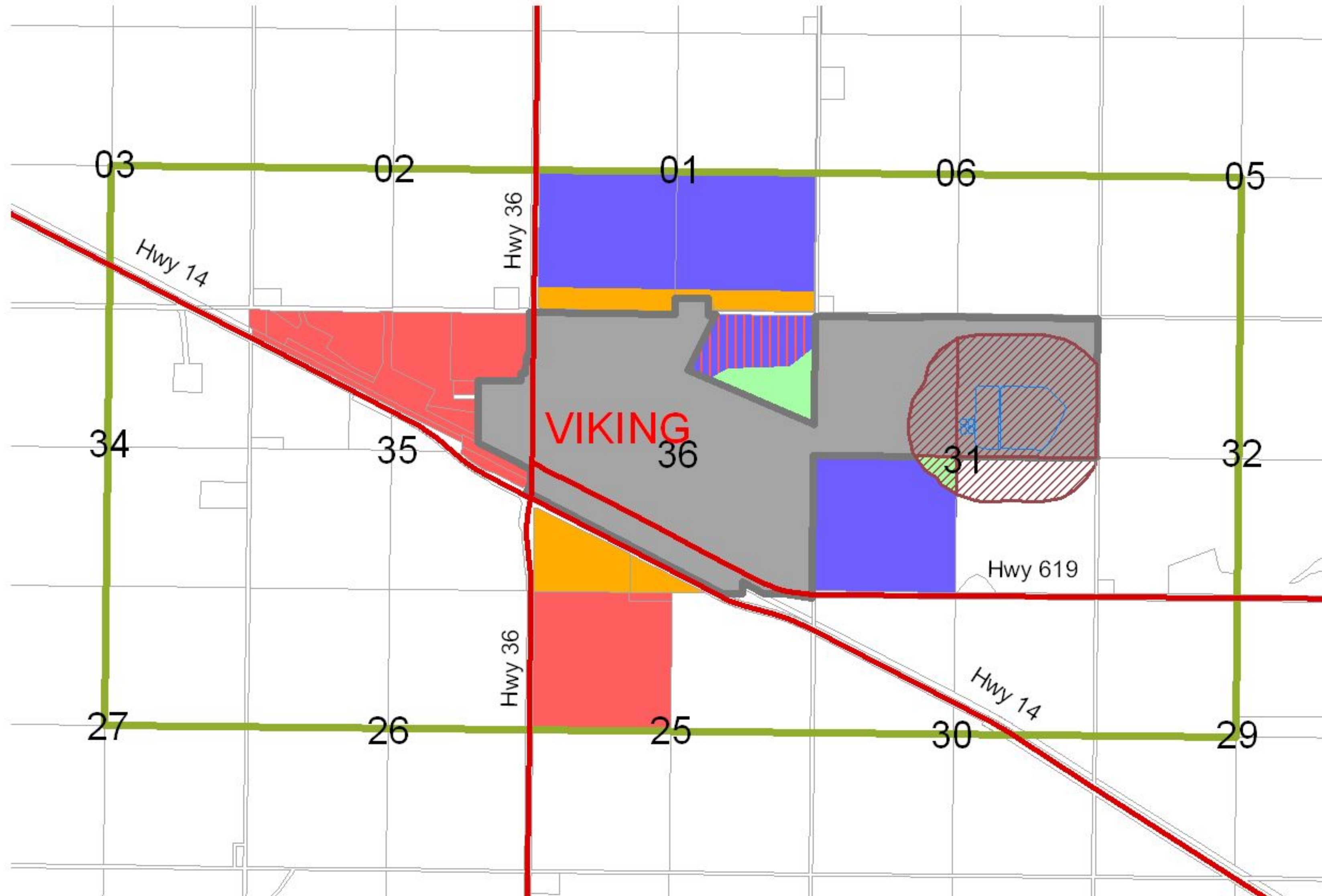


**BEAVER COUNTY
MUNICIPAL DEVELOPMENT PLAN**

**MAP 1E - VIKING INTERMUNICIPAL
DEVELOPMENT PLAN**



BEAVER COUNTY
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 EMAIL: administration@beaver.ab.ca
 Website: www.beaver.ab.ca
 NOVEMBER 2010



LEGEND

- HIGHWAY
- INTERMUNICIPAL DEVELOPMENT PLAN AREA
- LAND PARCELS
- FUTURE LAND USE**
 - COMMERCIAL AREA
 - GREEN SPACE AREA
 - INDUSTRIAL AREA
 - RESIDENTIAL AREA
 - RESIDENTIAL WITH LOCAL INDUSTRY AREA
- DEVELOPMENT SETBACK**
 - LAGOON SETBACK - 300 METER
 - TOWN OF VIKING

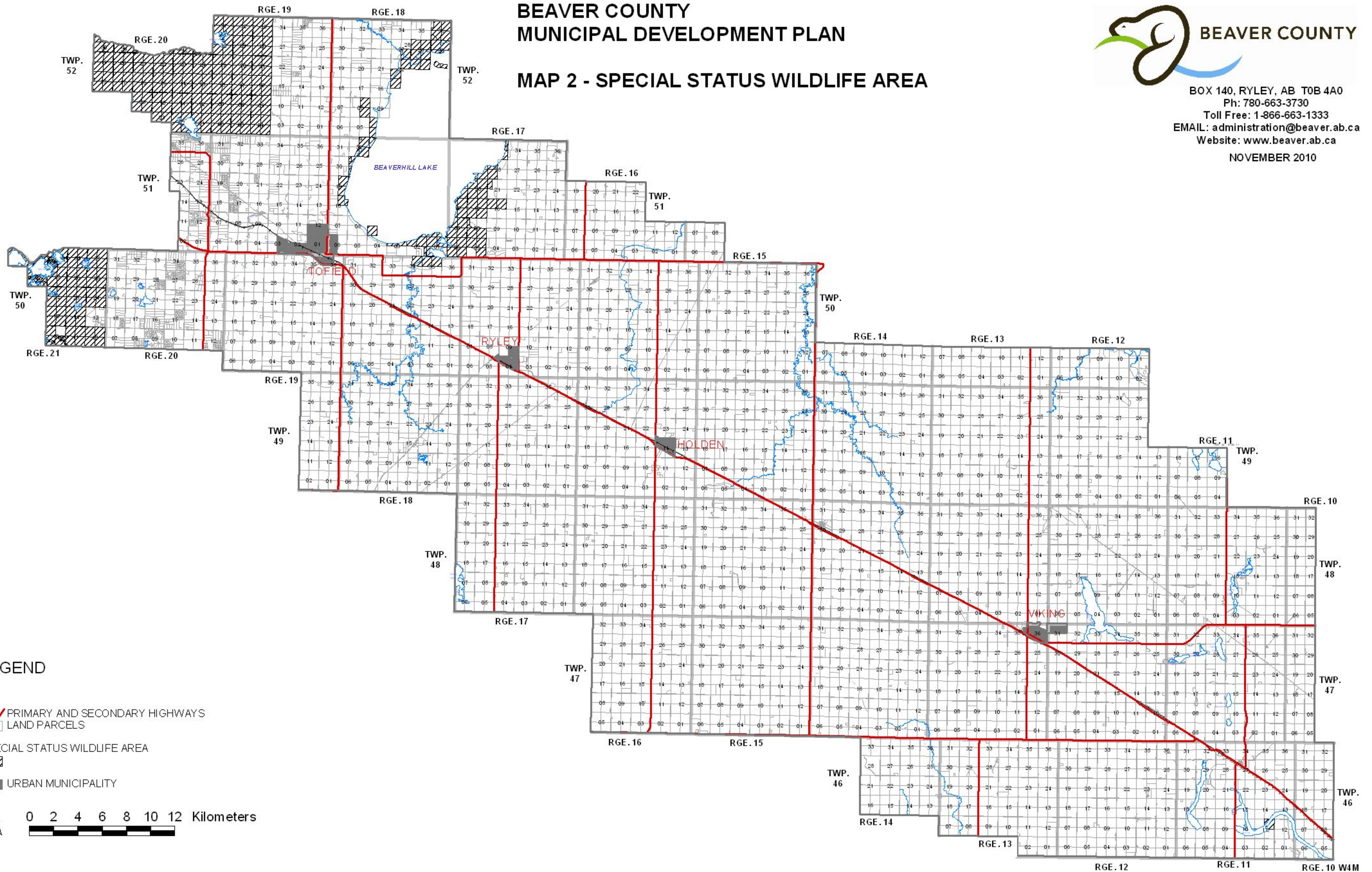


BEAVER COUNTY MUNICIPAL DEVELOPMENT PLAN

MAP 2 - SPECIAL STATUS WILDLIFE AREA



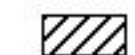
BEAVER COUNTY
 BOX 140, RYLEY, AB T0B 4A0
 Ph: 780-663-3730
 Toll Free: 1-866-663-1333
 EMAIL: administration@beaver.ab.ca
 Website: www.beaver.ab.ca
 NOVEMBER 2010



LEGEND

PRIMARY AND SECONDARY HIGHWAYS
 LAND PARCELS

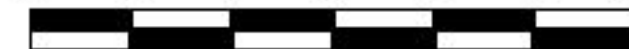
SPECIAL STATUS WILDLIFE AREA



URBAN MUNICIPALITY

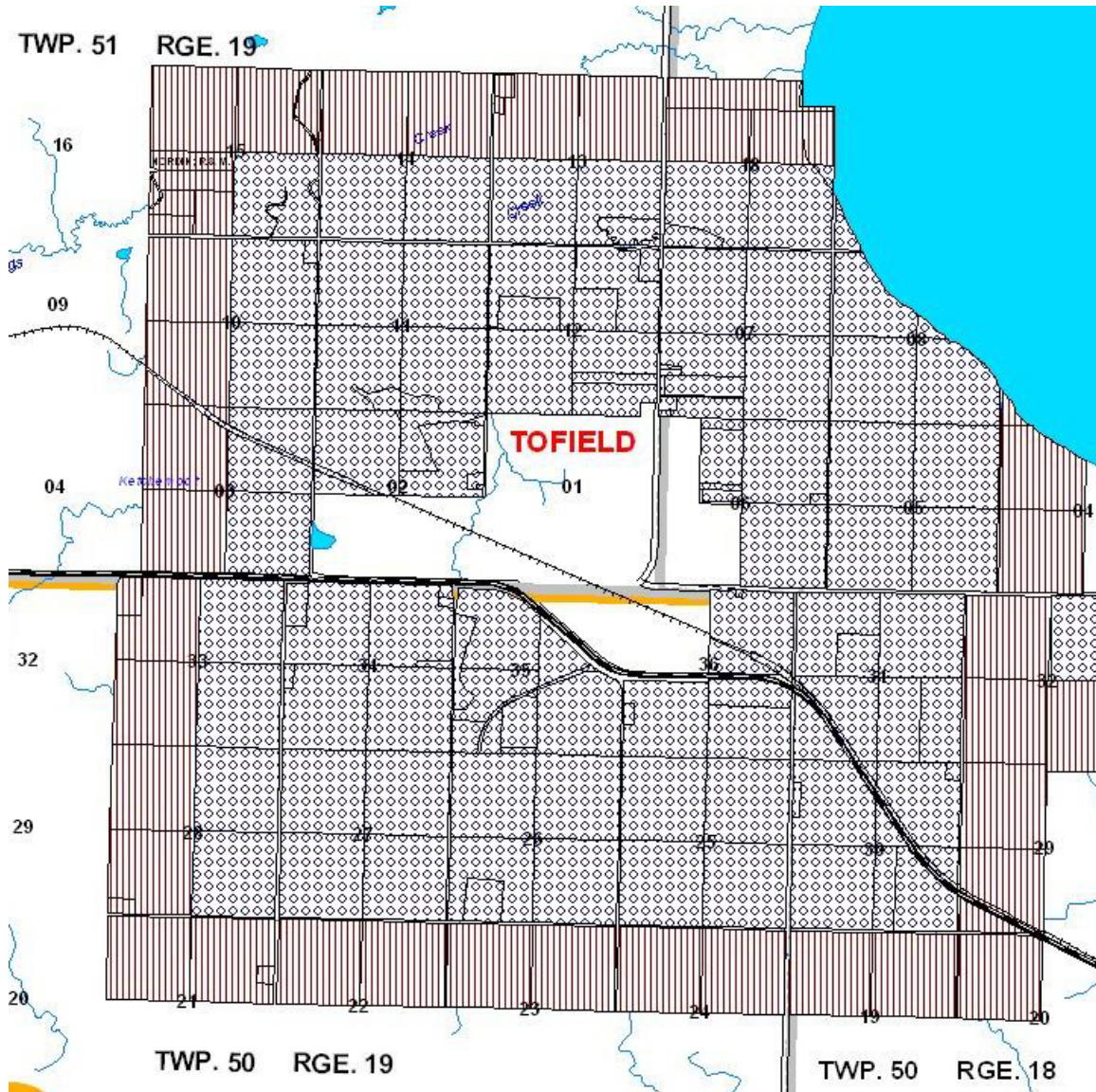


0 2 4 6 8 10 12 Kilometers



MAP 3

TOWN OF TOFIELD CFO RESTRICTION AREA



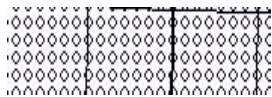
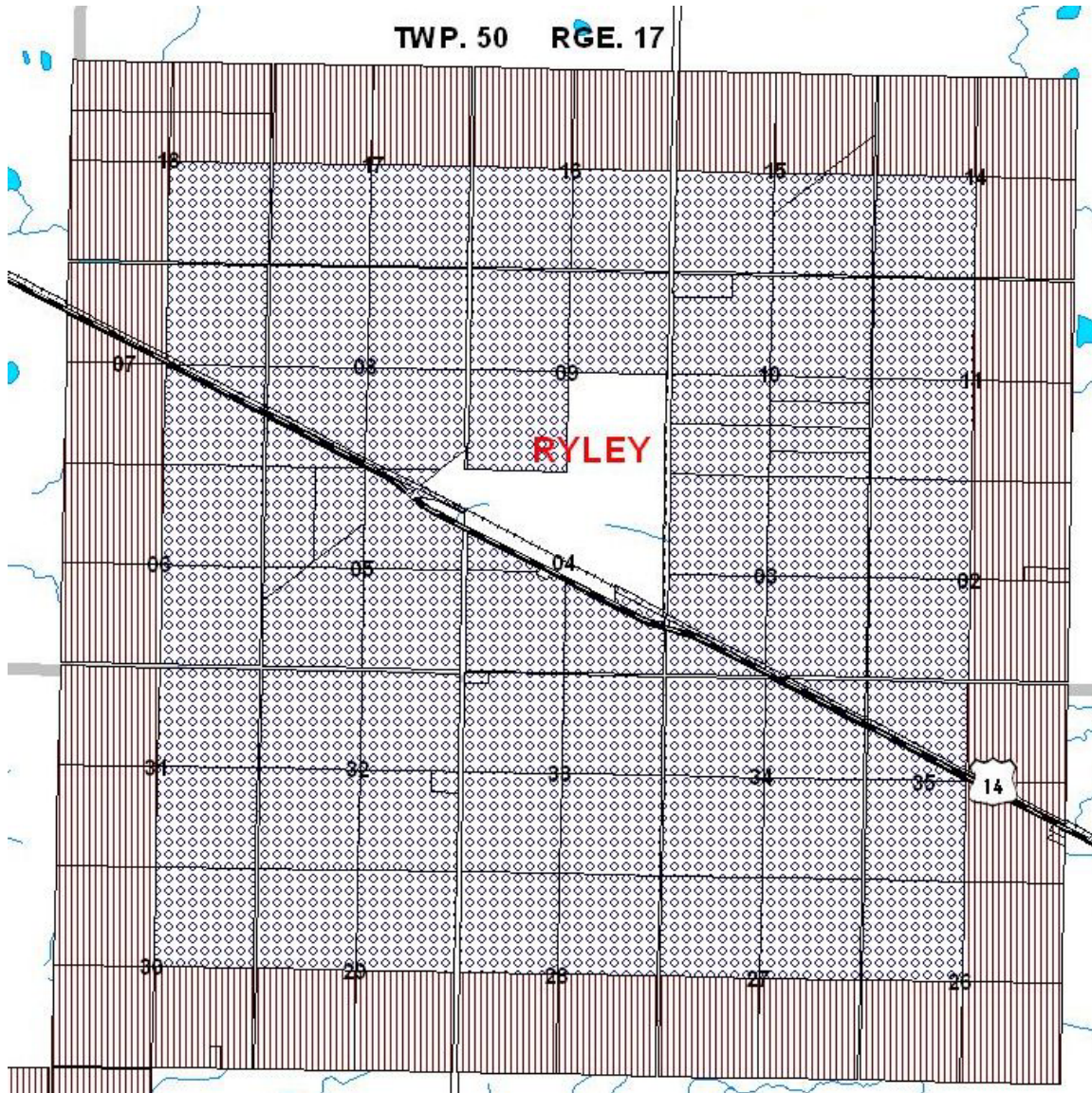
All Livestock Types, including Swine



Additional Swine Restriction

MAP 4

VILLAGE OF RYLEY CFO RESTRICTION AREA



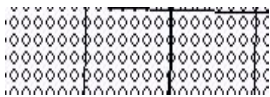
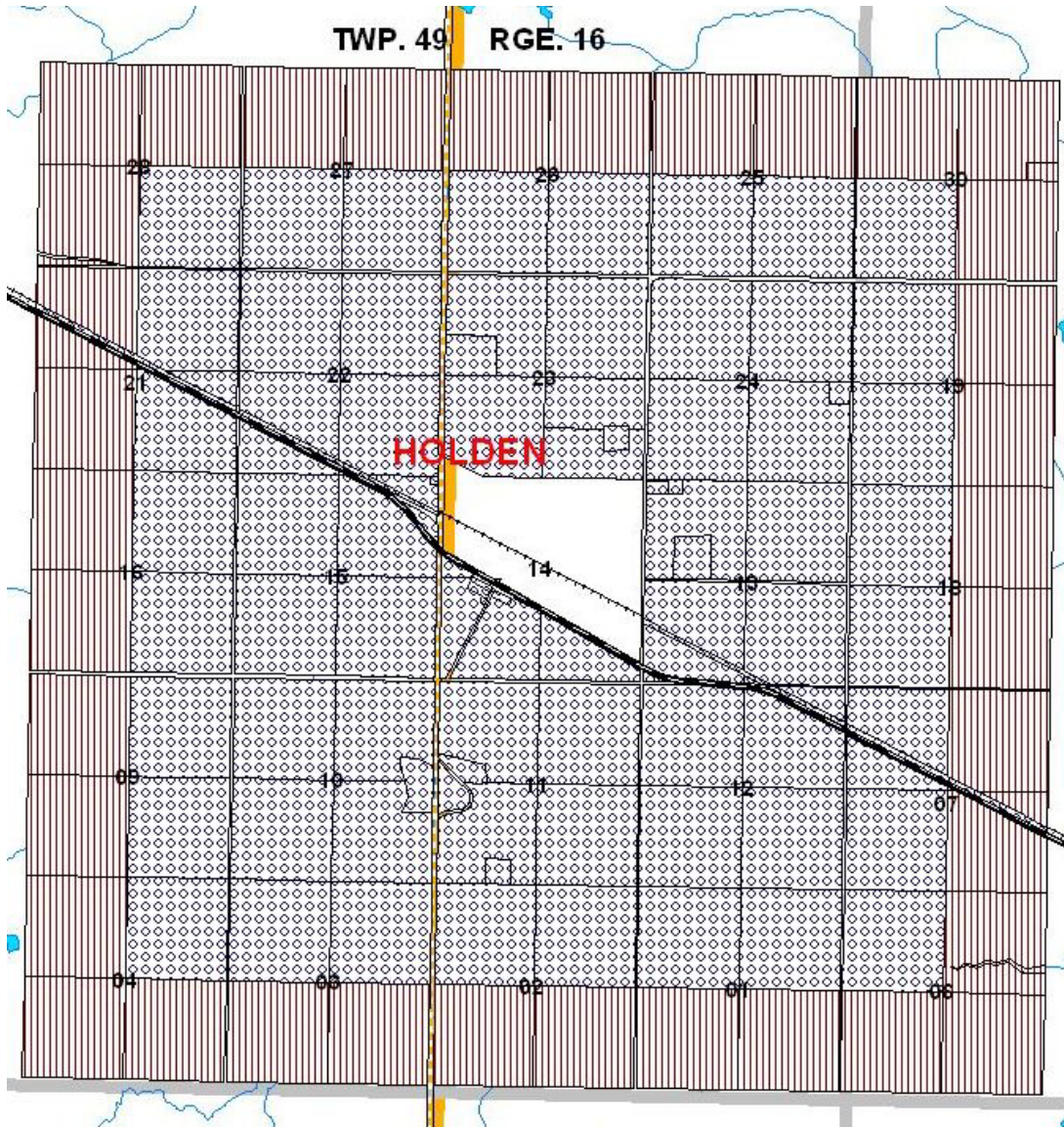
All Livestock Types, including Swine



Additional Swine Restriction

MAP 5

VILLAGE OF HOLDEN CFO RESTRICTION AREA



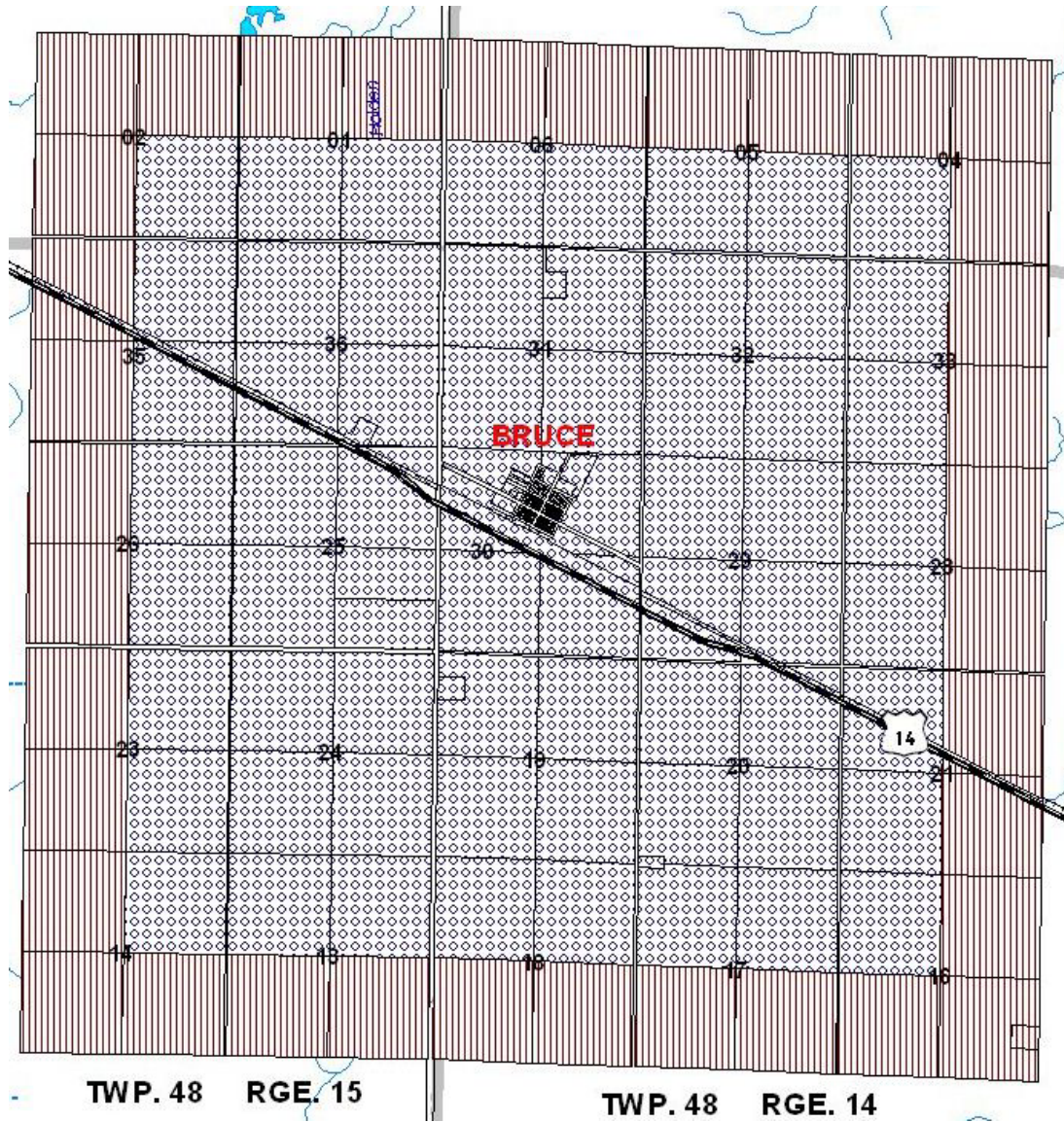
All Livestock Types, including Swine



Additional Swine Restriction

MAP 6

HAMLET OF BRUCE CFO RESTRICTION AREA



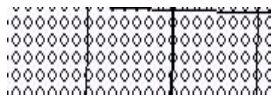
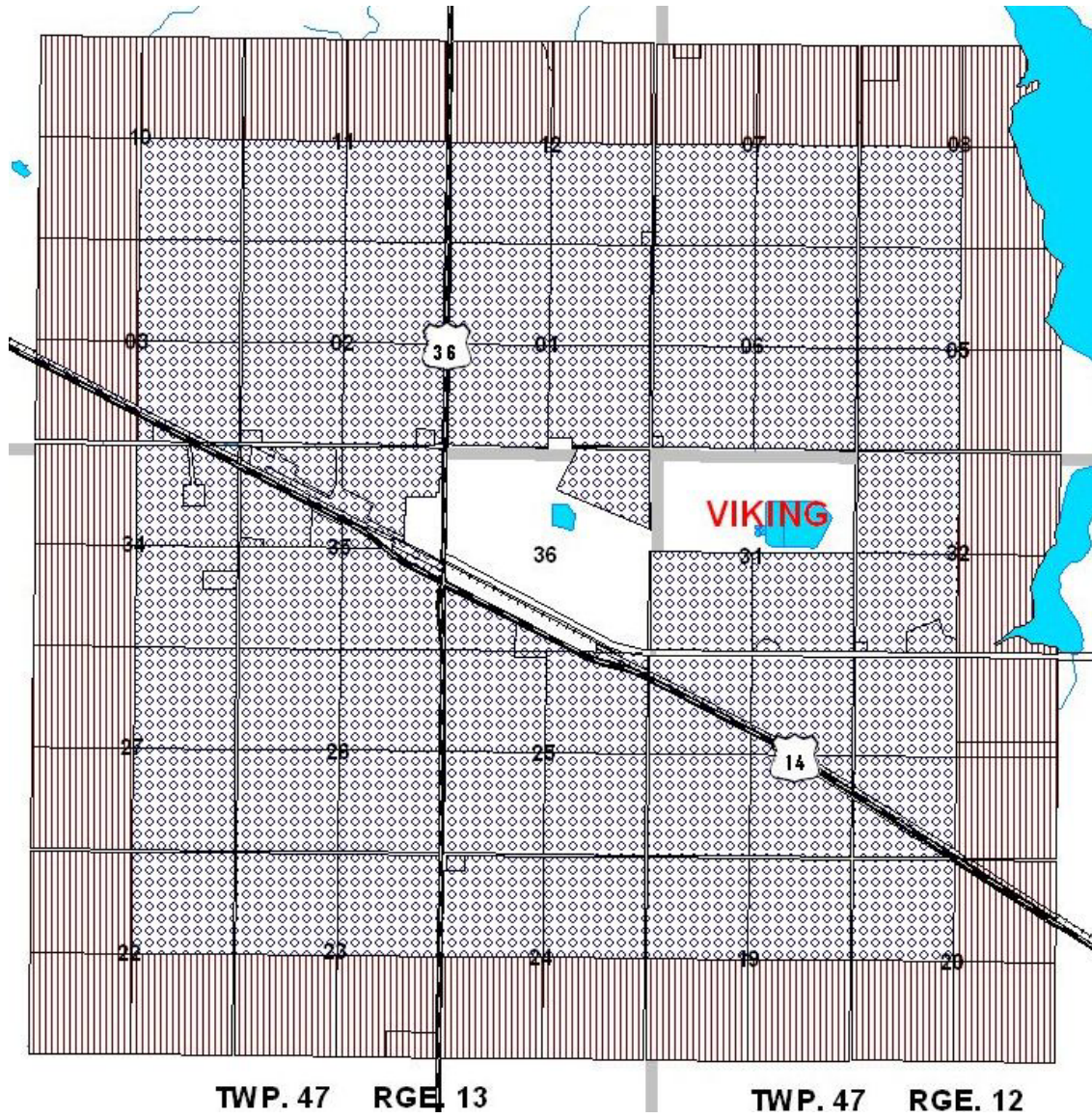
All Livestock Types, including Swine



Additional Swine Restriction

MAP 7

TOWN OF VIKING CFO RESTRICTION AREA



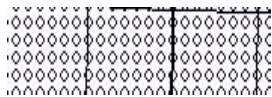
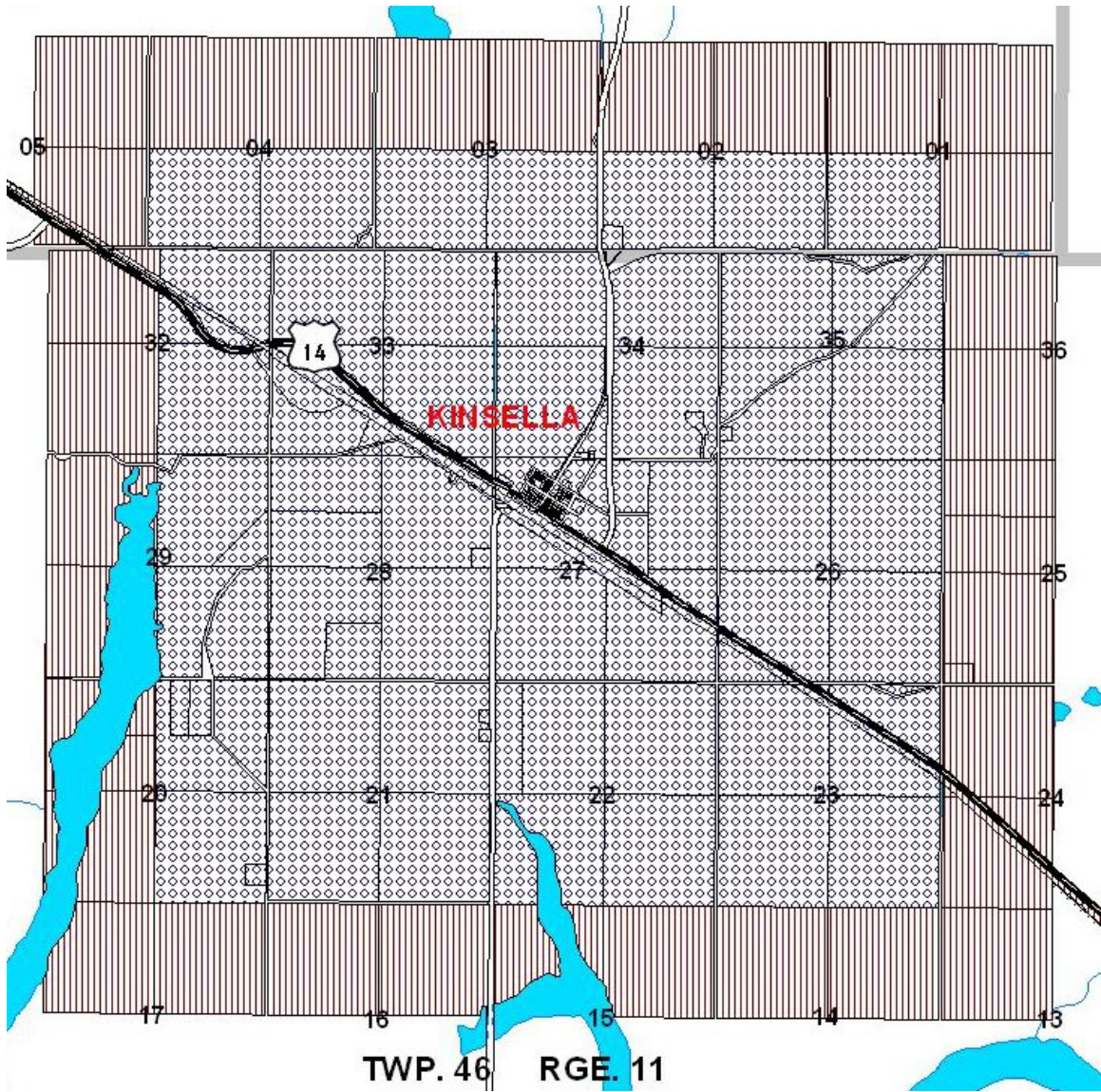
All Livestock Types, including Swine



Additional Swine Restriction

MAP 8

HAMLET OF KINSELLA CFO RESTRICTION AREA



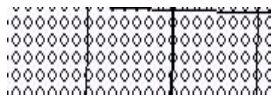
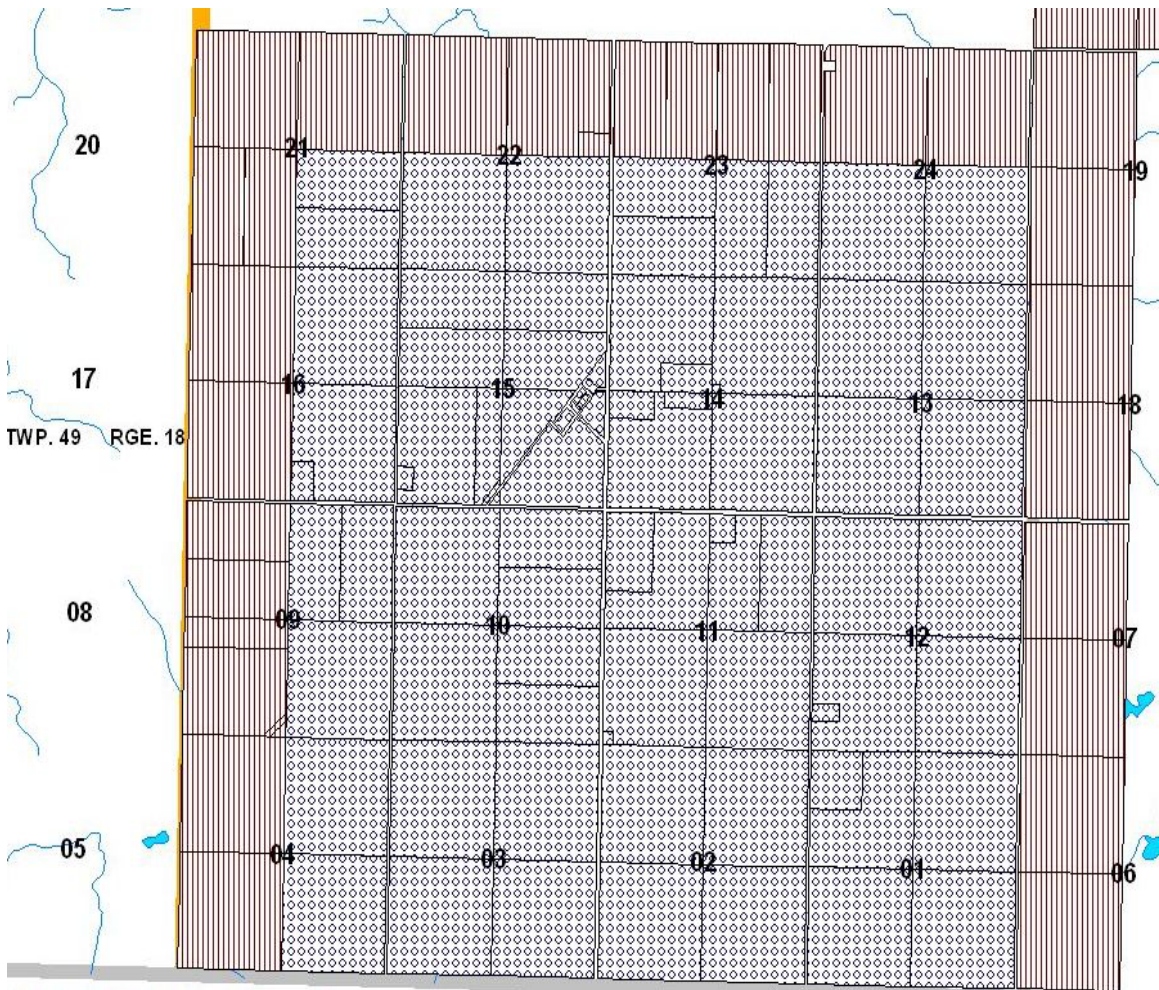
All Livestock Types, including Swine



Additional Swine Restriction

MAP 9

BLACK NUGGET LAKE CFO RESTRICTION AREA



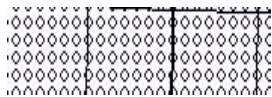
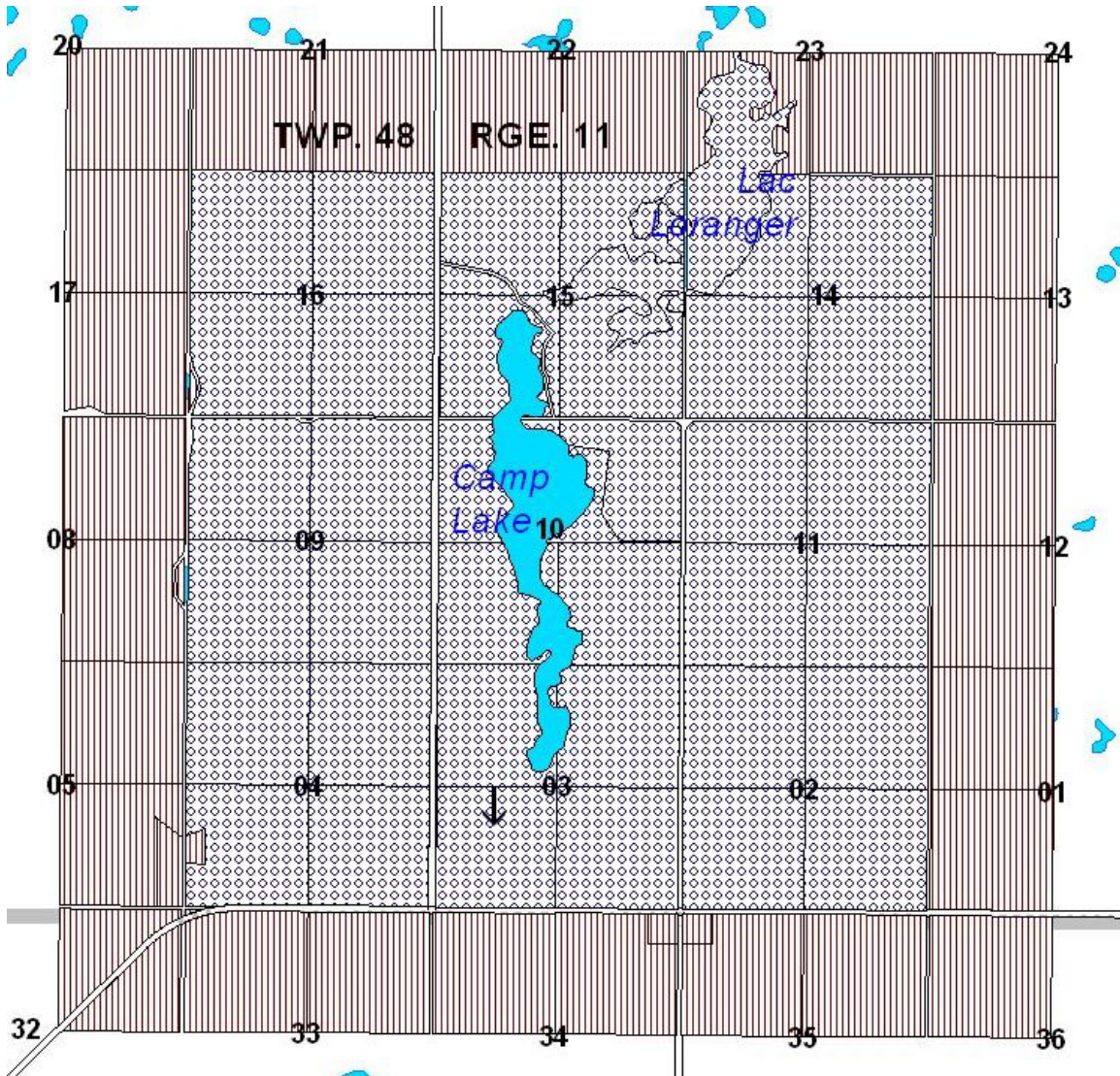
All Livestock Types, including Swine



Additional Swine Restriction

MAP 10

CAMP LAKE CFO RESTRICTION AREA



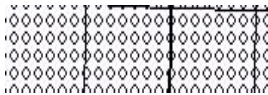
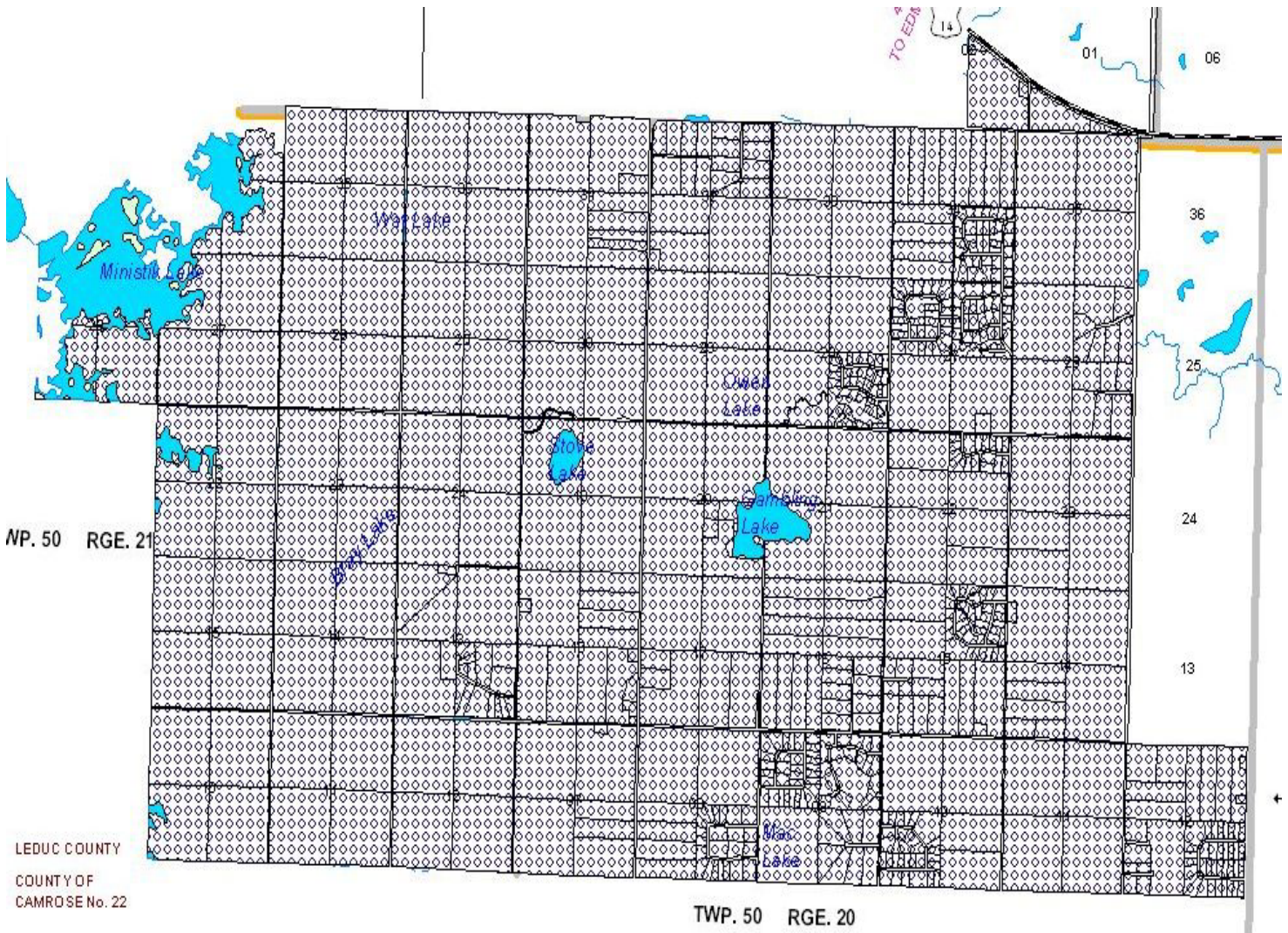
All Livestock Types, including Swine



Additional Swine Restriction

MAP 11

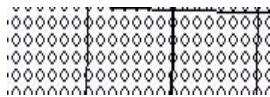
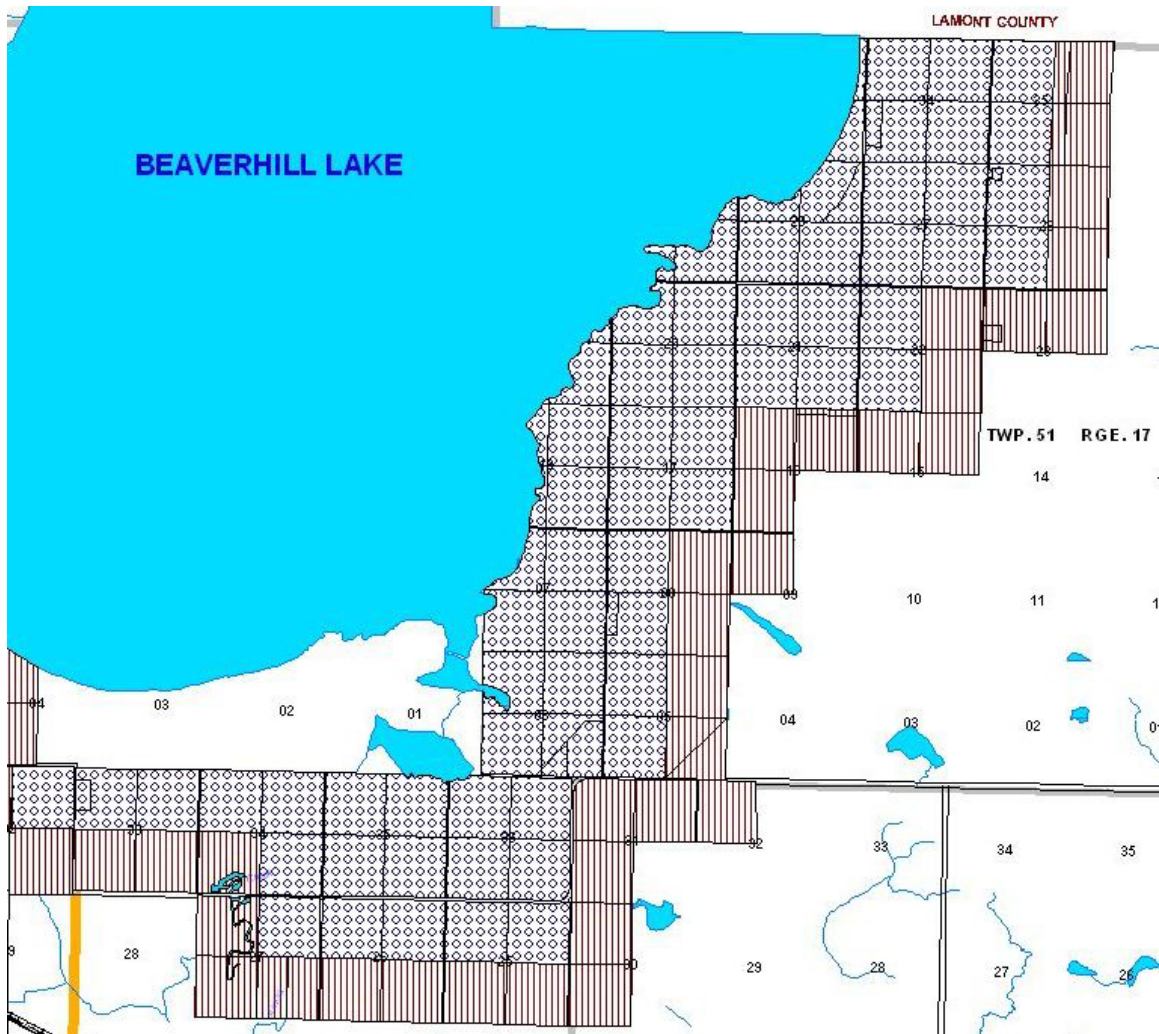
SOUTH COUNTRY RESIDENTIAL CFO RESTRICTION AREA



South Country Residential CFO Restriction Area

MAP 12

BEAVERHILL LAKE CFO RESTRICTION AREA



All Livestock Types, including Swine



Additional Swine Restriction