



Bylaw No. 24-1153

BEAVER COUNTY

MUNICIPAL DEVELOPMENT PLAN



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1.0

INTERPRETATION





1.0 Interpretation

The structure of this Plan is such that each Section follows a topic, and each topic has desired objectives and policy directions to achieve the objectives and ultimately the overall vision and goals. This structure works best when the document is interpreted in a holistic manner where each of the policies are viewed in the context of one another rather than separately. Generally, the objectives – and ultimately the vision and goals – of this Plan are more likely to be achieved by addressing the complete set of policy directions.

This Plan contains the operative words “**shall**”, “**must**”, “**will**”, “**should**”, and “**may**”. The interpretation of these words is outlined below:

“**Shall**”, “**Must**”, or “**Will**” – indicates that actions are mandatory.

“**Should**” – indicates direction to strive to achieve the outlined action but is not mandatory.

“**May**” – is discretionary, meaning the policy in question can be enforced if the County chooses to do so. This is typically dependent on context and individual circumstances.



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2.0

VISION + GOALS





2.0 Vision and Goals

Vision

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 are able to 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, including wetlands.

Goals

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



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3.0 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

- » *To support agriculture as an integral and viable component of the regional economy and rural social structure;*
- » *To protect agricultural land from unreasonable encroachment;*
- » *To minimize conflicts between agricultural and non-agricultural land users;*
- » *To encourage the rational diversification and intensification of agricultural activities;*
- » *To minimize the negative impacts of agricultural activities by encouraging good stewardship of the land; and,*
- » *To support innovative agricultural-related activities and the development of value-added agricultural uses in the County, in a managed way to reduce their impacts on adjoining lands.*

Policies

- 3.1 Map 1 shows those lands that are designated Agricultural to which the objectives and policies of this Section **shall** apply.
- 3.2 The County **should** conserve the Agricultural Area for agricultural and agricultural-related uses while enabling the development of secondary products related to agricultural production.
- 3.3 The County **shall** maintain that 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 allowed on a permitted or discretionary basis provided that the development **will not** adversely affect the agricultural community.



- 3.4 Notwithstanding Policy 3.3, the County may allow for non agricultural uses to be located on agricultural lands if those uses aid in the economic diversification of the County without adversely impacting surrounding land uses and does not include multi-lot Country Residential development.
- 3.5 The County should encourage opportunities for agricultural diversity that support rural economic diversity, provide agri-tourism, and promote the growth of value-added agricultural industries.
- 3.6 The County **should** limit the subdivision of land which is currently involved in agricultural uses. It is the intent of Council to maintain a minimum agricultural parcel size that enables productive agriculture to occur on the lands. The exceptions to this policy is outlined in the following:
- a. The County **shall not** permit more than two (2) subdivisions for country residential uses, a farmstead, or a fragmentation in order to preserve agricultural land and the potential for the agricultural use of land. The exception to this policy is where the lands are naturally fragmented resulting in an area unable to be used for productive farming purposes.
 - b. The County **shall** exclude land subdivided for school sites, community halls, religious assemblies, small scale utilities, and cemeteries from the maximum number of subdivisions permitted in a quarter section on agricultural land.
- 3.7 The County **shall** work with utility operators, the Provincial Government, and developers to plan their developments in a manner that minimizes the fragmentation of agricultural land.
- 3.8 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 **shall** require that all such confined feeding operations and manure storage facilities fully satisfy all the requirements and regulations adopted under that *Act*, specifically the minimum distance separation requirements and the land base requirements.
- 3.9 Having acknowledged the jurisdiction of the Natural Resources Conservation Board (“NRCB”) over certain confined feeding operations and manure storage facilities the following policies **shall** apply:
- a. In an effort to achieve orderly and effective development within Beaver County, the County **shall** notify adjacent landowners of the proposed CFO, as calculated from the centre of the proposed CFO parcel using the minimum distance separation (MDS) requirements provided through regulation adopted under the *Agricultural Operation Practices Act*. In the event a quarter section of land is not fully within the notification area or has been subdivided, the notification area will include all land within that quarter section.
 - b. The County **shall** notify the landowner/applicant of the CFO and the NRCB of any recent developments within the twelve (12) month period prior to the CFO application date, as determined by the NRCB, in the vicinity of the proposed CFO, as calculated from the centre



of the proposed CFO parcel using the minimum distance separation (MDS) requirements provided through regulation adopted under the *Agricultural Operation Practices Act*.

- c. The County **shall** recognize its responsibility and inherent right to effectively plan the location of confined feeding operations and manure storage facilities to avoid 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 **shall not** allow confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorizations under that *Act* within areas of potential conflict, such as hamlets, villages, towns, or natural areas including areas such as Beaverhill Lake. Restriction areas are outlined in Maps 3-12 of this Plan.
- 3.10 The County **shall not** allow confined feeding operations or manure storage facilities requiring an approval, registration, or authorization under the *Agricultural Operations Practices Act*, 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.
 - 3.11 The County **shall** recognize its responsibility to effectively manage road infrastructure in relation to the location of a confined feeding operation and/or manure storage facility. The County **shall** maintain 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 municipal roads that service the development, to the most reasonable extent possible, taking into consideration all other traffic using the road(s).
 - 3.12 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.
 - 3.13 Notwithstanding the restriction areas as outlined in policy 3.8 above, the County **may** grant a reduced setback 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 Odour from Feedlots Setback Estimation Tool.
 - 3.14 Notwithstanding the establishment of CFO restriction areas as outlined in policy 3.9 c. above, the County **may** allow confined feeding operations, and seasonal feeding and bedding sites, as defined by the *Agricultural Operation Practices Act*, that existed on January 1, 2002, to expand. The County **shall** limit expansion 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,



the County **may** allow expansion, 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. The County **shall** require all expansions under this Section to meet all other requirements of this Plan, the County's Land Use Bylaw, the *Agricultural Operation Practices Act*, and any other applicable legislation.



4.0 COUNTRY RESIDENTIAL DEVELOPMENT





4.0 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 has the potential to 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, including wetlands.

Objectives

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



Policies

- 4.1 Country residential development **shall** occur in those areas designated on Map 1A and **will** require that new multi-lot country residential subdivisions that contain more than three (3) lots to prepare an Area Structure Plan.
- 4.2 Any multi-lot country residential development that does not fall within Map 1A **shall** require an amendment to this Plan.
- 4.3 The County **shall** require the developer of a proposed subdivision for country residential purposes 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.
- 4.4 The County **shall** require that infrastructure needed to support country residential development be carried out by the developer. Where the infrastructure results in other parties benefitting, the County **may** establish a deferred payment structure or off-site levy system for recapturing the costs.
- 4.5 The County **shall** require documentation from relevant agencies confirming that the development can adequately provide water and wastewater services that **will** form a condition of approval for the country residential development.
- 4.6 The County **shall** require developments to demonstrate the management of stormwater on the site to avoid adversely affecting adjoining properties or receiving environments.
- 4.7 The County **should** direct country residential subdivisions to be located in proximity to gas, electrical, and telephone lines which have existing spare capacity to sustain the additional usage.
- 4.8 The County **shall** require subdivisions to have direct access to graded and graveled, oiled, or paved roads.
- 4.9 The County **shall** require country residential development to comply with policies regarding the preservation of environmentally sensitive areas and critical wildlife habitat, resource extraction, recreation, and historical and archaeological features.
- 4.10 The County **shall not** approve the subdivision of land for country residential use 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.
- 4.11 The County **shall** allow agriculture and agriculture-related uses in portions of the County designated as multi-lot country residential subdivisions where the land has yet to be developed. However, a wider range of non-agricultural uses **may** occur, and agriculture **will not** be the primary use and **may** be somewhat controlled.



- 4.12 The County **shall** limit the subdivision of lots in the Ministik Buffer Area and Moraine Residential Area (refer to Map 1A) based on the importance of the agricultural land, carrying capacity, and/or sensitivity of the natural environment. The County **shall** outline these lot limitations in the County's Land Use Bylaw.
- 4.13 The development of multi-lot subdivisions within the following areas **shall** seek to preserve existing vegetation and trees that exist on the lands through registering covenants delineating those areas that **shall** not be disturbed:
- a. the Beaverhill Lake Land Use Plan;
 - b. the Cooking Lake-Blackfoot Grazing, Wildlife and Provincial Recreation Area;
 - c. the Ministik Bird Sanctuary; and
 - d. the Beaver Hills Moraine.

Multi-Lot Country Residential Subdivisions

Location of Multi-Lot Residential Subdivisions

- 4.14 The County **shall** only allow multi-lot country residential development in the area identified on Map 1A.
- 4.15 The County **shall** designate the area within 2.4 km (1.5 mi) on the Ministik Lake Game Bird Sanctuary as the Ministik Buffer Area, as outlined on Map 1A.
- 4.16 The County **shall** designate the area within the Country Residential area and outside the Ministik Buffer Area as the Moraine Residential Area, as outlined on Map 1A.
- 4.17 The County **may** allow the further subdivision of country residential parcels located in the Country Residential area 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. The bio-physical assessment **shall** be prepared by a registered professional.
- 4.18 Notwithstanding policy 4.14 above, the County **may** encourage multi-lot country residential development in proximity to urban centres, as identified in the applicable Intermunicipal Development Plans.
- 4.19 The County **shall** require that, in conjunction with the subdivision of the fourth parcel out of a quarter section in the Ministik Buffer Area, as outlined on Map 1A, all four (4) parcels in the quarter section **will** be redistricted to Country Residential.



- 4.20 The County **shall** exclude land subdivided for school sites, community halls, religious assemblies, small scale utilities, and cemeteries from the maximum number of subdivisions permitted for the purposes of defining a multi-lot subdivision.

Density of Development

- 4.21 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 policy 4.19 above, in the Moraine Residential Area the maximum number of lots **may** be less than eight (8) lots and in the Ministik Buffer Area the maximum number of lots may be less than four (4) lots per quarter section if limited by the carrying capacity of the land, or to conserve environmentally sensitive areas.

- 4.22 The County **shall** limit the subdivision of lots in the Ministik Buffer Area and Moraine Residential Area (refer to Map 1A) based on the importance of the agricultural land, carrying capacity, and/or sensitivity of the natural environment. The County **shall** outline these lot limitations in the County's Land Use Bylaw

- 4.23 Subject to policy 4.22:

- a. In the Ministik Buffer Area, subdivision **shall** be limited to a maximum of four (4) lots per quarter section;
- b. In the Moraine Residential Area, subdivision **shall** be limited to a maximum of eight (8) lots per quarter section.

- 4.24 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.

Example 1: 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.

Example 2: 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.

- 4.25 The County **shall** exclude land subdivided for school sites, community halls, religious assemblies, small scale utilities, and cemeteries from the maximum number of subdivisions permitted for the purposes of determining density of development.



Single Lot Separations for County Residential Use

- 4.26 The County **may** allow single lot separation for country residential uses in the Agricultural Area in the following situations:
- a. A maximum of two (2) single lots for a country residential use and/or for a farmstead **may** be permitted per quarter section. Where a lot is created by the fragmentation caused by road, railroad, natural ravine, or watercourse, the lot **shall** be included in the total parcel count within a quarter section. Where a new road, railroad, natural ravine, or watercourse results in fragmentation, the County **may** provide an exemption that allows for more than two (2) single lots on the portion of the land.
 - b. Land subdivided for school sites, community halls, religious assemblies, small scale utilities, and cemeteries, **shall** be excluded from the total parcel count within a quarter section.
- 4.27 Notwithstanding policy 4.26 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 (3) or more titled parcels (excluding school sites, community halls, religious assemblies, and cemeteries), no further country residential or farmstead subdivisions **shall** be permitted within that quarter section.



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5.0 RESOURCE EXTRACTION





5.0 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

- » *To encourage appropriate resource extraction industries;*
- » *To minimize conflicts between resource extraction industry and existing or future land uses;*
- » *To minimize municipal servicing costs due to resource development; and,*
- » *To enable land disturbed by resource extraction to be reclaimed to an equal level or higher than the land's original agricultural capability.*

Policies

- 5.1 The County **should** conduct research to identify gravel deposits within the County to better understand where gravel extraction **may** occur and the potential impact on agricultural lands and communities.
- 5.2 The County **may** require all resource extraction industries, unless exempted by Provincial or Federal legislation, to enter into a development agreement with the County.
- 5.3 The County, where possible, **should** require resource extraction industries or activities to be located on lower capability agricultural lands.
- 5.4 The County **should** encourage the gravel extraction industry to fully exploit a gravel deposit prior to opening up new gravel deposits that would result in the removal of agricultural land.
- 5.5 The County **shall** require, as part of approval of an aggregate operation, the development of a remediation plan following the completion of the resource extraction.



- 5.6 The County **shall** require the developer of a gas or oil well site to obtain approval from the County regarding the construction, upgrading, and maintenance of access roads, and be required to enter into a road use agreement.
- 5.7 The County **should** encourage the AER and the oil and gas industry to remediate abandoned well sites and pipelines.
- 5.8 The County **shall** refer any Area Structure Plan, outline plan or concept plan to AER and/or the Canada Energy Regulator when applicable and the operator(s) of the infrastructure for input and feedback.
- 5.9 The County **shall** recognize the importance of safe planning around sour gas pipelines and facilities and the role of the AER in regulating sour gas facilities located within the County.
- 5.10 The County **shall** ensure all subdivision and development applications which are located within 1.5 km of a sour gas facility are referred to the AER and the operator of the infrastructure, or other setbacks as required by legislation.
- 5.11 The County **shall** recognize that in accordance with the *Municipal Government Act*, a license, permit, approval, or other authorization granted by the AER **shall** prevail over any bylaw or land use decision rendered by Beaver County.
- 5.12 The County **shall not** approve any subdivision or development if the setback distance is less than the setbacks outlined by the AER, and in accordance with the Subdivision and Development Regulation, unless the County receives written approval for a lesser setback distance from the AER.



6.0

INDUSTRIAL DEVELOPMENT





6.0 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

- » *To encourage appropriate industrial development in environmentally suitable locations;*
- » *To support existing industries and encourage a diverse range of new industries to locate in the County to create a more resilient local economy;*
- » *To support agri-value industries;*
- » *To minimize conflicts between industry and existing or future land uses; and,*
- » *To keep infrastructure and processing costs low to assist in attracting and retaining industrial development.*

Policies

- 6.1 Industrial development **shall** occur in those areas designated on Map 1. Any future industrial development outside of those areas **shall** require an amendment to this Plan to redesignate the lands for industrial uses.
- 6.2 The County **may** allow agri-value industries in the Agricultural Area.
- 6.3 The County **shall** encourage the establishment of industrial parks in the County.
- 6.4 The County **shall** encourage, support, and promote industrial growth where in alignment with the objectives and policies of this Plan.



- 6.5 The County **shall** encourage industries to locate on lower capability agricultural land wherever possible.
- 6.6 The County **shall** encourage industries to avoid locating in areas of critical wildlife habitat wherever possible.
- 6.7 The County **shall not** support the development of industries that require urban services from other jurisdictions except where a joint development/servicing agreement between the County and an adjacent urban municipality has been finalized.
- 6.8 The County **shall** require that industrial subdivision and development which, in the opinion of Council, could have a significant impact on the community and environment, be controlled by County Council through the process of a Land Use Bylaw amendment to a specific district in the Land Use Bylaw.
- 6.9 The County **may** permit small-scale industrial uses in the hamlets of Kinsella and Bruce only if they require limited services.

Site Considerations

- 6.10 The County **shall** encourage industrial development to locate on land that is physically suited for industrial use, considering factors such as soil, drainage, slopes, and the availability of necessary services.
- 6.11 The County **shall** require developments to demonstrate the management of stormwater on the site to avoid adversely affecting adjoining properties or receiving environments.
- 6.12 The County **shall not** allow industrial land to be located in areas where the use is likely to subject residences, hospitals, schools, or other sensitive land uses to adverse impacts arising from the industrial use.
- 6.13 The County **shall** require an appropriate buffer to be located between industries and other existing and future land uses in order to mitigate potential adverse impacts arising from the use. An assessment of the potential uses **should** be completed prior to designating or redistricting lands for industrial use.

Economic Considerations

- 6.14 The County **shall** require the proponent of any new industrial development or expansion of such development to identify any costs associated with providing new services and upgrading existing services made necessary by the proposed development.



- 6.15 The County **shall** require that the apportionment of costs associated with any new industrial development or expansion of such development be negotiated by the County and be settled within a development agreement which **shall** be a condition of subdivision or development approval.
- 6.16 The County **shall** require that infrastructure needed to support industrial development be carried out by the developer. Where the infrastructure results in other parties benefitting, the County **may** establish a deferred payment structure or off-site levy.



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7.0

COMMERCIAL DEVELOPMENT



7.0 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 **will** 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

- » *To encourage appropriate commercial development in environmentally suitable locations;*
- » *To minimize conflicts between commercial development and existing or future land uses; and,*
- » *To keep infrastructure and processing costs low to assist in attracting and retaining commercial development.*

Policies

- 7.1 Commercial development **shall** occur in those areas designated on Map 1. Any future commercial development outside of those areas **shall** require an amendment to this Plan to redesignate the lands for commercial uses.
- 7.2 The County **may** allow small-scale Highway Commercial uses and General Commercial uses in the Agricultural Area where they do not result in the fragmentation of agricultural land.
- 7.3 The County **shall** regulate commercial subdivision and development which, in the opinion of Council, could have a significant impact on the community and environment, through the Land Use Bylaw.
- 7.4 The County **may** allow small-scale commercial uses in the hamlets of Kinsella and Bruce only if they require limited services.
- 7.5 The County **shall** consider uses established near primary highways or secondary roads which provide services for the highway travelling public to be highway commercial uses.
- 7.6 The County **shall** consider uses which primarily serve the agricultural and hamlet population to be general commercial uses.



- 7.7 The County **should** encourage general commercial uses 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 uses in another location.
- 7.8 The County **shall** encourage commercial uses to locate on lower capability agricultural land wherever possible.
- 7.9 The County **shall** encourage commercial uses to avoid locating in environmentally sensitive areas and/or where critical wildlife habitat exists.
- 7.10 The County **shall** require that infrastructure needed to support commercial development **will** be carried out by the developer. Where the infrastructure results in other parties benefitting, the County **may** establish a deferred payment structure or off-site levy.
- 7.11 The County **shall** require developments to demonstrate the management of stormwater on the site to avoid adversely affecting adjoining properties or receiving environments.



8.0

WILDLIFE





8.0 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

- » *To conserve and protect land containing important wildlife habitat areas;*
- » *To ensure the continuation of wildlife as a contributor to the character as well as the recreation-tourism potential of the County;*
- » *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*
- » *To prevent, where possible, conflicts between wildlife and other land uses.*

Policies

- 8.1 The County **shall** support and work collaboratively with various levels of government, private enterprise, landowners, and other agencies endeavoring to accomplish wise wildlife management.
- 8.2 The County **shall** recognize 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; and



d. the Beaver Hills Moraine.

The special status wildlife areas are designated on Map 2.

- 8.3 Where a development has the potential to have an adverse impact on special wildlife areas, the County **shall** require an Environmental Impact Assessment (“EIA”) to be completed as part of the application.
- 8.4 Development of lands within areas outlined in policy 8.2 above **shall** seek to preserve existing vegetation and trees that exist at the time of development.
- 8.5 The County **should** refer developments proposed for areas which, in the opinion of the County, contain important wildlife habitat for recommendations from appropriate Provincial agencies regarding the potential impact of the development on the habitat. The County **should** consider and implement any recommendations received where possible.
- 8.6 Confined feeding operations **shall not** be located within special wildlife areas.



9.0

RECREATION AND GREEN SPACES





9.0 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 and industrial economy and community, or components of the natural environment, including wetlands.

Objectives

- » *To ensure that the recreational resources for future generations are not jeopardized through premature and incomplete development; and*
- » *To conserve land with a high capability for supporting outdoor recreational activities.*

Policies

- 9.1 The County **shall** take the full amount (ten (10%) percent) of Municipal Reserves owing as a result of subdivision, in accordance with Provincial legislation.
- 9.2 The County **shall** take money-in-lieu for the purpose of acquiring and developing desirable recreation areas within the County where it is deemed that Municipal Reserve land is not necessary for the community of the area being subdivided. Exceptions to this requirement **shall** be as outlined in the *Municipal Government Act* regarding Municipal Reserves.
- 9.3 Notwithstanding policies 9.1 and 9.2,
- a. The County **shall** evaluate subdivision proposals in the Agricultural Area (within the Country Residential Area) that would result in the creation of three (3) or more titles in a quarter section for consideration of reserve land or other land dedications, or cash-in-lieu payments.
 - b. The County **shall** exclude land subdivided for school sites, community halls, religious assemblies, small scale utilities, and cemeteries from the maximum number of subdivisions that **will** be evaluated for consideration of land dedications or cash-in-lieu payments.
 - c. The County **shall** evaluate only multi-lot country residential subdivisions, as defined in Section 16 of this Plan in the Agricultural Area (outside the Country Residential Area) for consideration of reserve land or other land dedications, or cash-in-lieu payments, in accordance with Provincial legislation.



- 9.4 The County **shall** allocate reserves for school lands 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.
- 9.5 The County **shall** review, prior to disposing of any Municipal Reserve, the applicability and effect of such disposition on surrounding land uses and the area's recreational potential.
- 9.6 The County **shall** require an open space buffer of sufficient size and composition to act as a noise and visual barrier between intensive recreation use areas and other land uses where a recreational use **may** generate noise impacts that adversely impact the community.
- 9.7 The County **shall** require that subdivision and development for recreational purposes be in accordance with the following design principles:
- a. The County **shall** require that the density of development is directly related to the development capability of the land resource;
 - b. The County **shall** require that the design of the site is related to the site's topography, vegetation, soil, and drainage characteristics;
 - c. The County **shall** require that the design of the site protects wildlife habitat; and
 - d. The County **shall** require that the design of the site maximizes the quality of the natural features and protects, maintains, and re-establishes tree cover, where necessary.



10.0 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

- » *To avoid unnecessary disturbances of all historic resources and to preserve the most important resources wherever technically possible.*

Policies

- 10.1 The County **should** require, as part of an application for an Area Structure Plan, development permit, or subdivision, a heritage clearance certificate from the Province.
- 10.2 The County **shall** require a historical resource impact assessment if the Province identifies potential historical remnants relating to the lands.
- 10.3 Any identified historical remnants **shall** be required to comply with all applicable legislation.
- 10.4 The County **shall** require the developer to be responsible for conducting studies and providing mitigative measures in areas where the proposal would either destroy or alter an historic resource.



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11.0 ENVIRONMENTALLY SENSITIVE AREAS





11.0 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. 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

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

Policies

- 11.1 The County **shall** avoid disturbance and development of environmentally sensitive areas unless unique site requirements determine otherwise.
- 11.2 The County **shall** encourage development proposals to conform with the Alberta Environment Land Conservation guidelines regarding setback requirements from valley breaks, ravines, and watercourses, unless unique site requirements determine otherwise.
- 11.3 The County **should** establish buffer/non-disturbance areas between development and environmentally sensitive areas.
- 11.4 The County **shall not** allow development on lands which have characteristics hazardous to development, or in areas characterized by inherent physical characteristics which pose severe limitations to development.
- 11.5 The County **shall** require the developer of any development within an environmentally sensitive area to ensure all mandatory permits and approvals necessary for development within these areas have been obtained from the appropriate regulatory bodies prior to the start of the development.



- 11.6 The County **shall** consult with the appropriate Provincial agencies and any other agencies deemed appropriate prior to approving any development proposals which have the potential to affect environmentally sensitive areas.
- 11.7 The County **shall not** allow alterations to the bed and shores of water bodies within the County to be undertaken without the necessary authorization and/or permits in accordance with Provincial legislation.
- 11.8 The County **shall** permit subdivision or development proposals only when it can be proven to the satisfaction of the County that the proposed subdivision or development **will not** adversely affect those characteristics of the resources vital to habitat and species maintenance.
- 11.9 The County **shall** require that subdivision or development proposals are designed to minimize the disturbance of treed areas and alterations to site topography.
- 11.10 The County **shall** support stormwater management that uses existing or created naturalized systems, subject to meeting Provincial legislation.
- 11.11 The County **shall** encourage the use of conservation/environmental easements, environmental or municipal reserves, or environmental reserve easements in order to protect environmentally sensitive areas.



12.0

LANDFILL AND COMPOSTING





12.0 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 pre-designated 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

- » *To deal with long-range waste management needs;*
- » *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;*
- » *To minimize the conflict with adjacent land uses; and*
- » *To promote the environmental, orderly, and economic disposal of waste.*

Policies

- 12.1 The County **shall** locate landfills in those areas designated on Map 1. Any future landfill development outside of those areas **shall** require an amendment to this Plan to redesignate the lands.
- 12.2 The County **shall** require the Provincial operating authority's approval of an application for a landfill prior to a decision being made on the development application.
- 12.3 The County **shall** encourage the development and use of state-of-the-art landfill techniques, including the recycling of useable materials and the environmental disposition of agricultural waste, where possible.
- 12.4 The County **shall** allow the development of a Class II and/or Class III landfill or a regional composting facility only after all required Provincial approvals have been received.
- 12.5 The County **may** allow the development of a Class I landfill only after all required Provincial approvals have been received.



- 12.6 The County **shall** notify adjacent landowners of the development of any permitted or discretionary use within those areas designated for landfills on Map 1.



13.0

TRANSPORTATION AND UTILITIES





13.0 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 the objectives and policies of this Section is to provide policies which encourage compatible, economic, and efficient service and utility related development.

Objectives

- » *To minimize any negative impacts associated with the development of linear transportation, communication, or utility facilities and services;*
- » *To enable the necessary facilities, utilities, or services associated with land use and development are provided and in place when required;*
- » *To allow land use and development in the vicinity of existing or proposed transportation, communication or utility facilities/services, as long as it does not interfere with their operation, upgrading or future expansion; and,*
- » *To provide municipal services and utilities in an economical and efficient manner that is reflective of need, environmental constraints, land use considerations and existing infrastructure.*

Policies

- 13.1 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, environmentally sensitive, historical, or wildlife resource areas.
- 13.2 The County **shall** require, where proposed transportation and utility lines and facilities have the potential to unduly affect adjacent lands or land uses, buffering as deemed appropriate to minimize any negative impacts as a condition of development of the line or facility.



- 13.3 The County **may** require future subdivision or development proposals adjacent to transportation and utility lines and facilities to provide such buffering as deemed appropriate.
- 13.4 The County **shall** encourage new major transportation and utility rights-of-way to avoid existing designated country residential areas and areas designated for country residential expansion. Where such lines are required to locate in close proximity to country residential areas, they **should** be designed to be compatible with future growth.
- 13.5 The County road classification **shall** be in accordance with the County's Road Maintenance Policy.
- 13.6 The County **shall** refer all applications for development permits, subdivision, and proposed statutory plans or plan amendments that are within 1.6 km of a provincial highway or identified future highway alignment to the Provincial road authority for comment or approval prior to the decision on the application.
- 13.7 The County **shall** require that any municipal infrastructure system, 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 a utility operator, only be approved 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.
- 13.8 The County **shall** only allow direct access from private property to either Primary or Secondary Highways where approval from the Provincial road authority is obtained.
- 13.9 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.
- 13.10 The County **shall** follow the Alberta Energy Regulator ("AER") and/or the Canada Energy Regulator when applicable regarding oil and gas setback regulations and guidelines when considering applications for development to minimize and avoid the adverse effects on existing residents, adjacent land uses, and the environment. Any encroachment into the 30.0 m setback or crossing of a pipeline **shall** require the written consent from the infrastructure operator.

Airports

- 13.11 Airports **shall** be developed in those areas designated on Map 1. Any future airport development outside of those areas **shall** require an amendment to this Plan to redesignate the lands.
- 13.12 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.



- 13.13 The County **shall** work with appropriate Provincial and Federal agencies to develop regulations to protect the airports within the County from development which has the potential to adversely impact the operations of the airport.

- 13.14 Airports developed within the County **shall** comply with all Federal aviation requirements.



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14.0

TELECOMMUNICATION TOWERS





14.0 Telecommunication Towers

Statement of Intent

Council recognizes that telecommunications towers are necessary to provide essential radio communication links for our citizens. The County further acknowledges that the Federal Government has sole jurisdiction regarding the permitting and placement of telecommunications facilities, as stated in the *Telecommunications Act, and in accordance with Client Procedures Circular CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems, issue 6*.

Industry Canada policies express a desire for local Land Use Authorities (LUA's) such as Beaver County to have direct input into its approval process and ask proponents of new facilities to conduct a process that ideally results in securing a letter of municipal concurrence for the project. This Policy establishes Beaver County's preferred protocols for proponents wishing to place new tower facilities in the County and who are requesting municipal concurrence, and also designates parties responsible for granting municipal concurrence.

Objectives

- » *To provide clarity on the role of the Federal Government and County regarding responsibilities and processes;*
- » *To create protocols for the County to prepare a letter of municipal concurrence for telecommunication projects; and,*
- » *To stay informed on the development of telecommunication towers.*

Policies

14.1 Applicants **should** work to adhere to the following siting and facility guidelines:

- a. Co-locate proposed facilities on existing structures wherever possible. These facilities may include existing tower structures, rooftops, water towers, utility poles, etc.
- b. Avoid siting new facilities in designated country-residential or urban fringe areas of Beaver County, or in areas designated in the Beaver County Municipal Development Plan as having environmental, historical, or cultural significance.
- c. Use architectural controls such as fencing of facilities and landscaping of facility property.
- d. Control access to the site via locked gates etc. and **have** direct access to existing roadways.



- 14.2 Whenever possible, applicants **shall** present various siting options for consideration by the County. Copies of site plans for all proposed facilities **shall** be provided to the County for consideration.
- 14.3 For all proposed telecommunication facilities greater than 15 metres in height but less than 30 metres in height, the applicant **shall** notify all adjacent landowners adjacent to the property proposed for development.
- 14.4 For all proposed telecommunication facilities 30 metres in height or greater, the applicant **shall**:
- a. notify all adjacent land owners adjacent to the property proposed for development, and
 - b. undertake a public engagement process, led by the applicant, that at a minimum includes:
 - i. advertising of the planned facilities in two (2) consecutive issues of the local newspaper; and
 - ii. hosting a public meeting to inform Beaver County citizens of the application and plans for development.
- 14.5 The applicant **shall** document any input received through the engagement process outlined in policies 14.3 and 14.4 and provide the documentation to the County for consideration.
- 14.6 The applicant **shall** provide input regarding public support or opposition to a development proposal related to telecommunication towers and provide any supporting recommendations to the County.
- 14.7 The County **shall** render a decision regarding municipal concurrence within sixty (60) days of receipt of a site location map, architectural plans, details of applicable engagement processes, input received as part of the engagement processes, and any other information required by the County.
- 14.8 Further to policy 14.7, the County **may** deem the concurrence request to be incomplete if the applicant does not submit the required items and reserves the right to withhold decisions regarding concurrence until the requested information has been received.
- 14.9 The County may issue a letter of municipal concurrence depending on the merits of the application in relation to siting preferences and public consultation. If administration receives letters of opposition to the application, the application may be referred to County Council for a decision.



15.0

RENEWABLE ENERGY





15.0 Renewable Energy

Statement of Intent

Beaver County understands the importance of encouraging and promoting alternative and renewable energy, as it aligns with the County's commitment to environmental preservation and climate action. Encouraging renewable energy not only enhances Beaver County's reputation as a forward-thinking and environmentally conscious community but also attracts investment, fosters innovation, and creates job opportunities in the green energy sector. However, the County understands that for renewable energy to succeed, it needs to be developed in a way that does not adversely impact the County and the surrounding lands or fragment agricultural land. This diversification of energy must fit with other land uses so that Beaver County can mitigate the risks associated with fluctuating energy prices and volatile global markets, fostering stability and security for Beaver County's residents and industries alike.

Objectives

- » *To proactively avoid conflicts with natural habitats, including limiting the visual impacts on the natural landscape;*
- » *To prevent the fragmentation of agricultural land while encouraging the development of emerging technologies in power generation; and*
- » *To ensure the decommissioning of alternative energy systems on land is reinstated to acceptable levels prior to the construction.*

Policies

- 15.1 The County **shall** encourage the integration of commercial renewable and alternate energy facilities, including commercial solar collectors, with other land uses in the County.
- 15.2 The County **shall** discourage commercial renewable and alternate energy facilities and commercial solar collectors to be located within close proximity to a hamlet or existing multi-lot country residential subdivision to avoid potential impacts.
- 15.3 The County **shall** discourage the location of commercial renewable and alternate energy facilities, including commercial solar collectors, that fragment agricultural lands.
- 15.4 The County **shall** support and encourage renewable and alternative energy facilities, such as wind, solar, hydroelectric, and biomass, including commercial solar collectors to locate in the County in a planned and managed way to mitigate the impacts on area residents, farming operations, and other industries.



- 15.5 The Provincial government **should** refer commercial renewable and alternate energy facilities, including commercial solar collectors, to the County for input prior to approval.
- 15.6 Applicants and proponents of commercial renewable and alternate energy facilities, including commercial solar collectors, **will** be encouraged to consult with the municipality to understand the County's applicable land use policies and what local development matters may need to be addressed (i.e., road use agreements) prior to making an application to the Alberta Utilities Commission (AUC).
- 15.7 The County **should** require that commercial renewable and alternate energy facilities, including commercial solar collectors, related traffic use identified routes that are designed for the increased load where applicable.
- 15.8 Applicants and proponents of commercial renewable and alternate energy facilities and commercial solar collectors **shall** comply with the setback requirements outlined in the Land Use Bylaw.
- 15.9 The County **may** require landscaping for commercial renewable energy projects to assist with mitigating the visual impact on the surrounding community.
- 15.10 The County may require a weed management plan to mitigate weeds encroaching onto farm land.
- 15.11 The County **shall** require decommissioning plans of commercial renewable and alternate energy facilities, including commercial solar collectors, that will return the lands to the same or better land capability before the project started.



16.0

INTERMUNICIPAL COLLABORATION AND GOVERNANCE





16.0 Intermunicipal Collaboration and Governance

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 have the potential to negatively affect 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 (2) 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

- » *To plan for the orderly expansion of the corporate boundaries of urban municipalities within the County;*
- » *To enable consistency with approved Intermunicipal Development Plans; and*
- » *To collaborate with a municipality on the referral process regarding land development in the absence of an Intermunicipal Development Plan (IDP).*

Policies

- 16.1 The County **shall** continue to support jurisdictional alliances that facilitate the provision of transportation networks, municipal servicing infrastructure, economic diversification, and environmental and recreational initiatives and **will** be carried out in accordance with the policy outlined within the relevant Intermunicipal Development Plan.
- 16.2 The County **shall** seek to resolve any inter-jurisdictional concerns, issues, or disputes with an intent to achieve a resolution that is of mutual benefit to all parties.



- 16.3 The County **shall** continue to work with its municipal neighbours on projects and initiatives that are of mutual benefit in accordance with the policies outlined within the relevant Intermunicipal Development Plan.
- 16.4 The County **shall** work collaboratively with provincial and federal authorities on projects and initiatives that benefit the County's residents and industries.
- 16.5 The County **shall** refer the following applications in the IDP area to the relevant municipality for review and comment:
- a. new statutory plans and amendments;
 - b. new LUBs and amendments;
 - c. subdivision applications; and
 - d. discretionary development permit applications.
- 16.6 Regarding an application in accordance with policy 16.5 above, the relevant municipality **shall** provide comments within fourteen (14) days for subdivision and development permit applications, and within thirty (30) days for other applications.
- 16.7 The County **shall** circulate all non-statutory master plans (e.g., transportation, recreation, stormwater management and utilities) applicable in the IDP area for information and comment.
- 16.8 The County **shall** establish a process for landowner circulation across the relevant municipal boundary (i.e., applications that require adjacent landowner notification) in cases where the subject lands abut a municipal boundary.



17.0 Crown Lands

Statement of Intent

Crown lands are administered through the respective crown agency and the municipality has no jurisdiction over land use decisions made on Crown lands. However, the activities on Crown lands can impact those uses that fall within the jurisdiction of the County or have an impact on the services provided by the County where the use requires infrastructure support.

In some cases, the Crown establishes a long-term lease on the lands and provides authority for the County to administer the land uses or sell off Crown lands that fall into private ownership. Balancing and clearly understanding the roles and responsibilities between the County and the Crown agencies is critical to the operations of both organizations and for the private sector wanting to carry out development.

Objectives

- » *To provide clarity on the role of the Crown and County regarding responsibilities and processes;*
- » *To create a mechanism in the Municipal Development Plan and Land Use Bylaw when the Crown transfers lands from Crown ownership to private ownership; and,*
- » *To stay informed on the development of Crown lands.*

Policies

- 17.1 The County **shall** work with Crown agencies on understanding expectations and roles regarding land use development on Crown lands.
- 17.2 The County **shall** establish a Crown district within the Land Use Bylaw to enable the County to be compensated for impacts on County infrastructure.
- 17.3 The County **shall** enable Crown lands that are sold to the private sector to transition to an appropriate district contained within the Land Use Bylaw that aligns with the current or proposed land use.
- 17.4 The County **shall** provide input regarding support or opposition to a development proposal and provide any supporting recommendations when the proposal is referred by a Crown Agency.

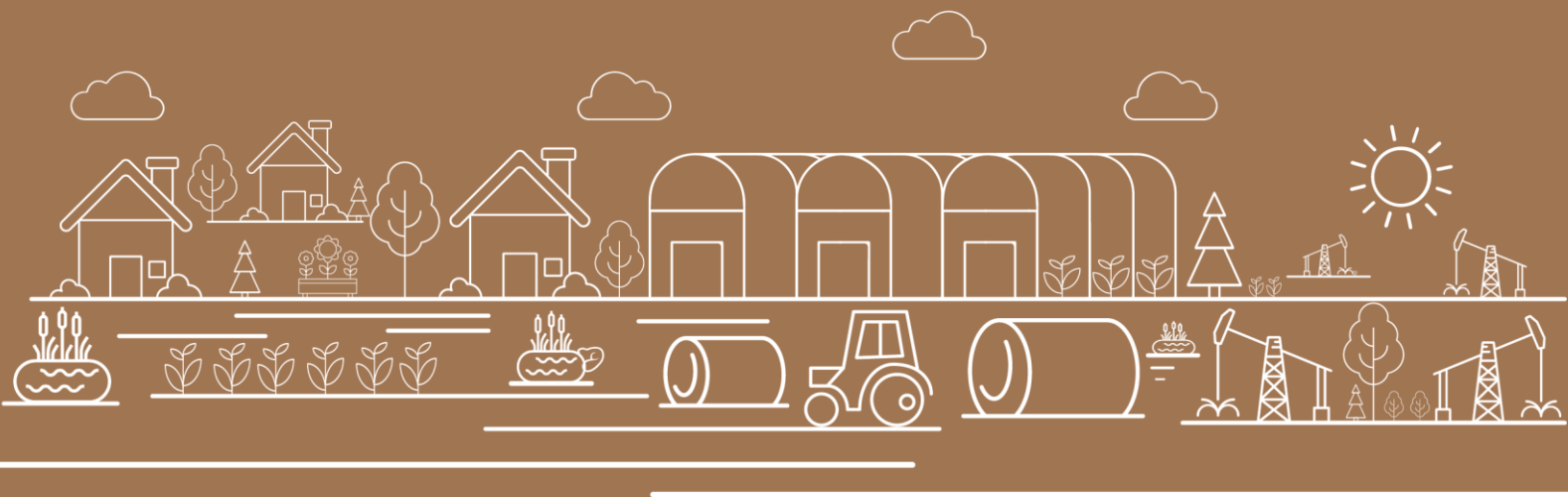


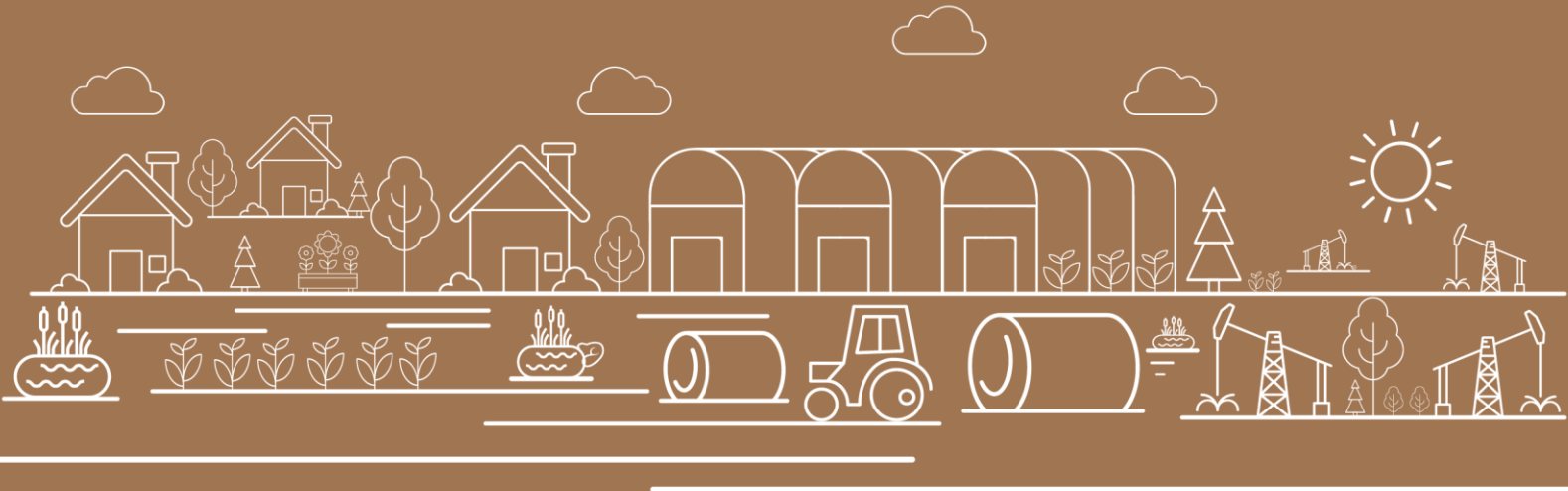
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18.0

PLAN ADMINISTRATION AND IMPLEMENTATION





18.0 Plan Administration and Implementation

Objectives

- » *To enable consistency with higher order statutory planning documents;*
- » *To provide for a framework to effectively implement this Plan; and,*
- » *To monitor the relevancy of this Plan, and to update it as necessary to meet the changing needs of the County.*

Authority of the Plan

- 18.1 Pursuant to the *Municipal Government Act, R.S.A. 2000, c M-26* as amended, this Plan **shall** be adopted by Beaver County, as the Beaver County Municipal Development Plan.
- 18.2 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.
- 18.3 The County **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.

Amendment

- 18.4 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 Council; or
 - c. a complete or partial review whenever, due to economic, social, technical developments, or environmental considerations, this Plan is no longer considered by Council to meet the long-term goals of the County.
- 18.5 In the event that changing conditions necessitate an amendment to this Plan, the amendment **shall** be by bylaw.
- 18.6 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 are able to 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.

18.7 County administration **will** monitor and review this Plan on an annual basis and **should** conduct a major update to the Plan every five (5) years.

Implementation

Intermunicipal Development Plans

18.8 The County **shall** establish internal procedures and processes to align with the implementation requirements contained in the adopted Intermunicipal Development Plans.

Area Structure Plans

18.9 Any development that contains four (4) or more lots **shall** require the development of an Area Structure Plan.

18.10 In developing an Area Structure Plan, the County **may** request the following information:

- a. Background studies
 - i. Soil assessments;
 - ii. Water testing results;
 - iii. Wetlands assessment;
 - iv. Transportation Impact Assessments and studies;



- v. Environmental Impact Assessments and studies;
 - vi. Archeological and Historical Impact Assessments; and,
 - vii. Geotechnical assessments.
- b. A land use policy document, which includes:
- i. A site analysis considering the natural and built characteristics;
 - ii. A proposal that addresses the proposed land uses, density of population, sequence of development, general location of major roadways, public utilities in the area, etc.;
 - iii. The site location;
 - iv. Servicing;
 - v. Conformity to Bylaws; and,
 - vi. Public input.
- c. A land use and phasing map that illustrates the proposed land uses, transportation network, open space, and reserve dedications within the development area.
- d. A servicing map that illustrates the proposed servicing of the area including the provision of gas, power, and telecommunication services; the accommodation of surface drainage including the natural contours and required grading and direction of water flow; and any proposals for water or sewer servicing not specific to an individual lot.
- 18.11 The County **shall** review and update Area Structure Plans to ensure consistency with the Municipal Development Plan and Intermunicipal Development Plans. If the Area Structure Plan is not consistent, the Area Structure Plan may be declined or the Municipal Development Plan and the Intermunicipal Development Plan **may** need to be amended prior to adoption of the Area Structure Plan.
- 18.12 Prior to first reading of the Area Structure Plan, the Area Structure Plan **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 Area Structure Plan.



Land Use Bylaw

- 18.13 The development of and updates to the Land Use Bylaw **shall** be consistent with the objectives and policies of this Plan.
- 18.14 When this Plan or any part thereof takes effect, the Land Use Bylaw of Beaver County **should** be amended to be consistent with this Plan. This **may** include redistricting the lands to align with the statutory documents when applicable.
- 18.15 When carrying out a redistricting of lands in the Land Use Bylaw, the County **will** need to assess all potential impacts related to all the permitted uses listed in the district.
- 18.16 The County **shall** ensure that where a bylaw to approve an Area Structure Plan or Land Use Bylaw amendment has been considered by Council at a public hearing prior to the date on which this Plan is adopted, and where the Area Structure Plan or Land Use Bylaw amendment would be inconsistent with this Plan, Council **may** proceed with further readings and adoption of the bylaw, provided that final adoption occurs no later than two (2) years from the date on which this Plan is adopted.

Additional Studies and Research

- 18.17 As part of carrying out the implementation of any Intermunicipal Development Plan, Municipal Development Plan, Area Structure Plan, or Land Use Bylaw, the County **may** need to complete additional studies and research.

Monitoring

- 18.18 The County **shall** establish an ongoing monitoring criterion for providing Council with regular reporting on identified targets, indicators, and outcomes that track the progress of growth and development in the County relative to the policies of this Plan. At minimum, the following areas **should** be monitored:
- a. Agricultural land area and annual loss to development;
 - b. Annual development for buildings by use, broken down by division location;
 - c. Number and nature of variances;
 - d. Yearly tracking of revenue generation and where expenditures are made;
 - e. Areas of degradation with environmental impacts;
 - f. Flooding areas;



- g. Enforcement notices; and,
- h. Economic activity.

Other

- 18.19 The County **shall** ensure that where an application for subdivision has been deemed complete prior to the date this Plan is adopted, and where the proposed subdivision would be inconsistent with this Plan, the Subdivision Approving Authority **may** proceed with approval of the subdivision provided that the approval occurs no later than six (6) months from the date on which this Plan is adopted. The Approving Authority **must not** grant any extensions to the one (1) year approval period for any subdivision approvals under this policy.
- 18.20 The County **shall** identify actions and partner with local organizations, groups, and associations to implement this Plan at the community level or scale.



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19.0 GLOSSARY



19.0 Glossary

Definitions

- 18.1 Words, terms, and phrases that occur in this Plan, which are also defined in the *Municipal Government Act* or other provincial legislation, **shall** retain the same definition.
- 18.2 Any words, terms, and phrases that occur in this Plan that are not provided for in this Section and are not defined in the *Municipal Government Act* or other provincial legislation, **shall** use their ordinary and customary definitions.
- 18.3 The following words, terms, and phrases, where they occur in this Plan, **shall** have the meaning assigned to them in the following table:

Adjacent lands	means land that is contiguous to a parcel of land and includes lands that would be contiguous if not for a highway, road, river or stream, and any other land identified in the Land Use Bylaw as adjacent land.
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Agriculture	means the growing, raising, managing and/or sale of livestock, crops, foods or other agricultural products, horticulture, greenhouses, and agri-food related value-added enterprises.
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Agriculture, Industrial	means agriculture at a higher level and includes provincial scale inputs and outputs per unit of agricultural land area.
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Agriculture, Value-added	means a development of small-scale production, manufacturing, food processing, retail activities and food service operations as a direct extension of an agricultural or farming operation. The intent of these developments is to promote the diversification of farming and agricultural operations and to provide landowners opportunity for economic benefit of changing a primary product into one that has an increased consumer appeal. This includes but is not limited to milling wheat into flour, on-site butchering of livestock and poultry for on-site retail sales, marketing, and sales of organic products, micro distilling, or agri-tourism opportunities like pick your own fruit, corn mazes, and farmer's markets.
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Agri-Tourism	means a tourist-oriented activity, event, service and/or facility that is part of an agricultural operation that promotes the products grown, raised and/or processed on that agricultural operation.
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Area Structure Plan (ASP)	means a statutory plan adopted by a municipality by bylaw in accordance with the <i>Municipal Government Act</i> to provide a framework for the subsequent subdivision and development of a defined area of land.
Beaver Hills Moraine	means the Beaver Hills Moraine is a distinct geomorphological feature that encompasses 1,572 km ² (607 mi ²). Representing an island of boreal mixed wood forest, the hummocky terrain of the moraine forms a patchwork of depressional areas, many of which support wetlands, small lakes, and streams.
Buffer	means a land use, feature or space that acts as a physical separation.
Commercial Social Collectors	means solar energy collection system that is designed exclusively to provide for the commercial distribution of electricity.
Commercial Renewable and Alternate Energy Facility	means a facility or development, either stand alone or adjoining another development, that either generates energy using natural or renewable resources, such as, wind, geothermal, sun biofuels, or biomass, or generates energy using an energy generation process that reduces the amount of harmful emissions to the environment, when compared to conventional systems, such as district heating or cogeneration. This does not include Commercial Solar Collectors.
Communal Servicing Systems	means the provision of communal or community piped and treated water or wastewater services to a residential multi-lot subdivision that is privately owned and operated.
Compatible development/land uses	means a development or land uses that are able to exist in close proximity without conflict or undesirable off-site impacts to adjacent or nearby properties.
Confined Feeding Operation (CFO)	Means as defined under the <i>Agricultural Operation Practices Act</i> , a fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing. Also includes any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds.
Contiguous lands	means sharing a common border, touching, or connected through an unbroken boundary line.
County	means Beaver County unless otherwise noted.
Development	means a change of use of land or a building; the construction of a building; an extraction or stockpile; or change in intensity of use, as per the definition in the <i>Municipal Government Act</i> .



Ecosystem	means a community of living organisms interacting with each other and the nonliving, physical components of the environment (e.g., air, soil, water, and sunlight) as system within a defined geographical space.
Environmental Reserve	definition as per the <i>Municipal Government Act</i> .
Farmstead	means the subdivision of a parcel of land (typically out of a quarter section) where there is an existing residence and associated improvements.
Fragmentation	means the process of reducing the size and connectivity of an area. In the context of rural lands or undisturbed natural areas (e.g., watercourses), fragmentation occurs when a contiguous agricultural or undisturbed natural area is divided into isolated parcels separated by non-agricultural land uses and can impact the productivity or ecological integrity of the land. Fragmentation can also occur within a given agricultural parcel of land by access roads, oil, and gas developments and/or linear infrastructure.
Geotechnical assessment	means an assessment of the earth's subsurface and the quality and/ or quantity of mitigative measures that would be necessary for development to occur.
Groundwater	means saturated and unsaturated areas beneath the Earth's surface (i.e., soil pore spaces and in the fractures of rock formations) consisting of water that has seeped down from the surface and is considered the primary method of supplying and recharging aquifers.
Historical Impact Assessment	means an assessment to determine the effect of a proposed operation or activity on historic resources in the area where the operation or activity is carried on as well as recommendations on preservation and protection measures.
Infrastructure & Multi-use corridors	means an identified right-of-way for energy, electricity, and other utility infrastructure.
Infrastructure	means the land, pipes, storm ponds, treatment plants, and other related municipal facilities for the provision of roads, water, storm water, and wastewater services.
Institutional	means a use by or for an organization or society for public or social purposes.
Intermunicipal Development Plan (IDP)	means a statutory plan adopted by two or more municipalities by bylaw in accordance with the <i>Municipal Government Act</i> that applies to lands



of mutual interest to the participating municipalities, typically along their shared boundaries.

Land Use Bylaw (LUB)	means a statutory plan adopted by a municipality by bylaw in accordance with the <i>Municipal Government Act</i> to regulate and control the use and development of land and buildings within the municipality to achieve the orderly and economic development of land.
Livestock	means horses, cattle, swine, donkeys, mules, oxen, poultry, birds, sheep, goats, fur bearing animals raised in captivity for pelts, and other animals and wildlife.
Municipal Development Plan (MDP)	means a statutory plan adopted by a municipality by bylaw in accordance with the <i>Municipal Government Act</i> that: addresses future land use and development within the municipality; coordinates land use, growth patterns and infrastructure with adjacent municipalities (if there are no Intermunicipal Development Plans in place); and provides for transportation systems, municipal services, and facilities (either generally or specifically).
Municipal Government Act (MGA)	means the <i>Municipal Government Act - Revised Statutes of Alberta 2000 Chapter M-26</i> and amendments thereto, also referred to as ' <i>The Act</i> '. The <i>Municipal Government Act</i> sets out the legislated roles and responsibilities of municipalities and elected officials.
Municipal Reserve	definition as per the <i>Municipal Government Act</i> .
Multi-lot country residential subdivision	means the subdivision of lands that consists of more than three (3) lots, including the balance of the quarter section. Fragmentation by road, railroad, natural ravine, or watercourse is included in the total parcel count within a quarter section.
Natural Environment	mean a system of natural features and areas that are linked and connected by natural corridors necessary to maintain biological and geological diversity, natural functions, viable populations of Indigenous species (including flora and fauna), and ecosystems.
Non-Statutory Plan	means a plan adopted by a municipality by resolution to address land use planning or master planning needs.
Open Space	Means passive and structured leisure and recreation areas. Open space includes parks, recreation and tourism attractions and natural areas.
Piped Municipal Services	means the pipes and related facilities associated with municipal water, storm water and wastewater infrastructure.



Private on-site services	means a private water well or private septic system serving an individual parcel.
Residential, Country	means a multi-lot subdivision of lands for residential purposes where servicing is provided either through onsite water and private sewer systems, municipal infrastructure, or private communal systems.
Statutory Plan	means a plan adopted by a municipality by bylaw in accordance with the <i>Municipal Government Act</i> .
Utilities	<p>means infrastructure that provide essential services such as electricity, water supply, sewage systems, and telecommunications.</p> <p>Small scale utilities are intended to provide essential services at a localized scale, often areas that are remote or underserved. For example, these can include electrical sub-stations or decentralized water supply and treatment systems.</p>
Watershed	means an area of land, bounded by topographic features, where water drains into a shared basin such as a river, stream, lake, pond, or ocean. The size of a watershed can be tiny or immense and the boundaries and velocity of water flow are determined by landforms such as hills, slopes, and mountain ranges that direct where water will flow.
Wetland	means land saturated with water long enough to promote formation of water altered soils, growth of water tolerant vegetation and various kinds of biological activity that are adapted to the wet environment.

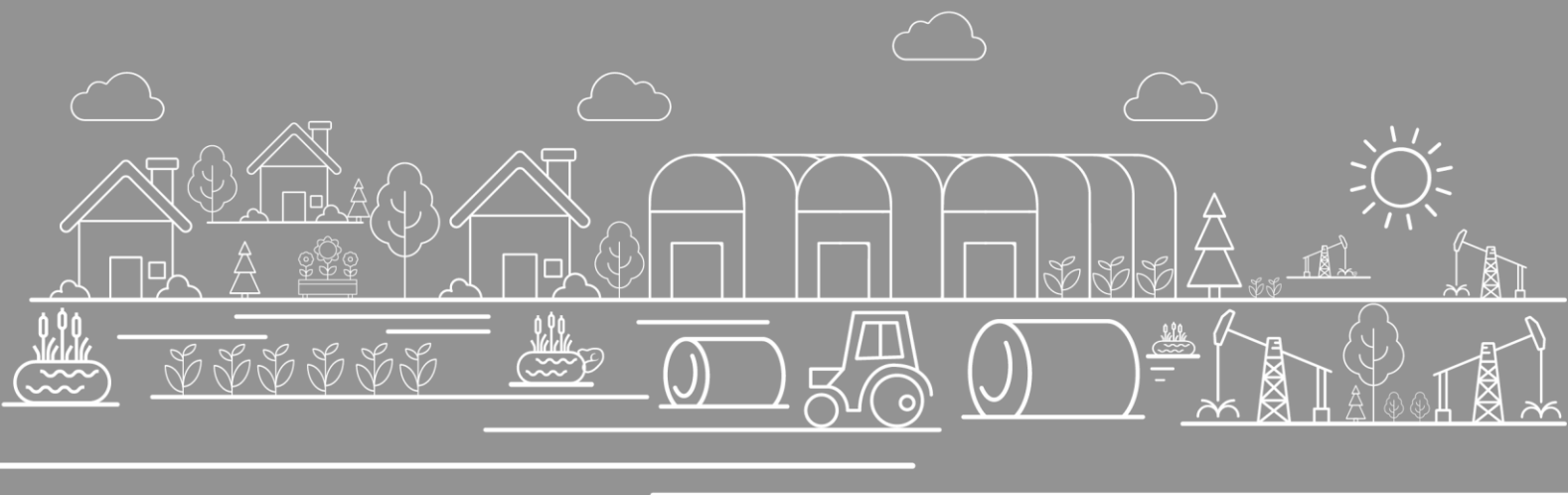


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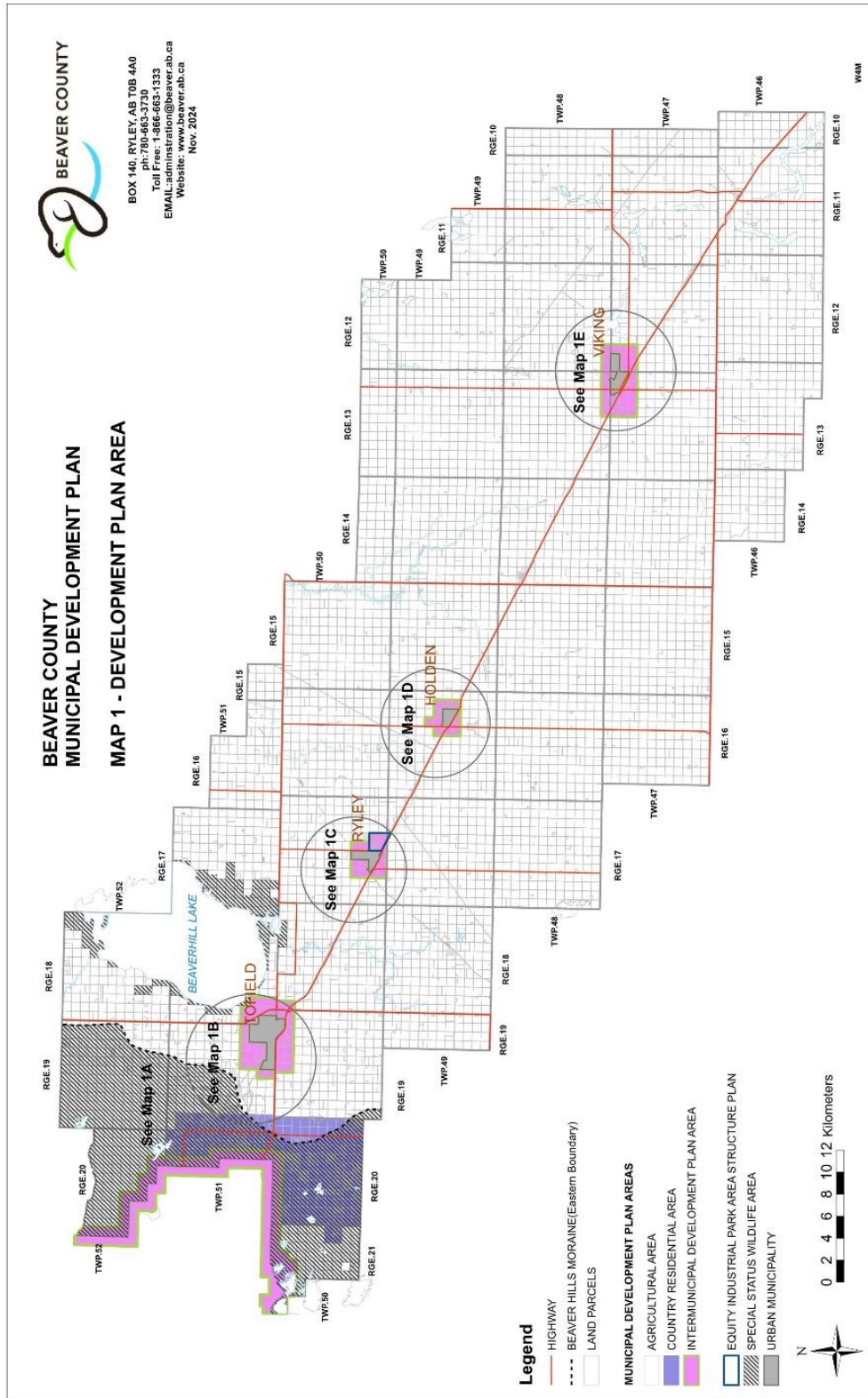


MAPS

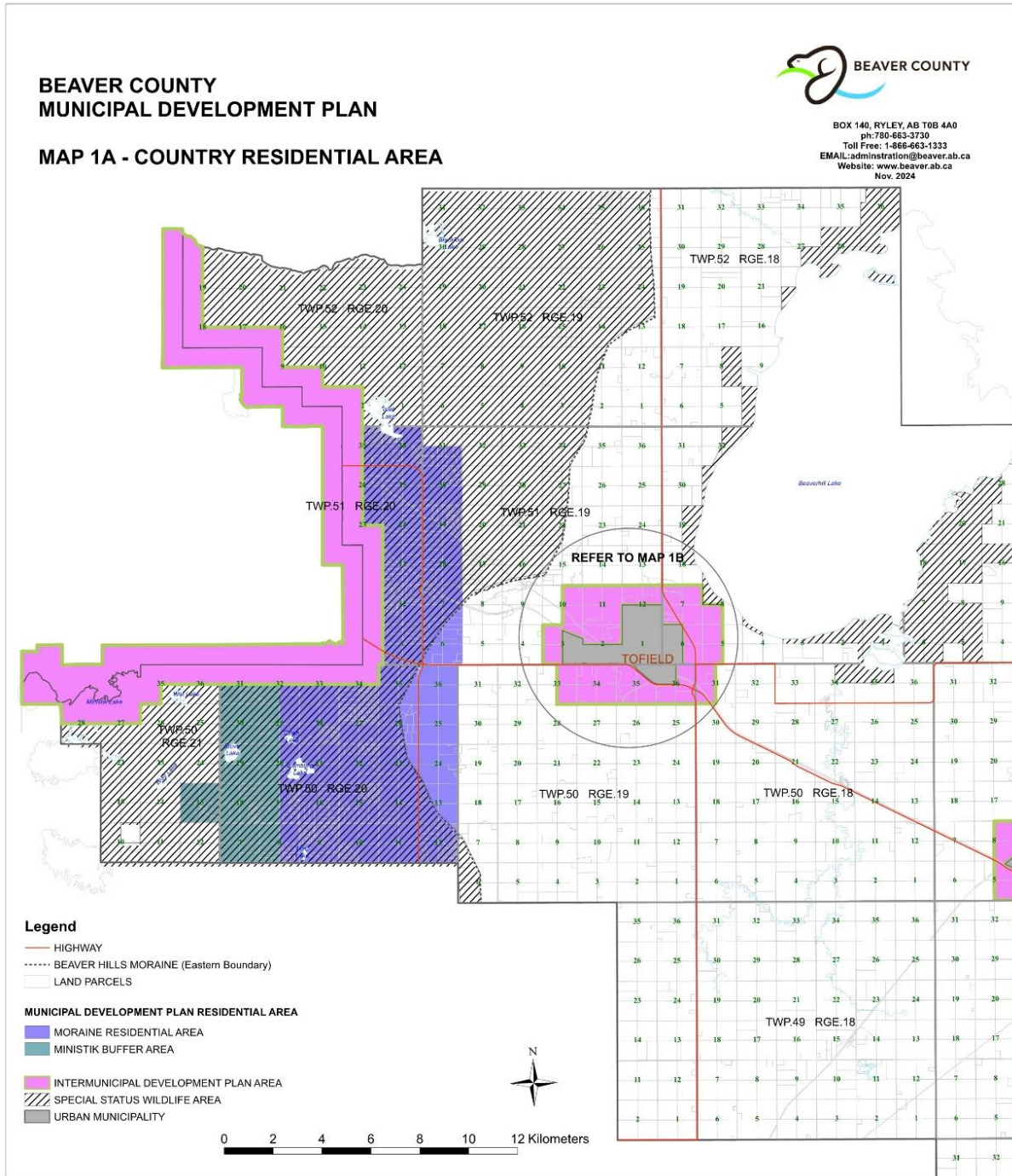




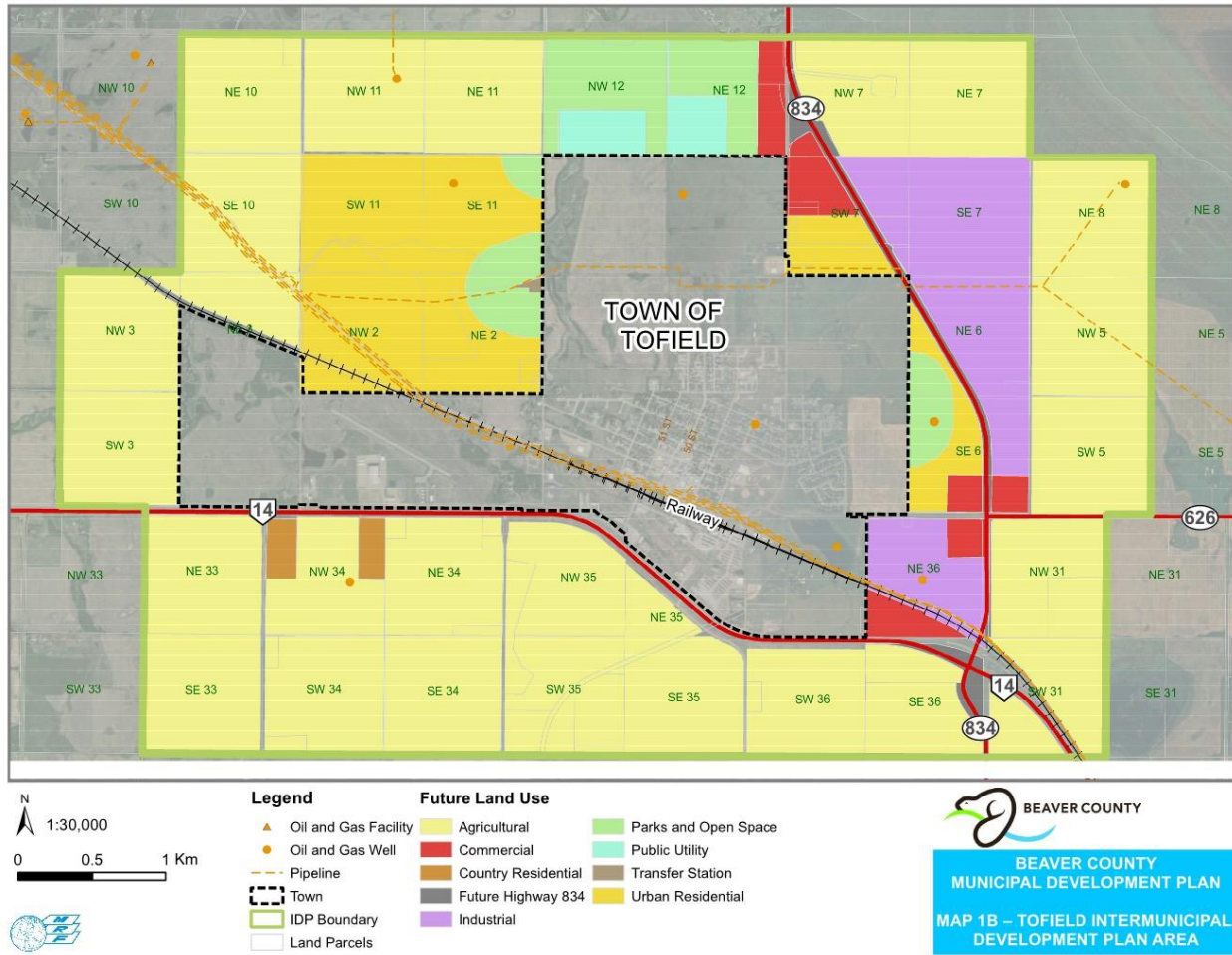
Map #1 - Development Plan Area



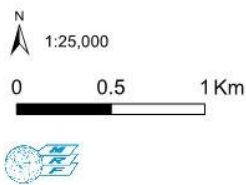
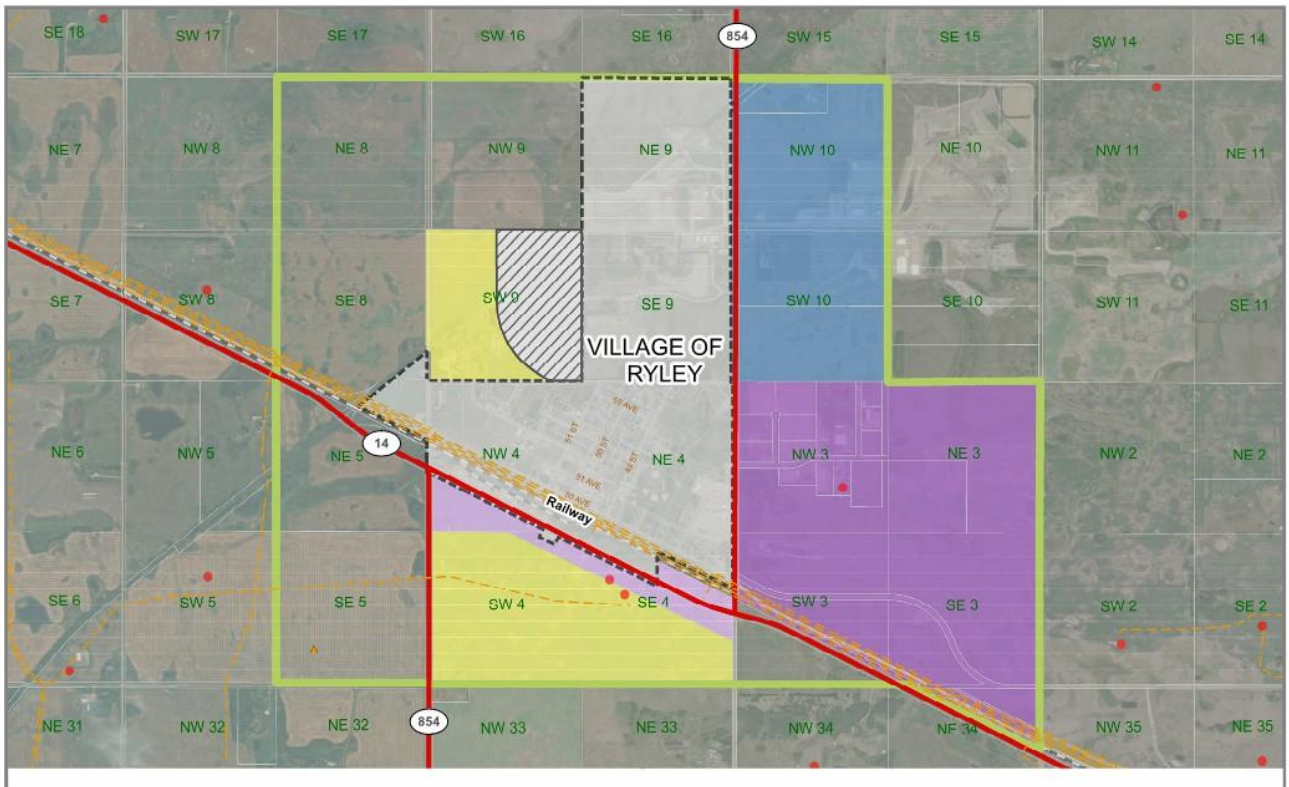
Map #1A - Country Residential Area



Map #1B - Tofield Intermunicipal Development Plan Area



Map #1C - Ryley Intermunicipal Development Plan Area



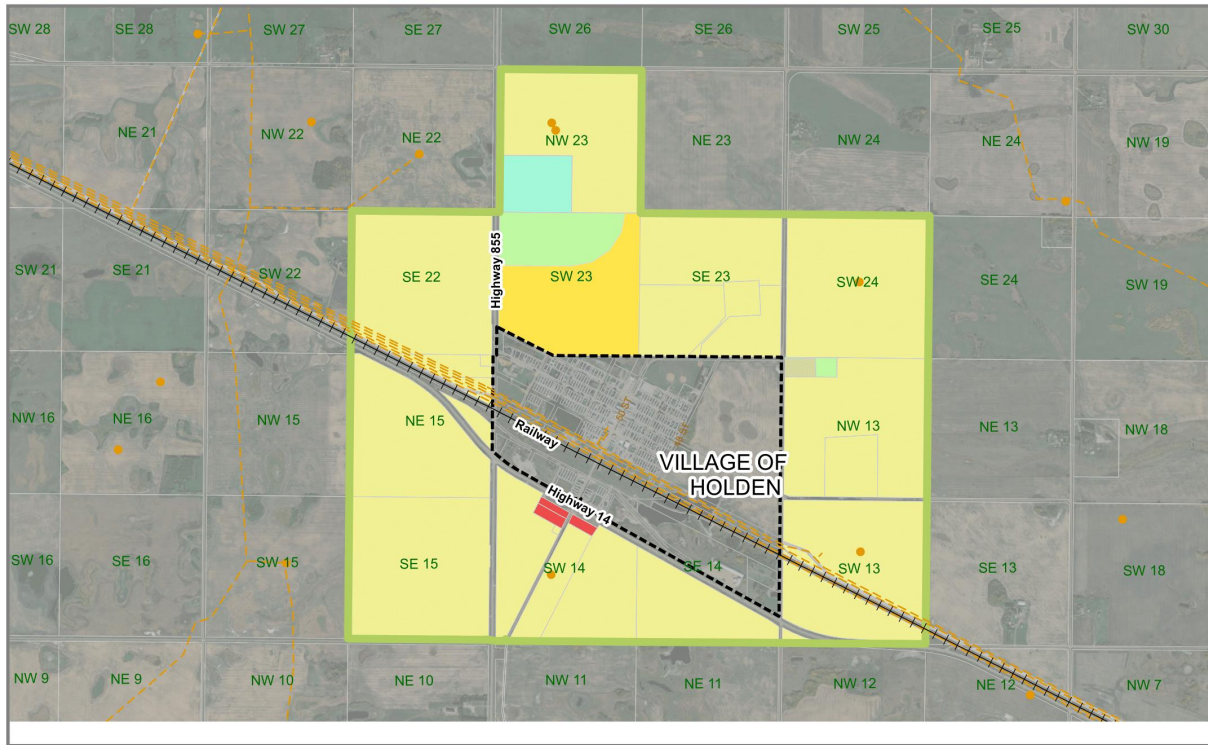
Legend	
	Oil and Gas Facility
	Oil and Gas Well
	HIGHWAY
	Pipeline
	Municipal Boundary
	Land Parcels
	IDP Boundary
Future Land Use	
	Commercial/Light Industrial
	General Industrial
	Industrial Park
	Urban Residential
	450m Development Setback

BEAVER COUNTY

MAP 1C – RYLEY INTERMUNICIPAL DEVELOPMENT PLAN AREA



Map #1D - Holden Intermunicipal Development Plan Area



0 0.5 1 Km

N
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Legend

- ▲ Oil and Gas Facility
- Oil and Gas Well
- - - Pipeline

- Land Parcels
- ⬜ Village
- ▭ IDP Boundary

Future Land Use

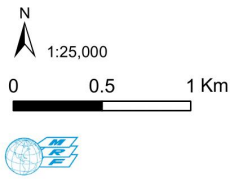
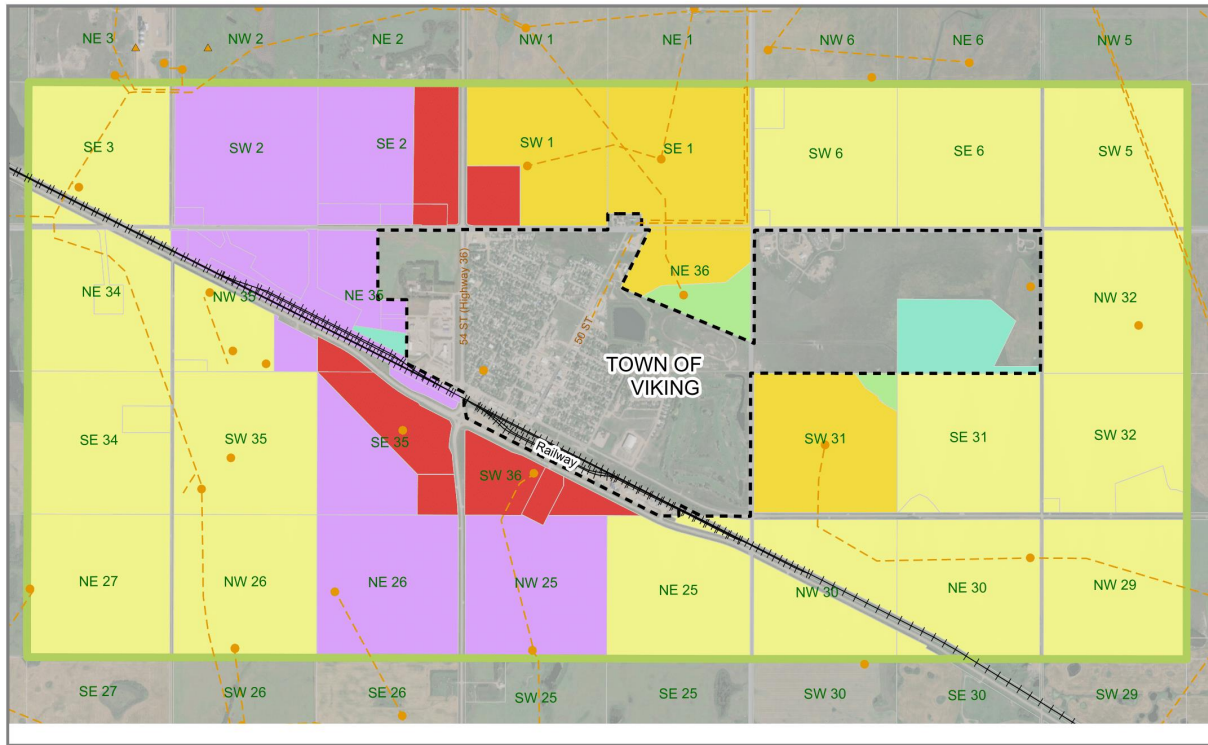
- Agricultural
- Commercial
- Landfill (Non-Operating)
- Parks and Open Space
- Public Utility
- Urban Residential



BEAVER COUNTY
MUNICIPAL DEVELOPMENT PLAN
MAP 1D – HOLDEN INTERMUNICIPAL
DEVELOPMENT PLAN AREA



Map #1E - Viking Intermunicipal Development Plan Area



Legend

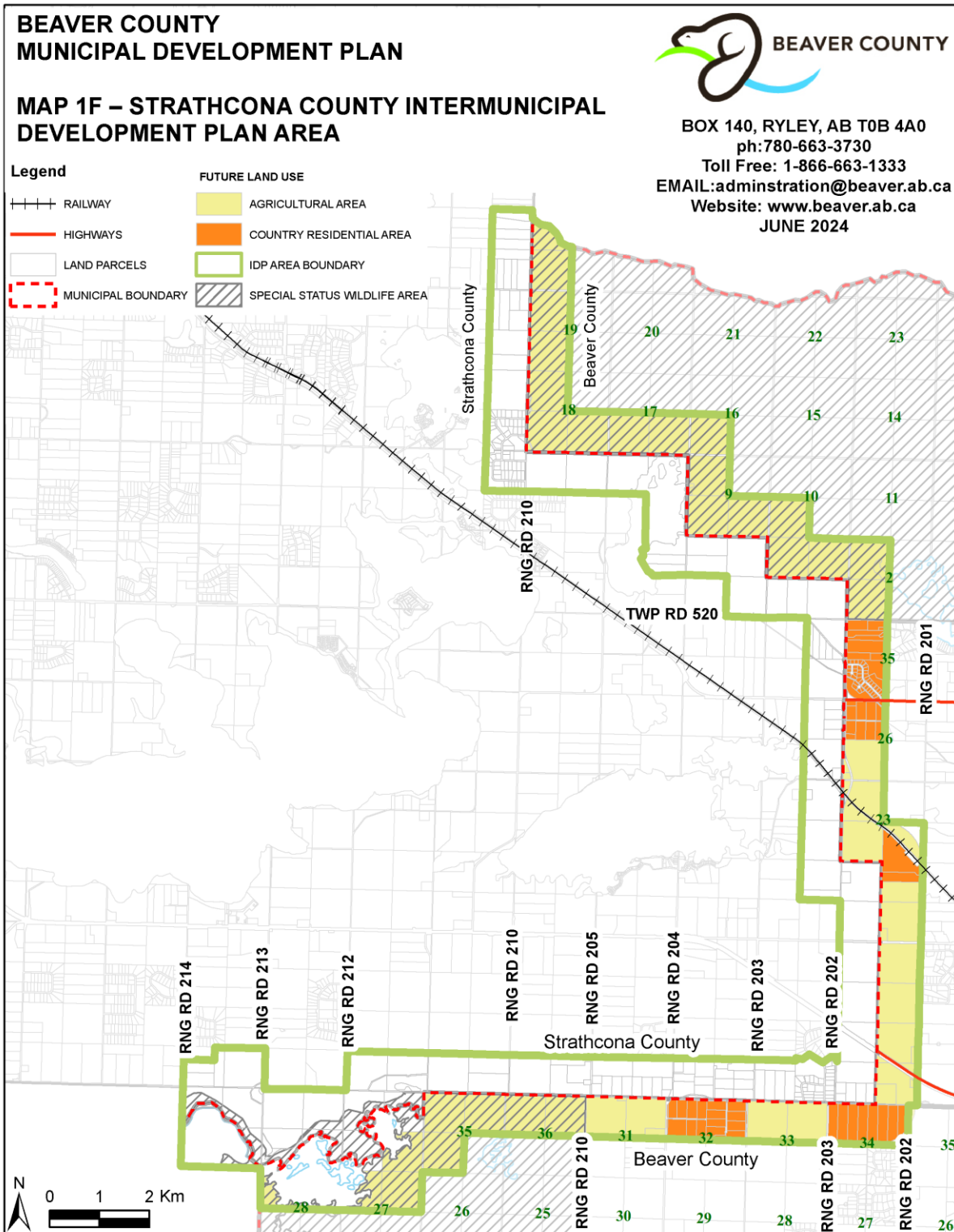
- ▲ Oil and Gas Facility
- Oil and Gas Well
- - - Pipeline
- Town
- IDP Boundary
- Land Parcels
- Agricultural
- Urban Residential
- Commercial
- Industrial
- Parks and Open Space
- Public Utility



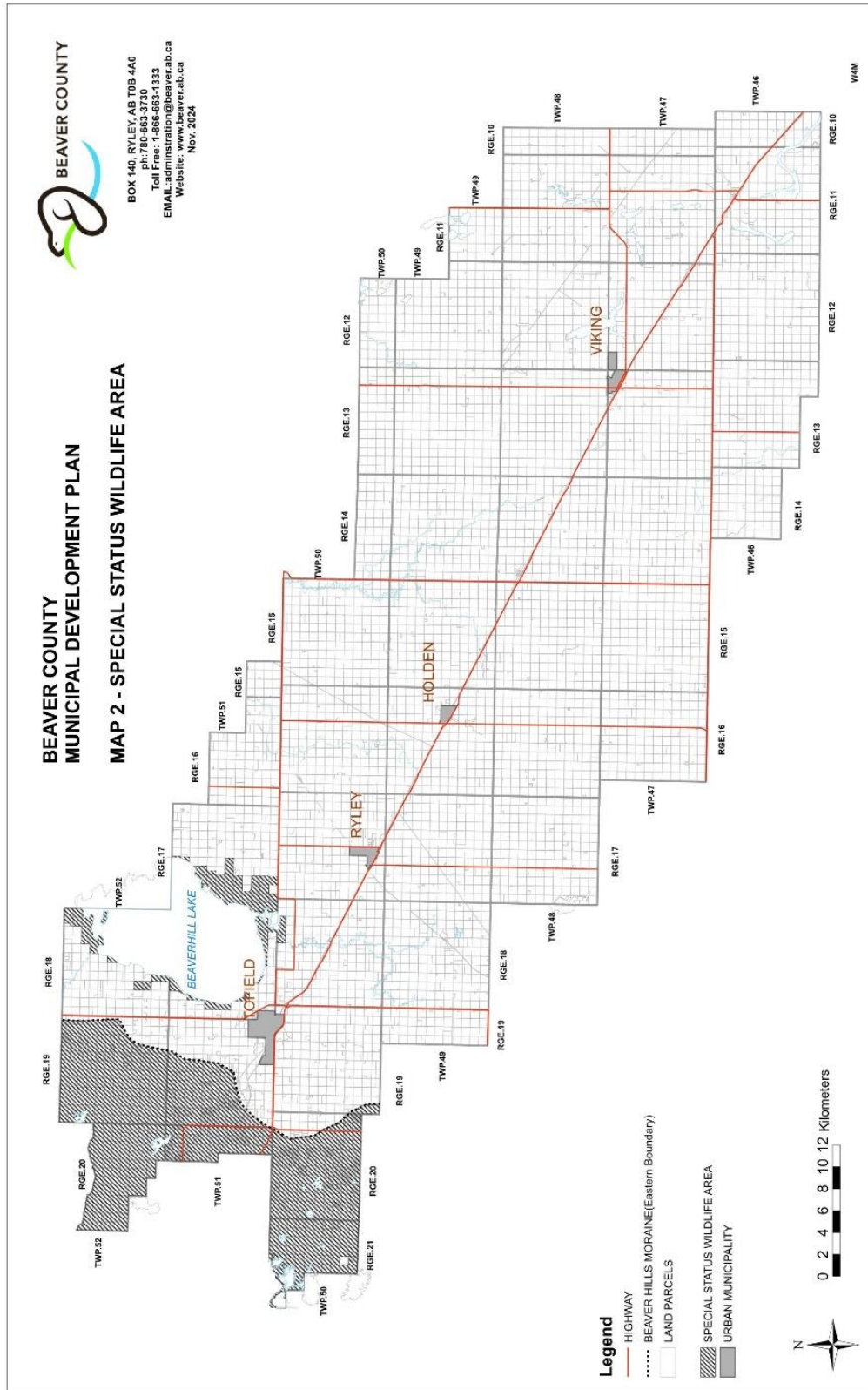
**BEAVER COUNTY
MUNICIPAL DEVELOPMENT PLAN
MAP 1E – VIKING INTERMUNICIPAL
DEVELOPMENT PLAN AREA**



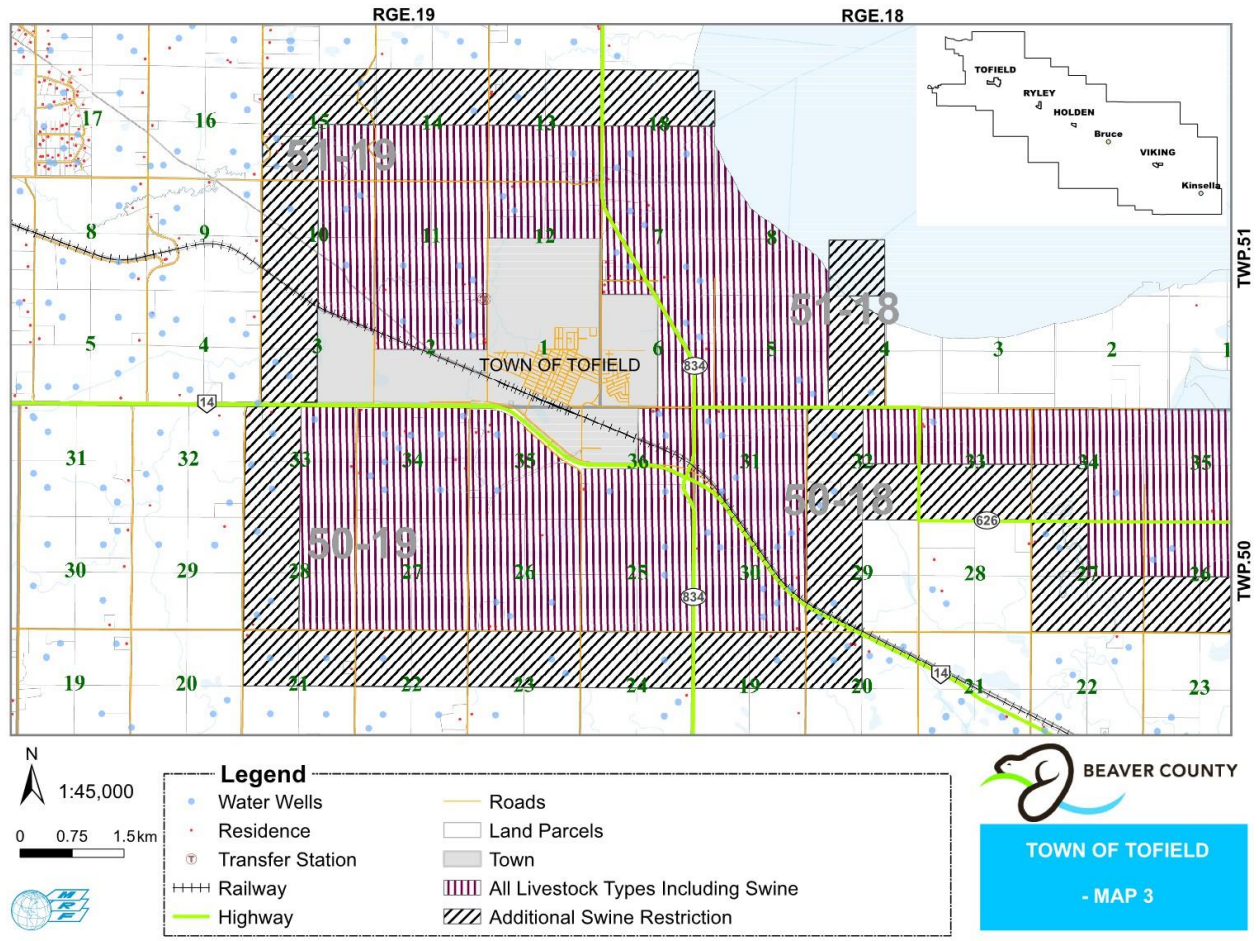
Map #1F – Strathcona County Intermunicipal Development Plan Area



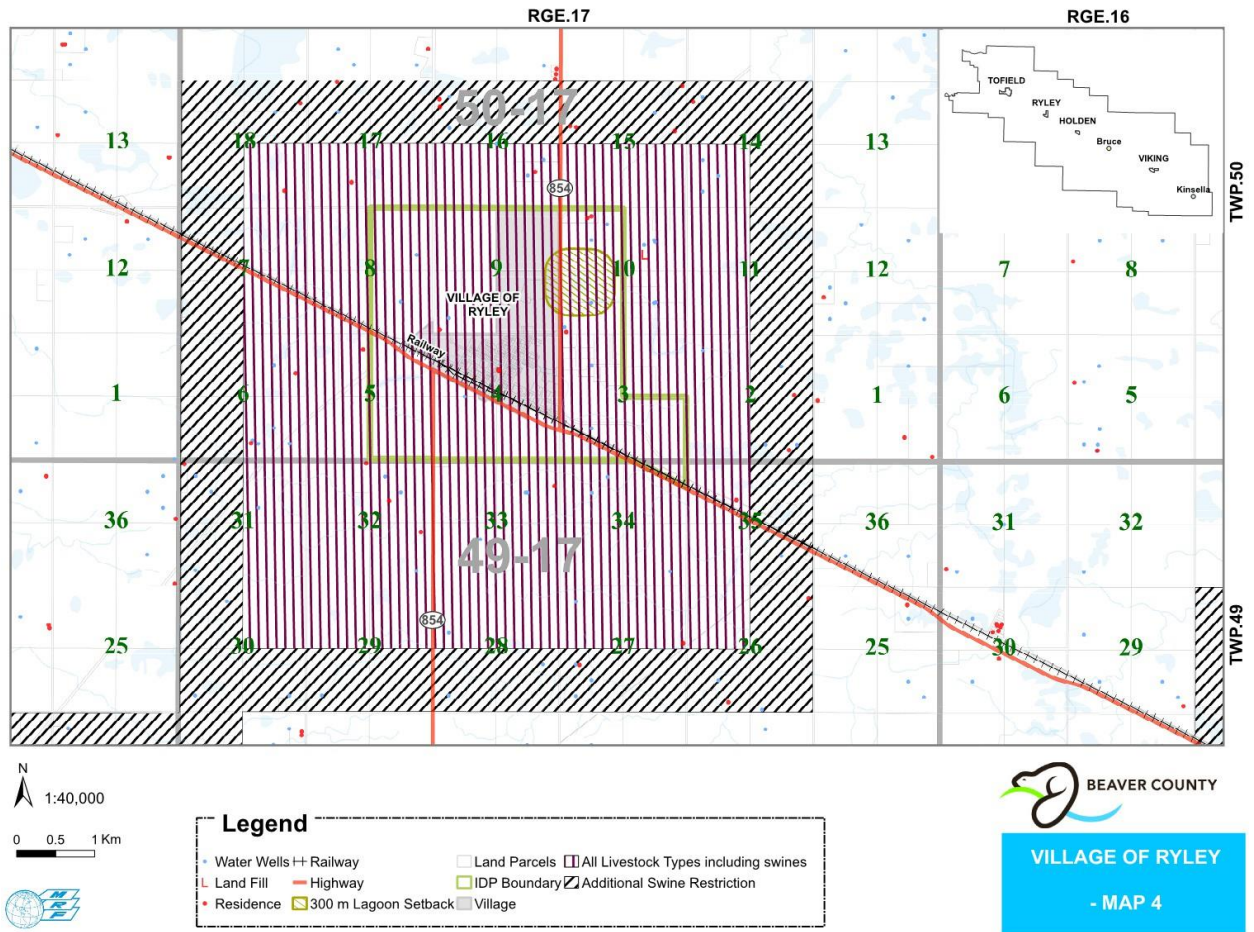
Map #2 - Special Status Wildlife Area



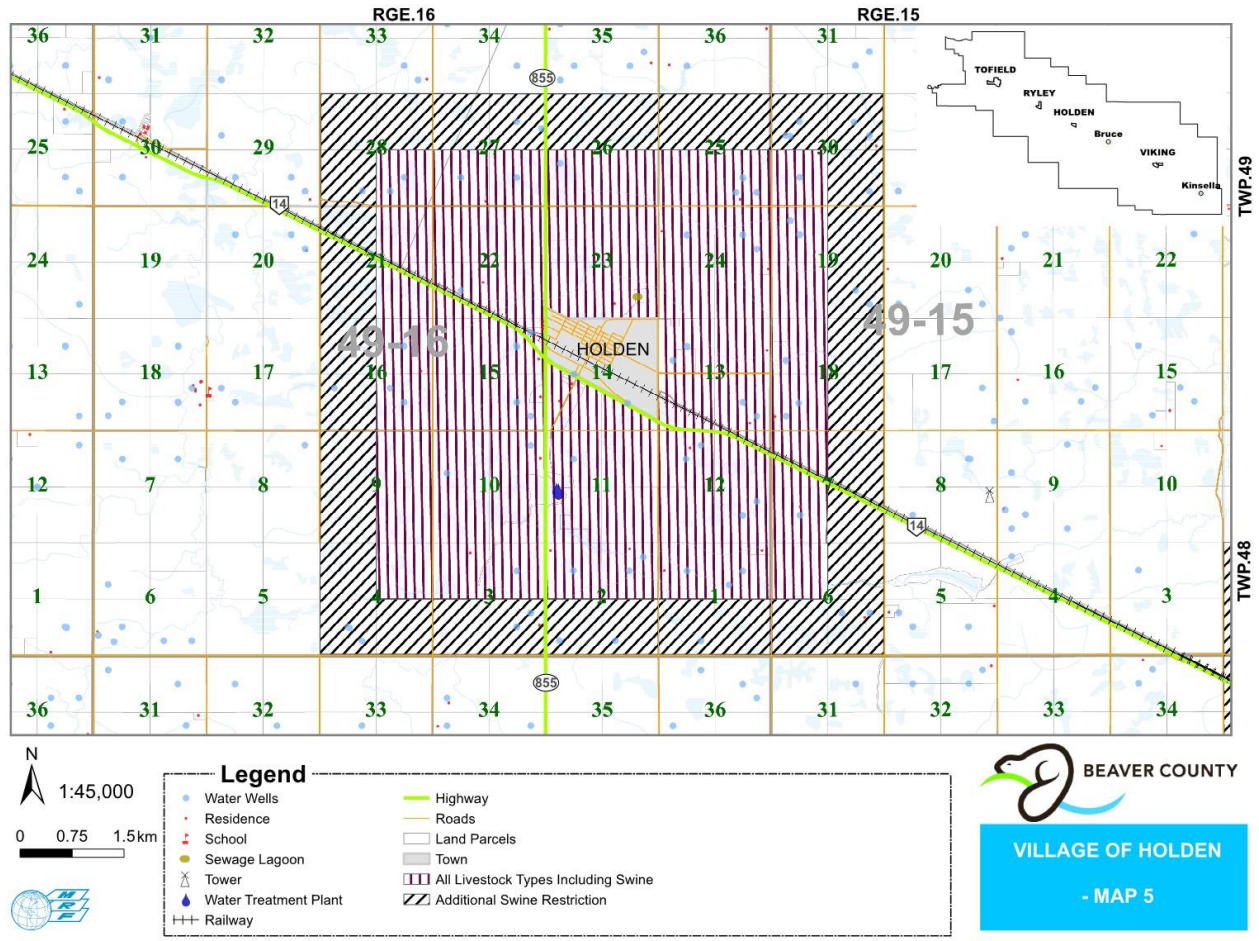
Map #3 - Town of Tofield CFO Restriction Area



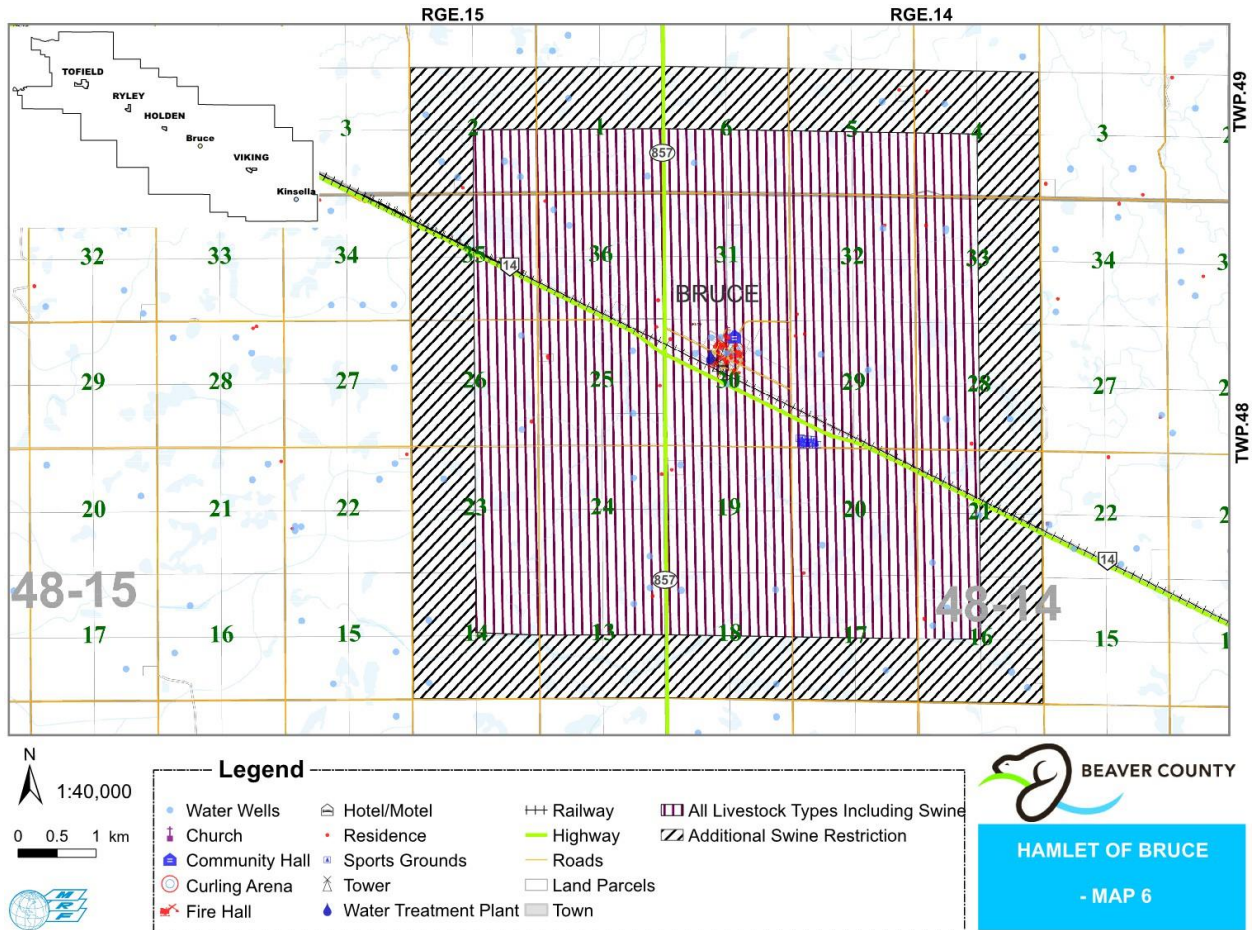
Map #4 - Village of Ryley CFO Restriction Area



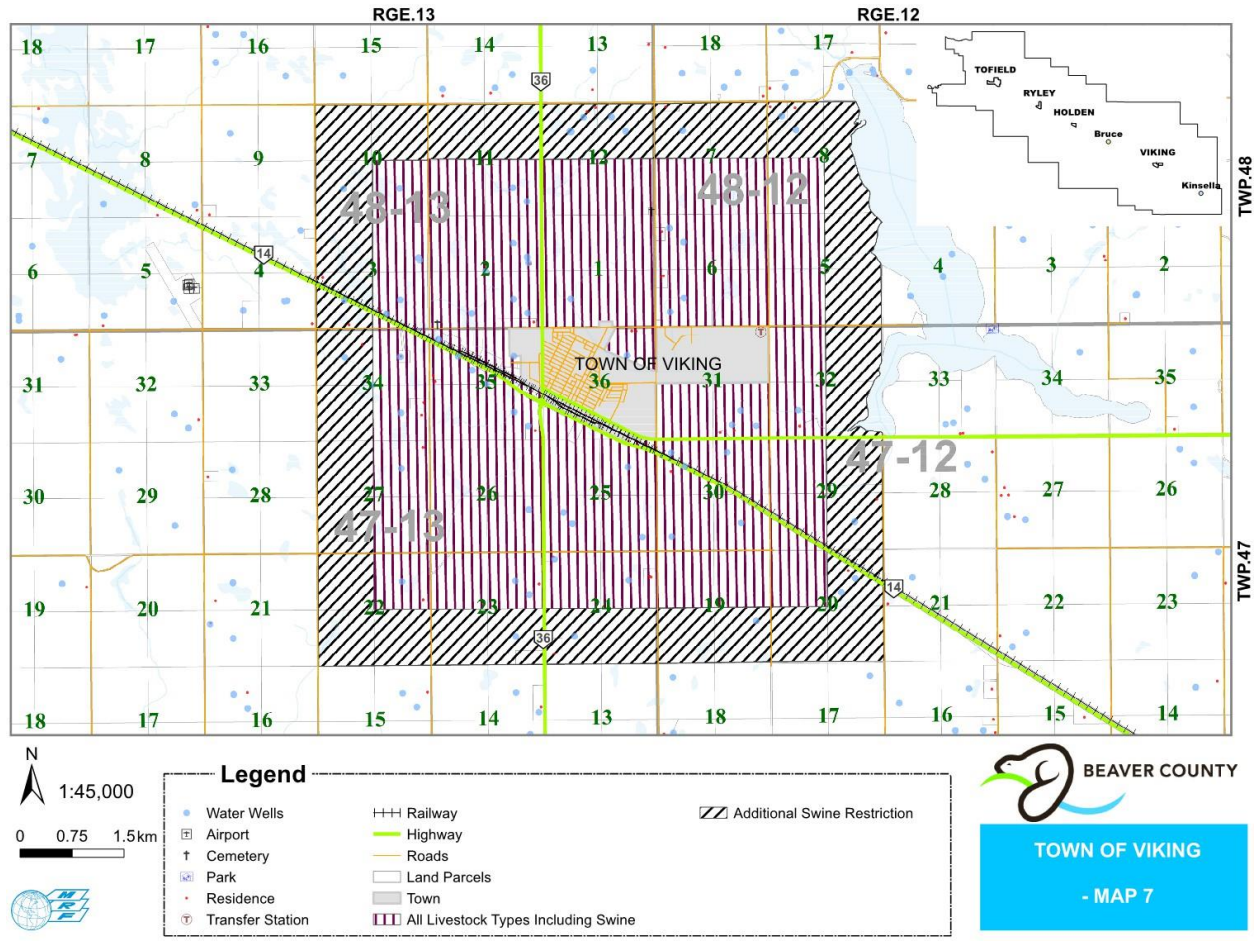
Map #5 - Village of Holden CFO Restriction Area



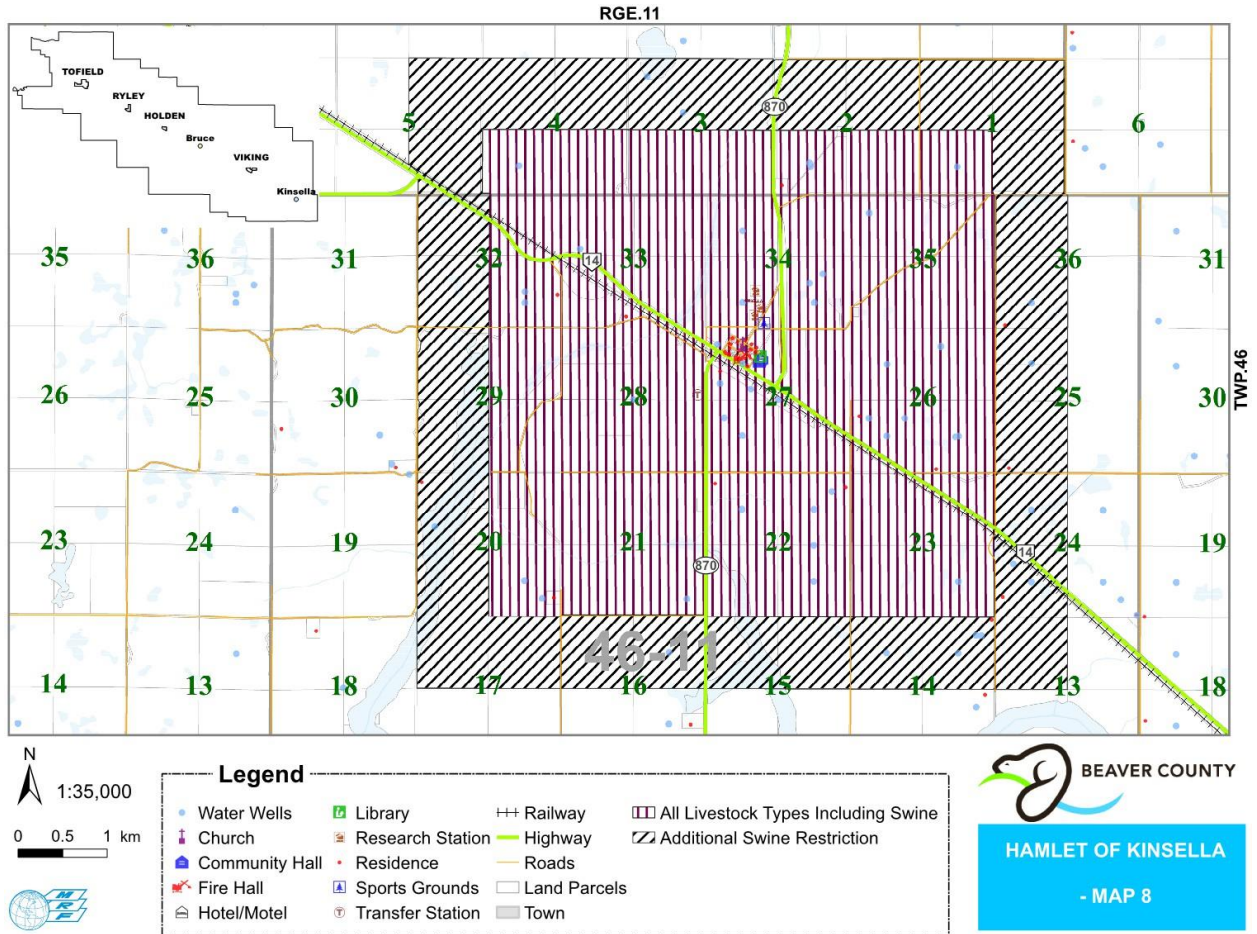
Map #6 - Hamlet of Bruce CFO Restriction Area



Map #7 - Town of Viking CFO Restriction Area



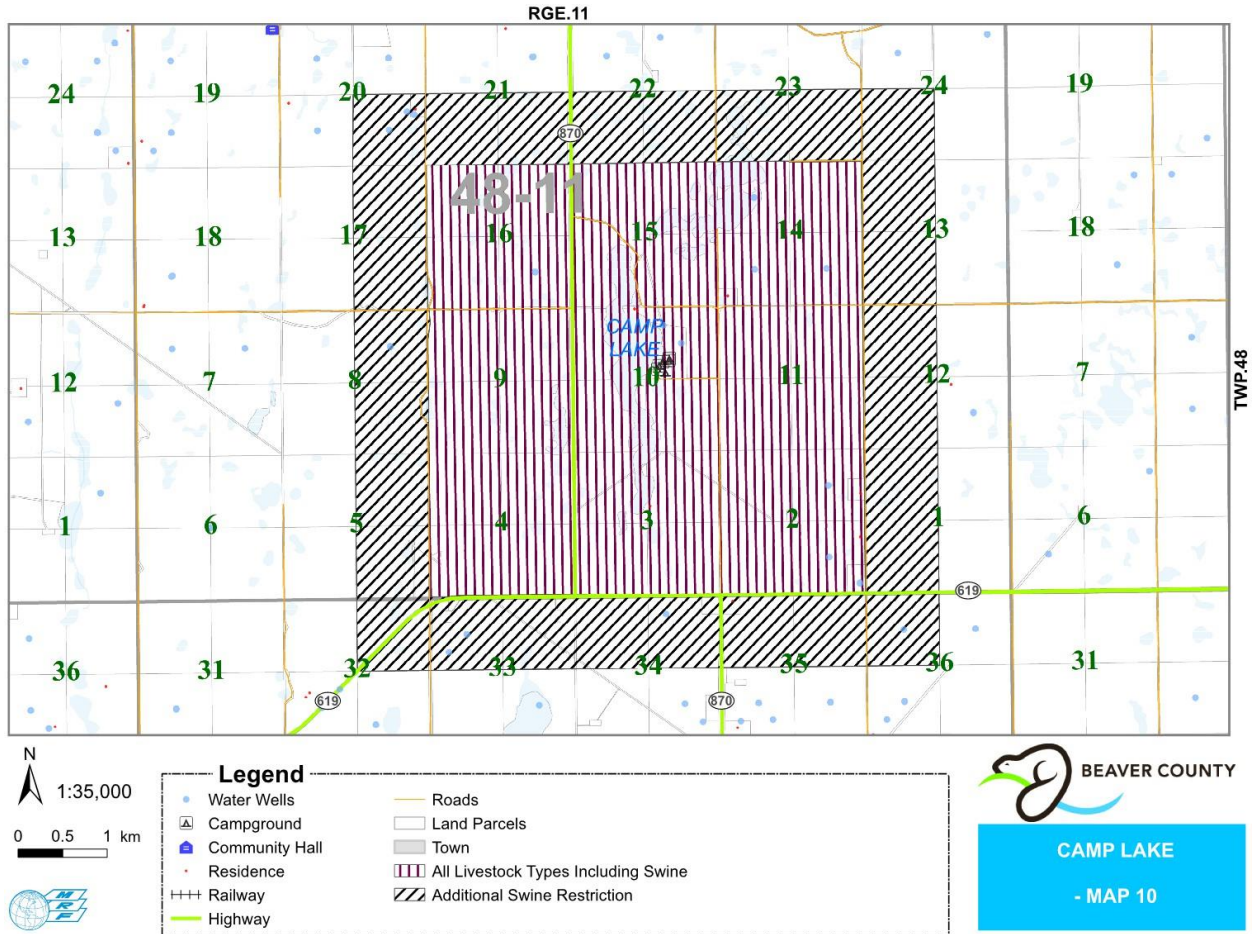
Map #8 - Hamlet of Kinsella CFO Restriction Area



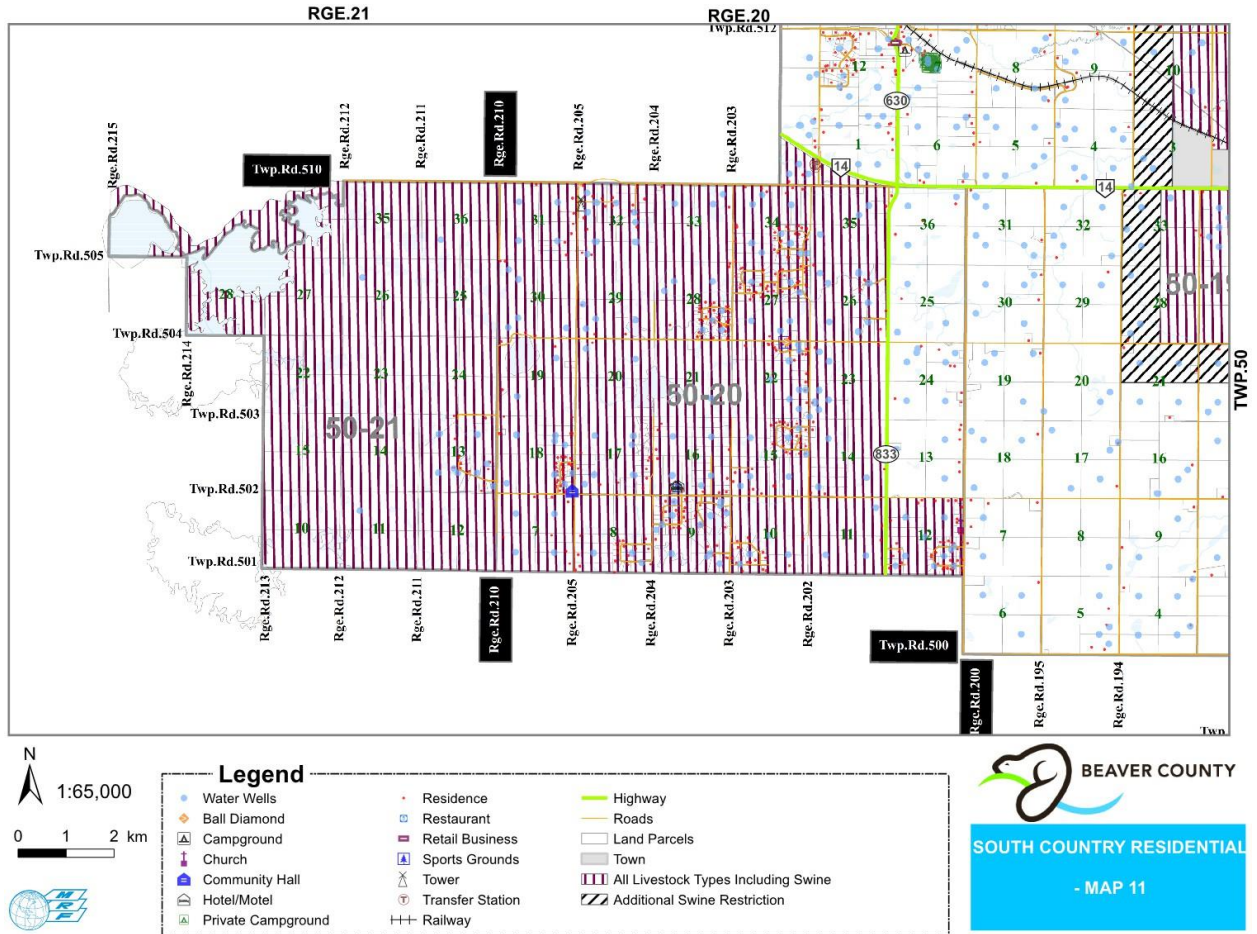
Map #9 - Black Nugget Lake CFO Restriction Area



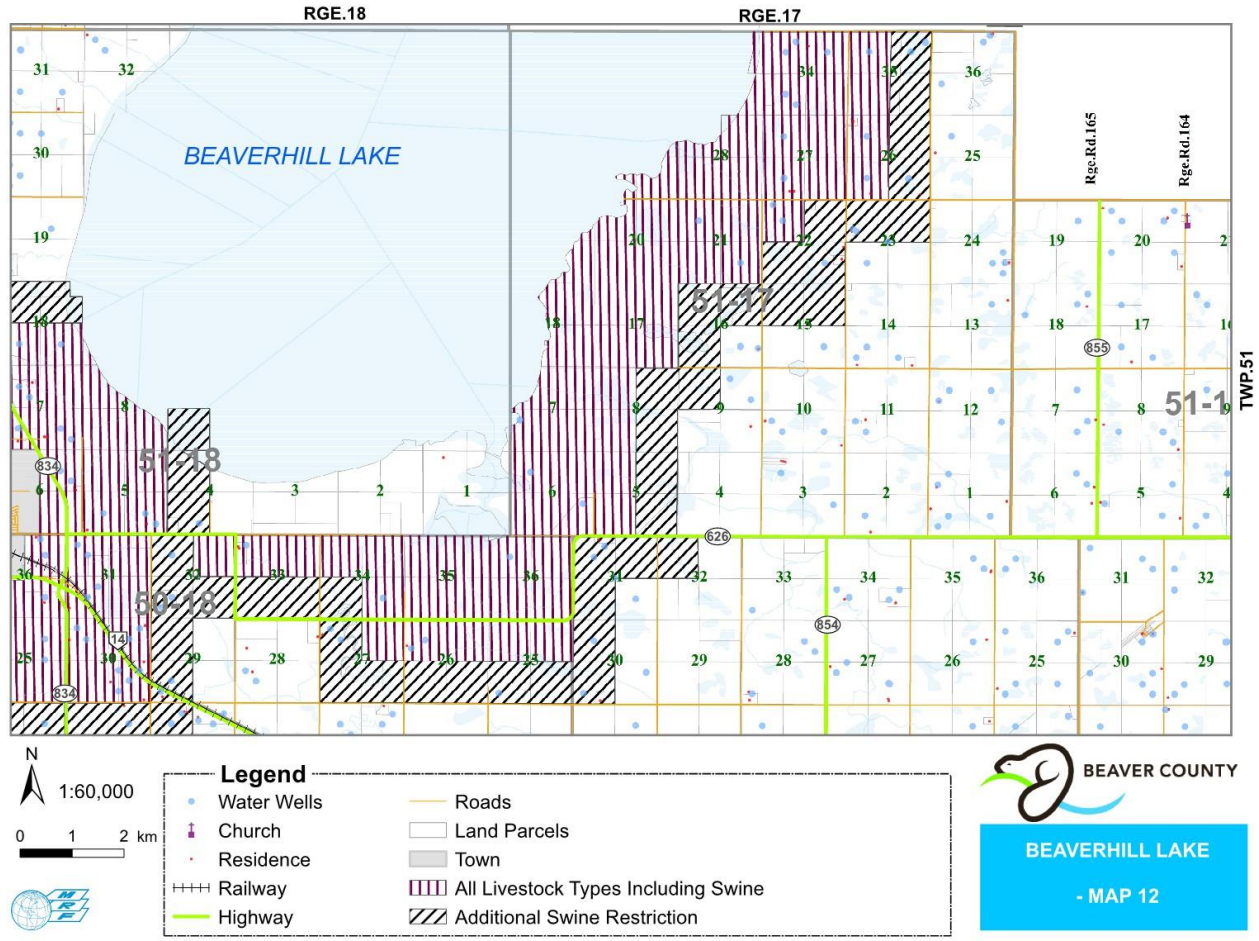
Map #10 - Camp Lake CFO Restriction Area



Map #11 - South Country Residential CFO Restriction Area



Map #12 - Beaverhill Lake CFO Restriction Area



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