



Planning
WHEATLAND COUNTY
pathway to a sustainable future

MUNICIPAL DEVELOPMENT PLAN (MDP)

BYLAW 2013-18 Approved October 15, 2013
Amendment: 2014-10, 2014-11, 2018-01, 2018-40



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ACKNOWLEDGEMENTS

The Project Team would like to thank all Wheatland County Residents and Stakeholders, Council and Staff for their input, advice and contribution to the MDP.



1. INTRODUCTION

1.1. The Planning Hierarchy

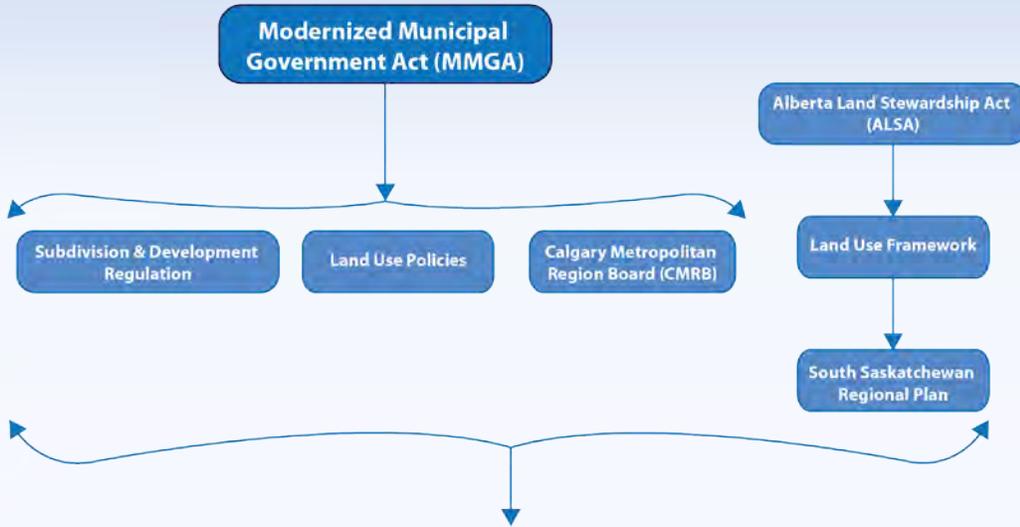
In Alberta, Land Use Planning is administered under the **Municipal Government Act** (MGA). In addition, the Provincial Land Use Policies and the Subdivision & Development Regulation are the two main documents established by the Province to provide municipalities with a planning process to follow. The Provincial Government has also approved a new framework for planning land use at a regional level within the province - the Land Use Framework (LUF). Through this new process, regional land use plans will be created over the coming years, and all municipal plans will be required to conform. Wheatland County is located within the South Saskatchewan River Basin, and the South Saskatchewan Regional Plan (SSRP) – currently under development – will direct growth and land use throughout much of southern Alberta.

A municipality's **Municipal Development Plan** (MDP) serves as its principal statutory plan, and is adopted under the provisions of the MGA. Other planning tools used by the County to direct growth and **development** include the **Land Use Bylaw** (LUB), **Area Structure Plans** (ASPs), **Area Redevelopment Plans** (ARPs) and **Area Concept Plans** (ACPs). Every municipality in Alberta must have a LUB and municipalities with a population of 3,500 or more must have an MDP. Using ASPs, ARPs, and ACPs is not mandatory. The MDP is the overarching statutory policy document (Bylaw) approved by the County – all other plans must conform to this plan. If a **development** application does not meet the requirements of this Plan, Section 6.9 provides a process for amending the MDP. **Figure 1** on the next page shows planning tools that are typically used in Alberta.

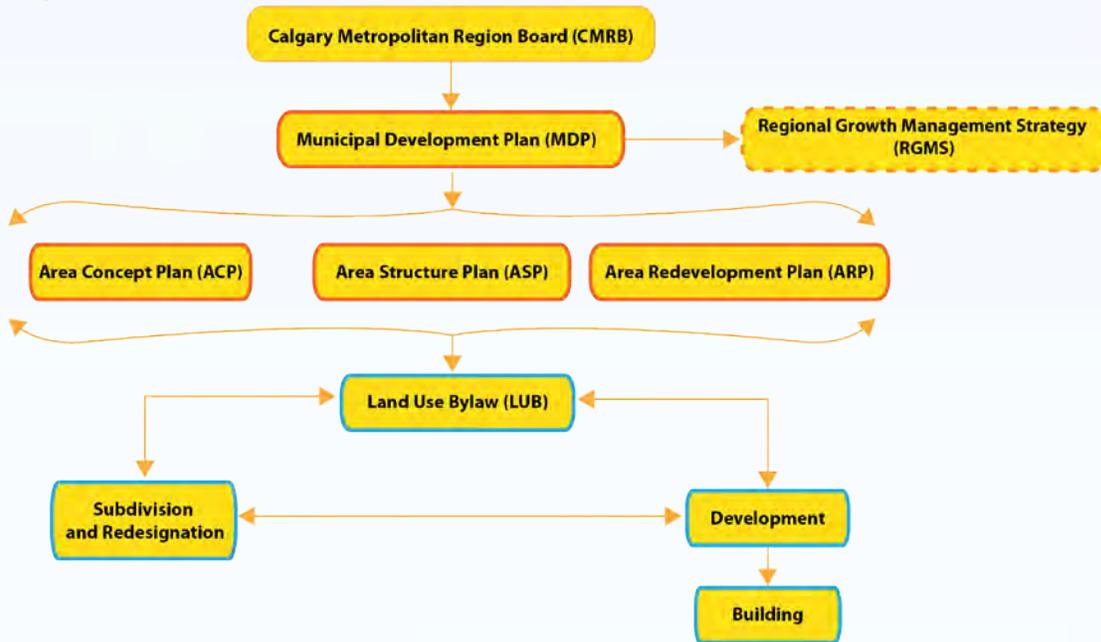


Figure 1: The Planning Hierarchy in Alberta

Provincial



Municipal



- Statutory Plan
- Technical and Regulatory level documents
- Document that informs both statutory and non statutory plans and documents



1.2. Purpose of the MDP

The purpose of the **Wheatland County MDP** is to provide a general picture of what the County is to look like in the future and overall direction on how this can be achieved. It is a policy document adopted by **Council** that provides general direction for growth over the next 30 years. The Plan should undergo a standard review every five (5) years to ensure that it remains current to the philosophy of Wheatland County. While this MDP provides County-wide community planning and **development** policy, it is not a detailed plan. Detailed planning will occur through County- or developer-initiated **Area Structure Plans (ASPs)** and developer-initiated **Area Concept Plans (ACPs)** and **Development Schemes**. Area Structure Plan is a statutory plan mandated by the Municipal Government Act while Area Concept Plan and Development Scheme are non-statutory plans and used to inform planning and development decisions. Using this MDP, the County will consider all future detailed plans and applications in terms of their conformity to the policy direction outlined here.

According to the *Municipal Government Act*, an MDP must address:

- The future land use within the municipality,
- The manner of and the proposals for future **development** in the municipality,
- The coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no Intermunicipal Development Plan with respect to those matters in those municipalities,
- Provision of Conservation Reserves,
- The provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and
- The provision of municipal services and facilities either generally or specifically.



It also must contain policies:

- Compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,
- Respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school authorities, and
- Respecting the protection of agricultural operations.

It also may address:

- Proposals for the financing and programming of municipal infrastructure,
- The coordination of municipal programs relating to the physical, social and economic development of the municipality,
- Environmental matters within the municipality,
- The financial resources of the municipality,
- The economic development of the municipality, and
- Any other matter relating to the physical, social or economic development of the municipality.



It also may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies.

This MDP addresses each of these items, and reflects current **Council** directions and issues raised by residents during the public engagement process.

This MDP does not establish the rate of change that the County will see over the coming decades, nor does it specify a date when **development** ('build-out') of its communities will occur. The rate of change will be determined by the free market, including landowners and new residents who create demand for homes and services; however, the MDP does specify how the County shall grow when the time comes – when landowners wish to develop their land, and demand for homes and services increases. The MDP is based on recent key policy decisions made by **Council** on behalf of County Ratepayers and Stakeholders, and it builds from the community vision that has been created by residents and facilitated by County Administration and its consultants. This vision provides the foundation for the planning principles that will be applied as planning matters arise. By making incremental decisions that follow the principles in this plan, the vision, goals and objectives of this plan will be implemented, and Wheatland County will continue to grow sustainably into the future.



1.3. Interpretation and Implementation of the Plan

When interpreting and implementing this Plan, it is important to recognize it as a long-term policy based guiding document. It is not intended to be used as a rule book or regulatory instrument like the **Land Use Bylaw**. The MDP is binding on the Subdivision Authority and binding on the Subdivision and Development Appeals Board in Development Appeals.

Interpretation and implementation of the Plan requires judgment and discretion by Wheatland County's decision-makers, including **Council** and Administration. This means balancing the long-term goals and objectives with specific circumstances of certain issues.

This MDP contains policies that include the words “shall”, “should” and “may”. “Shall” policies are those that are mandatory and must be complied with. “Should” policies are those that the County encourages: compliance with the principle is required, but the method and level of compliance is subject to the discretion of the applicable **approving authority**. “May” policies are discretionary, with the level of required compliance determined by the applicable **approving authority** at that point in time.

1.4. Policy Context

There are a number of provincial and municipal documents that influence the **Municipal Development Plan**. This section outlines those documents and considerations that the MDP must align with.

1.4.1. *The Alberta Land Use Framework (LUF) and the South Saskatchewan Regional Plan (SSRP)*

The Alberta Land Use Framework (LUF) was created in 2008 as a response to rapid growth in the province, and divides the province into seven watersheds. The goal of the LUF is to develop regional plans for each watershed, which in turn will guide all future **development** within its boundaries. Wheatland County is located within the South Saskatchewan River Basin, and the South Saskatchewan Regional Plan (SSRP) came into effect in September 2014 and updated in 2017. The SSRP directs growth and land use throughout the South Saskatchewan Basin, and all County statutory plans, non-statutory plans and the Land Use Bylaw shall be consistent with the SSRP.

Specifically, they should be consistent with the direction provided by the Land Use Framework and have regard for the Efficient Use of Land Policy which contemplates:



- **Using Land Efficiently:** minimize the amount of land consumed for urban uses and specifically, minimize greenfield **development**;
- **Using Green Technologies:** using technology in all new **development** which will reduce the impact of the **development** on the natural environment and systems;
- **Encouraging Higher Density Residential Redevelopment:** where there is the opportunity for redevelopment to occur, this **development** should be encouraged to be a higher density than the former use of the land;
- **Supporting Development Where Services Already Exist:** **development** should be prioritized where there is existing, unused capacity available in water, sewer, road, and other infrastructure services; and
- **Planning Land Uses to Reduce the Frequency and Length of Travel through Mixed Use Development:** reduce the need for provision of transportation services by encouraging **mixed use development** where **commercial, residential** and **industrial** land uses are located in close proximity.

Once approved, policies from the SSRP will be reviewed and included in this section of the MDP, and any required amendments will be made at that time.

1.4.2. Wheatland County Integrated Community Sustainability Plan (ICSP)

The Wheatland County Integrated Community Sustainability Plan (ICSP) is an over-arching long-term plan developed through consultation with members of the community. It provides direction for the County's sustainability visions and goals, and identified strategies to achieve sustainability. The ICSP identifies the four pillars of sustainability as the drivers for the plan: the environment, economic, social and cultural aspects of the County. Many of the over-arching goals of the ICSP were used in developing the foundation for the new MDP.

1.4.3. Calgary Metropolitan Region Growth Plan & Calgary Metropolitan Region Servicing Plan

Calgary Metropolitan Region Growth Plan and Calgary Metropolitan Region Servicing Plan will be prepared by the Calgary Metropolitan Region Board (Board) within 3 years of establishment of the Board. Until the time these two Regional Plans are complete and are in effect, an Interim Regional Growth Plan is intended to be completed before the end of 2018 in order to regulate regional growth in the interim. Map 2 indicates the area of Wheatland County that is under the jurisdiction of the Calgary Metropolitan Region Growth Board. Any development, subdivision or future planning in this area will have to be in compliance with the Calgary Metropolitan Region Growth Plan, Servicing Plan and the Interim Growth Plan when they come in effect. Any development, subdivision and future planning will be subject to the Board's Regional Evaluation Framework when it comes in effect.

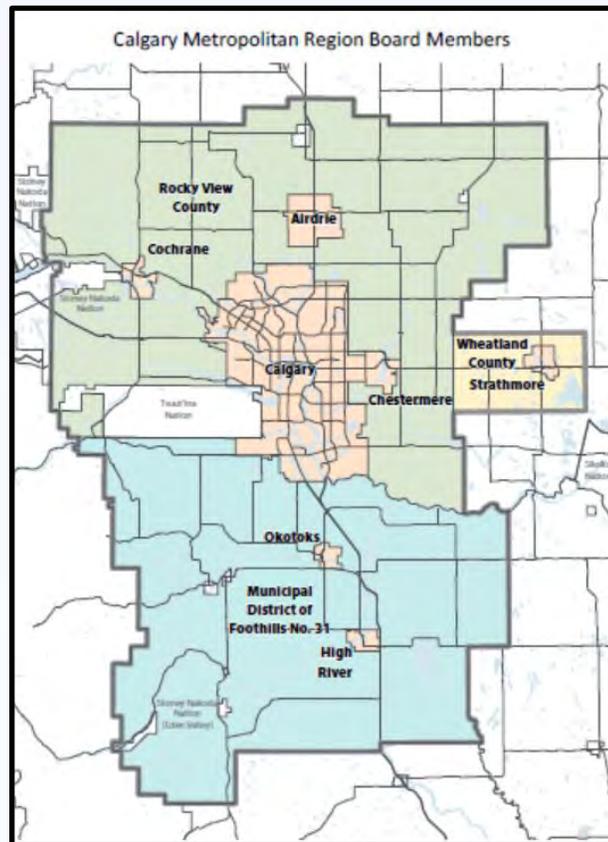
The South Saskatchewan Regional Plan (SSRP) will prevail where the Calgary Metropolitan Region Growth Plan conflicts or is inconsistent with the South Saskatchewan Regional Plan.



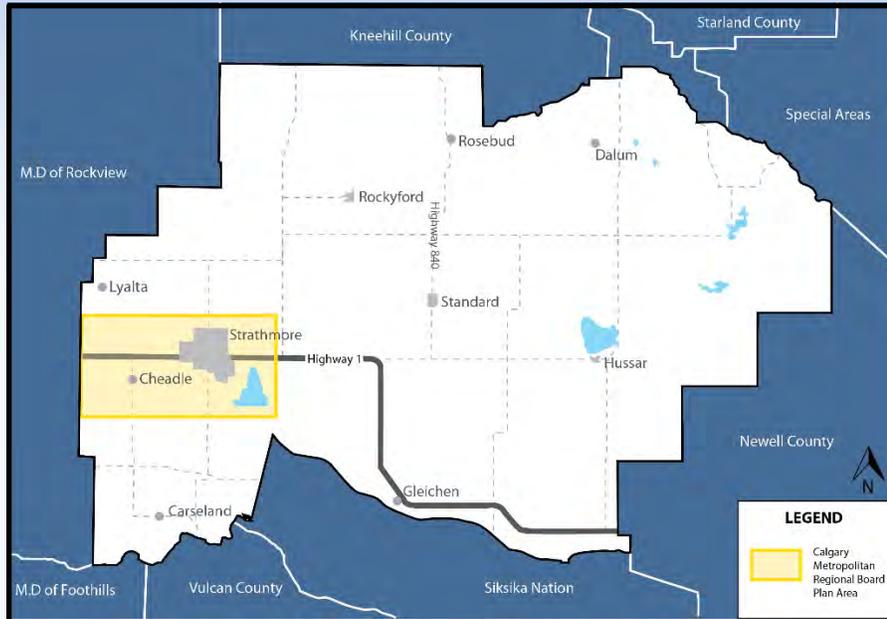
The Calgary Metropolitan Region Board has been established as of January 1, 2018 as per Section 708 of Municipal Government Act to provide for integrated and strategic planning for future growth in the participating municipalities (See Map 1). Wheatland County is the only municipality which is partially within the geographical area of the Board as it is indicated in Map 2.

Calgary Metropolitan Region means the lands lying within the boundaries of the participating municipalities. The Calgary Metropolitan Region Growth Plan will be an integrated growth management plan for the Growth Region. The Growth Region means all or part of the land lying within the boundaries of the participating municipalities of a growth management board. Apart from preparing the Growth Plan and Servicing Plan, the Board will make recommendations to the Minister regarding the implementation of these two plans. The Board will facilitate the resolution of issues arising from the preparation and implementation of the two plans.

Map 2: Calgary Metropolitan Region Board Plan Area (January 2018)



Map 2: Calgary Metropolitan Region Board Plan Area in Wheatland County Boundary



The Board will develop and implement policies for the sharing costs for regional projects of the Calgary Metropolitan Region.

The Objectives of the Calgary Metropolitan Region Growth Plan

- To promote an integrated and strategic approach to planning for future growth in the Calgary Metropolitan Region.
- To identify the overall development pattern and key future infrastructure investments that would
 - Best complement existing infrastructure, services and land uses in the Calgary Metropolitan Region.
 - Best complement the desired scale of development and community visions across the Calgary Metropolitan Region.
 - Best address efficient and cost effective growth and development
 - Maximize benefits to Calgary Metropolitan Region.
- To coordinate decisions in the Calgary Metropolitan Region to sustain economic growth and ensure strong communities and a healthy environment
- To promote social, environmental and economic well-being and competitiveness of the Calgary Metropolitan Region.

The Objectives of the Calgary Metropolitan Servicing Plan

- To identify the services required to support the goals of, and to implement, the Growth Plan.
- To support the optimization of shared services to enhance use of rate payers dollars.
- To facilitate orderly, economical and environmentally responsible growth in the Calgary Metropolitan Region.



1.4.4. Wheatland County Regional Growth Management Strategy (RGMS)

The Wheatland County Regional Growth Management Strategy (RGMS), adopted in 2011, provides the future direction for growth and **development** within the County for the following 40 years. The RGMS identifies sustainable growth, social well-being, cultural preservation, and economic prosperity as goals to support regional growth in the County. It also outlines principles of sustainable community **development** including encouraging clustered, higher-density, **multi-lot development**; preservation of natural landscape; promoting water conservation and reuse; encouraging 'green infrastructure' in **residential** and non-residential **development**; and support for agricultural land conservation. The RGMS was also used as a foundational document for the revision of the MDP.

1.4.5. *Wheatland County 2011-2013 County Strategic Plan*

The most recent County Strategic Plan provides a framework for the County to set priorities and make decisions for the 2011-2013 time period. The Plan is structured with Goals, Objectives, and Actions to achieve improvements in three key focus areas: Transportation and Infrastructure, Regionalization (protecting community autonomy and identity), and Strategic Balance (balancing growth with stability).



The Plan identifies responsible parties for each Objective, with key deadlines to ensure progress. The Goals outlined in the Strategic Plan are reflective of the values that have been incorporated in the new MDP.

1.5. Our County

Wheatland County is located approximately 40 kilometres east of Calgary and covers an area of 459,998 hectares (approximately 1.13 million acres). With a population of approximately 8,285 people (2011 Census), the County has been slowly but steadily growing over the past decade. There are twenty-four distinct communities in the County: twelve are officially recognized as **Hamlets** (Ardenode, Carseland, Chancellor, Cheadle, Cluny, Dalum, Gleichen, Lyalta, Namaka, Nightingale, Redland, and Rosebud); others include Eagle Lake, Speargrass, Strangmuir, Baintree, Tudor, Stobart, Crowfoot, and Makepeace. Each of these communities is governed and maintained by the County. Also located within County limits are three self-governed villages (Hussar, Standard and Rockyford), and the Town of Strathmore.



The County's economic foundation is agriculture; however, oil and gas, and manufacturing also play an important role within the local economy. Beef and grain production make up the largest agricultural activity with many other agri-businesses emerging. There are currently more than 800 farms in operation within the County and farmland makes up approximately 97% of the County's land base.

The County has experienced **development** pressure in recent years, particularly concerning country residential and **industrial** lots. The growing **industrial** and **commercial** sectors and increased **residential** demand emphasizes the importance for long-term growth planning in the County.



1.6. Future Growth

According to the 2011 federal census, Wheatland County has a total population of 8,285, a 2.2% increase from 8,109 in 2006. There is a 51%/49% split between males (4,225) and females (4,060) and the median age is 39.7. The population is slowly aging, as the median age of the population in 2006 was 38.3 and the percentage of the population aged over 15 has increased from 77.5% to 78.7% from 2006 to 2011. Based on the Wheatland County Regional Growth



Management Strategy (RGMS), the County could double its population by 2031, and by 2051 could have a population as high as 25,000. It is important to plan for this growth.

1.7. Key Challenges

In the preparation of this **Municipal Development Plan**, the County has received input from County **Council** and staff, other municipalities, field experts, government agencies and the residents and landowners within Wheatland County. Through the information collected, a number of key issues were identified, including (but not limited to):

- The need to ensure plans, policies, and procedures are in place to manage growth;
- Preservation of agricultural lands;
- Accommodation of growth and **development** in appropriate areas, while minimizing its impact (especially the impact of country **residential** and **industrial development**) on the agricultural land base, natural environment and water resources, existing communities, and quality of life;
- Reducing the strains growth puts on existing infrastructure including roads and waste management services; and
- Safe and sustainable water sources for our community and to ensure water and wastewater facilities are able to keep up with growth.



2. OUR VISION FOR COMMUNITY SUSTAINABILITY

Based on the public and stakeholder engagement that was done during the development of this Plan, and the subsequent research and analysis, an updated vision for the County was created using the four pillars of sustainability. Beyond the four pillars, guiding principles are included in this section, to help the County strive for sustainable land use and sustainable design. These guiding principles and philosophies are also explained in this section.

**ECONOMIC
PROSPERITY**

**ENVIRONMENTAL
RESPONSIBILITY**

**CULTURAL
VIBRANCY**

**SOCIAL
JUSTICE**

The four pillars of sustainability, which include cultural vibrancy, economic prosperity, environmental responsibility and social justice, are used to encourage and advance sustainability within communities. This approach to sustainable communities recognizes that the vibrancy of a community is strongly linked to the vitality of its cultural engagement, expression and celebration. For this MDP, a new Vision was created for the County, based on the approved County Mission and the Growth Vision that was approved in 2011 as part of the Regional Growth Management Strategy (RGMS).



COUNTY MISSION:

Wheatland County is committed to provide services that recognize and encourage balanced, sustainable, long term growth and opportunities. We advocate prudent use of our resources and promote a quality of life for our citizens that reflect our agricultural heritage.

RGMS VISION:

Wheatland County promotes sustainable well-planned development which enhances and protects existing agricultural land and natural areas. We will do this in four ways: focusing growth in existing Hamlets, working with other municipalities to ensure mutually beneficial land uses in bordering areas, balancing growth while promoting good use of land, and improving and upgrading infrastructure in our communities to support a good quality of life.

MDP VISION:

Wheatland County seeks a balanced approach to sustainable, well-planned development which enhances and protects our agricultural and natural areas and resources over the long-term. We will promote a quality of life that reflects our rural heritage, and ensures a County that we can all be proud of. Sustainable levels of services and infrastructure will help our communities to grow for the benefit of all, promoting our community spirit.

As Wheatland County continues to evolve and change, it will be shaped by this overarching MDP vision.



2.1. The Four Pillars of Sustainability

For this MDP, visions were also developed for each of the four pillars including economic prosperity, environmental responsibility, social equity and cultural vitality.

2.1.1. Economic Prosperity



A community cannot be sustainable without being able to provide jobs and services for residents, and so the first pillar of sustainability is the economy. Wheatland County's economy has grown from strong agricultural roots, which still is the predominant foundation. Recently, the energy industry has also contributed significantly to employment opportunities and the economic prosperity of the County. The Economic pillar relates to the strength, relationships and partnerships of

businesses, industry leaders, educational institutions and the community at large. A healthy economy relies on and is built upon a strong cultural, social and environmental foundation.

2.1.1.1. Economic Vision:

*Ensuring economic sustainability of the County is a key priority. Wheatland County aims to create an attractive place for **commercial** and **industrial development** balancing the growth of new economic development with the conservation of agricultural land uses.*

2.1.2. Environmental Responsibility

The second pillar of sustainability is linked to human activities on the environment. The health of the environment strongly links to the nature and scale of activities in the other pillars (economic, cultural and social). Wheatland County's environment is made up of the landscape used for everything from farming and agriculture to housing and businesses, the waterways used for recreation and to provide clean drinking water, and natural areas that provide habitat for birds, fish and all types of wildlife. The environmental concerns of Wheatland County include water treatment and wastewater management, how oil and gas **development** may impact groundwater quality and quantity, recycling, maintenance of public areas, and adequate water supply for **developments**.

2.1.2.1. Environmental Vision:

*Wheatland County treasures its unique environment, including the natural assets, waterways and productive agricultural land that contribute to the rural character of the area. The County is committed to environmentally sustainable and responsible development and management. Strategic management for the future will ensure the protection of **environmentally sensitive areas** from inappropriate development, energy conservation and generation, and require **environmental overviews** as part of the development process.*



2.1.3. Social Justice

The third pillar of sustainability is Social Equity, which speaks to equality and justice between members of the community, and social capital between individuals and groups in the community. Wheatland County's social equity benefits the young and elderly members of society, as well as the marginalized and other individuals in need of assistance.

2.1.3.1. Social Vision:

Through the support of urban communities in the provision of recreational services, infrastructure and opportunities, Wheatland County aims to enhance the quality of life of County residents. By improvement of community and emergency services and enhancement of recreation and tourism, Wheatland County intends to encourage residents to interact, live and retire in the community.

2.1.4. Cultural Vibrancy

The last pillar of sustainability is Cultural Vibrancy, which relates to community and the inheritance from the past and the legacy to the future. A vibrant culture builds lively communities where people want to live, work and visit. Wheatland County's cultural sites and activities are both tangible and intangible and include events such as rodeos, the Rosebud School for the Arts and Dinner Theatre, heritage sites such as the Gleichen Water Tower, the Gleichen Anglican Church, Gleichen Cenotaph and Sproule Heritage House. In addition, many local communities have publications that explore the history of the area and the people who have lived here for generations.

2.1.4.1. Cultural Vision:

Wheatland County plans to bring a greater awareness of its heritage in order to create a strong sense of community. By promoting the County's cultural landscape and sense of self, the County can encourage residents to interact, live and retire within the community.



2.2. Guiding Principles

The MDP vision is supported by ten Guiding Principles, which were developed to ensure that all aspects of this Plan strive towards two things: sustainable land use and sustainable design. These principles are also based on current County directions and goals set in other documents, including:

- Focusing growth near growth nodes,
- Promoting *Smart Growth Development*,
- Incorporating *Conservation Subdivision Design* principles in country residential development,
- Encourage farmland management practices that help improve the environment, and
- Creating safe and ecologically sound neighbourhoods to work, live and play.



Sustainable land use broadly includes the distribution, location, and timing for the appropriate conversion of land from its current Agriculture and Natural Area uses, to **Residential, Commercial, Industrial, Institutional**, and other uses, to meet forecasted growth and market shifts in the County. It also influences transitions between land uses, providing services to new growth areas, infrastructure alignments, and redevelopment and densification / intensification of underutilized land.

Sustainable design, on the other hand, includes the physical characteristics of new and existing communities, as well as their surrounding landscapes. Enhancing and maintaining **buildings** and their properties may include eco-friendly and LEED (Leadership in Energy and Environmental Design) certified **buildings**.

The Guiding Principles were created to influence land use and **development** in the County as a whole. They are based on two existing sets of principles that guide sustainable development and are designed to improve quality of life: Smart Growth and Conservation Subdivision Design. Smart Growth advocates compact, walkable, and **mixed-use** communities that protect natural areas by concentrating **development** away from undeveloped land. Conservation Subdivision Design protects as much of the natural environment as possible, while still allowing for conventional subdivision densities, by setting higher standards for subdivision configuration and layout, and by requiring higher levels of community benefits from **development**.

The MDP's Guiding Principles are:

1. **Protect and enhance agricultural lands.** A secure and productive land base preserves the County's heritage, and provides food security, employment, and wildlife habitat.
2. **Preserve natural areas, wildlife habitat, and environmentally sensitive areas. Development** should respect natural landscape features which will help create higher aesthetic, environmental, and financial value. Sensitive site **development** will minimize disturbances to streams, steep slopes and sensitive vegetation and provide increased opportunities to maintain and enhance habitat.
3. **Encourage growth in existing communities.** County residents should be able to easily access daily activities and support local businesses. Infrastructure should be used efficiently, and **developments** should not unnecessarily take up new land.
4. **Mix land uses.** The County's larger communities should have a mixture of different types of homes, retail, business, and recreational opportunities. Residents should be able to choose to live, work, shop and play in close proximity.
5. **Foster a unique community identity.** Each community in the County should be unique, vibrant, diverse, and inclusive.
6. **Nurture engaged citizens.** Communities should belong to those who live, work and play there; citizens should be encouraged to participate in community life and decision-making.
7. **Provide a variety of transportation choices.** Communities should be attractive and have safe infrastructure for walking, cycling and transit (if possible), in addition to driving.
8. **Lessen the impacts on developable land.** Less land grading means the native soil is left in place for better establishment of landscape plantings. Views of, and proximity to, established natural areas should be an important amenity and value to residents.
9. **Use smarter and cost-effective infrastructure and green buildings.** Green **buildings** and other systems can save both money and the environment in the long run. Smaller, sensitively-placed lots require less total land coverage, thereby requiring shorter lengths of utilities and streets to access all lots.
10. **Use low-impact design. Development** that works with nature rather than against it minimizes operating costs and lessens environmental impacts. Examples include limited soil erosion as a result of sensitive site design, lower costs associated with native landscape plants that require less inputs (labour, pesticides, etc.) than traditional plantings, and improved water quality through stormwater management techniques such as bio-retention facilities (as appropriate) and increased soil infiltration.

3. LAND USE PLAN - KEY POLICIES

The key policies of the Wheatland County MDP are broken into three main areas:

- A. Preserving our Heritage,**
- B. Managing Growth, and**
- c. Servicing our County.**



KEY POLICY AREA A - *Preserving Our Heritage*

When considering the history and cultural past of the County, the most important things are the long-standing tradition of agriculture in the County (since its founding), its natural areas and water resources, and **historic resources**. This section considers each of these aspects of the County that need to be preserved and protected. It also includes policies on tourism, which will depend on the very protection and preservation of the County's heritage. The County believes that land is a finite resource and that all **development** needs to consider the land and the environment with extremely high regard.

3.1. Agriculture

Agriculture is the economic backbone of Wheatland County, and as the County's name suggests, our roots are in the agriculture industry. To this day, agricultural use remains the single largest land use within the County, and includes farms involved in grain production and livestock, and other agri-related businesses. These uses vary in their intensity and effect on the land, and although agricultural practices are essential to the County's economic sustainability, they are a change to the natural state of the land, and therefore the County recognizes the importance of environmental considerations in Agricultural **Development** as equally as in any **development** type. Some agricultural practices are under the jurisdiction of the Natural Resources Conservation Board (NRCB), and while the County does not make decisions on these applications, it does have a role in commenting on them, which the County will continue to do.

The County recognizes the need for land for agricultural support services and secondary agricultural use. The County recognizes the need for diversification in the agricultural industry to buffer against fluctuating industry productivity. The County feels that the protection of land for agricultural practices and related uses will always remain a policy and a major priority.





This MDP opens the door for a future Transferable Subdivision and Development (TSD) Credits Program, based on the previous MDP's Subdivision Credit Application Transfer [SCAT] program. Such a program would help to protect farmland by allowing a potential subdivision to be transferred from an area where there is a prohibitive factor to subdivision (a reason that subdivision is not desirable), other than an existing subdivision, and transferred to another area where there are no or few prohibitive factors to subdivision.

This section further explores the protection of agricultural land and encouraging the expansion and diversification of agricultural operations.

3.1.1. *Agriculture Objectives*

1. Ensure that agriculture remains a strong basis of the Wheatland County community.
2. Protect existing agricultural lands.
3. Minimize the fragmentation of and effects on agricultural lands.
4. Encourage farmers to utilize best practices in management of their agricultural lands.
5. Consider all potential environmental impacts during review of all land use applications involving agricultural land.
6. Encourage diversification and innovation within agricultural operations.
7. Provide guidance for new and expanding **Confined Feeding Operations (CFOs)**, for the NRCB to consider as they approve new applications.
8. Avoid conflicts between agricultural and other land uses.
9. Encourage protection of farmland, particularly in the less subdivided areas of Wheatland County, via a future Transferable Subdivision and Development (TSD) Credits Program, to be developed during the life of this Plan.



3.1.2. *General Agriculture Policies*

1. The County shall protect the right to farm through this MDP and its implementation.
2. The County shall allow for input from affected parties on subdivision applications.
3. The County's **Approving Authority** shall consider the environment and state of land in consideration of agricultural land use applications.
4. The County shall encourage the inclusion of value-added operations and accessory uses in the consideration of agricultural land use applications.
5. The County may develop and implement environmental education programs and provide assistance to farmers interested in practicing responsible environmental stewardship.
6. Subdivisions that will create one or more linear (long) strips from a quarter section are prohibited.

3.1.3. *Confined Feeding Operation (CFO) Policies*

1. The County shall act as a referral agency and respond in accordance with the MDP and LUB when the Natural Resources Conservation Board is processing applications for **Confined Feeding Operations**.
2. CFOs are encouraged on parcels of 160 acres or more.

3.1.4. *Transferrable Subdivision and Development (TSD) Credits Policies*

1. Provided future direction from the Province of Alberta enabling and recommending policies for a Transfer of Development Credits (TDC) program, the County shall explore developing such a program, called the Wheatland County Transferable Subdivision and Development (TSD) Credit Program.





3.2. Natural Areas

The County is home to a wide variety of landscapes, including grasslands, wetlands, wooded areas, riparian areas, and badlands, in addition to altered areas containing agricultural, natural resource extraction, and urban uses. Landscapes that have not been previously altered by human activity (often referred to generally as natural areas) provide many important environmental services to the County. They help provide clean water and air for residents, and provide habitat for wildlife.

This section aims to protect, enhance, and conserve the County's natural areas and water features, environmentally sensitive and significant areas, and their ecosystems, to provide habitat for vegetation and wildlife, and clean the air and water for residents and visitors. These resources are irreplaceable and contribute to the character and identity of Wheatland County. Responsible stewardship will ensure that these resources are available to future generations.



3.2.1. Natural Area Objectives

1. Manage **development** to protect existing natural areas and **environmentally sensitive areas**.
2. Promote natural areas as a resource for recreational activity.
3. Protect **environmentally sensitive areas** and habitat areas from encroachment.
4. Preserve and protect wildlife corridors to connect wildlife populations.
5. Support the ongoing efforts of the Agricultural Service Board (ASB) to maintain a balance between agricultural and natural areas.
6. Minimize pollution to the County's air, water and land resources.
7. Preserve and protect ground and surface water resources from overuse and contamination.
8. Cooperate effectively with Alberta Environment and Sustainable Resource Development and other provincial agencies when considering developmental impacts on natural areas and **environmentally sensitive areas**.

3.2.2. *Natural Area Policies*

1. The County shall limit **development** within natural areas and **environmentally sensitive areas** to those **development** applications that demonstrate limited and mitigated impact on the natural environment.
2. The County shall encourage all **development** applications to include land conservation strategies, including smaller parcels, **multi-lot** clustering, conservation easement, and the dedication of **Environmental Reserve (ER)**.
3. The County shall consider recommendations for natural area conservation from relevant government agencies and public groups.
4. The County recognizes the potential impact of noise pollution on nearby residential or natural areas, and shall encourage minimization and mitigation plans where substantial noise impacts are expected.
5. The County shall consider the visual impact of **development** on the natural environment, to mitigate any impact on the scenery of natural areas.
6. **Development** on hazardous lands, including steep slopes, low lying areas, river banks and areas of potential subsidence, is strongly discouraged.
7. Owners of land adjacent to, and users of, **environmentally sensitive areas** and **environmental reserves** are encouraged to act responsibly to ensure these reserves remain natural.



Environmentally Sensitive Area: An undisturbed or relatively undisturbed site that because of its natural features has value to society and ecosystems worth preserving. Can include (but is not limited to) such features as wildlife habitat, migratory routes, wildlife corridors, wetlands, woodlands or native grasslands.

Environmentally Significant Area (ESA): An area of the province that, due to its environmental significance, is officially recognized by the provincial government as an **Environmentally Significant Area (ESA)**. ESAs represent places in Alberta that are important to the long-term maintenance of biological diversity, soil, water, or other natural processes, at multiple spatial scales. They are identified as areas containing rare or unique elements in the province, or areas that include elements that may require special management consideration due to their conservation needs. ESAs do not represent government policy and are not necessarily areas that require legal protection, but instead are intended to be an information tool to help inform land use planning and policy at local, regional and provincial scales.



3.2.3. *Policies for Development in Environmentally Sensitive Areas*

1. The County shall establish a clear and comprehensive process for reviewing planning applications within provincially recognized **Environmentally Significant Areas (ESAs)**.
2. Applicants who wish to develop in an **environmentally sensitive area** shall undertake an **Environmental Overview**, at their cost, to the satisfaction of the County.
3. The County requires that protective measures be taken where a proposed **development** would be located in or near the following:
 - Fish spawning grounds,
 - Nesting, feeding and staging areas for birds,
 - Historical and **archaeological resource** sites,
 - Wintering areas for ungulates,
 - Wildlife corridors, or
 - Wetlands.



3.2.4. *Protection of Vegetation Policies*

1. Clearing of existing trees or natural vegetation for **residential development** is permitted only to establish minimum **building** sites.
2. The County encourages the use of best management practices for controlling noxious weeds, prohibited noxious weeds or invasive plants.
3. The County encourages the use of landscaping techniques in the **development** process that enhance the natural environment and reduce water consumption. Such landscaping techniques may include:
 - Prohibiting noxious weeds and invasive plants;
 - Encouraging plant materials that are hardy and native to the region; and
 - Encouraging drought-tolerant species in combination with permeable or pervious surface materials.

3.3. Water Resources

As an important part of the natural environment, the County's water is not only a resource, but it plays an integral role in quality of life that we enjoy. Alberta's Water for Life Strategy guides the management of water in the province to ensure the availability of safe, secure drinking water supplies. All County residents share the responsibility to ensure a healthy, secure and sustainable water supply for our communities, environment, and economy.

The County's water resources include both surface water that exists in rivers, streams, lakes, and wetlands and groundwater. They can be naturally occurring or human-made. Riparian Areas are the transition zone between uplands and waterways, and they play a very important role in protecting water quality. Wetlands serve many functions in the natural landscape. The loss of wetlands and riparian areas due to development can be detrimental to surface and groundwater quality and quantity. Even **development** adjacent to wetlands and riparian areas can have a detrimental effect on them, by altering stormwater flows, and compromising wetland diversity, and water quality and quantity.



In Alberta, water resources such as wetlands may be protected as **Environmental Reserve** in the subdivision process (as per the MGA) or through other provincial legislation such as the Water Act and Public Lands Act. They can also be protected by ensuring that any adjacent **development** is appropriate in location, design and scale. This section identifies objectives and policies that will enable the County and its stakeholders and residents to protect the County's water resources for today and for future generations.



3.3.1. *Water Resources Objectives*

1. Recognize the importance of both surface and groundwater in supporting the County's quality of life.
2. Ensure the County's management of water resources is consistent with modern watershed management policies, processes and science.
3. Encourage the conservation and best use of the County's surface and groundwater.
4. Manage **development** to protect the County's surface and groundwater quality and quantity.
5. Increase the tree canopy within **developments** to reduce evaporation and promote infiltration.
6. Protect the County's Wetlands.
7. Direct **development** away from undisturbed and agricultural lands to reduce the number of **impervious surfaces**.
8. Reduce the overall land disturbance and **impervious surfaces** associated with **development**.



3.3.2. *Water Resources Policies*

1. The County should inventory all significant waterbodies (to be defined at that time by the County), which shall be recognized and considered in **development** decisions in the planning process. The inventory should be kept current.
2. The County will continue to work with landowners to encourage protection of groundwater quality by promoting programs such as capping abandoned water wells.
3. The County encourages the prevention of pollution to its surface water resources through source runoff.
4. The County requires that all **development** applications comply with municipal requirements and the Provincial Water Act when applicable.
5. The County encourages the design of landscaping to reduce the need for water, such as the planting of native vegetation to reduce water use.
6. The County will rely on provincial standards to develop setback requirements for riparian lands adjacent to waterbodies.

7. When considering **development** applications within its jurisdiction and its effects on riparian land, the County will recognize the importance of protecting riparian land from negative impacts through mitigation plans. Mitigation plans will include, but are not limited to, a:

- Site-specific stormwater management plan,
- Regional stormwater management plan,
- Erosion and sedimentation control plan,
- Construction plan,
- Biophysical impact assessment, and
- Environmental protection plan.



8. The County may consider requiring water quality testing for all commercial, industrial, utility applications and for residential multi-lot applications.
9. Recognizing riparian lands as environmentally sensitive areas, the County may require dedication of these lands as Environmental Reserves or Environmental Reserve Easements at the time of subdivision, as guided by the MGA and other municipal planning policies, guidelines, or documents.
10. Except where authorized by the federal or provincial government, the excavation or filling in of all wetlands and riparian areas should be done in accordance with clause 640(4) (k) of the MGA.
11. The County may develop building development setbacks in the Land Use Bylaw to protect riparian areas, which will apply to all land in all land use districts.

3.3.3. *Stormwater Management Policies*

1. Treatment of stormwater is required prior to discharge in receiving natural environmental features and water resources, including wetlands, riparian lands and reserve lands.
2. All subdivision and **development** proposals may be required to provide stormwater management plans, and any site grading/drainage plans for individual **development** sites shall be in conformance with the stormwater management plan.
3. Where appropriate, **development** shall incorporate natural drainage course or natural water features, such as bio-swales or ditches, for stormwater management as opposed to installing piped systems.



3.3.4. Water Supply Policies

1. All **development** that falls under the Provincial Water act is required to meet its standards.
2. Each new **multi-lot residential development** without municipal water service (at time of subdivision) should provide its own water supply on-site. Trucking water into the site is discouraged and **development** applications with such concepts may not be accepted.
3. Individual, privately-owned water wells and septic systems are prohibited where municipal water and / or sewage services are available.
4. The County may initiate a well water monitoring program in consultation with Alberta Environment and Sustainable Resource Development.



3.4. Historic Resources

The conservation and preservation of Wheatland County's past must be an important consideration in the **development** of its communities. Heritage sites, historic **buildings**, and culturally significant areas of the County provide opportunities for community gathering, celebration of culture and heritage, and tourism. The stories and treasures of historic residents and early homesteaders help give current residents a sense of belonging. **Historic resources** exist throughout the County, including many barns, grain elevators, and other farm **buildings**.

Providing support to preserve **historic resources** will ensure enjoyment and education for future generations, and it is important that the character and design of all new **development** in the County respect and reflect its historical roots. However, the **Municipal Government Act** and the Historical Resources Act require a municipality to pay full compensation to the landowner if a property is designated a historical site under this legislation, which may not always be financially feasible for the County. These policies require cooperation between the municipality and the landowner to preserve and protect the historic area.



3.4.1. *Historic Resources Objectives*

1. Conserve and protect characteristics of the County that reflect Wheatland's unique history and rural flavour.

3.4.2. *Historic Resources Policies*

1. Owners of significant historical **buildings** and/or **building** sites are encouraged to restore these **buildings** on their original sites, and to register with available **historic resource** listings.
2. The County supports the selection and protection of **historic resources** with Provincial historic site designations.
3. The County shall explore grant programs that would enable the development and maintenance of an inventory survey of current **historic resources**, which can help coordinate preservation efforts and mitigate future **development** impacts.
4. Developers are encouraged to use the names / surnames of local pioneers when naming streets and developing neighbourhoods.
5. New **development** applications and redevelopment projects within the central areas of **Hamlets**, should incorporate architectural design elements from the County's past.
6. The County shall explore programs to identify families and individuals who contribute to the heritage and character of the County.
7. The County should develop a central listing such as a website and/or brochure for visitors and new residents to access and obtain information on local sites of interest.
8. The County shall explore multiple avenues of funding heritage preservation in order to maintain and preserve cultural sites.
9. The County shall work with members of the community and long-time residents who can teach us about our heritage and traditions.
10. The County should consider promoting select **historic resources** as tourism as opportunities, to raise awareness and promote their preservation and the County's heritage.
11. The County shall encourage and support the installation of heritage recognition plaques at **historic resources** and other sites of interest.
12. The County may consider allowing the subdivision of parcels due to the potential or actual designation of a **historic resource**.



3.5. Tourism



Tourism makes an important contribution to the County's cultural and historical activities, and developing a strong, diversified, and synergistic tourism economy is of great importance to the County. The expansion of existing tourism facilities such as day-use areas, campsites, public lake access, and culinary tourism areas, and investing in new opportunities

such as ecotourism and agritourism, will provide many economic benefits throughout the County. Many tourism opportunities will build on the rural and agricultural heritage of the County, which will need to be protected and enhanced.

3.5.1. *Tourism Objectives*

1. Promote tourism within the County as an economic development tool and small-business generator.
2. Foster year-round tourism opportunities to encourage continuous tourism visits.
3. Use tourism as a regional tool to attract investment and interest in the County.
4. Leverage the County's abundant natural areas as a tourism attraction, while protecting their environmental sensitivity.
5. Leverage the County's history and experience in agriculture as a source of tourism activities.
6. Diversify the County's tourism destinations into new areas of interest such as agritourism, culinary tourism, and rural tourism.



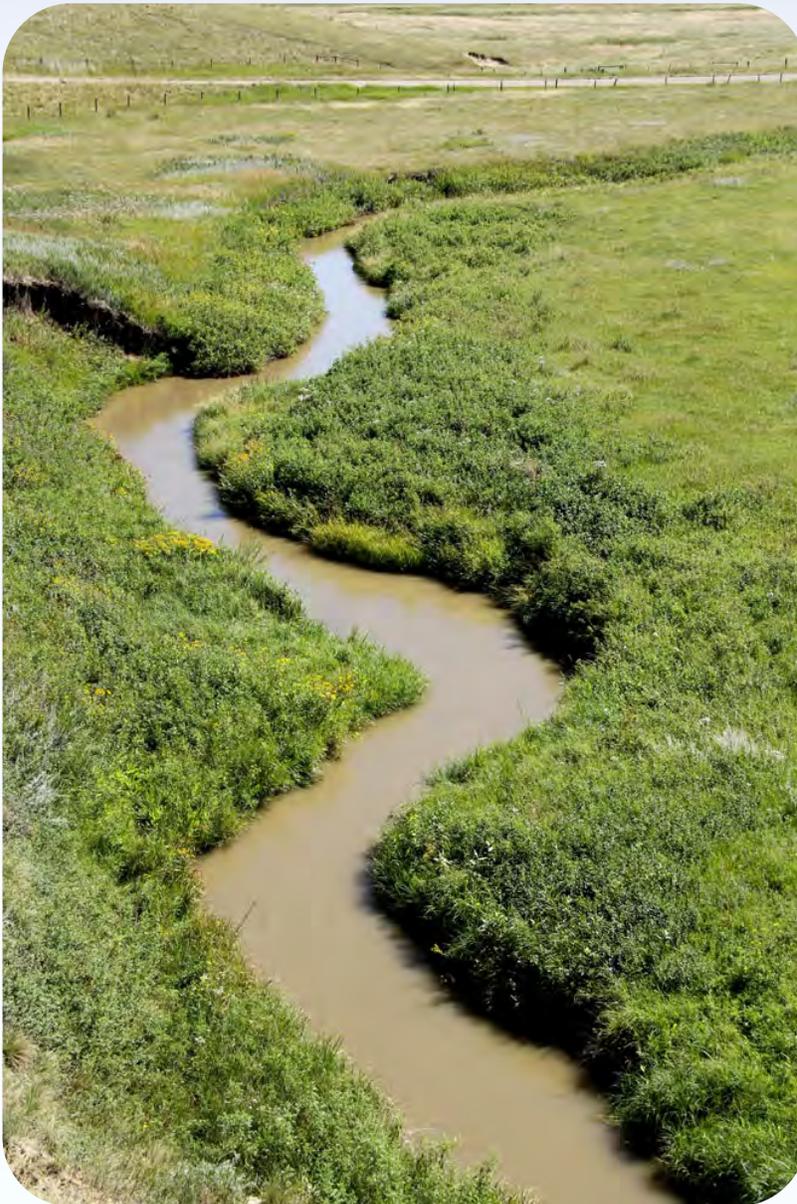
3.5.2. *Tourism Policies*

1. The County may promote publicly-owned natural areas for outdoor, low-impact recreational activities such as hiking, camping, orienteering and encourage their use to both residents and visitors.
2. The County encourages tourism as a mechanism for delivering economic development and employment investment.
3. The County encourages business opportunities that promote agritourism and rural tourism that are based on natural capital and sustainable rural landscapes.
4. The County encourages the diversification of agricultural and accessory uses to create potential agritourism and culinary tourism attractions, such as farm tours and you-pick areas.
5. The County should facilitate coordination between tourism **developments** and other local businesses to encourage greater tourism activity.
6. The County should develop a central listing such as a website page and/or brochure for visitors to access and obtain information on local sites of interest.
7. The County should ensure vehicular access and parking areas for tourism **developments** is as direct as possible, and receives appropriate directional signage, to minimize impacts on residential and other adjacent areas.
8. The County shall require tourism **development** applications to demonstrate that they will have no significantly adverse effects or other social impacts on nearby land uses, or that such effects will be mitigated to the County's satisfaction.
9. The County should restrict incompatible land uses from locating in areas that would have significant negative impacts on tourism **developments**. Likewise, tourism **developments** should be restricted from locating in areas where there may be negative impacts perceived from existing **development**.
10. The County may require that tourism **development** applications demonstrate that they will cause no adverse impacts on the natural environment, including but not limited to ground and surface water, soil quality, air quality, wildlife and vegetation. If impacts are expected, the application must demonstrate how these will be mitigated.
11. The County shall support Provincial initiatives to reduce camping and off-trail vehicle use in **environmentally sensitive areas**.





KEY POLICY AREA B - *Managing Growth*



Wheatland County believes that the support of urban centres within the rural environment is extremely important. While preserving the County's Heritage is the first Key Policy Area of the MDP, managing growth is the second important function of this MDP. This section includes objectives and policies to help manage and direct the growth of our communities, including **residential development, commercial and industrial development, natural resource development,** education and institutions, and parks and recreation. Wheatland County believes that within the County all **developments** should take into consideration, firstly the suitability of the land itself, and secondly the compatibility with the surrounding existing and future land use and **development.** New **development** is encouraged to locate in **Hamlets** or in close proximity to **urban areas.**

3.6. Residential Development

Residential development in Wheatland County has traditionally been limited to **Hamlets** and the rural farmstead, via previous “first parcel out” policies for rural residential parcels. More recent **residential development** has occurred mostly in the western portions of the County, partly due to the proximity to larger urban centres such as Calgary and Strathmore.



The County’s main concerns with **residential development** in the past have been the provision of servicing, and the compatibility with existing uses, in particular agricultural operations. As **development** has increased throughout the County, the preservation of agricultural lands has grown in importance. Along with protecting agricultural land, Wheatland County sees **residential development** as part of the future. Future **development** must occur in a socially and environmentally sustainable manner for the long term prosperity of the County.

Previous County bylaws determined that, on a general basis, only the **Hamlets** which at the time still contained a grain elevator would continue to be recognized by the County as a **Hamlet**. This MDP continues to recognize these same locations even though some no longer retain their elevators. Wheatland County currently recognizes twelve **Hamlets**, including: Ardenode, Carseland, Chancellor, Cheadle, Cluny, Dalum, Gleichen, Lyalta, Namaka, Nightingale, Redland and Rosebud. There are also a number of named areas within the County that are not **Hamlets**, including Strangmuir, Eagle Lake, Baintree, Tudor, Stobart, Crowfoot, Makepeace and Speargrass golf course community.

This MDP requires all subdivision and **development** proposals that would result in six (6) or more lots per quarter section prepare an **Area Structure Plan (ASP)** and provide access to County water and wastewater servicing, unless in an **urban area**.

3.6.1. Residential Development Objectives

1. Ensure residential **developments** are planned for the long-term and minimize cumulative impacts to the land.
2. Ensure Wheatland residents have access to a range of affordable housing types, and a diversity of housing choices, to accommodate all stages of life.



3. Ensure Wheatland's residential communities offer a variety of parcel, **building** and housing types for **residential development**.
4. Ensure Wheatland residents enjoy family-oriented communities where children can play.
5. Encourage **residential development**, including **multi-lot developments**, towards existing, serviced **Hamlets** and **urban areas**, prior to unserviced areas.
6. Encourage **residential developments** that will provide or increase servicing levels in existing **Hamlets** and **urban areas**.
7. Minimize the encroachment of **residential development** onto agricultural lands.
8. Recognize and allow for different needs and secondary land uses on parcels where residential activity is the primary land use.
9. Increase the viability of the County's **Hamlets**.
10. Make more efficient use of existing infrastructure and improve service delivery.
11. Ensure that new residential subdivisions are designed to reduce their overall footprint on the land, therefore minimizing the use of land.
12. Ensure new **residential development** does not fragment contiguous natural areas, or have a negative impact on adjacent environmentally sensitive or significant areas, or important water-related features.

3.6.2. General Residential Development Policies

1. The County shall evaluate all applications for **residential development** in relation to both the subject land and to the surrounding area.
2. New **residential development** shall have greater preference when:
 - Located within or adjacent to an existing **urban area**,
 - Located such that it is serviced by existing facilities,
 - It will create new or upgrade existing servicing (in **urban areas**), and
 - It incorporates principles of Low Impact Development, Conservation Subdivision Design, and Leadership in Energy and Environmental Design for Neighbourhood Development.
3. **Multi-lot residential development** applications should consist of a variety of parcel and **building** types, for the creation of more dynamic and resilient neighbourhoods.
4. All **residential development** applications should demonstrate that they will cause no adverse impacts on the natural environment, including but not limited to ground and surface water, soil quality, air quality, wildlife and vegetation. If impacts are expected, the application must demonstrate how these will be mitigated.

3.6.3. *Hamlet Residential Development Policies*

1. Applications for **development** within a **Hamlet** may be required to provide an adequate plan for servicing, including transportation network, to the satisfaction of the County. It will include the method of implementation and consider its servicing in relation to the **Hamlet** as a whole. It should include the impacts of the **development** on the existing transportation network in the area, along with measures to upgrade the existing network as necessary.
2. **Residential development** in **Hamlets** should be of the density to allow efficient municipal and community service delivery.
3. The County supports the **development** of specialized housing for seniors and those with special needs, in **Hamlets** and within neighbouring urban communities where appropriate utilities and services are available.
4. The County may consider residential off-site levies to ensure the fair and equitable distribution of costs between the proponents of all new and future **development** in **Hamlets**.

3.7. Commercial and Industrial Development

The County is home to a number of businesses that support agriculture and other services. The County recognizes that **commercial** and **industrial development** provides several benefits to the community. The County recognizes that **commercial** and **industrial** operations can potentially affect surrounding land uses. The current West Highway 1 **Area Structure Plan** (WHASP) was developed to focus **commercial** and **industrial development** in the county along the south side of Highway 1 between the Town of Strathmore and Rocky View County. This is an area for **industrial** and **commercial development**, subject to site specific suitability. The Regional Growth Management Strategy (RGMS) also identifies a potential Business-**Industrial / Commercial** Corridor west of Carseland, which is a secondary area where **commercial** and **industrial development** *may* be considered. Some County **Hamlet** ASPs also identify areas where future business **industrial development** may be considered.

3.7.1. *Commercial and Industrial Development Objectives*

1. Allow for the expansion and diversification of the County's **commercial** and **industrial** base.
2. Promote the growth and diversification of employment opportunities in designated areas.
3. Direct **commercial** and **industrial development** to designated areas.
4. Provide opportunities for **commercial development**, particularly retail, in close proximity to **Hamlets** and rural residential communities.
5. Facilitate employment for residents within close proximity to their places of residence.
6. Support local or home-based businesses.
7. Facilitate a good supply of properly located **industrial** and **commercial** land to meet market needs.



3.7.2. *Commercial and Industrial Development Policies*

1. New **commercial** and **industrial development** is directed to designated areas, and separation or buffering from **residential** sites is encouraged.
2. Retail **development** should be located in **Hamlets** (urban areas).
3. The County shall consider transportation access as a major component of **commercial** and **industrial development** applications in order to properly manage vehicle traffic from employment, patronage, and the shipment of goods and services.
4. The County shall require that **commercial** and **industrial development** applications demonstrate that they will cause no significant adverse impacts on the natural environment, including but not limited to, ground and surface water, soil quality, air quality, wildlife and vegetation. If impacts are expected, the application must demonstrate how these will be mitigated.
5. The County shall take the cumulative **development** effect into consideration for all **commercial** and **industrial development** applications.
6. The County shall encourage urban-oriented **commercial** and **industrial** development applications to locate inside or adjacent to urban areas, to make more efficient use of existing services.
7. The County shall consider the broader area context and the impact upon it when considering a **commercial** or **industrial development** application for approval.
8. The County shall support opportunities for agro-**industrial** activities such as the processing and/or shipping of agricultural products where appropriate, to support the agricultural and related industries.
9. **Infill** and intensification of existing **industrial** and **commercial** parks shall be encouraged through amendments to existing approved plans as a means of promoting the efficient use of land and **infrastructure**.
10. New **commercial** or **industrial development** in the County shall not be approved on lands that are proposed for annexation unless the lands are so identified in an Intermunicipal Development Plan.
11. The County may consider **commercial** and **industrial** off-site levies, and / or local improvement taxes, to ensure the fair and equitable distribution of costs between the proponents of all new and future **development**, in designated **commercial** or **industrial** areas.



3.7.3. *Home-based Business (Secondary Use Business) Policies*

1. The **development** of home-based businesses is promoted as an economic development opportunity that mitigates demand on existing **infrastructure**.

3.8. Natural Resource Development

Wheatland County is rich in natural resources with extensive coal, gas, and oil fields, as well as gravel reserves. Renewable energy is also a growing player in the County, which has solar and wind resources for power generation. The County recognizes that many of these resources are beyond their control due to exemptions from the **Municipal Government Act**, placing them under Provincial jurisdiction. All of these resources are a great benefit to the community, bringing economic development and jobs, and they must be managed responsibly. There are also a number of sour gas facilities within the County, which are governed by the Alberta Energy Regulator (AER, formerly the ERCB).

Policies in this MDP apply only to gravel reserves, and wind and solar power generation.

3.8.1. Natural Resource Development Objectives

1. Ensure natural resources are managed safely and effectively, and that extraction activities are respectful of surrounding land uses.
2. Encourage effective reclamation of spent **natural resource development** sites.
3. Preserve the quality and quantity of groundwater resources affected by extractive industries through setbacks and industry best-practices for operations.
4. Cooperate effectively with all provincial and federal agencies responsible for applicable governing legislation.
5. Cooperate effectively with sour gas facility owners / operators to ensure the safety of County residents.
6. Ensure new **developments** comply with setback requirements as determined by AER and the Subdivision and Development Regulations.





3.8.2. *General Natural Resource Development Policies*

1. The County shall review **natural resource developments** and may require strategies to minimize impacts on **infrastructure**, the natural environment, and resident quality of life.:
2. The County should collaborate with **natural resource development** industries and residents to promote and develop mutually satisfactory strategies to mitigate impacts of extraction operations.
3. **New Area Structure Plans** (ASPs) shall identify known areas of natural resources and establish a plan for their potential subdivision and **development**.
4. New **natural resource developments** are discouraged from locating in close proximity of **Hamlets**, water bodies, **Environmentally Significant Areas**, natural areas, and provincially designated historic sites.
5. All **natural resource development** applications must demonstrate that they will cause no adverse impacts on the natural environment, including but not limited to, ground and surface water, soil quality, air quality, wildlife and vegetation. If impacts are expected, the application must demonstrate how these will be mitigated.
6. The County may initiate well-water monitoring programs in consultation with Alberta Environment and Sustainable Resource Development.



3.8.3. *Oil and Gas Development Policies*

1. Oil and gas companies are encouraged to meet provincial setbacks to minimize disruption to nearby farming operations and other land uses.
2. The County shall maintain contact with all provincial and federal agencies responsible for applicable governing legislation, and report any infractions that are brought to attention.

3.9. Institutional Development

While there are currently only a few institutions in the County, with growth comes the potential for more, such as schools, community halls, and places of worship.

3.9.1. Institutional Development Objectives

1. Institutions in the County are well-supported and serve as gathering places within their communities.
2. Institutions in the County are available to both urban and rural residents, and are located within existing communities.

3.9.2. Institutional Development Policies

1. New **institutional development** is encouraged to locate in or near new or existing **Hamlets** and other urban areas.
2. New **residential development** should locate in areas serviced by existing institutions.
3. Applications for new **residential development** should consider the impact on current school services.





3.10. Parks and Recreation

Over the past century, parks and green spaces have become an important part of urban communities. Residents and community leaders understand the value of mixing parks and green spaces within communities, especially the County's **Hamlets**. These areas provide health, social, and environmental benefits for residents of the County.

3.10.1. Parks and Recreation Objectives

1. Recognize the importance of recreational opportunities in the County, and value the positive role of parks and other gathering places in the everyday lives of residents.
2. Encourage high-quality recreational facilities that meet the needs of all residents, across all age, economic, and cultural backgrounds.
3. Protect and expand natural areas that are used for outdoor recreation activities, and preserve them for traditional uses such as hunting, fishing, and hiking.
4. Promote the **development** of a range of sites for different parks and recreational activities.

3.10.2. Parks and Recreation Policies

1. The County shall support the Community Enhancement Regional Board and its efforts to improve recreational services.
2. The County encourages recreational opportunities of all types, accessible to both urban and rural residents.
3. The County shall continually explore the acquisition and re-use of land for new parks and recreation facilities.
4. The County shall ensure that new capital expenditures on recreation facilities avoid duplicating existing area facilities.
5. The County may consider the **development** of recreational uses that are low-impact, passive, and do not require permanent structures.



KEY POLICY AREA C – *Servicing Our County*

The last of the three key policy areas included in this MDP is **Servicing our County** - which ensures that the County's communities, economy, and activities are sufficiently and efficiently serviced.

3.11. Infrastructure and Utilities

This section explores the movement of wastewater, stormwater, and potable water to, from and within **residential, commercial, industrial, and institutional** areas of the County.

3.11.1. *Infrastructure and Utilities Objectives*

1. Maintain and improve the level of municipal water and wastewater servicing provided throughout the County.
2. Provide the same level of quality municipal water and wastewater services throughout the County, whether for residential or non-residential purposes.
3. Minimize the need for future water and wastewater service expansion and increased maintenance costs.
4. Provide municipal water and wastewater services in an environmentally responsible manner.

3.11.2. *Infrastructure and Utilities Policies*

1. New **development** should locate in areas with or adjacent to existing municipal water and wastewater services, and shall consider the broader area's servicing requirements and the effect upon them.
2. All residential subdivision or development proposals that would result in a total of six (6) or more lots per quarter section, outside of an **urban area**, shall provide access to piped servicing, at the developers expense.
3. All new **development** shall connect to existing municipal services, provided by the landowner/developer at their cost, where and when available.
4. All new **development** that connects to municipal water services shall have water meters.
5. The County shall continue to develop a water and wastewater master plan to guide the gradual expansion of municipal services.
6. The County shall continue the implementation of water metering for all existing municipal service customers.
7. Where there is potential for municipal water service, new **development** must plan for future water pipelines (i.e. reserving the pipeline right of way).
8. The County shall consider the following for all new **development** applications:
 - Low impact **development infrastructure** such as bioswales / wetlands, stormwater collection, and permeable or pervious paving surfaces. These strategies reduce the need for hard **infrastructure** such as piping and help mitigate the impacts of extreme weather such as storm sewer flooding.



- Water conservation and reuse measures such as low-flow water fixtures and drought tolerant landscaping, to mitigate future expansion of potable water services.
 - Stormwater conveyance does not negatively impact downstream landowners.
 - Natural drainage patterns are mimicked as much as possible.
9. All new **development** shall be supported by new, or improvements to existing, municipal services, and shall be prohibited if such improvements cannot be serviced or adequately maintained.
 10. Expansions and improvements to municipal services that are required to accommodate a **development** application shall be the financial responsibility of the developer and/or landowner, unless deemed in the greater community interest by the County.
 11. Expansions and improvements to municipal **infrastructure** shall not compromise the long-term financial sustainability of the County.
 12. The County shall cooperate with area municipalities for the joint-provision of municipal services should the need arise in specific areas.

3.11.3. Privately-Owned Water and Wastewater Policies

1. All residential **development** proposals that would result in six (6) or more lots per quarter section, outside of an **urban area**, require a connection to existing County water servicing.
2. For **development** proposals that would result in fewer than six (6) lots per quarter section the County may approve **developments** with individual, privately-owned water wells..
3. All privately-owned water wells and septic systems shall comply with all applicable provincial and federal legislation and shall have approval from Alberta Environment and Sustainable Resource Development.
4. Privately-owned water wells and septic systems are prohibited in **Hamlets** and other areas where municipal water and wastewater services are available.



3.12. Mobility and Transportation

This section explores the efficient movement of residents, visitors, goods and materials to, from and within the County. This considers all modes of local, regional, and national transportation. Transportation for residents and visitors is crucial to any municipality, but so too is the reliable movement of goods and services. Wheatland County faces transportation challenges with a widely dispersed population over a large, rural area, with urban centres and **Hamlets**.



3.12.1. Mobility and Transportation Objectives

1. Develop and maintain a safe, efficient and convenient transportation network for residents, workers, and the shipment of goods.
2. Develop networks that will be compatible between different transportation network types.
3. Provide multi-modal transportation choices for residents as much as possible.
4. Develop networks that account for long term expansion and/or future connection with neighbouring networks.
5. Prioritize pedestrian **infrastructure** in **Hamlets** and other urban areas.
6. Develop and expand a trail and pathway network for recreational walking and biking, in the County's urban areas.

3.12.2. Mobility and Transportation Policies

1. The County shall explore expanding pedestrian networks in existing **developments** and urban areas.
2. The County may create a development plan for a trail and/or pathway system for recreational usage.
3. The County should encourage the installation and maintenance of pedestrian-oriented lighting, landscaping, and street furniture, to encourage walking and use of pedestrian **infrastructure**.
4. Road construction and upgrade plans shall incorporate types of pavement that are compatible with adjacent land uses, the area aesthetic, and the type and volume of expected traffic.
5. Expansions and improvements to transportation **infrastructure** shall not compromise the long-term financial sustainability of the County.
6. The County shall continue to prioritize the long-term upgrade and/or maintenance of major local roads through its Annual Paving Program, and shall continue to maintain and review a 10-year list of priority projects.



7. The County shall coordinate with area municipalities, Alberta Transportation and Transport Canada to explore partnerships and other funding opportunities for the maintenance, enhancement, and expansion of local roads.
8. The County may devise an asset management plan to identify and monitor the condition of transportation **infrastructure**.
9. The County should consider the construction of noise barriers where traffic noise begins to negatively impact adjacent residential uses.
10. New **developments** should avoid access routes that involve a rail crossing.

3.12.3. Mobility and Transportation Policies for New Development

1. New **development** shall be supported by new or improvements to existing transportation **infrastructure** (at the developers expense), and shall be prohibited if such improvements cannot be serviced or adequately maintained.
2. New **development** should locate in areas with existing transportation **infrastructure** that can be utilized, to reduce the need for road expansion and mitigate future operating costs.
3. Expansions and improvements to transportation **infrastructure** that are required to accommodate a **development** application shall be the financial responsibility of the developer and/or landowner, unless deemed in the greater community interest by the County.
4. New **development** shall construct legal and physical road access; any required connections shall be provided to County standards by the landowner/developer at their cost.
5. New **development** shall provide internal road access (including service roads); construction shall be to County standards by the landowner/developer at their cost.
6. **Commercial, industrial, or multi-lot residential development** applications may be required to prepare a **Traffic Impact Assessment (TIA)**; any required upgrades to existing **infrastructure** shall be provided by the landowner/developer at their cost.
7. New **development** shall consider multi-modal network connections where feasible, including trails and road linkages.
8. New **development** located in **hamlets** and other urban areas shall provide pedestrian networks.
9. Road construction and upgrades must be carried out in a manner that limits impacts on wildlife, natural areas, and **historic resources**. Construction and upgrades should conform to the natural terrain, minimize the extent of site alteration, and mimic natural drainage patterns, where possible.



3.13. Waste Management

This section covers solid waste and looks at waste diversion, management (reduction, reducing and recycling), sustainable procurement and efficient use of materials.

3.13.1. Waste Management Objectives

1. Increase waste diversion from the landfill through a mix of education, recycling, and composting.
2. Promote waste diversion and awareness within the County.

3.13.2. Waste Management Policies

1. The County shall continue to support its relationship with the Drumheller and District Solid Waste Management Association, and the Southern Alberta Energy from Waste Association (SAEWA) for waste management services, and their efforts to:
 - o Develop and maintain a composting system to process local wet waste; and
 - o Expand its recycling system in both physical capacity and range of accepted materials.
2. The County shall facilitate resident and business education on waste diversion and related topics, including the importance of reducing, reusing, and recycling.
3. The County should explore new and/or innovative waste management technologies and strategies, in partnership with neighbouring municipalities and other organizations, to improve the effect of waste diversion efforts.
4. The County should provide waste management services that meet specific needs of agricultural operations.
5. The County shall support and promote business opportunities that consume recyclable materials and shall have preference for products and supplies composed of such materials.
6. The County should encourage construction and agricultural activities that actively minimize the production of waste.



3.14. Sustainable Energy

The County has a vested interest in meeting energy needs in an efficient, affordable, sustainable and reliable manner while minimizing greenhouse gas emissions and impacts to air quality and our natural environment. Emerging technologies will play an increasing role in our energy mix, and could include resources such as wind, solar, geothermal, waste energy and biomass, or cogeneration. This section focuses on municipal operations and **infrastructure** in the area of sustainable energy (including clean and renewable energy).

3.14.1. Sustainable Energy Objectives

1. Support the development of emerging technologies in power generation to spur innovation and job creation.
2. Support the development and delivery of renewable energy for powering and heating County homes and businesses.
3. Support an array of different power generation sources to allow for a diversified energy supply that is more resilient and can continue to meet growing demand.
4. Encourage best practices in sustainable energy and energy conservation to reduce the environmental impact of the County's energy usage.
5. Cooperate effectively with Alberta Energy, and Alberta Environment and Sustainable Resource Development and all other bodies responsible for applicable governing legislation.



3.14.2. Sustainable Energy Policies

1. The County encourages the safe and community-appropriate installation of private energy generation technology, in accordance with provincial and federal legislation.
2. Sustainable energy development as an **accessory use** may be permitted in any land use designation provided it is community-appropriate in terms of scale and location, and is in compliance with the policies of this Plan, and all applicable provincial and federal legislation.
3. Sustainable energy development as a **primary use** may be considered in any land use designation, except for **Hamlet residential**, provided it is community-appropriate in terms of scale and location, and is in compliance with the policies of this Plan, the County **Land Use Bylaw**, and all applicable provincial and federal legislation. Proposals shall provide reasonable justification for the alternate use.

4. Sustainable energy development siting shall include setbacks according to industry-specific best practices, in order to protect sensitive land uses from potential safety hazards, visual and noise intrusion, and other negative impacts.
5. Sustainable energy developments are encouraged to produce impact studies demonstrating the extent of negative impacts, and any proposed mitigation measures, related to some or all of the following areas:
 - Noise and/or vibration,
 - Sightlines and/or shadows,
 - Natural heritage and/or water bodies,
 - Archaeology and/or **historic resources**,
 - Air travel, and
 - Telecommunications.
6. New sustainable energy developments shall demonstrate that there will be no adverse impacts on the operational efficiency of existing, similar **developments** in reasonable proximity.
7. The County shall support the Southern Alberta Energy from Waste Association (SAEWA) as it explores waste to energy technology as part of reducing the County's environmental impact.
8. Sustainable energy developments shall demonstrate that they will cause no adverse impacts on the environment, including but not limited to surface and groundwater, soil quality, air quality, wildlife and vegetation. If impacts are expected, the application must demonstrate how these will be mitigated.
9. Sustainable energy developments shall include plans and reserve funds to account for the decommissioning of **infrastructure** and restoration of affected land.
10. The County encourages all **development** applications to incorporate land use patterns and facility design that promotes energy efficiency.
11. The County may encourage the promotion of energy conservation practices through educational programs, and public awareness campaigns.



3.15. Health and Safety

This section explores providing accessible health, social and emergency services to all residents and visitors. Police Services are provided by five local detachments of the Royal Canadian Mounted Police (RCMP): Beiseker, Chestermere, Drumheller, Gleichen, and Strathmore. Ambulance services are provided in partnership with the Wheatland and Adjacent District Emergency Medical Services Association (WADEMSA) and Alberta Health Services. Wheatland County Peace Officers protect **infrastructure** and enforce provincial traffic and County bylaws



3.15.1. Health and Safety Objectives

1. Maintain and improve the level of social and emergency services provided throughout the County.
2. Ensure County social and emergency services are high quality, prompt, and create safe and healthy communities for residents.
3. Provide social and emergency services throughout the County, whether for rural or urban areas.
4. Encourage **developments** to locate in relation to existing social and emergency services to mitigate the need for service expansion and increased operating costs.
5. Ensure communities are well-designed to protect public safety, encourage healthy living, and reduce the risk of fires.
6. Minimize the long-term operating costs of social and emergency services.
7. Establish County-wide education and awareness programs targeting public safety, health promotion, and the root causes that impact general healthy living.

3.15.2. Health and Safety Policies

1. The County shall support its relationship with local RCMP detachments in their provision of police services.
2. The County Manager of Protective Services shall liaise with all local volunteer fire departments to ensure safe, efficient fire protection and operations.
3. The County shall continue to support WADEMSA and Alberta Health Services in their provision of ambulance services, and the County's emergency response teams.
4. The County shall use best efforts to ensure that social and fire services are adequately provided to all residents.
5. The County shall coordinate with area municipalities for the joint-provision of social and fire services should the need arise in specific areas.
6. The County shall conduct needs assessments and operational reviews of fire services and safety and peace officers, as needed, to ensure they are meeting the needs of all residents in an efficient and cost-effective manner.

7. The County shall encourage **developments** to locate in areas with adequate social and emergency services, and shall consider the expected impacts on these services.
8. The County should encourage **development** applications to include design elements that facilitate accessibility for emergency service providers, encourage healthy living and walkability, and increase public safety through fire prevention and Crime Prevention through Environmental Design (CPTED) principles.
9. The County shall encourage private water suppliers to incorporate distribution systems for fire suppression.



4. IMPLEMENTING THE PLAN

As the Wheatland County **Municipal Development Plan** (MDP), this document meets the requirements of Section 632 of the Alberta **Municipal Government Act** (MGA) by addressing:

- Future growth and **development** within the County;
- Coordination of land use, future growth patterns and other **infrastructure** with adjacent municipalities;
- Provision of municipal services and facilities;
- Policies on municipal reserves, sour gas and agricultural operations; and
- Environmental matters.

The MDP will be implemented over the next 30-years, with amendments as required and reviews approximately every five years. The success of any statutory plan depends on the efforts that are directed towards integrating its policies into decision-making. This MDP provides the direction for County **Council**, Administration and residents to evaluate **development** proposals and decisions that will affect growth, in the context of a long-term plan for the County.

Several measures beyond those specified in this document may also be used by **Council** to implement the policies of this Plan, including adopting new bylaws (such as design guidelines) and administrative procedures (a new application process or fee structure, for example). Implementation of this Plan will require the input, support and cooperation of residents and stakeholders from the private and public sectors. This section outlines policies and procedures to ensure the efficient and effective implementation of this Plan.



The previous three sections contained the three key policy areas for the County: Preserving our Heritage, Managing our Growth and Servicing the County. This section covers the implementation of the Plan, ensuring that the MDP Vision can be achieved within the coming years. This section covers:

- 1 Roles and Responsibilities,
- 2 **Area Structure Plans (ASPs), Area Redevelopment Plans (ARPs) and Area Concept Plans (ACPs),**
- 3 Reserves,
- 4 **The Development Process**
- 5 Public Engagement,
- 6 Intermunicipal Cooperation,
- 7 Financing the MDP, and
- 8 Plan Review and Amendment.

4.1. Roles and Responsibilities

Successful implementation of this MDP will rely on a number of groups, who will need to cooperate and collaborate. Specific roles and responsibilities include:

County Council exercises its authority within the mandate of municipal governments prescribed by the **Municipal Government Act**. **Council** has the responsibility of approving the MDP and future amendments to it. **Council** has the authority to approve the subsequent plans, policies, bylaws, programs and activities to implement the MDP and to approve the budgets associated with these implementation activities.

County Administration operates under the direction of **County Council** and has responsibility for preparing plans and policies and undertaking the programs and activities that support implementation. The MDP helps to outline areas where current policies and future actions will require the cooperation of all departments.

County Residents have an opportunity to participate in the implementation of the plan, by sharing their thoughts in additional public engagement sessions, such as those that are held for the development of ASPs for their community, or Public Hearings for **development** applications.

Lastly, **County Landowners / Developers**, who are applying for subdivision or **development**, have the responsibility to follow all policies outlined in this MDP, including the Vision, Objectives, Policies and processes that it outlines. The MDP facilitates the development of other documents that will help guide growth and **development** in the County's various communities, and landowners and developers have a responsibility to follow all other approved County policies that may apply to their land, in the **Land Use Bylaw, Area Structure Plans**, and any other statutory plans. This MDP outlines the **development** process to assist the **development** community in understanding potential implications for future proposals.



4.2. Planning Tools

This MDP will be partially implemented through more detailed planning, which will need to follow the policies outlined here. **Area Structure Plans (ASP)** and **Area Concept Plans (ACP)** are general preliminary plans for a full site showing the basic **development** proposal and the intentions for addressing the **development** requirements and/or issues. **Area Redevelopment Plans (ARPs)** are developed for an area



of the County which has already been developed. In practice, ARPs guide how an existing built up area, neighbourhood or **Hamlet** should develop in the future. A **Development Scheme** is an informal plan which is presented to staff and / or Council to provide information of an applicant / developers intentions for **development** of land prior to submission of an **Area Structure Plan, Area Redevelopment Plan, Area Concept Plan** or land use re-designation application.

4.2.1. Planning Tools Objectives

1. Ensure that the appropriate level of detailed planning is completed for each community/**hamlet**, as required, prior to significant **development** and growth, so that a Community Vision and specific **development** policies can be developed for each. This Vision and its policies will provide the **approving authority** with criteria with which to evaluate future **development** applications.
2. Use the **Development Scheme** as the information package on which the **Council** will determine its initial support of an application, always subject to further detail should approval be granted.
3. Use an ASP, ARP or ACP in relation to the complexity and potential impact of the proposal.
4. Ensure that ASPs are not amended prematurely.

4.2.2. Planning Tools Policies

1. An ASP, ARP or ACP shall be prepared for more complex applications, as determined by **Council** with the input of the planning staff, including all subdivision or **development** proposals that would result in six (6) or more lots per quarter section.
2. The implementation of all policies contained in the MDP shall have regard to the provisions and conditions set in all ASPs and ARPs.
3. This MDP requires all **Council** decisions to follow all policies included in approved ASPs and ARPs, and the nature and intent of approved ACPs.

4. **Council** may decide not to consider an amendment to an existing ASP if it has not yet been fully implemented and/or all approved lots have not yet been fully developed.

4.3. Reserves

Reserves are obtained when a subdivision of land occurs. The types of reserves that could occur are **environmental reserve (ER)**, **municipal reserve (MR)**, **school reserve (SR)** or **municipal and school reserve (MSR)**. Money in lieu of municipal, school or municipal and school reserves can also be obtained.

4.3.1. *Environmental Reserve (ER) or Environmental Reserve Easement (ERE)*

Under Section 664 of the MGA, and subject to Section 663, the County may take **Environmental Reserve (ER)** land, which is generally considered environmentally sensitive or unsuited for **development**. If the owner of a parcel of land that is the subject of a proposed subdivision and the municipality agree that any or all of the land that is to be taken as



environmental reserve is instead to be the subject of an **Environmental Reserve Easement (ERE)** for the protection and enhancement of the environment, an easement may be registered against the land in favour of the municipality. The benefits of EREs include:

- Lands remain private property on title,
- The landowner controls public access,
- The land that is subject to the ERE must remain in a natural state and cannot be a “public park”,
- The municipality enforces the “easement”,
- The easement runs with the land, and
- The easement does not lapse if municipality fails to enforce it.



4.3.2. *Municipal and School Reserve (MR or MSR)*

Subject to section 663 of the MGA, as indicated in Section 666(1), the County may require the owner of a parcel of land that is the subject of a proposed subdivision to:

- a) Provide part of that parcel of land as municipal reserve, school reserve or municipal and school reserve;
- b) Provide money in place of municipal reserve, school reserve or municipal and school reserve; or
- c) Provide any combination of land or money referred to in clauses (a) and (b).



As per Section 666(2), 666(3), and 666(4), in providing municipal reserve land to the County, the amount of land that may be required may not exceed 10% of the parcel of land less the land required to be provided as **environmental reserve** and the land made subject to an **environmental reserve easement**. Cash-in-lieu of land is based on a market value appraisal of the existing parcel. Traditionally 10% of total land that is (net) developable is required in the form of land to be dedicated as

municipal reserve (MR) for the purpose of public open space. In some cases, the cash-in-lieu reserve may be accepted at the discretion of County **Council**.

4.3.3. *Reserve Objectives*

1. Protect natural and unique features, river valleys, and floodplains from inappropriate **development** through ER or ERE.
2. Ensure that new **development** provides an adequate amount of open space, parks and trails for residents and users, if necessary.
3. Ensure that new **multi-lot development** provides an adequate amount of land for future schools.
4. Ensure that reserves are provided to the maximum amount permitted by the **Municipal Government Act**.

4.3.4. Reserve Policies

1. The County shall protect environmentally sensitive and significant areas and other significant natural areas from **development** by determining **Environmental Reserve (ER)** or **Environmental Reserve Easement (ERE)** in accordance with Section 664 of the MGA.
2. Municipal or school reserves should be taken in accordance with the Municipal Reserve Policy.
3. When the school authority indicates that a future school site may be required, the County may ensure an adequate reserve parcel is established for school purposes.
4. When the County does not require reserve lands, the reserve allocation may be deferred as per the Municipal Reserve Policy until a time of future subdivision.
5. Cash-in-lieu shall be taken in accordance with the Municipal Reserve Policy.



4.4. The Planning and Development Process

While implementation of this MDP will rely on the integration of its Vision, Objectives and Policies into **Council** decision-making, many of its policies will be implemented through the **development** process, which includes land use re-designation, statutory plans (and amendments), subdivision and development applications. While the County has outlined the **development** process in numerous ways over the years, this section highlights some the key components of this process, with objectives and policies for each.

4.4.1. Planning and Development Process Objectives

1. Create a basis for planning decisions that will be fair and equitable to all applicants and affected parties.
2. Recognize that each application will have unique aspects and allowing decisions to consider these.
3. Create a system whereby planning decision rationale may become more consistent over time.

4.4.2. Planning and Development Process Policies

1. All **development** applications shall follow the **application** process as outlined in the County **Land Use Bylaw (LUB)**, as appropriate.
2. All Planning applications shall be evaluated with planning considerations being first and foremost.
3. Individual applications shall be recognized for their uniqueness.



4.5. Public Engagement

To ensure proper public engagement and achievement of County goals, public engagement and consultation programs need to be transparent, inclusive, collaborative, and provide an accessible opportunity for the exchange of information. Participants must be able to cooperate with the County to generate solutions that may not have otherwise been considered, with the benefit of local knowledge. Timely notification of events, clearly presented background information and best practices, and credible



analysis are all critical to effective engagement. Many decisions are constrained by already-established priorities, financial constraints or existing **development** rights, which should be clearly articulated at the outset of a project.

4.5.1. *Who should be involved?*

Potential public stakeholders include residents, advocacy groups, non-profit agencies, businesses and landowners. Active public participation in County decision-making is critical for understanding what each party values and how to prioritize County goals. Opportunities for public input include making submissions to County Council or staff, commenting at public hearings and meetings, workshops, and volunteering for **Council** committees. Participants should also have the opportunity to consider and comment on public information and studies.

4.5.2. *Public Engagement Objectives*

1. Engage residents through education, promotion and public debate on County issues.
2. Ensure that residents and stakeholders have the appropriate means of participating in the County decision-making process.
3. Demonstrate that public comments will be considered seriously, and that the efforts taken are respected.
4. Identify where landowners will be notified of adjacent **development** proposals and invited to comment.

4.5.3. *Public Engagement Policies*

1. The County shall provide all public information relating to planning matters to all residents, either at the County office or online.
2. The County shall seek public input on planning matters, wherever possible. The County shall consider, but not be bound by, the input received from the public, and shall balance this input with other considerations relating to the long-term interests of the County.
3. Public engagement may be facilitated at any level of the decision-making process, and should be commenced as early as possible in the process.
4. Public input may be obtained through a variety of methods, including open houses, public meetings, community newsletters, citizen advisory groups, workshops, and surveys.
5. At the discretion of the **approving authority**, and guided by the County's Adjacent Landowner Notification Policy, landowners shall be notified and invited to provide public comment for consideration of an application.
6. Pursuant to the provisions of Part 17, Division 12, Section 692 (1) of the **Municipal Government Act**, as amended, before giving second reading to (a new or amendment to) a proposed statutory plan or bylaw, County Council must hold a public hearing.
7. The County will establish a public participation program for amendments to this MDP which describes opportunities for public input based upon the scope and intent of the amendment.

4.6. Intermunicipal Cooperation

The County shares boundaries with thirteen other jurisdictions: eleven municipalities, one special area, and one First Nation Reserve. Within the County are the Town of Strathmore, and Villages of Rockyford, Standard and Hussar. Adjacent to the County are the Counties of Newell, Starland, Vulcan, Rockyview, Kneehill, the M.D. of Foothills, Town of Drumheller, Special Area #2, and Siksika First Nation Reserve.

Section 631 of the **Municipal Government Act** (MGA) allows two or more **councils** to adopt an Intermunicipal Development Plan (IDP) for those areas of land lying within the boundaries of the municipalities as they consider necessary. Wheatland County currently does not have any adopted IDPs with adjacent municipalities. The Regional Growth Management Strategy (RGMS) identifies potential intermunicipal planning areas for the Town of Strathmore, and Villages of Hussar, Rockyford and Standard, and these may be developed in the coming years. Where there is no Intermunicipal Development Plan with an adjacent municipality, the MGA requires the MDP to address the co-ordination of land use, future growth patterns and other **infrastructure** with adjacent municipalities. This section guides communication, co-ordination and referral of land use and **development** applications to those neighbours where an Intermunicipal Development Plan is not in place.

With municipalities adjacent to the County where there is no IDP, the County has established an Intermunicipal Referral Area, within which landowners must be notified directly when a planning application or request is received. The Intermunicipal Referral Areas is an area of the County where adjacent municipalities or urban centres are likely to have an interest, or feel the effects of a particular **development**. The purpose of the Intermunicipal Referral Area is to designate where individual notification of planning applications and requests are required.



4.6.1. *Intermunicipal Objectives*

1. Ensure healthy relationships with the County's municipal and First Nation neighbours.
2. Ensure **development** adjacent to the County does not negatively impact the County, and ensure **development** within the County does not negatively impact adjacent municipalities or First Nations, and if it will, provide opportunities for both the County and adjacent jurisdiction to communicate this.
3. Promote effective and cooperative planning, decision-making and service delivery with its neighbours.
4. Outline a procedure for referring proposed applications to adjacent municipalities.

4.6.2. *Intermunicipal Policies*

1. The County will create open channels of communication with intermunicipal planning partners at political and administrative levels.
2. The County will create plans and processes that provide greater certainty for land use decisions where impacts cross municipal boundaries, particularly where they include: the cumulative effects of **development**, utility servicing, transportation issues and impacts, environmental implications, and Plan implementation.
3. Where appropriate, the County shall mitigate any intermunicipal dispute by engaging in alternative dispute resolution processes such as facilitated negotiation, mediation, or arbitration.
4. Where appropriate, the County should work with adjacent jurisdictions to pursue opportunities for the joint provision or improvement of utility services, transportation **infrastructure**, and community services.



4.6.3. *Intermunicipal Referral Area Policies*

1. The Intermunicipal Referral Area is all land (including all adjacent urban centres, **Hamlets**, named areas, and adjacent municipalities) surrounding the County, within one quarter section (0.80 km / 0.5 miles) of the County boundary.
2. Any **development** applications within the Intermunicipal Referral Area will be circulated to the related jurisdiction for comment, unless otherwise agreed to in writing.
3. For lands in an adjacent municipality that abut the common boundary, the County requests that the adjacent jurisdiction refer the matter to the County for review and comment.

4. Referral items may include:
 - Creation of, or amendment to, a statutory plan (IDP, MDP, ASP, etc.);
 - Creation of, or amendment to, the **Land Use Bylaw** (redesignation);
 - **Development** applications which may present significant compatibility concerns with adjacent land uses within adjacent municipalities;
 - All subdivision applications;
 - Applications for road closures that may have an impact on surrounding municipalities;
 - Local or regional community facilities; and
 - Any other item mutually deemed appropriate by both jurisdictions.
5. No new **industrial** or **commercial developments** shall be approved within the Intermunicipal Referral Area without due consideration to all responses from affected adjacent municipalities.
6. The County will consider all comments and requests received from planning application referrals.
7. Unless otherwise negotiated, written responses to any applications circulated by either the County or adjacent jurisdictions are due within thirty (30) days of the circulation date. If no response is received within this time, the response may be considered as “no objection”.



4.6.4. Intermunicipal Development Plan Policies

1. Where appropriate, IDPs may be prepared and adopted in collaboration with adjacent municipalities to enhance working relationships and address issues of mutual interest. These IDPs shall be prepared in accordance with the **Municipal Government Act**.
2. An adopted IDP shall provide guidance for referral matters and communication within its plan area.



4.7. Financing the MDP

A policy document such as this MDP requires careful consideration about costs associated with implementation. These costs may be borne by the County, Developers, Residents or a combination of the three, and is dependent on the nature of the objectives, policies and recommendations. It is important to ensure that the MDP does not put an unreasonable financial burden on any one party as a result of growth in the County. This section covers the financial aspects of implementing the MDP, including uses and sources of funds, revenue and expenditure management, sharing and leveraging of resources among departments and partners, and new funding sources and financial tools. The County has a number of tools at its disposal to ensure financial sustainability through **development**, including developer constructed infrastructure pursuant to appropriate Development Agreements and securities, payment of off-site levies and oversize cost contributions.



4.7.1. Financial Objectives

1. Ensure fiscally appropriate policy direction on growth management for the County.

4.7.2. Financial Policies

1. The MDP's objectives, policies and supporting subsidiary plans, policies, strategies, guidelines, programs and activities may act as the basis for department business plans and annual budget submissions. The County's business planning process will lead to a County business plan that supports the County's Strategic Plan and this MDP.
2. The County shall consider the financial impacts of all growth when reviewing and approving **development** applications.
3. **Development** applicants may be required to enter into a Development Agreement with the County which may require the applicant to construct, install or pay for any on-site and off-site improvements and utilities which are needed to serve the **development** (including, but not limited to, on-site storm water facilities, road upgrading, and any required easements, and access requirements) or pay an off-site levy or redevelopment levy.
4. The County shall obtain appropriate securities from developers.
5. Prior to approving **development** applications, the County shall ensure that full cost recovery methods are in place to capture the cost of development to the extent permitted by law.

4.8. Plan Review and Amendment

As a statutory plan approved by **Council**, the MDP establishes long-term growth management policies for the entire County. The specific relevance, timing, and sequence of its policies will be determined (and may change over time) by the County's dynamic and evolving economy, social fabric, and environmental conditions. It is prudent to review this document every five (5) years or as deemed necessary by **Council**, to ensure it meets current **development** conditions and **Council** priorities. The County has established a process to enable the public, community groups, adjacent municipalities, boards, commissions, other government agencies, and others to propose changes to this MDP.

4.8.1. Review and Amendment Objectives

1. Provide for periodic review and amendment of the ASP.

4.8.2. Review and Amendment Policies

1. The Wheatland County MDP is adopted by bylaw in accordance with Section 632 of the **Municipal Government Act**.
2. When considering adopting or amending a statutory plan (IDP, ASP, ARP), Land Use Bylaw, Area Concept Plan (ACP), subdivision or development permit applications, the County will ensure their compliance with the MDP.
3. The County, in consultation with the community, should undertake reviews of the MDP every five years to verify that its objectives and policies are current, effective, and consistent with other County policies that may be adopted from time to time.
4. An annual review shall consider proposed amendments that do not require substantive changes to this Plan and **development** regulations.
5. A five-year review shall consider amendments:
 - that could be considered in the annual review as well as those outside the scope of the annual review; or
 - relating to substantive changes to this Plan and corresponding **development** regulations.
6. The County or a landowner may initiate an amendment to the MDP. The County shall require the submission of such background information as is considered necessary to support the amendment. Amendment of the MDP shall follow the appropriate procedures as outlined in the **Municipal Government Act**.
7. The County shall commence the process to amend this MDP within six months following any annexation of land that affects the County.
8. Proposed amendments to this Plan shall be accompanied by any changes to - plans, the Land Use Bylaw, and other related policies and guidelines so that they are consistent with this Plan.
9. There are many other documents and policies that have been approved by Wheatland County, and in some cases the Government of Alberta, that apply to **development** in the County. While the MDP has been developed to be consistent with these, it does not supersede provincial policies, legislation or regulations.



5. TRANSITIONAL

Complete subdivision and re-designation applications which were received by Wheatland County prior to October 15, 2013 and which involve lands designated either Country Residential (CR) or Agricultural Small Holdings (ASH) District are not required to provide piped water or piped wastewater servicing as directed in the Wheatland County Municipal Plan Policies.

6. CALGARY METROPOLITAN REGION BOARD (CMRB)

6.1. Calgary Metropolitan Region Board Interim Growth Plan (IGP)



CALGARY METROPOLITAN REGION BOARD

Interim Growth Plan

October 4, 2018



ACKNOWLEDGEMENTS

The Interim Growth Plan was developed through a collaborative effort led by CMRB Administration. We would like to acknowledge the contributions made by members of the Land Use Committee, Technical Advisory Group, and consultants ISL Engineering and Land Services Ltd. and Urban Strategies Inc.

Photographs used in this Plan were provided courtesy of member municipalities. The High River Balloon Festival image was provided courtesy of Kirk Davis. Wheatland County photographs were provided by Sarah Schumacher.

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Overview of Interim Growth Plan

The Interim Growth Plan consists of the following sections:

1 Introduction

The introduction provides an overview of the Interim Growth Plan and its legislative context, and defines its purpose.

2 Principles and Objectives

The Principles and Objectives reflect the aspirations and priorities of the Calgary Metropolitan Region Board and its member municipalities and provide high-level guidance on *regionally significant* topics.

3 Policy Areas

The Interim Growth Plan provides region-wide policies and a set of policies for different development types and *regionally significant corridors*.

4 Implementation

The implementation section details how the Interim Growth Plan will be implemented by member municipalities, identifies recommendations to other orders of government, and recognizes that further work is necessary to complete the 2021 Growth Plan and meet the requirements of the *Calgary Metropolitan Region Board Regulation*.

5 Schedules

The six Interim Growth Plan Schedules delineate the regional context, identify and map land-use plans in place prior to the approval of this Plan, and map and identify *regionally significant corridors*. These schedules are considered to be an appendix to the Interim Growth Plan and may be updated at the discretion of the CMRB.

6 Glossary

Key terms italicized in text are defined to assist with clarity and interpretation of the Interim Growth Plan Principles, Objectives, and Policies.

PREAMBLE

The Calgary Metropolitan Region Board was formed in January 2018 when the Calgary Metropolitan Region Board Regulation (“CMRB Regulation”) came into effect. The Calgary Metropolitan Region Board (CMRB, “the Board”) is mandated to promote the long-term sustainability of the Calgary Metropolitan Region (“the Region”), ensure environmentally responsible land-use planning and growth management, coordinate regional infrastructure investment and service delivery, and promote the economic wellbeing and competitiveness of the Region. To fulfill its mandate, the Board is required to develop a long-term Growth Plan and Servicing Plan by January 2021.

Prior to the CMRB Regulation coming into effect, the ten member municipalities that make up the Board collectively decided to prepare an Interim Growth Plan to guide land-use, growth, and infrastructure planning on an interim basis, prior to the development and approval of the

long-term Growth Plan and Servicing Plan. The Interim Growth Plan provides guidance to municipalities, the development industry and other regional stakeholders, and enables all ten member municipalities to proceed with planning and *development* approvals, prior to the adoption of the Growth Plan and Servicing Plan.

Any *statutory plan* passed or amended by member municipalities after January 1, 2018 shall conform with the Interim Growth Plan, until such time as the Growth Plan and Servicing Plan are adopted and approved. *Statutory plans* and amendments to existing *statutory plans* approved under the Interim Growth Plan will remain in full force and in effect once the Growth Plan and Servicing Plan are adopted and approved. *Statutory plans* and amendments to existing *statutory plans* that were in effect prior to January 1, 2018 remain in full force and in effect. The Interim Growth Plan has been prepared



through consultation and collaboration with member municipalities under the leadership of the Land-use Committee, Chief Administrative Officers and technical planning advisors from each member municipality. Through these discussions, important *regionally significant* issues have been identified. Some of these issues are complex, including resiliency, fiscally sustainable growth, and water security and management. The Interim Growth Plan recognizes these complex issues as important to the future of the Region and anticipates that these issues will be addressed in the forthcoming Growth Plan and Servicing Plan.

The benefits and challenges of growth extend beyond municipal boundaries and require collaboration and coordination between municipalities. Through the adoption and implementation of the Interim Growth Plan, the CMRB member municipalities, other orders of government, service and infrastructure providers,

and other regional stakeholders will work together as one metropolitan region to facilitate continued investment and development in the Region while the Board prepares the long-term Growth Plan and Servicing Plan. This Interim Growth Plan also provides guidance to inform the preparation and evaluation of *statutory plans* and amendments to existing *statutory plans* on an interim basis, and provides a foundation to plan for and manage growth on a regional scale.



1 INTRODUCTION

1.1 What is the Interim Growth Plan?

The Interim Growth Plan provides guidance on land-use, population and employment growth, and infrastructure planning related to matters of *regional significance* on an interim basis in the Region, prior to the approval and implementation of the long-term Growth and Servicing Plans. *Statutory plans* and amendments to existing *statutory plans* approved under the Interim Growth Plan will remain in full force and in effect once the Growth Plan and Servicing Plan are adopted and approved.

The Interim Growth Plan provides a foundation for the 2021 Growth Plan by mapping *regionally significant* features and establishing common definitions, and begins to address key requirements identified by the *CMRB Regulation*.

1.2 About the Calgary Metropolitan Region and the Calgary Metropolitan Region Board

The Calgary Metropolitan Region Board (CMRB) was officially established in January 2018 when the *Calgary Metropolitan Region Board Regulation* (“*CMRB Regulation*”, *Alberta Regulation 190/2017*) came into effect. The CMRB is the first provincially mandated growth management board in the Calgary region. The Calgary Metropolitan Region consists of the 10 member municipalities mandated to develop a long-term plan for managed and sustainable growth.

Schedule 1: Regional Context maps the regional membership.

The Calgary Metropolitan Region consists of the following members:

- City of Airdrie
- City of Calgary
- City of Chestermere
- Town of Cochrane
- Municipal District of Foothills
- Town of High River
- Town of Okotoks
- Rocky View County
- Town of Strathmore
- Wheatland County (portion as described in the *CMRB Regulation*)

The CMRB acknowledges that the Region is on the traditional territories of the people of the Treaty 7 region in Southern Alberta. This includes the Blackfoot Confederacy (comprising the Siksika, Piikani, and Kainai First Nations), the Tsuut’ina First Nation, and the Stoney Nakoda (including the Chiniki, Bearspaw, and Wesley First Nations). The Region is also home to Métis Nation of Alberta, Region III.

1.3 Legislative Context and the CMRB Regulation

The *CMRB Regulation* came into force and effect on January 1, 2018. The Regulation sets out the mandate of the Board and requires the Board prepare a Growth Plan and Servicing Plan by 2021. The Growth Plan and Servicing Plan need to align with the policies of the *South Saskatchewan Regional Plan* and its parent policy document, the *Alberta Land-use Framework* and their enacting legislation, the *Alberta Land Stewardship Act*. The *CMRB Regulation* and its parent legislation, the *Municipal Government Act (MGA)* thus also provide the legislative context and basis for the Interim Growth Plan.

1.4 The Purpose of the Interim Growth Plan

The Interim Growth Plan provides planning direction and guidance on certain areas of *regional significance* related to population and employment growth, land-use, infrastructure, and services.

The purpose of this Plan is to:

1. Provide a framework to guide the development, evaluation, and approval of *statutory plans* and amendments to existing *statutory plans*;
2. Enable continued growth prior to the adoption of the Growth Plan and Servicing Plan;
3. Provide guidance to promote *development*, the *efficient use of land*, and efficient use of *regionally significant infrastructure*;
4. Recognize that the Region is made up of diverse communities;
5. Provide planning guidance for growth in both rural and urban contexts;
6. Identify matters of *regional significance* related to proposed *development* by addressing the following:
 - a. **Location** – What is the relationship and impact on the function of existing and planned *regionally significant corridors* and adjacent municipalities?
 - b. **Scale** – What is the scale of the proposed *development* and the potential impact on *regional infrastructure*?
 - c. **Type** – What type of *development* is proposed and what should the *statutory plan* address?
7. Provide an opportunity to review the application and performance of interim policies and use this information to guide the preparation of the Growth Plan.

1.5 How to Use and Read this Plan

Local Context

The Calgary Metropolitan Region is a large geographic area with diverse and distinct communities, employment activities, service levels, physical conditions, and natural landscapes. The Region will continue to grow through a variety of development types at different scales, depending on local context and location.

The CMRB recognizes the rich diversity of our membership. The Interim Growth Plan applies to a range of geographic scales and contexts. The Principles, Objectives, and Policies of this Plan provide important region-wide direction, but also need to be appropriately applied with regard for the local context and scale of each municipality.

Time Horizon

The *CMRB Regulation* came into force on January 1, 2018. All *statutory plans* approved prior to January 1, 2018 are *grandfathered* and are considered to be in full force and in effect. **Schedule 2: Approved Land-use Plans in Place** in Section 5 indicates approved plans in place.

Following adoption by the CMRB and approval by the Province, the Interim Growth Plan will guide land-use planning and decision-making in the Calgary Metropolitan Region for new *statutory plans* and amendments to existing *statutory plans* brought forward after January 1, 2018.

The Interim Growth Plan provides the basis for the Interim Regional Evaluation Framework (IREF). New *statutory plans* and amendments to existing *statutory plans* shall conform with the Principles, Objectives, and Policies of this Plan. This Interim Growth Plan will be used to guide regional land-use decision-making until the Growth Plan and Servicing Plan are approved and come into effect.

Plan Interpretation, Defined Terms, and Meanings

- 1. Federal and Provincial Policy and Regulation** – All federal and provincial policies and regulations shall apply. If there is a conflict between a federal or provincial policy or regulation and a policy of this Plan, the federal or provincial policy or regulation shall prevail.
- 2. Statutory Plans** – New *Municipal Development Plans (MDPs)* and *Intermunicipal Development Plans (IDPs)* and amendments to existing *MDPs* and *IDPs* shall address and adhere to the Principles and Objectives of this Plan, the applicable region-wide policies, and the applicable development type and *regionally significant* corridor policies. *Statutory plans* that implement *MDPs* and *IDPs*, including *Area Structure Plans (ASPs)*, or an equivalent local plan approved by bylaw through a statutory process, and *Area Redevelopment Plans (ARPs)* shall address and adhere to the Principles, Objectives, and Policies of this Plan.
- 3. Inconsistency** – If there is a conflict or an inconsistency between policies in the Interim Growth Plan and policies in a new *statutory plan* or in an amendment to an existing *statutory plan* approved after January 1, 2018 and prior to the Growth Plan and Servicing Plan coming into effect, policies in the Interim Growth Plan shall prevail.
- 4. Municipal Plans** – Municipal plans, policies and bylaws that are not in conflict with the Interim Growth Plan, but are more prescriptive than the policies outlined in the Interim Growth Plan shall apply within the applicable member municipality.
- 5. Applicability** – The Interim Growth Plan applies to the *statutory plans* and amendments thereto, as identified in Section 4.1 of this Plan and in accordance with the IREF submission and evaluation criteria.
- 6. Defined Terms** – Italicized terms are defined terms in the glossary. When a term is defined and italicized in specific policies, the defined meaning applies to the term.
- 7. Plan Language** – All instances of the words “shall” and “will” indicate a requirement. “Should” is a directive term that indicates a strongly preferred course of action. “May” is a discretionary term indicating that interpretation is dependent on the particular circumstances.
- 8. Policy** – Where a policy contains a list of sub-policies, all are required to be addressed unless otherwise noted.

2 PRINCIPLES & OBJECTIVES

The Principles and Objectives of the Interim Growth Plan provide a foundation to guide population and employment growth, land-use, and infrastructure planning in the Calgary Metropolitan Region and provide high-level planning direction on *regionally significant* topics. The policies in Section 3 provide further direction on the planning and *development* of land and the accommodation of growth in the Calgary Metropolitan Region.

Member municipalities will work to ensure that new *statutory plans* and amendments to existing *statutory plans* address the following Principles and Objectives:

Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure

Objectives:

- a. Promote the integration of land-use and infrastructure planning
- b. Optimize the use of existing infrastructure when accommodating growth
- c. Encourage higher densities, greater intensity of use, the provision of *community nodes*, and the leveraging of transit service, where applicable
- d. Protect the function of *regionally significant* mobility and transmission corridors

Principle 2: Protect Water Quality and Promote Water Conservation

Objectives:

- a. Manage the risks to water quality, quantity, and drinking water sources in accordance with federal and provincial legislation and regulation
- b. Promote water *conservation* practices
- c. Recognize the importance of *ecological systems* within the Region
- d. Prohibit new *development* in the *floodway*

Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities

Objectives:

- a. Promote the *efficient use of land* and cost-effective *development*
- b. Recognize and complement the Region's diverse community visions and desired scale of *development*
- c. Ensure *settlement areas* are planned and designed to encourage higher densities, appropriate to the local scale and context
- d. Plan for *community nodes* with a mix of uses and a range of housing types, mobility choices, including transit (where viable), and *community services and facilities*, where and as appropriate to the local scale and context
- e. Ensure the provision or coordination of *community services and facilities*

3 POLICY AREAS

3.1 Introduction and Context

The CMRB is committed to working toward long-term sustainable growth in the Region. The CMRB and member municipalities will plan for long-term population and employment growth to promote the efficient and cost-effective use of land and infrastructure, promote water conservation, protect source water quality, and create strong and sustainable communities, in accordance with the Principles and Objectives in Section 2 of this Plan.

Region-wide Policies

Section 3.2 of this Plan provides overarching region-wide policies that apply across all development types and *regionally significant corridors*.

Flood Prone Areas

Section 3.3 of this Plan provides policies for planning and *development* in relation to provincially identified *floodways* and *flood fringe* areas.

Development Types

Section 3.4 of this Plan provides policies to guide planning and *development*, based on the following development types:

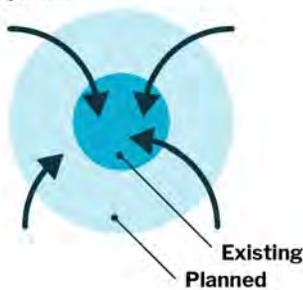
- *intensification and infill development* in existing *settlement areas*;
- *expansion of settlement areas*;
- *new freestanding settlement areas*;
- *country residential development*; and
- *employment areas*.

The development type policies provide guidance to implement the Principles and Objectives of the Interim Growth Plan on a *statutory plan* level, and will be used to inform the preparation of new *statutory plans* and amendments to existing *statutory plans*, as applicable.

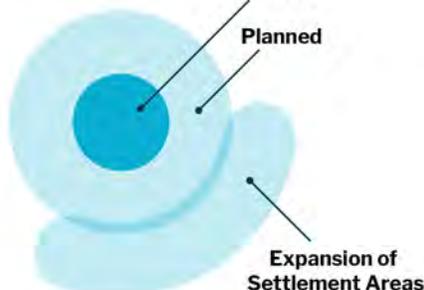
Development in Relation to Regional Corridors

Section 3.5 of this Plan provides policies to guide planning and the preparation of new *statutory plans* and amendments to existing *statutory plans* for areas that contain or are adjacent to the following *regionally significant* corridor types: mobility corridors and transmission corridors, indicated on Schedules 3 to 6 of this Plan.

Intensification and Infill Development

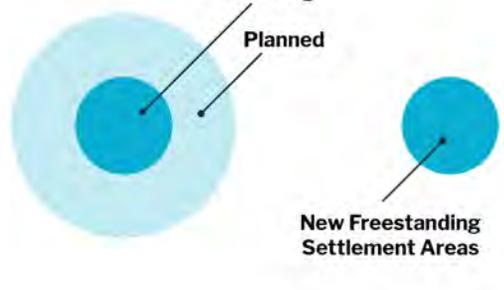


Existing
Planned



Existing
Planned

New Freestanding
Settlement Areas



3.2 Region-wide Policies

The following section provides policy direction that shall be addressed in new *statutory plans* and amendments to existing *statutory plans*.

3.2.1 The Principles, Objectives, and Policies of this Plan will be considered and applied within the local context and scale of each local community.

3.2.2 Municipalities should collaborate to coordinate planning for land-use, infrastructure, and service provision with other member municipalities, where appropriate. As a minimum requirement, new *Area Structure Plans* (ASPs) or amendments to existing ASPs, within 1.6 km of a neighbouring municipal boundary or an agreed upon notification area between the member municipalities, shall demonstrate collaboration to coordinate through:

- a. processes that may include;
 - a structured engagement process,
 - circulation and review of technical studies,
 - joint planning,
 - participation in mediation or other dispute resolution protocols, and/or
- b. instruments that may include;
 - a joint *Area Structure Plan*,
 - a memorandum of understanding,
 - a statement of non-concern,
 - applicable *statutory plan* policies,
 - *statutory plan* amendments, or
 - applicable *intermunicipal agreement(s)*.

3.2.3 All *statutory plans* shall:

- a. protect source water quality and quantity in accordance with federal and provincial legislation and regulation, promote water *conservation*, and incorporate effective stormwater management;
- b. adhere to the provincially identified wetland classification system and incorporate measures to minimize and mitigate impacts on wetlands;
- c. address the policies in Section 3.5 – Regional Corridors, if applicable; and
- d. provide mitigation measures and policies to address identified *adverse impacts* on existing or planned *regional infrastructure, regionally significant corridors, and community services and facilities*.

3.3 Flood Prone Areas

The Calgary Metropolitan Region has flood prone areas and experiences significant flood events. Many member municipalities have responded to this critical challenge through policy and new regulations, reflecting local context and flood prone conditions. Some of these policies and regulations may be more restrictive than the policies of the Interim Growth Plan. Further, the Province of Alberta will be releasing updated floodway mapping in the near future. Given the critical and complex nature of preparing a regional policy framework to address flood prone areas, the CMRB recognizes that the 2021 Growth Plan for the Region will require robust and substantive consideration of this matter.

3.3.1 *Statutory plans* and amendments to existing *statutory plans* shall not permit development in provincially identified *floodways* for the expansion of existing *settlement areas* and the creation of *new freestanding settlement areas*, new

country residential development areas, and new *employment areas*, with the exception of uses with no permanent buildings, such as agriculture, natural areas, outdoor recreation, parks, roads, bridges, utilities, aggregate extraction, and flood mitigation infrastructure.

3.3.2 *Development* in provincially identified *flood fringe areas* shall include flood protection measures to mitigate risk at the 1:100 year flood event level.

3.4 Development Types

3.4.1 Intensification and Infill Development

The following section provides planning and policy direction for *intensification and infill* in existing *settlement areas*. This form of *development* and type of growth provides an opportunity to increase population and employment *density* in existing *settlement areas*, with the aim to optimize existing infrastructure and services, and contribute to the creation of strong and sustainable communities.

Intensification and Infill Development Policies:

3.4.1.1 *Intensification and infill* in existing *settlement areas* in cities, towns, and villages shall be planned and developed to:

- a. achieve an *efficient use of land*;
- b. achieve higher *density development* in the downtown or central core areas, in *transit station areas* and *transit corridors*, where appropriate;
- c. accommodate residential and/or mixed-use *development* at a higher *density* than currently exists;
- d. provide for a mix of uses, such as employment and *community services and facilities*, where appropriate;

- e. provide for a range of housing forms and options, where appropriate;
- f. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers; and
- g. connect to existing, planned and/or future local and/or regional transit and *active transportation* networks, where appropriate.

3.4.1.2 *Intensification and infill* in existing *settlement areas* in *hamlets* and other unincorporated urban communities within rural municipalities shall be planned and developed to:

- a. achieve an *efficient use of land*;
- b. achieve higher *density development* in central core areas;
- c. accommodate residential and/or mixed-use *development* at a higher density than currently exists;
- d. provide for a mix of uses including *community services and facilities*, where appropriate; and
- e. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers.

3.4.2 Expansion of Settlement Areas

The *expansion of settlement areas* will be planned to make *efficient use of land* and efficient use of infrastructure, and contribute to the creation of strong and sustainable communities.

Expansion of Settlement Areas Policies:

3.4.2.1 The *expansion of settlement areas* shall be planned and developed in a *contiguous* pattern to:

- a. achieve an *efficient use of land*;
- b. provide for a mix of uses;
- c. provide access to *community node(s)*, planned at a scale appropriate to the *development*;
- d. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers; and connect to municipally-owned or franchised water and wastewater services;
- e. provide access to *community services and facilities*, or make efficient and cost-effective use of existing and planned *community services and facilities* through applicable *municipal agreements* with service providers at the appropriate time, where and when appropriate.

3.4.2.2 In addition to Policy 3.4.2.1, any proposed *expansion of settlement areas* with 500 or greater new dwelling units shall also address the following:

- a. provide employment uses, and *community services and facilities*;
- b. provide access to *community node(s)*, located in proximity to existing, planned, and/or future transit;
- c. connect to existing, planned, and/or future local and/or regional transit and *active transportation* networks; and
- d. provide for a range of housing forms and options.

3.4.2.3 Where it is not possible for a member municipality to plan for all components identified in Policy 3.4.2.1 b) and c) or Policy 3.4.2.2 a), b), and c), a member municipality shall provide a rationale to the satisfaction of the CMRB for all the components that are not achievable or appropriate in the local scale and context.

3.4.3 New Freestanding Settlement Areas

New residential *development* in the Region that is not *contiguous* will be planned in the form of new freestanding *settlement areas* and will contribute to the *efficient use of land*, the efficient use of *regional infrastructure*, and the creation of strong and sustainable communities. *New freestanding settlement areas* are subject to the following specific policies:

New Freestanding Settlement Areas Policies

3.4.3.1 *New freestanding settlement areas* shall be planned to:

- a. achieve an *efficient use of land*;
- b. provide for a mix of uses;
- c. incorporate a *community node*, planned at a scale appropriate to the *development*;
- d. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers, and connect to municipally-owned or franchised water and wastewater services;
- e. provide access to existing or planned *community services and facilities*; or make efficient and cost-effective use of existing and planned *community services and facilities* through applicable *municipal agreements* with service providers at the appropriate time.

3.4.3.2 In addition to Policy 3.4.3.1, *new freestanding settlement areas* with 500 or greater dwelling units shall also address the following:

- a. provide employment uses, and *community services and facilities*;
- b. incorporate *community node(s)* located in proximity to existing, planned and/or future local and/or regional transit;
- c. connect to existing, planned and/or future local and/or regional transit;
- d. provide for a range of housing forms and options; and
- e. protect *environmentally significant areas*.

3.4.3.3 Where it is not possible for a member municipality to plan for all components outlined in Policy 3.4.3.2 a), b), and c), a member municipality shall provide a rationale to the satisfaction of the CMRB for all the components that are not achievable or appropriate in the local scale and context.

3.4.4 Country Residential Development

New country residential development areas, *cluster country residential development*, and *intensification and infill* of existing *country residential* areas with 50 new dwelling units or greater shall be planned and developed in accordance with the Region-wide (Section 3.2), Flood Prone Areas (Section 3.3) and Regional Corridors (Section 3.5) policies.

3.4.5 Employment Areas

Planning for employment and job growth is an important component of long-term regional prosperity. Aligning employment growth and infrastructure will contribute to the economic competitiveness of the Region.

Employment Areas Policies:

3.4.5.1 *Employment areas* shall be planned and developed to make efficient and cost-effective use of existing and planned infrastructure and services.

3.4.5.2 *Employment areas* should plan for connections to existing and/or planned transit, where appropriate.

3.5 Regional Corridors

The Calgary Metropolitan Region includes two *regionally significant corridor* types: mobility corridors and transmission corridors, indicated on Schedules 3 to 6 in Section 5 of this Plan.

3.5.1 Mobility Corridors

Regionally significant mobility corridors provide multi-modal transportation connections across the Region and between member municipalities.

- 3.5.1.1** Proposed *statutory plans* and amendments to existing *statutory plans* for lands within 1.6 kilometres of a *regionally significant* mobility corridor identified on Schedule 3 and/or Schedule 4 within the *statutory plan* area boundary shall:
- a. identify the mobility corridor(s) on maps;
 - b. demonstrate that the proposed land-use, built form, and *density* optimizes the proximity and adjacency to *regionally significant* mobility corridors; and
 - c. provide mitigation measures and policies to address identified/potential *adverse impacts* on *regionally significant* mobility corridors.

3.5.2 Transmission Corridors

Regionally significant transmission corridors distribute water, wastewater, and energy services across the Region.

- 3.5.2.1** Proposed *statutory plans* and amendments to existing *statutory plans* with *regionally significant* transmission corridor right-of-ways and/or related infrastructure identified on Schedule 5 and/or Schedule 6 within the *statutory plan* area boundary shall:
- a. identify the transmission corridor rights-of-way or related infrastructure on maps;
 - b. provide a rationale, servicing agreements, and supporting policies for crossing, accessing, and/or connecting to *regionally significant* transmission corridor rights-of-way or related infrastructure; and
 - c. provide mitigation measures and policies to address identified/potential *adverse impacts* on *regionally significant* transmission corridor rights-of-way or related infrastructure.

4 IMPLEMENTATION

4.1 Statutory Plans

Established through the *Municipal Government Act* (MGA), *statutory plans* (e.g. *IDPs*, *MDPs*, *ASPs* and *ARPs*) are the intermunicipal and local planning mechanisms by which municipalities direct long-term growth through land-use policy. As such, municipalities will implement Interim Growth Plan Principles, Objectives, and Policies through future *statutory plans* and amendments to existing *statutory plans*. *Statutory plans* and amendments to existing *statutory plans* approved under the Interim Growth Plan will remain in full force and in effect once the Growth Plan and Servicing Plan are adopted and approved. *Statutory plans* and amendments to existing *statutory plans* that were in effect prior to the establishment of the *Calgary Metropolitan Region Board Regulation* on January 1, 2018 are recognized as *grandfathered* and remain in full force and in effect.

When an amendment to an existing *statutory plan* is required to be brought forward, only the amendment shall be reviewed against the Principles, Objectives, and Policies of the Interim Growth Plan.

Intermunicipal Development Plans

IDPs are statutory planning tools for municipalities to implement the Interim Growth Plan and future Growth Plan. New *IDPs*, and amendments to existing *IDPs* will be subject to the IREF process (see Section 4.3 of this Plan), in accordance with the IREF submission and evaluation criteria.

Municipal Development Plans

MDPs are essential means of implementing the Interim Growth Plan and future Growth Plan. New *MDPs*, and amendments to existing *MDPs* will be subject to the IREF process (see Section 4.3 of this Plan), in accordance with the IREF submission and evaluation criteria.

Area Structure Plans and Area Redevelopment Plans

ASPs and *ARPs* are important sub-level statutory planning tools for municipalities to implement the Principles, Objectives, and Policies of the Interim Growth Plan.

4.2 Planning for Growth through Statutory Plans

Statutory plans establish a common planning system for the Region, allowing the CMRB to implement the Principles, Objectives, and Policies of the Interim Growth Plan.

4.2.1 The following development types shall be planned through *statutory plans* or amendments to existing *statutory plans* as defined by the MGA:

- *Employment Areas*;
- *Expansion of Settlement Areas*;
- *New Freestanding Settlement Areas*; and
- *Country Residential Development* proposing 50 new dwelling units or greater.

4.2.2 *Intensification and infill development* in existing *settlement areas* may require statutory planning at the discretion of the member municipality.

4.3 Interim Regional Evaluation Framework (IREF)

The IREF only applies to new *statutory plans* and certain amendments to existing *statutory plans*. The CMRB uses IREF as the evaluation mechanism for the conformance of new *statutory plans* and certain amendments to existing *statutory plans* with the Interim Growth Plan. The IREF evaluation criteria are based on the Principles, Objectives, and Policies of the Interim Growth Plan.

4.4 Supporting Documentation for Statutory Plans

Supporting documents influence how infrastructure, such as transportation and municipal servicing, is planned, and may also impact the implementation of Interim Growth Plan policies.

4.4.1 Municipalities shall submit to the CMRB materials identified in Section 5 of the IREF, as amended.

4.5 Recommendations to Other Orders of Government

Water security and certainty of access to a supply of potable water is critical to the future growth and development of all member municipalities in the Calgary Metropolitan Region. The Region is experiencing critical water servicing challenges as a result of the current water supply system and legislative and regulatory interpretation. Implementation of a regional water solution is part of an effective growth management strategy, providing certainty to investors and municipalities and creating a competitive and thriving Calgary Metropolitan Region. Therefore, a regional water solution is required to address challenges as part of developing the Growth Plan and Servicing Plan.

Consistent with CMRB's mandate to develop policies regarding the coordination of *regional infrastructure* investment and service delivery, and to address water supply needs, the Board makes the following recommendation to the Minister:

4.5.1 That CMRB and the Government of Alberta (Municipal Affairs, Environment and Parks, and Infrastructure) shall work collaboratively to define a regional water solution that addresses the water servicing needs of all member municipalities and facilitates the implementation of a regional water solution.

4.6 2021 Growth Plan

The Interim Growth Plan has made progress on addressing key Growth Plan requirements. This work provides a foundation to complete the 2021 Growth Plan and meet all of the requirements of the *CMRB Regulation*.

Moving forward, the CMRB will prepare a comprehensive Growth Plan in accordance with the objectives and contents as established by the *CMRB Regulation*, and within the timeline set by the Government of Alberta. The Board may also direct that the 2021 Growth Plan further advance policies addressed in the Interim Growth Plan or any other matter relating to the physical, social or economic development of the CMR.

In preparation of the 2021 Growth Plan and Servicing Plan, the CMRB will engage with other stakeholders, including Treaty 7 Nations, smaller non-member municipalities within the Region, and other jurisdictional bodies (e.g, Western Irrigation District), where appropriate.

5 SCHEDULES

Schedule 1: Regional Context

Schedule 2: Approved Land-use Plans in Place

Schedule 3: Mobility Corridors – Transportation and Trade

- Level 1 Provincial Highways (National Highways: 1, 2, 9 and 201¹)
- Level 2 Provincial Highways: the remaining provincial 1-216 series
- Level 3 Provincial Highways: the provincial 500-986 series highways
- Trade Corridors: Existing and Proposed High Load Corridors, CANAMEX, and Goods Movement
- Rail and Intermodal Facilities
- Airports with NAV CANADA Towers (YYC and YBW)

Schedule 4: Mobility Corridors – Transit and Active Transportation

- Existing, Planned and Potential Future Higher-Order Transit [Light Rail Transit (LRT) and Bus Rapid Transit (BRT)]
- Existing and Planned Intermunicipal Transit
- Active Transportation Network (The Great Trail² and other recognized interregional trails)

Schedule 5: Transmission Corridors – Water and Wastewater

- Intermunicipal water transmission lines
- Intermunicipal wastewater transmission lines
- Western Irrigation District (WID) canals

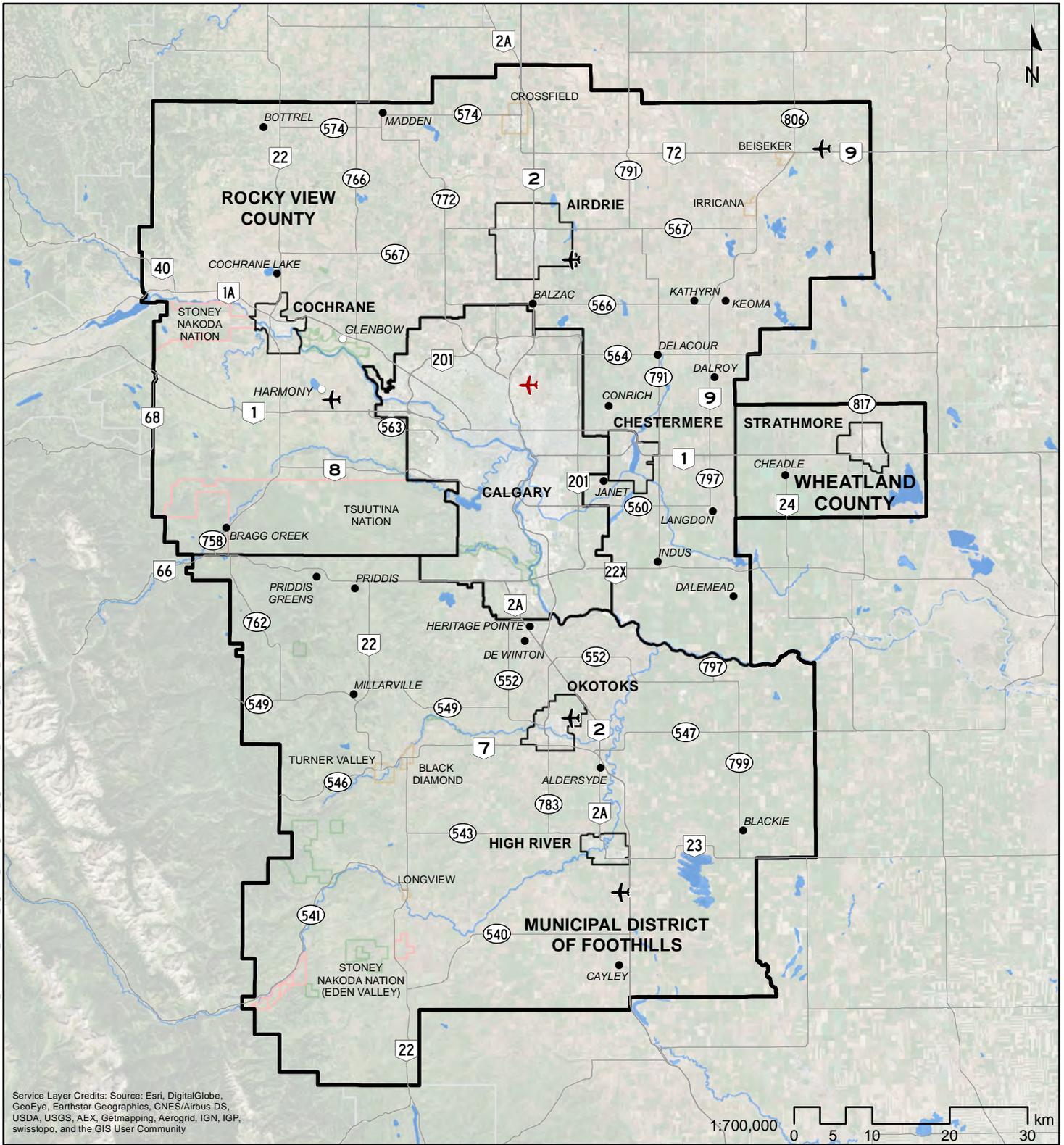
Schedule 6: Transmission Corridors - Energy

- Electricity transmission lines
- Oil and gas pipelines

¹ Highway 201, also known as Stoney Trail, is located within Calgary's Transportation/Utility Corridor.

² Formerly known as the Trans Canada Trail

Schedule 1: Regional Context



Date: 02/24/2018 Document: M:\27174_CMRIGP\025_GIS\051_Figures\1_Working\Context_Figures\27174_Schedule1_Regional_Context_180924.mxd

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1:700,000 0 5 10 20 30 km

- ✦ International Airport
- ✦ Other Airport
- Provincial Highway
- CMRB Boundary
- CMRB Member
- Non-Member
- Hamlet
- Unincorporated Urban Community †
- First Nation Reserve
- Provincial Park or Protected Area
- Hydrology

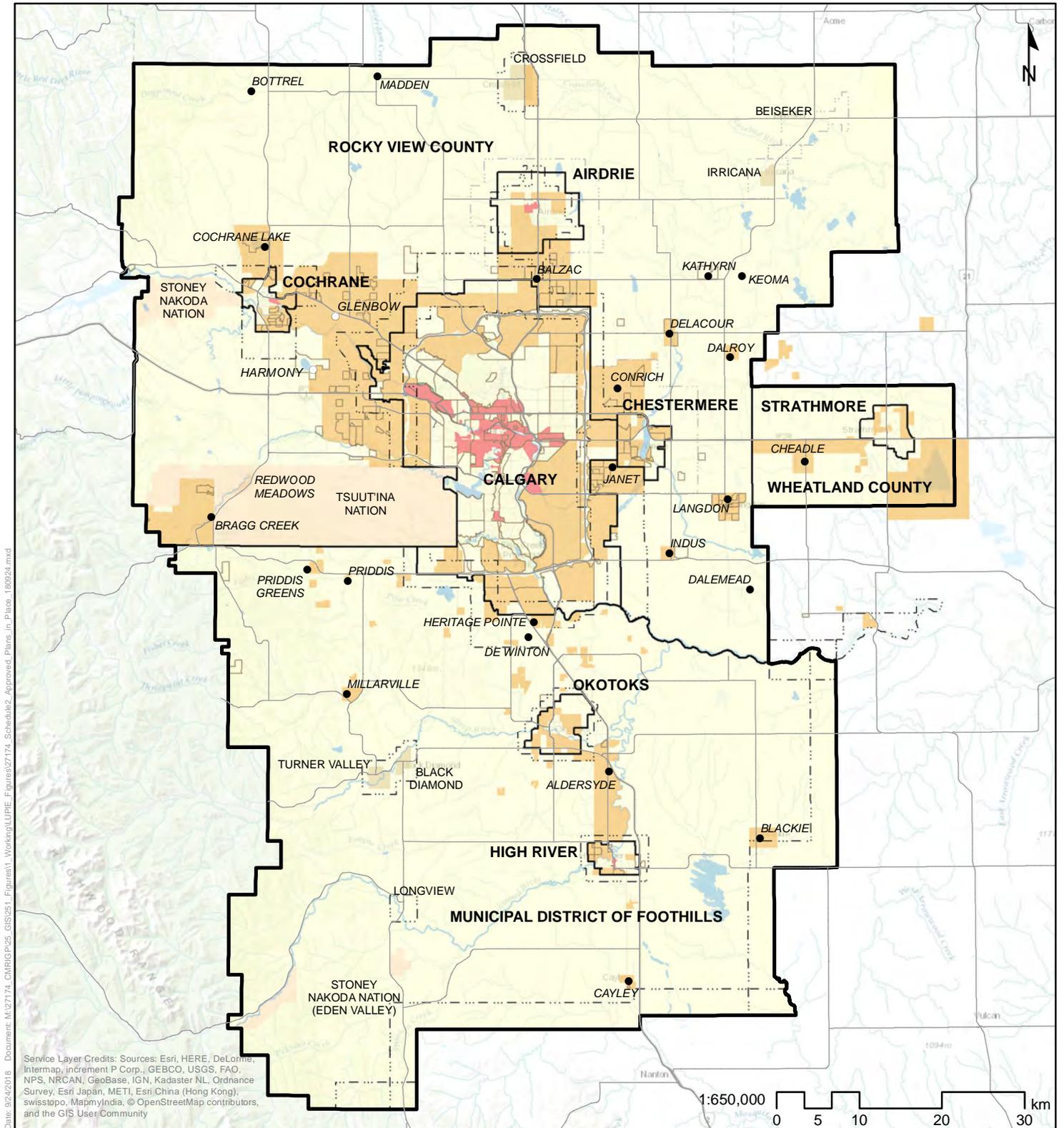
Calgary Metropolitan Region Interim Growth Plan



Current as of Sep-24/18

† While designated as full service hamlets in Rocky View County's County Plan, Harmony and Glenbow Ranch are not recognized as hamlets by Alberta Municipal Affairs.

Schedule 2: Approved Land Use Plans in Place



Date: 02/24/2018 Document: M:\27174_CMRIG\025_GIS\051_Figures\1_Working\LUPE_Figures\27174_Schedule2_Approved_Plans_in_Place_180924.mxd

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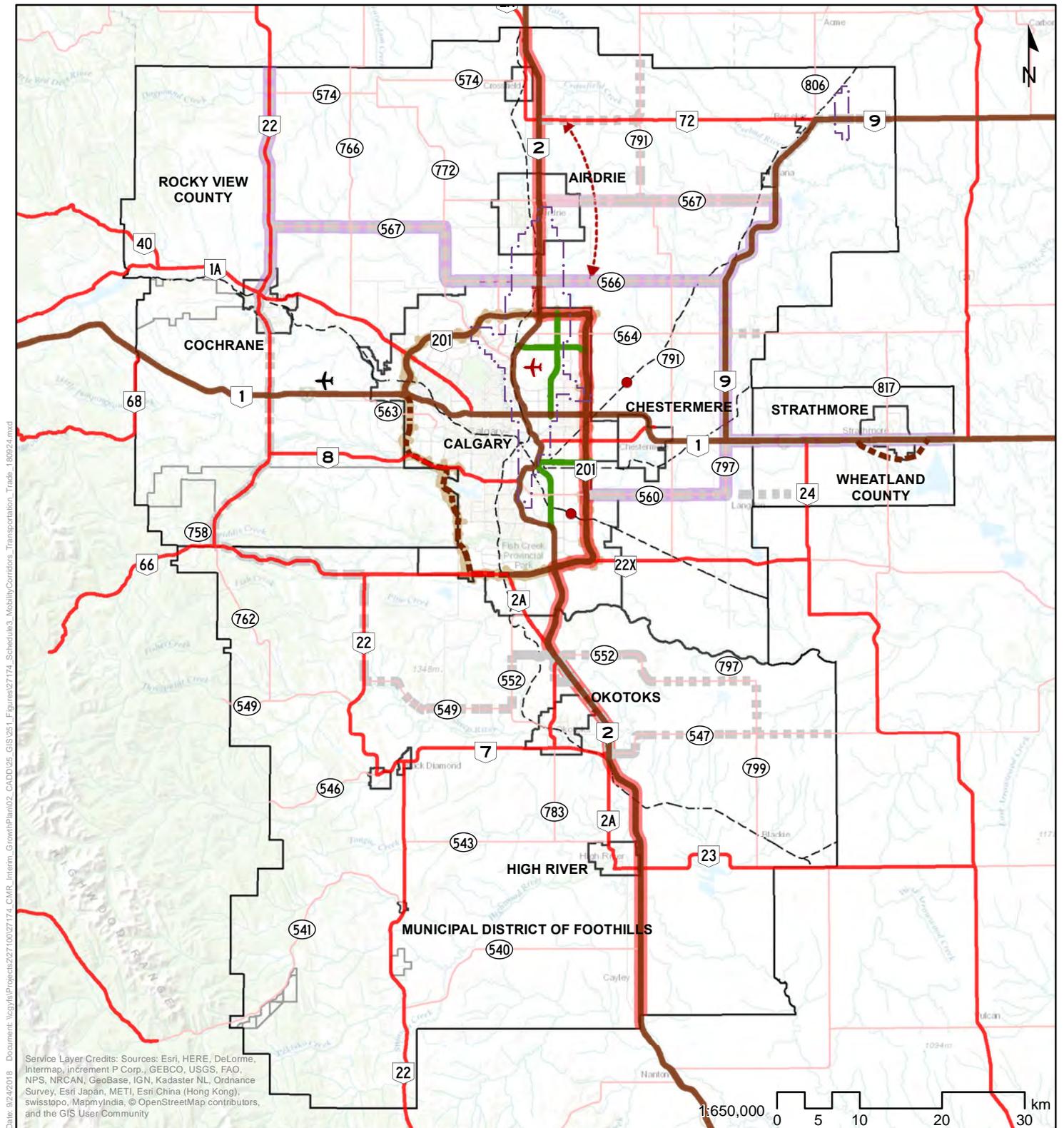
- ◻ CMRB Boundary
- ◻ CMRB Member
- ◻ Non-Member
- Hamlet
- Unincorporated Urban Community
- ◻ Non-Statutory Plan
- ◻ Area Structure Plan
- ◻ Area Redevelopment Plan
- ◻ Municipal Development Plan
- ◻ Intermunicipal Development Plan
- ◻ Intermunicipal Notification Zone

Calgary Metropolitan Region Interim Growth Plan



Current as of Sep-24/18

Schedule 3: Mobility Corridors – Transportation and Trade



Date: 02/24/2018 Document: V:\GIS\Projects\2021\00021714_CMR_Interim_GrowthPlan\02_CADD\05_GIS\051_Figures\27174_Schedule3_MobilityCorridors_Transportation_Trade_180024.mxd

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- | | | |
|------------------------------------|--------------------------|------------------------------------|
| ● Intermodal Facility | Transportation | Trade Corridors |
| ✈ International Airport | --- Rail | ● CANAMEX |
| ✈ Springbank Airport | — Level 1 Highway | ■ Existing High Load † |
| ⬢ Airport Vicinity Protection Area | — Level 2 Highway | ■ Proposed High Load † |
| — Transportation Utility Corridor | — Level 3 Highway | ■ Proposed Oversize/Overweight ‡ * |
| | — Future Level 1 Highway | — Goods Movement |
| | ◀▶ Conceptual Bypass | |

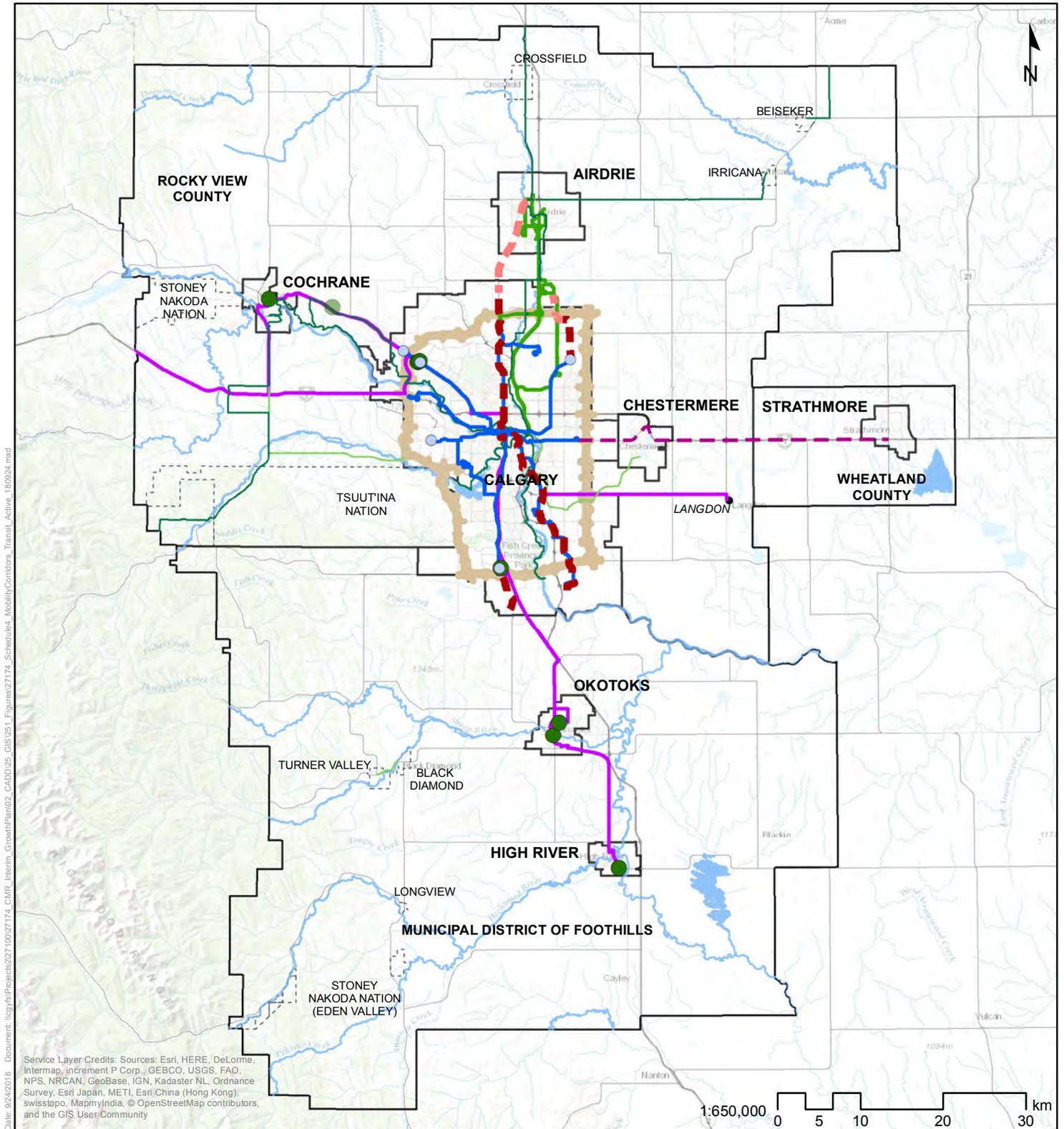
Calgary Metropolitan Region Interim Growth Plan



Current as of Sep-24/18

† Per AT's 2015 High Load Corridor on Provincial Highways map. ‡ Per AT's 2018 High Load Corridor and Proposed Oversize / Overweight Corridor on Provincial Highways map. * Foothills County indicates it has not yet accepted or agreed to AT's proposal to use its 274 and 306 Avenues, and Highway 552 east of Highway 2 as Oversize/Overweight Corridors.

Schedule 4: Mobility Corridors – Transit and Active Transportation



Date: 02/24/2018 Document: \cgy\GIS\Projects\2017\10027174_CMR_Interim_GrowthPlan\02_CADD\025_GIS\051_Figures\2774_Schedule4_MobilityCorridors_Transit_Active_180924.mxd

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- Park and Ride
- Future Park and Ride
- LRT Terminus Station/ Intermunicipal Connection
- Transportation Utility Corridor
- Active Transportation Corridors**
- The Great Trail †
- Regional Pathway
- Higher Order Transit (HOT) Corridors**
- Existing HOT ‡
- Planned HOT ‡
- Potential Future HOT ‡
- Intermunicipal Transit Corridors**
- Public Intermunicipal Transit
- Private Intermunicipal Transit
- Future Intermunicipal Transit

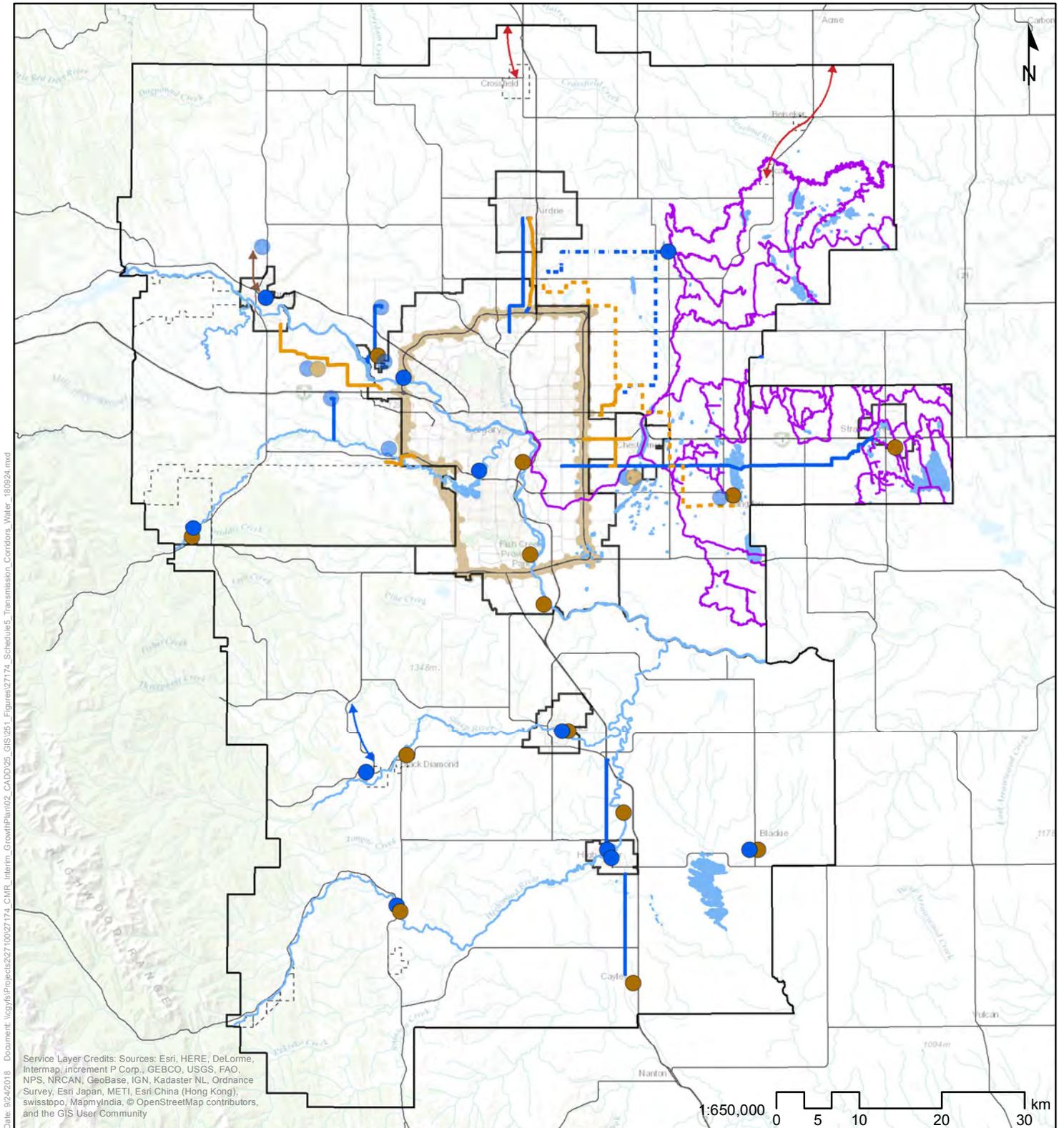
Calgary Metropolitan Region Interim Growth Plan



Current as of Sep-24/18

† Formerly the Trans Canada Trail. ‡ Higher order transit (HOT) includes light rail transit (LRT) and bus rapid transit (BRT).

Schedule 5: Transmission Corridors – Water



Date: 9/24/2018 Document: \\cgy\GIS\Projects\2017\10021714_CMR_Interim_GrowthPlan\02_CADD\05_GIS\051_Figures\2174_Schedule5_Transmission_Corridors_Water_180924.mxd

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- | | | |
|---------------------------------|--------------------------------|-------------------------------------|
| Transportation Utility Corridor | Water Corridors | Intermunicipal Wastewater ‡ |
| Treatment Plants | Intermunicipal Water | Potential Intermunicipal Wastewater |
| Public Water | Potential Intermunicipal Water | Cochrane Lake Wastewater ‡ |
| Public Wastewater | Millarville Water | Western Irrigation District System |
| Private Water | Water Commission Line † | |
| Private Wastewater | | |

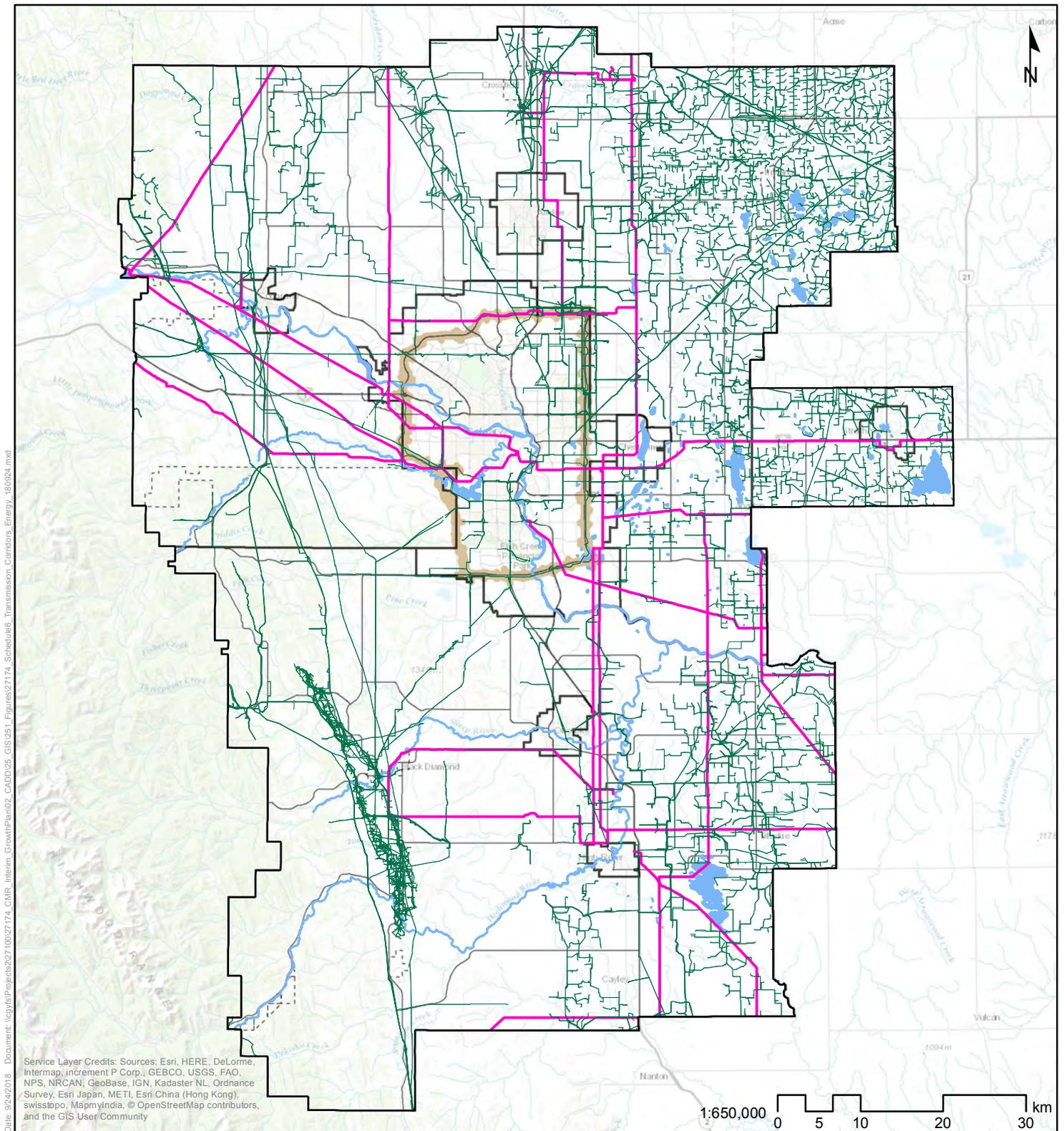
Calgary Metropolitan Region Interim Growth Plan



Current as of Sep-24/18

† Water commission lines are conceptual until accurate alignments received from the commissions. ‡ Alignment of wastewater line servicing Cochrane Lake is conceptual.

Schedule 6: Transmission Corridors – Energy



-  Transportation Utility Corridor
-  Energy Corridors
-  Power Transmission Line
-  Pipeline

**Calgary Metropolitan Region
Interim Growth Plan**



Current as of Sep-24/18

† Water commission lines are conceptual until accurate alignments received from the commissions. ‡ Alignment of wastewater line servicing Cochrane Lake not yet confirmed.

6 GLOSSARY

Terms in the glossary are terms used in the Principles, Objectives, and Policies of the Interim Growth Plan. The definitions provide support to guide the implementation and interpretation of this Plan and may vary from local planning definitions. Where applicable, definitions are based on the *Municipal Government Act* and other provincial legislation.

Area Structure Plan (ASP) – A *statutory plan* adopted by a municipality by bylaw, in accordance with the *Municipal Government Act*, to provide a framework for the subsequent subdivision and *development* of a defined area of land.

Area Redevelopment Plan (ARP) – A *statutory plan* adopted by a municipality by by-law, in accordance with the *Municipal Government Act*, to provide a framework for the future *redevelopment* of a defined area of land.

Active Transportation – Human-powered travel, including but not limited to: walking, cycling, inline skating, and travel with the use of mobility aids, including motorized wheelchairs and other power assisted devices moving at comparable speeds.

Adverse Impact – Resulting in a significant negative consequence on the overall level, capacity, and provision of existing and/or planned *regional infrastructure*.

Cluster Country Residential – A rural settlement form based on *conservation* design principles and the protection of open space.

Communal Services – Water and sanitary waste services serving a residential and/or employment area developed to a standard acceptable to Alberta Environment and Parks, or the approval authority having jurisdiction.

Community Services and Facilities – Public facilities and services that support the needs of a community and which may include: schools and educational facilities; daycares; libraries; recreation centres; emergency services as necessary, such as police stations, emergency medical services and fire halls; social services; medical and/or health care centres; parks; and playgrounds.

Community Node – A central area within a settlement area containing a mix of uses such as employment uses, *community services and facilities*, and housing, appropriate to the scale and size of the community, and to local community needs.

Conservation - As per the 2008 Alberta Land-use Framework, conservation is the responsible preservation, management, and care of our land and of our natural and cultural resources.

Contiguous – Adjacent to an existing built-up area or to a planned area approved for *development* through a *statutory plan*, or conceptual scheme.

Country Residential – A rural settlement form in which the land-use is mainly residential and characterized by dispersed, low *density development* with lot sizes generally 1 acre or greater. Country residential areas may include a variety of lot sizes, while maintaining a rural character, incorporating landscape considerations in their design, and offering passive and active recreational and cultural opportunities. Country residential households are often responsible for providing on-site water and private sewage systems.

Density – The relative number of an attribute, such as people, dwellings, or jobs per unit of area, such as a gross developable hectare or an acre of land.

Development – As defined by the MGA, meaning an excavation or stockpile and creation of either of them; a building or an addition or replacement or repair of a building and the construction or placing of any of them on, in, over, or under land; a change in use or a building or act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or a change in the intensity of the use of a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

Ecological Systems – A coherent system of natural and semi-natural landscape elements.

Efficient Use of Land – A pattern of land-use that minimizes over time the amount of land required for development of the built environment and may include, as appropriate to the local context, walkable neighbourhoods, a mix of land uses (residential, retail, workplace and institutional), multi-modal transportation access, and efficient and cost-effective servicing.

Employment Areas – Lands predominately providing for multi-lot employment *development* that may include but is not limited to: industrial, institutional, office, commercial, and retail uses.

Environmentally Significant Areas – As per the Alberta Parks Website, environmentally significant areas are: important to the long-term maintenance of biological diversity, soil, water, or other natural processes, at multiple spatial scales. Environmentally significant areas contain rare or unique elements or include elements that may require special management consideration due to their *conservation* needs.

Floodway – As per the Alberta Environment and Parks Flood Hazard Mapping Website, the floodway is the portion of the flood hazard area where flows are deepest, fastest, and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area.

Flood Fringe - As per the Alberta Environment and Parks Flood Hazard Mapping Website, the portion of the flood hazard area outside of the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the floodway. New development in the flood fringe may be permitted in some communities and should be flood-proofed.

Grandfathered – The exemption of municipal *statutory plans* that were approved prior to January 1, 2018 from the application of the Principles, Objectives, and Policies of this Plan. January 1, 2018 is the effective date to identify *statutory plans* subject to grandfathering, as determined by the Minister of Municipal Affairs and reflected in the *Calgary Metropolitan Region Board Regulation AR 190/2017*.

Hamlet – An unincorporated urban community with a generally accepted name and boundary. *Hamlets* are designated by Counties and Municipal Districts and each designation must specify the hamlet's name and boundaries. Only those unincorporated urban communities recognized by Alberta Municipal Affairs as *hamlets* are recognized as *hamlets* by the Calgary Metropolitan Region Board.

Intensification and Infill – *Development* at a higher *density*, as appropriate to the local context, than currently exists in existing *country residential* areas, *settlement areas*, and *employment areas* through: *redevelopment*; *development* of underutilized lots within previously developed areas; subdivision; or the expansion or conversion of existing buildings.

Intermunicipal Agreement – An agreement between two or more municipalities.

Intermunicipal Development Plan (IDP) – A *statutory plan* adopted by two or more municipalities by bylaw in accordance with the MGA.

Municipal Agreement – As per the *Municipal Government Act*, a municipal agreement is an agreement entered into by a participating municipality.

Municipal Development Plan (MDP) – A *statutory plan* adopted by a municipality by bylaw, in accordance with the MGA.

Planned Area – An area subject to a previously adopted statutory or non-statutory plan below the MDP or IDP level. This includes plans adopted before the January 1, 2018 effective date of the *Calgary Metropolitan Region Board Regulation AR 190/2017*.

Redevelopment – The creation of new units, uses, or lots on previously developed land.

Regional Infrastructure – Physical infrastructure and facilities developed by one or more levels of government and/or regional service commissions or irrigation districts to provide services to citizens and businesses, and to support growth and the function of a regional economy. This includes, for example, highways, intermunicipal bus and light rail transit systems, provincial interchanges, regional water, wastewater and stormwater systems, power systems, hospitals, post-secondary institutions, etc.

Regionally Significant – Of a scale and significance such that it may benefit or impact two or more municipal members of the Region by virtue of: adjacency, land-use, infrastructure, and/or servicing requirements. A resource, service, development or opportunity may be *regionally significant* where:

- i. it can reasonably be assumed to benefit or impact the wider regional membership, and
- ii. impact to it by natural or human disturbance and disruption could have an adverse effect on the growth and prosperity of the Region.

Proximity to *regionally significant corridors* and reliance on *regional infrastructure* may affect the *regional significance* of a proposed development.

Regionally Significant Corridors – Human-made features within the Calgary Metropolitan Region that may extend beyond a single municipality and consist of designated rights-of-way or routes for moving people and goods and for distributing water, wastewater and energy services.

Statutory Plan – As defined by the MGA, a plan adopted by a municipality by bylaw, in accordance with the MGA, including *IDPs, MDPs, ASPs, and ARPs*.

Settlement Areas - All lands located within *planned areas* in cities, towns, villages, *hamlets*, and other unincorporated urban communities. *Settlement areas* do not include country residential areas.

Expansion of Settlement Areas – Areas proposed for new residential and/or mixed-use growth and *development* that are located outside of but are *contiguous* to existing *settlement areas*. These areas were not identified for residential and/or mixed-use *development* in previously approved *statutory plans*.

New Freestanding Settlement Areas – Areas proposed for new residential and/or mixed-use growth and *development* that are not *contiguous* to existing *settlement areas*. These areas were not identified for residential and/or mixed-use *development* in previously approved *statutory plans*.

Transit Station Areas – Areas serviced by transit infrastructure and service, within approximately 500 metres of a transit station.

Transit Corridors – Existing or planned dedicated right-of-way for transit vehicles (buses or trains) or a right-of-way for numerous different modes. Higher-order transit refers to transit that is high-speed, frequent, reliable, and comfortable. This may include heavy rail, light rail, and commuter transit service.





6.2. Calgary Metropolitan Region Board Interim Regional Evaluation Framework (IREF)



CALGARY METROPOLITAN REGION BOARD

Interim Regional Evaluation Framework

October 4, 2018



1 INTRODUCTION

The Calgary Metropolitan Region Board (the “Board”) has been directed to implement the Calgary Metropolitan Region Interim Growth Plan (“the IGP”) subsequent to its adoption by the Government of Alberta. The Interim Regional Evaluation Framework (“the IREF”) provides the Board with the authority to evaluate and approve member municipal new *statutory plans* and amendments to existing *statutory plans* to ensure alignment with the Principles, Objectives, and Policies of the Calgary Metropolitan Region Interim Growth Plan.

2 PURPOSE

The purpose of the IREF is to provide member municipalities with criteria to determine when new municipal *statutory plans* and amendments to existing *statutory plans* shall be submitted to the Board for approval and procedures for submission. Further, the IREF establishes evaluation criteria and procedures for the Board to follow in the review and approval of local *statutory plans* and amendments of regional significance to ensure they are consistent with the long-term regional interests identified in the IGP.

3 DEFINITIONS

In addition to the definitions contained in the Regulation, words defined in the IGP shall be given the same meaning for the purposes of the IREF.

4 SUBMISSION CRITERIA

4.1 A Municipality shall refer to the Board:

- a) All new Municipal Development Plans (MDPs) and Intermunicipal Development Plans (IDPs);
- b) All new Area Redevelopment Plans (ARPs) and Area Structure Plans (ASPs) proposing employment areas and/or 50 or more new dwelling units;
- c) All amendments to MDPs, IDPs, ARPs and ASPs proposing employment areas and/or 50 or more new dwelling units; and
- d) Amendments and new *statutory plans* proposing less than 50 new dwelling units and located within 1.6 km of an adjacent municipality or a notification area, unless contained within an IDP.

4.2 **Notwithstanding Section 4.1, municipalities do not need to submit proposed *statutory plans* and/or amendments to existing *statutory plans* in the following circumstances:**

4.2.1 Housekeeping amendments to correct or update clerical, technical, grammatical, and/or typographical errors and omissions that do not materially affect the *statutory plan* and/or amendment in principle or substance in accordance with the Municipal Government Act (“MGA”).

4.2.2 Amendments to existing *statutory plans* that are not substantive in effect, such as:

- a. Small scale amendments to maps;
- b. Small scale text amendments;
- c. Small scale land use conversions; or
- d. Amendments that the member municipality in their discretion has determined to not be regionally significant.

5 Submission Requirements

5.1 **The submission of a new *statutory plan* or amendment to an existing *statutory plan* referred by a municipality to the Board shall include:**

- a) The proposed *statutory plan* or amendment bylaw;
- b) Sufficient documentation to explain the *statutory plan* or amendment;
- c) Sufficient information to ensure that the new *statutory plan* or existing *statutory plan* amendment can be evaluated pursuant to the evaluation criteria in Section 6.0 below, including applicable technical studies and other supporting documents;
- d) The corresponding GIS data set including, at minimum, the boundary of the new *statutory plan*, its land-use concept, and its transportation and servicing concepts, including land-use statistics and residential density; and
- e) A copy of the most recent amended *statutory plan* without the proposed amendment.

6 Evaluation Criteria

- 6.1 When evaluating a new *statutory plan* or amendment to an existing *statutory plan*, the Board must consider whether approval and full implementation of the *statutory plan* or amendment to an existing *statutory plan* would result in development that is consistent with the Principles, Objectives, and Policies of the IGP using the following evaluation criteria.

3.2 Region-wide Policies	<i>Statutory plan</i> or <i>statutory plan</i> amendment response
<p>3.2.1 Principles, Objectives, and Policies</p>	<p>Did the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment address the Principles, Objectives, and Policies of the IGP?</p>
<p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</p>	<p>Did the applicant municipality collaborate to coordinate planning for land use, infrastructure, and service provision with other member municipalities:</p> <ul style="list-style-type: none"> <input type="checkbox"/> where appropriate; <input type="checkbox"/> within 1.6 km of the boundaries of the new area structure plan or the existing area structure plan amendment area or an agreed upon notification area between the member municipalities; and <input type="checkbox"/> Is the coordination demonstrated through processes, and/or instruments that comply with all components of Policy 3.2.2 of the IGP, if applicable?
<p>3.2.3 Water, wetlands and stormwater</p>	<p>Does the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Protect source water quality and quantity in accordance with federal and provincial legislation and regulation, promote water conservation, and incorporate effective stormwater management; <input type="checkbox"/> Adhere to the provincially identified wetland classification system, and incorporate measures to minimize and mitigate adverse impacts on wetlands; <input type="checkbox"/> Address Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable; and <input type="checkbox"/> Provide mitigation measures and policies to address identified adverse impacts on existing or planned regional infrastructure, regionally significant corridors, and community services and facilities?

3.3 Flood Prone Areas

Statutory plan or statutory plan amendment response

3.3.1 Development in floodways

Does the proposed *statutory plan* or existing *statutory plan* amendment protect provincially identified floodways from development (excepting uses with no permanent buildings, such as natural areas, outdoor recreation, parks, roads, bridges, utilities, aggregate extraction, and flood mitigation measures) for the following development types:

- Expansion of settlement areas;
- New freestanding communities;
- New country residential development areas; and
- New employment areas?

3.3.2 Flood protection in flood fringe areas

Does the proposed *statutory plan* or existing *statutory plan* amendment apply to lands that will result in development in a provincially identified flood fringe area? If so, does the proposed *statutory plan* or existing *statutory plan* amendment:

- Include flood protection measures to mitigate risk at the 1:100 year flood event level?

3.4.1 Intensification and Infill Development

Statutory plan or statutory plan amendment response

3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages

Does the proposed *statutory plan* or existing *statutory plan* amendment apply to lands within a city, town or village? If so, does the *proposed statutory plan* or existing *statutory plan* amendment:

- Achieve an efficient use of land;
- Achieve higher density development in the downtown or central core areas, in transit station areas and transit corridors, where appropriate;
- Accommodate residential and/or mixed-use development at a higher density than currently exists;
- Provide for a mix of uses, such as employment, community services and facilities, where appropriate;
- Provide for a range of housing forms and options, where appropriate;
- Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers; and
- Connect to existing, planned and/or future local and/or regional transit and active transportation networks, where appropriate?

3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities

Does the proposed *statutory plan* or existing *statutory plan* amendment apply to lands within an existing settlement area in a hamlet or other unincorporated urban community within a rural municipality? If so, does the *statutory plan* or existing *statutory plan* amendment:

- Achieve an efficient use of land;
- Achieve higher density development in central core areas;
- Accommodate residential and/or mixed-use development at a higher density than currently exists;
- Provide for a mix of uses including community services and facilities, where appropriate; and
- Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers?

3.4.2 Expansion of Settlement Areas

Statutory plan or *statutory plan* amendment response

3.4.2.1 Expansion of settlement areas in a contiguous pattern

Does the proposed *statutory plan* or existing *statutory plan* amendment apply to lands adjacent to an existing built-up or previously planned settlement area? If so, does the *statutory plan* or existing *statutory plan* amendment:

- Plan for and result in development in a contiguous pattern;
- Achieve an efficient use of land;
- Provide for a mix of uses;
- Provide access to a community node(s), planned at a scale appropriate to the development;
- Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and connect to municipally-owned, or franchised water and wastewater services; and
- Provide access to community services and facilities, or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements with service providers at the appropriate time, where appropriate?

3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units

Does the proposed *statutory plan* or existing *statutory plan* amendment apply to lands adjacent to an existing built-up or previously planned settlement area, that will result in 500 or greater new dwelling units? If so, does the *statutory plan* or existing *statutory plan* amendment:

- Comply with all components of Policy 3.4.2.1 of the IGP (above);
- Provide employment uses, and community services and facilities;
- Provide access to community node(s) located in proximity to existing, planned and/or future transit;
- Connect to existing, planned and/or future local and/or regional transit and active transportation networks; and
- Provide for a range of housing forms and options?

3.4.2.3 Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2

Did the applicant municipality provide rationale for expansion of a settlement area that does not comply with all components of Policy 3.4.2.1 and 3.4.2.2? If so, does the proposed *statutory plan* or existing *statutory plan* amendment:

- Provide a rationale for Policy 3.4.2.1 b) of the IGP to address why it is not achievable or appropriate in the local scale and context;
- Provide a rationale for Policy 3.4.2.1 c) of the IGP to address why it is not achievable or appropriate in the local scale and context;
- Provide a rationale for Policy 3.4.2.2 a) of the IGP to address why it is not achievable or appropriate in the local scale and context;
- Provide a rationale for Policy 3.4.2.2 b) of the IGP to address why it is not achievable or appropriate in the local scale and context; and
- Provide a rationale for Policy 3.4.2.2 c) of the IGP to address why it is not achievable or appropriate in the local scale and context?

3.4.3 New Freestanding Settlement Areas

Statutory plan or statutory plan amendment response

3.4.3.1 New freestanding settlement areas

Does the proposed *statutory plan* or existing *statutory plan* amendment apply to lands that are not contiguous to existing built or planned settlement areas? If so, does the proposed *statutory plan* or existing *statutory plan* amendment:

- Achieve an efficient use of land;
- Provide for a mix of uses;
- Incorporate a community node, planned at a scale appropriate to the development;
- Make efficient and cost-effective use of existing, and planned infrastructure through agreements with service providers, and connect to municipally-owned or franchised water and wastewater services; and
- Provide access to existing or planned community services and facilities, or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements with service providers at an appropriate time?

3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units

Does the proposed *statutory plan* or existing *statutory plan* amendment apply to lands that are not contiguous to existing built-up or planned settlement areas, and will result in 500 or greater new dwelling units? If so, does the proposed *statutory plan* or existing *statutory plan* amendment:

- Comply with all components of Policy 3.4.3.1 of the IGP (above);
- Provide employment uses, and community services and facilities;
- Incorporate community node(s) located in proximity to existing, planned and/or future local and/ or regional transit;
- Connect to existing, planned and/or future local and/or regional transit;
- Provide for a range of housing forms and options; and
- Protect environmentally significant areas?

3.4.3.3 Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2

Did the applicant municipality provide rationale for a new freestanding settlement area that will result in 500 or greater new dwelling units that does not comply with all components of Policy 3.4.3.2? If so, does the proposed *statutory plan* or existing *statutory plan* amendment:

- Provide rationale for Policy 3.4.3.2 a) of the IGP to address why it is not achievable or appropriate in the local scale and context;
- Provide rationale for Policy 3.4.3.2 b) of the IGP to address why it is not achievable or appropriate in the local scale and context; and
- Provide rationale for Policy 3.4.3.2 c) of the IGP to address why it is not achievable or appropriate in the local scale and context?

3.4.4 Country Residential Development

Statutory plan or statutory plan amendment response

3.4.4 Country Residential Development

Does a proposal for new country residential areas, cluster country residential development, or infill and intensification of an existing country residential area result in development of 50 new dwelling units or greater? If so, does the proposed development:

- Comply with all applicable components of Region-wide Policies 3.2.1, 3.2.2, and 3.2.3 of the IGP;
- Comply with Flood Prone Areas Policy 3.3.1 and 3.3.2 of the IGP, if applicable; and
- Comply with Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable?

3.4.5 Employment Areas

Statutory plan or statutory plan amendment response

3.4.5.1 New employment areas

Does the proposed *statutory plan* or existing *statutory plan* amendment apply to lands that will result in development of a new employment area? If so, does the proposed *statutory plan* or existing *statutory plan* amendment:

- Make efficient and cost-effective use of existing and planned infrastructure and services?

3.4.5.2 Connections to transit stations and corridors

Does the proposed *statutory plan* or existing *statutory plan* amendment for development that will result in a new employment area:

- Plan for connections to existing and/or planned transit where appropriate?

3.5 Regional Corridors

Statutory plan or statutory plan amendment response

3.5.1.1 Mobility corridors

Is the proposed *statutory plan* or existing *statutory plan* amendment for lands within 1.6 kilometres of a regionally significant mobility corridor identified on Schedule 3 and/or 4 of the IGP? If so, does the proposed *statutory plan* or existing *statutory plan* amendment:

- Identify the mobility corridor on maps;
- Demonstrate that the proposed land-use, built form and density optimizes the proximity and adjacency to regionally significant mobility corridors; and
- Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors?

3.5.2.1 Transmission Corridors

Does the proposed *statutory plan* or *statutory plan* amendment area include transmission corridor right-of-ways and/or related infrastructure identified on Schedule 5 and/or 6 of the IGP within the *statutory plan* area boundary? If so, does the proposed *statutory plan* or existing *statutory plan* amendment:

- Identify the transmission corridor rights-of-way or related infrastructure on maps;
- Provide a rationale, servicing agreements, and supporting policies for crossing, accessing and/or connecting to regionally significant transmission corridor rights-of-way or related infrastructure; and
- Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant transmission corridor rights-of-way or related infrastructure?

GLOSSARY

<p>Approving Authority</p>	<p>The approving body in Wheatland County for subdivision or development applications. This may be Council, a Development Officer, the Municipal Planning Commission, the Subdivision and Development Appeal Board, or the Municipal Government Board.</p>
<p>Area Concept Plan (ACP)</p>	<p>A non-statutory plan, adopted by Council resolution which relates a proposed development to future and existing development of adjacent lands. An ACP is a proposal for the development lands over time that may include, but is not limited to: a detailed site plan, topographic information, geophysical assessment, hydrological assessment, traffic impact analysis, environmental overview, phasing, community impact assessment and an archaeological and historical impact assessment.</p>
<p>Area Redevelopment Plan (ARP)</p>	<p>A statutory plan, adopted by bylaw in accordance with the provisions of the Municipal Government Act, which provides a policy framework for the evaluation of proposals for redesignation, subdivision and development of a specified area of land within the Municipality which is already developed.</p>
<p>Area Structure Plan (ASP)</p>	<p>A statutory plan, adopted by bylaw in accordance with the provisions of the Municipal Government Act, which provides a policy framework for the evaluation of proposals for redesignation, subdivision and/or development of a specified area of land within the Municipality. An ASP can be prepared by either the County or a landowner.</p>
<p>Building</p>	<p>Anything constructed or placed on, in, over or under land, but does not include a highway, road, or a bridge that forms part of a highway or road.</p>
<p>Commercial Land Use</p>	<p>The use of land, buildings or structures in which the provision of goods and services for sale is the primary function and may include auxiliary pursuits dependent upon parcel size and proximity to other uses.</p>



Confined Feeding Operation (CFO)	An activity involving the confinement of agricultural livestock for the purpose of growing, sustaining, finishing or breeding, on land that is used for this purpose by means other than grazing. This activity requires registration or approval under the conditions set forth in the Agricultural Operations Practices Act (AOPA) and does not include seasonal feeding and bedding sites.
Conservation Reserve Easement	A new type of land dedication collected during the subdivision application process, for lands that have an environmentally significant feature that municipalities wish to conserve. Municipalities must provide compensation to developers for lands dedicated as CR, and the CR designation cannot be removed from the title, nor can the land be sold.
Council	Wheatland County Council.
County	Wheatland County.
Development	Refers to any of the following: <ul style="list-style-type: none">● Land use redesignation (land use amendment), subdivision or development;● An excavation or stockpile and the creation of either;● A building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over, or under land;● A change of use of a building or an act done in relation to land or a building that results in or is likely to result in a change of use; or● A change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in the changing intensity of use.
Development Scheme	An informal plan which is presented to staff and / or Council to provide information of an applicant / developers intentions for development of land prior to submission of an Area Structure Plan, Area Redevelopment Plan, Area Concept Plan or land use re-designation application.

Environmental Overview	<p>Refers to an area-specific study that may include, but is not limited to:</p> <ul style="list-style-type: none"> ● The identification and analysis of natural factors for the study area; ● An evaluation of the potential impact that a subdivision or development proposal may have on the factors identified; and ● An implementation program comprising measures for impact avoidance and/or mitigation.
Environmental Reserve	<p>Land dedicated to a municipality during the subdivision process because it is considered undevelopable for environmental reasons in accordance with section 664 of the Municipal Government Act. This may include areas such as wetlands, ravines, drainage courses and steep slopes.</p>
Environmental Reserve Easement	<p>A caveat registered with Land Titles in favour of the municipality for lands that would be normally taken as environmental reserve in accordance with Section 664 of the Municipal Government Act.</p>
Environmentally Sensitive Area	<p>An undisturbed or relatively undisturbed site that because of its natural features has value to society and ecosystems worth preserving. Can include (but is not limited to) such features as wildlife habitat, migratory routes, wildlife corridors, wetlands, woodlands or native grasslands.</p>
Environmentally Significant Area (ESA)	<p>An area of the province that, due to its environmental significance, is officially recognized by the provincial government as an Environmentally Significant Area (ESA). ESAs represent places in Alberta that are important to the long-term maintenance of biological diversity, soil, water, or other natural processes, at multiple spatial scales. They are identified as areas containing rare or unique elements in the province, or areas that include elements that may require special management consideration due to their conservation needs. ESAs do not represent government policy and are not necessarily areas that require legal protection, but instead are intended to be an information tool to help inform land use planning and policy at local, regional and provincial scales.</p>
Hamlet	<p>One of twelve (12) unincorporated urban communities designated by the County to be a hamlet in accordance with the Municipal Development Act.</p>
Historical Overview / Impact Assessment	<p>An analysis of the potential impacts of development on historical resources.</p>



Historic Resource	Any work of nature or of humans that is primarily of value for its palaeontological, archaeological, prehistoric, historic, cultural, natural, scientific or esthetic interest including, but not limited to sites, structures or objects.
Impervious Surface	A structure that cannot be penetrated by water, such as asphalt or concrete. In building and development most impervious surfaces are driveways and parking lots. Impervious surfaces are an environmental concern as they reduce rainwater infiltration into the soil, thus decreasing natural groundwater recharge, and potentially increasing flood-risk.
Industrial Land Use	A land use that includes a broad range of industrial activities such as warehouses, factories, stockpiling of materials, vehicles, and machinery, which may have external effects on neighbouring lands. Can be categorized and light, medium or heavy industry.
Infill Development	Development in mature or built-up areas of the County occurring on vacant or underutilized lands, behind or between existing development , and which is comparable with characteristics of surrounding development .
Infrastructure	Public and private utility facilities and systems in the County that may include, but are not limited to, the transportation network, water and sewer systems, stormwater systems, and solid waste management facilities.
Institutional Land Use	The use of land, buildings or structures for a public or non-public purpose and may include places of worship, schools, community centres and government uses.
Land Use Bylaw (LUB)	A Bylaw of Wheatland County adopted by Council as a Land Use Bylaw pursuant to the provisions of the Municipal Government Act which is intended to control, and/or regulate the use and development of land and buildings within the County, as amended or replaced from time to time.
Land Use Re-designation	An amendment to the Land Use Bylaw resulting in a change to the land use designation (zoning) of a parcel of land.

Land Use District	One or more divisions of the Wheatland County Land Use Bylaw establishing permitted and discretionary uses of land or buildings with related development standards and regulations.
Mixed Land Use	Refers to land use comprising a mix of commercial and residential development .
Multi-Lot Development	Any development that comprises more than one (1) lot at the time of application.
Municipal Development Plan (MDP)	The Wheatland County Municipal Development Plan is the principal statutory land use plan for the entire Municipality, adopted by Council; in accordance with the provisions of the Municipal Government Act .
Municipal Government Act (MGA)	Refers to the Municipal Government Act, Statutes of Alberta, Revised Statutes of Alberta, Chapter M-26, 2002 , as amended from time to time.
Municipal and School Reserve (MR or MSR)	Land owned or gifted to the County for municipal purposes such as parks, community halls, playgrounds or schools. May be obtained by the County during the subdivision process [Section 666(1) of the MGA, subject to section 663].
Municipality	Wheatland County; refers to the area contained within the municipal boundaries and jurisdiction of the County.
Natural Areas	Landscapes that are found in their natural state and may be remnant, undisturbed, diverse or contain unique environmental characteristics. It is a term used to refer to land not designed environmentally sensitive, but still of value in a similar sense.



Natural Resource Development	Development of the County's natural resources, which can include the on-site removal, extraction and primary processing of raw materials found on or under the site or accessible from the site for sale, or transfer off the site. Typical resources and raw materials would include oil and gas, peat, sand, silt and gravel, shale, clay, marl, limestone, gypsum other minerals precious or semi precious, timber and coal. Typical facilities or uses would include gravel pits (and associated crushing operations), asphaltic processing, sand pits, clay or marl pits, peat extraction, stripping of topsoil, timber removal, sawmills and related timber/wood processing. Oil and gas development generally falls under the jurisdiction of the provincial government, while other developments like gravel pits and wind farms are generally regulated by the County.
Plan Area	The area under the jurisdiction of the MDP; all land within Wheatland County.
Private Utility	A utility service offered to the public by a private utility company or co-op including, but not limited to; the provision of gas, electricity, or telephone services.
Provincial Highway	A Provincial Highway under the Alberta <i>Highways Development and Protection Act</i> .
Qualified Professional	An individual with specialized knowledge recognized by the municipality and/or licenses to practice in the Province of Alberta. Examples of qualified professionals include, but are not limited to; agrologists, engineers, geologists, hydrologists, land surveyors and planners.
Residential Land Use	A primarily residential land use in which auxiliary pursuits may be allowed dependent on the parcel size and/or proximity to other residences.
Riparian Land	Any land that adjoins, is adjacent to, or directly influences a water body, and includes floodplains and land that directly influences alluvial aquifers. Riparian areas are the transitional zone between surface water and the drier uplands,

<p>Stormwater Management Plan</p>	<p>An integrated approach to water management that is premised on providing control at the lot level and in conveyance (to the extent feasible) followed by end-of-pipe controls. A plan includes (but is not limited to): elevations of the development, percentage of grade, and direction of stormwater flows, to ensure the flow is contained within the parcel.</p>
<p>Subdivision Authority</p>	<p>The subdivision authority established by Council pursuant to the Municipal Government Act.</p>
<p>Traffic Impact Assessment (TIA)</p>	<p>And area-specific study that may include, but is not limited to, an analysis and evaluation of:</p> <ul style="list-style-type: none"> ● The potential impact of a proposed subdivision and/or development on the existing transportation network; and ● A program of future expansion and/or improvement of the transportation network to accommodate the proposed growth and to preserve the function and integrity of the network.
<p>Transfer of Subdivision and Development Credits (TSD Credits)</p>	<p>A program, enabled by the <i>Alberta Land Stewardship Act</i> and future provincial legislation, which would permit the transfer of subdivision credits (density) from one parcel to another. To be developed during the life of this plan with further guidance from the provincial government.</p>
<p>Urban Area</p>	<p>A designated Hamlet, or “named area” such as Eagle Lake and Speargrass.</p>
<p>Wastewater Treatment System</p>	<p>A system for collecting, treating and disposing of wastewater, such as a sewage lagoon or septic system.</p>
<p>Water Body</p>	<p>Any location where water flows or is present, whether or not this flow or presence is continuous, intermittent, or occurs only during a flood. Water bodies include but are not limited to streams, rivers, wetlands, lakes, and aquifers, and can be either human-made or naturally occurring.</p>