Camrose County
Municipal Development Plan
Bylaw 1372

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PART I: INTRODUCTION

1.0 INTRODUCTION

1.1 County Context

Camrose County (herein referred to as “Camrose” or “the County”) is nestled in central Alberta with a population of 8,004 (2013). The County offers a rural lifestyle complete with lakes, river valleys, roadways, rolling hills, grain fields, recreation, and businesses. The County is committed to the preservation and protection of natural park areas, a clean and healthy environment, and the safety of all residents. Camrose has a passionate entrepreneurial spirit which results in a friendly service from many specialty retailers. As a whole, the County has earned the reputation of being one of the ‘nicest’ areas in Western Canada!

Camrose has seen an increasing demand for residential, recreational, and industrial development. In addition to the strong agricultural base, there is a large quantity of gravel extraction in some areas.

1.2 Location

Camrose is approximately 40 km southeast of Edmonton, and covers approximately 963,711 acres (390,000 ha) of land which is classified as pasture to very good arable soils. Within the County’s boundaries are the City of Camrose, the Town of Bashaw, and the Villages of Bittern Lake, Bawlf, Edberg, Ferintosh, Hay Lakes, and Rosalind, as well as the Hamlets of Armena, Duhamel, Kelsey, Kingman, Meeting Creek, New Norway, Ohaton, and Round Hill. Figure 1: Location Plan provides a location of the County and containing villages and hamlets.

The County is surrounded by the following counties:

- To the northeast: Beaver County.
- To the southeast: Flagstaff County, and Stettler County.
- To the southwest: Lacombe County, and Ponoka County.
- To the west: County of Wetaskiwin No. 10.
- To the northwest: Leduc County.

The County’s population has increased by 854 since 2006 primarily due to the dissolution of New Norway in 2012.
1.3 New Direction

The County has seen a significant increase in land development applications since 2013. The new Municipal Development Plan (MDP) will not only provide guidance and clarity for the facilitation for healthy, sound sustainable development but will also assist the decision makers and County administration by providing a clear and user-friendly policy framework. Through various consultation events with administration, the public, stakeholders, and the Steering Committee, the following summarizes the new direction for the County:

- Encouraging the conservation of prime agricultural land and the rural lifestyle.
- Encouraging the conservation of existing natural areas.
- Encouraging and allowing a diversity of land uses.
- Directing non-agricultural development to newly defined growth centres and adjacent to existing development.
- Supporting innovation and new technology.

1.4 Hierarchy of Plans

The Municipal Government Act (MGA), through Part 17 – Planning and Development, delegates the responsibility for land use planning to municipalities. The MGA also provides a planning hierarchy which guides the municipality and developer in making logical development and land management decisions. Figure 2: Municipal Planning Hierarchy establishes the planning hierarchy for Camrose County.

1.5 What a MDP Can and Cannot Do

As per section 632 of the MGA, a MDP must address the following:

- 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 (IDP).
- The provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities.
- The provision of municipal services and facilities either generally or specifically.
Additionally, the MDP may also address the following:

- 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.
- Any other matter relating to the physical, social or economic development of the municipality.

All municipalities over a population of 3,500 are required by bylaw to implement a MDP. A MDP is a blueprint for the future, and articulates a community’s aspirations and hopes for future growth and development. A MDP will also guide decision-making for growth and development, bylaw development, resource management, and investment for the future. The Municipality’s Land Use Bylaw (LUB) is based on the MDP direction. Detailed planning initiatives such as Area Structure Plans (ASP’s) and rezoning must also adhere to the MDP. The MGA requires that all the statutory plans be in compliance with each other. The County’s LUB serves as the regulatory document for making all land use related decisions.

1.6 Interpretation

This MDP, specifically the policy sections, uses three key terms: **Shall**, **Should**, and **May**. The interpretations of these terms are outlined as follows:

- **Shall** is a directive term that indicates that the actions outlined are mandatory, therefore must be complied with, without discretion.

- **Should** is a directive term that provides direction to strive to achieve the outlined action, but is not mandatory.

- **May** is a directive term providing notification that the policy in question can be enforced if the County chooses to do so, and is usually dependent on the particular circumstances of the specific site and application.
2.0 COMMUNITY VISION AND GUIDING PRINCIPLES

2.1 Vision for the Future

Developed with extensive public consultation, the Camrose County Vision for the next 25 years describes the overall aspirations of the community while promoting future development types and activities that respect the community’s vision. The County expects a population increase of 10%.

*A community where people embrace their rural roots, maintain viable agricultural lands, preserve natural areas, and build a growing economy.*

2.2 Guiding Principles

The MDP guiding principles were drafted in response to the issues raised through community feedback and administration input. The guiding principles can be interpreted as the general philosophy behind MDP policy. The principles intend to provide the broad context with which appropriate land use goals, objectives and policies can be established. The Camrose County MDP is based on the foundation of the following guiding principles:

2.2.1 Maintain Camrose County’s rural heritage.

2.2.2 Conserve high capability agricultural lands for agricultural uses.

2.2.3 Create a live-work-play community by promoting diverse housing forms, employment and recreational opportunities.

2.2.4 Diversify the County’s agricultural economy by encouraging, commercial business, tourism, and industrial development.

2.2.5 Encourage sustainable and innovative approaches to land use planning, development, technologies, and infrastructure improvements.

2.2.6 Concentrate future development in the growth centres and adjacent to existing development.

2.2.7 Maintain environmental integrity by protecting and enhancing the County’s wildlife habitats and environmentally sensitive areas.

2.2.8 Provide road and servicing infrastructure to support growth and development, and attract industries and businesses to the County.

2.2.9 Collaborate with other municipalities to resolve disputes and inter-jurisdictional issues.
3.0 GROWTH MANAGEMENT STRATEGY

As Camrose County grows it becomes increasingly important that the County preserves the balance between development and agricultural lands and rural lifestyle. Through consultation with administration, the public, stakeholders and the Steering Committee, a growth management strategy has been developed (Figure 3: Growth Management Plan). In general, future growth is planned adjacent to existing development, within IDP boundaries, and along the transportation and servicing infrastructure corridors.

3.1 County Hamlet Development

Most hamlets within the County have an Area Structure Plan (ASP); however, there are still two hamlets which do not. Figure 3: Growth Management Plan identifies the existing and proposed ASP’s within Camrose County.

In order to accommodate expected growth, Appendix A, Table 1: Servicing and Lot Development describes the opportunities and constraints to growth in each respective hamlet.
PART II: LAND USES

4.0 AGRICULTURAL

Agriculture plays a vital role within the County's economy and quality of life and will continue to hold a great promise for the future. In order to conserve agricultural land the County has used the Canada Land Inventory (CLI) Class 1, 2, and 3 soils in combination with the Farmland Assessment Rating (FAR) ( 
Figure 4: Prime Agricultural Lands) as a baseline to generally identify “productive” farmland that is worth conserving. Future development on agricultural land will be based on the guidelines and criteria set out in the MDP.

4.1 Goals

4.1.1 To conserve productive agricultural land and preserve the agricultural heritage of the County.

4.1.2 To encourage innovative and sustainable agricultural practices, and a diversified agricultural economy.

4.1.3 To ensure that agriculture continues to be a viable and thriving economic sector for the County.

4.2 Objectives

4.2.1 To minimize the loss of agricultural land by limiting the amount of development on high capability agricultural land.

4.2.2 To minimize impacts on the natural environment from agricultural operations.

4.2.3 To allow Confined Feeding Operations (CFO) where appropriate.

4.2.4 To permit alternative farming practices, providing they meet provincial regulations.

4.2.5 To work with Alberta Agriculture and the urban partners to promote value-added food manufacturing industries to the region.
4.3 Policies

4.3.1 Rural land capable of producing a good cereal or forage crop will be reserved for agricultural use wherever possible. Land with a farmland assessment rating of 40% or more will normally be zoned only for agriculture. Farmland assessment data may be seen at the County office.

(Throughout this document, land rated at 40% or better will be referred to as "high capability land" and land rated at less than 40% will be referred to as "low capability land").

4.3.2 High capability agricultural lands should have no more than three titles per quarter section.

4.3.3 Where it is compatible with the needs of agriculture, land which is physically severed by a road, railway, river, or other obstacle to cultivation may be subdivided as a separate parcel, provided that no more than three parcels are created on the quarter section (see Illustration 1: Severed Lot).

Illustration 1: Severed Lot
4.3.4 Lands with a lower capability of supporting agricultural activities may be used for non-agricultural uses, subject to being compatible with the surrounding land use and development.

4.3.5 New titles created in an agricultural district for commercial, industrial, or recreational uses shall require a re-designation to the new land use district, concurrently or prior to a subdivision application. First parcel agricultural and residential subdivision, does not require re-designation.

4.3.6 Notwithstanding other policies in Section 4.3, a previously un-subdivided quarter section shall include those quarter sections with lots created for public use (such as schools), railway lots, oil and gas subdivision lots, and/or utility lots, thus future subdivision may be considered in accordance with the policies in Section 4.3.

4.3.7 Applications for new or expanding CFO shall meet the Agricultural Operations Practices Act (AOPA).

4.3.8 At the discretion of County Council, large CFO’s shall be prohibited in the County.

4.3.9 Development of new or expanding CFO’s shall not be supported within 3,219 m (2 miles) of the City of Camrose, 3,219 m (2 miles) from any recreational lake, or 1,610 m (1 mile) from any other urban municipality or hamlet or as outlined in the IDP.

4.3.10 Intensive animal operations which do not fall under the AOPA should be permitted without a development permit, provided they are at least 100 m away from third party residences and water courses, and 400 m away from non-agricultural lands and outside 4.3.9.

4.3.11 Agri-business should be encouraged in agricultural areas provided that:
   a) They are located along transportation corridors.
   b) They are not located in environmentally sensitive areas.
   c) They will not disrupt agricultural operations or residential uses.

4.3.12 Non-agricultural uses shall respect the natural effects of existing agricultural operations, including the production of any noises and odours, traffic movements, and their hours of operation.

4.3.13 Secondary suites and/or additional dwellings shall be considered appropriate in the agricultural area, providing it is developed in accordance with the Camrose County LUB.
4.3.14 The County should work with municipal partners to establish a value-added food manufacturing industrial subdivision in the County. The subdivision should be a fully serviced industrial subdivision with access to rail, highway, water and sewer, power, and natural gas.
5.0 RESIDENTIAL

Urban and rural residential development is dispersed throughout the County, with concentrations in hamlets, as well as multi-lot subdivisions and farmstead subdivisions. The housing type is primarily single-detached homes on relatively large lots. The main concerns with residential development are the compatibility with adjacent uses (specifically agriculture) and whether or not servicing is available. Future residential development should be focused near existing residential development and on low capability agricultural land and existing yardsites.

5.1 Goals

5.1.1 To accommodate growth in urban and rural areas.

5.1.2 To allow for residential development while minimizing the loss of high capability agricultural land.

5.1.3 To allow for diverse housing options.

5.1.4 To support the rural lifestyle while maintaining a balance between the urban and rural residential, and agricultural land uses.

5.2 Objectives

5.2.1 To ensure future residential development occurs in continuation with compatible existing development and within low capability agricultural lands.

5.2.2 To ensure affordable housing options exist, including, but not limited to secondary suites and secondary houses.

5.2.3 To encourage live-work opportunities that do not conflict with, or harm adjacent uses.

5.2.4 To support compact and higher density housing forms.

5.3 Policies

5.3.1 Land use re-designation shall be required for any new rural residential subdivision or development when three or more lots are created per quarter section.

5.3.2 The County may refuse a subdivision application on lands that are considered to have higher capability of supporting agricultural activities.
5.3.3 Single parcel and clustered country residential parcels should be permitted on the agricultural land providing the subject lands have a lower capability of supporting agricultural activities (see Illustration 2: First Parcel Out).

Illustration 2: First Parcel Out

5.3.4 Though redistricting is not required for first parcel subdivisions, the created lots shall be treated as a Country Residential district within the LUB.

5.3.5 An outline plan shall be prepared for clustered rural residential parcels when three or more parcels are created.

5.3.6 In agricultural areas, up to two (2) titled lots, retaining the balance of the land as the third (3) title, shall be subject to the following criteria:

a) New lots should be directed to the least productive site per quarter section.

b) The subdivision shall not result in more than three (3) titles per quarter section.

c) The County should allow for acreages and farmstead residential development in agricultural areas.
d) The maximum area taken for residential development from a previously un-subdivided quarter section with high capability land must be as small as possible. A subdivided residential lot should ideally be in the range of 3 to 5 acres or such larger area as is needed to include residential improvements and shelterbelts. A larger area may be considered where a technical study states that setbacks, topography and easements present land constraints for building envelope sizes. FAR should also be considered when a larger area is taken from an un-subdivided quarter section. A subdivided lot must not include cultivated land.

e) A new or bareland subdivision should be located on the periphery in order to minimize access roads, discourage panhandle roads, and to minimize the use of agricultural land for roads.
5.3.7 In rural areas, individual well and septic systems that meet the provincial standards shall be permitted for proposed residential developments unless an IDP, ASP, or LUB set additional limits.

5.3.8 Multi-lot residential development shall be within the identified growth centres and in the existing serviced areas provided the following criteria are met:

   a) The proposed development is supported by an approved ASP or ARP, as deemed necessary by the County Council. If Council deems it applicable, an Outline Plan may be considered as an alternative to an ASP (unless otherwise specified in the IDP).

   b) The residential development should be proposed adjacent to any existing development or approved subdivision that is or will be serviced with municipal infrastructure.

   c) Servicing shall be outlined clearly during the ASP, ARP, or Outline Plan process. Servicing solutions shall meet or exceed the standards of both the County and Alberta Environment.

5.3.9 ASPs and ARPs shall be prepared in accordance with the MGA. Outline Plans at a minimum shall include a development concept, servicing strategy, staging, policy framework, and population density.

5.3.10 If a quarter section being subdivided contains some areas of productive agricultural land, those areas shall permit agricultural, excluding CFO’s.

5.3.11 Residential development shall not be permitted within the floodplain of any watercourse.

5.3.12 The County shall encourage affordable housing options such as multi-unit housing, and senior housing in existing serviced areas and future growth areas.

5.3.13 Secondary suites shall be considered appropriate in residential areas, providing they are developed in accordance with the Camrose County LUB and built to code.

5.3.14 Home Occupations shall be considered appropriate in residential areas, provided they are developed in accordance with the Camrose County LUB.

5.3.15 Notwithstanding any other policies in this Plan, subdivision and development shall not be permitted if the land is unstable, subject to erosion or flooding, does not have access, and/or is unsuited for permanent structures.

5.3.16 Existing hamlets may be considered for infill and small scale residential or commercial developments. Consultation with the community, relevant stakeholders and the County is required.
5.3.17 Municipal infrastructure shall be in compliance with ASP’s.

5.3.18 Rural Residential parcels shall be permitted in the agricultural land uses providing the land has a lower capability of supporting agricultural activities.

5.3.19 Where it is compatible with the needs of agriculture, one subdivision may be allowed per quarter section. This may be an existing yard site, an agricultural split of approximately 80 acres, or a natural split caused by an obstacle to agriculture. An additional residential subdivision may be considered for an established yard site, provided that no more than three parcels are created on the quarter section.

5.3.20 Home occupations that do not have any negative impact on the surrounding area are considered to be appropriate for rural residential areas.


6.0 GROWTH CENTRES

Growth centres are where municipal services capable of supporting development are present, or are locations which are well connected to major transportation routes and can be serviced by standards acceptable to the County.

6.1 Goals

6.1.1 To identify areas for long-term growth and development through the development of ASPs.

6.1.2 To identify growth centres in strategic locations in the County.

6.1.3 To allow for a variety of opportunities for residents and landowners.

6.2 Objectives

6.2.1 To accommodate economic growth.

6.2.2 To create compact, walkable communities.

6.2.3 To accommodate sustainable residential, commercial, industrial and/or mixed-use neighbourhoods.

6.3 Policies

6.3.1 Growth centres shall not include intensive agricultural operations, CFO’s, ILO’s, heavy industrial uses, or any other uses which may be considered a nuisance.

6.3.2 Commercial, business parks, and light industrial uses shall be accommodated as approved in an outline plan or ASP.

6.3.3 Residential, commercial, institutional, and mixed-use development shall be accommodated when such development is compatible with the existing and proposed development.

6.3.4 Growth centres shall be located where accessible by existing and planned roads and municipal infrastructure.

6.3.5 The County shall encourage mixed-use development ensuring compatibility of uses.

6.3.6 An ASP or outline plan shall be required prior to or in conjunction with:

   a) An application for redistricting or subdivision approval for the creation of three or more parcels.
b) One or more parcels intended for industrial, commercial, institutional or public use. First parcel subdivisions may be exempt from requiring an ASP.
7.0 ECONOMIC DEVELOPMENT

It is important for Camrose to have a diversified and balanced tax base by creating a variety of economic development opportunities for commercial, agricultural, tourism, and industrial growth. Commercial and industrial areas are located within the County, both in a rural and urban context. The purpose of the commercial and industrial areas is to meet the needs of the agricultural community, local residents, and the commuters. Agriculture has been the base of the County’s economy; whereas tourism and recreation businesses have potential for further growth.

7.1 Goals

7.1.1 To ensure good agricultural lands are preserved so that agriculture continues to be an economic anchor.

7.1.2 To establish opportunities for economic development that will provide variety and diversity in location, servicing standards, and types of uses.

7.1.3 To encourage sustainable and balanced approaches to economic development.

7.1.4 To ensure that tourism is encouraged as one of the thriving industries in this County.

7.2 Objectives

7.2.1 To ensure high capability agricultural lands are preserved and utilized for agricultural purposes.

7.2.2 To create a range of commercial and trade opportunities.

7.2.3 To encourage economic development in identified growth centres and hamlets to maximize the utilization of municipal servicing and infrastructure.

7.2.4 To ensure economic development occurs adjacent to compatible development and along transportation corridors.

7.2.5 To attract businesses and industries to Camrose County.

7.2.6 To create employment opportunities for the local population.

7.2.7 To attract visitors to the County through the development of tourism and recreation destinations, attractions, and services.
7.3 Policies

7.3.1 The County shall work closely with the provincial and federal agencies, as well as private industries to ensure commercial, industrial, and tourism opportunities develop.

7.3.2 The County, in conjunction with adjacent municipalities shall commit to improving the road infrastructure.

7.3.3 Development within the growth centres and hamlets shall be planned in a comprehensive manner and be concentrated at highway intersections, interchanges, and service road locations.

7.3.4 Commercial or industrial development that is not located in the growth centres should be located adjacent to existing commercial/industrial development and/or along transportation corridors.

7.3.5 Commercial development may take the form of business parks, highway/entranceway commercial or recreational development.

7.3.6 Commercial and industrial development located in isolation may be considered if it is classified as a nuisance use and assessed on an individual application basis. Supplementary plans may be required including, but not limited to, architectural design and landscape plans.

7.3.7 Any use considered to be a nuisance or incompatible use shall not be permitted in the growth centres.

7.3.8 An ASP or outline plan shall be required for all commercial and industrial developments.

7.3.9 New business parks shall be located within a growth centre or along a growth corridor.

7.3.10 All commercial and industrial clusters located in growth centres shall:

   a) Maintain high aesthetics as to be visually appealing.
   b) Provide integration with the surrounding area.
   c) Be aware of existing and future adjacent developments by addressing interface issues, including landscaping and buffering where appropriate.

7.3.11 Development of new commercial and industrial uses should be directed towards existing commercial and industrial clusters to maximize their potential. However, new business parks are also encouraged.

7.3.12 Commercial and industrial uses shall demonstrate shall demonstrate a design compatible with the surrounding neighbourhood.
7.3.13 Commercial and industrial uses in rural areas do not need to be serviced by piped communal or municipal water and sewer, but servicing that meets the County’s standards shall be required, and IDP and ASP requirements may apply.

7.3.14 The County shall actively promote and support home occupations throughout the County; as long as these home based occupations do not negatively impact the surrounding area and are consistent with the uses outlined in the LUB.

7.3.15 All tourism development proposals shall be at the discretion of the County.

7.3.16 Any commercial, industrial, tourism, and recreational activities shall have minimum impact on the County’s natural environment.
8.0   RECREATION

Camrose offers many recreational opportunities such as golf courses, campgrounds, fishing, beaches, lakes, river valleys, and parks. As the demand for recreational land for both public and private use increases, so does the need for planned recreational facilities and areas.
recognizes and encourages local recreational uses based on the capabilities of an area to sustain intensive or extensive development. Recreational development shall primarily be located adjacent to existing areas with new locations adjacent to large lakes and/or near the river. Acceptable recreational uses may include skiing, ATV’s, trails, bird watching, recreation boards, playgrounds, passive and active recreation, RV’s, camping, and lake communities.

8.1 Goals

8.1.1 To provide recreational opportunities for residents and non-residents alike.

8.1.2 To ensure recreational areas do not negatively impact the natural environment, environmentally sensitive areas, and productive agricultural lands.

8.1.3 To promote recreational opportunities that are accessible and affordable.

8.1.4 To promote a variety of passive and active recreational opportunities.

8.2 Objectives

8.2.1 To ensure the availability and enjoyment of indoor and outdoor recreation opportunities for the benefit of residents and non-residents.

8.2.2 To locate recreational areas within low capability agricultural lands.

8.2.3 To locate recreational areas adjacent to existing natural areas, near large water bodies or water courses.

8.2.4 To establish development regulations for recreational areas near natural areas.

8.2.5 To promote a diversity of recreational opportunities for all income levels.
8.3 Policies

8.3.1 Commercial recreational development in the rural area may include, but is not limited to: campgrounds, rodeo grounds, resorts, spas, golf courses and the ancillary clubhouses and other forms of recreational operations that are operated for commercial gain.

8.3.2 Recreational developments consisting of permanent structures shall not occur within identified flood plains as specified and regulated by Alberta Environment. Mitigation measures and flood attenuation may be required for developments in proximity to floodplains.

8.3.3 Minimum setbacks from the waterbodies, wetlands, top of banks, and escarpments, as regulated by Alberta Environment or the LUB, shall be applied to recreational development adjacent to natural areas.

8.3.4 Recreational development applications should include community consultation with land owners, residents, administration and Council.

8.3.5 The County shall maintain a recreational inventory and development strategy that directs recreational development in the County.

8.3.6 The County should consider existing and proposed regional trails at detailed planning, subdivision, and development stage.

8.3.7 Recreational development shall have access, where required, to existing or future transportation, and servicing infrastructure.

8.3.8 Lake Management Plans shall guide land use decisions where applicable.

8.3.9 Future residential development on lakes shall be directed to Recreational Lakes.

8.3.10 Commercial recreational development may include bareland condominium subdivision for seasonal recreational vehicle sites.

8.3.11 The application shall meet all of the County standards for access, services, and all other residential standards.
9.0 ENVIRONMENTAL

Camrose County has a wide range of environmentally sensitive areas, as identified on Figure 5: Environmentally Sensitive Lands. These environmental areas consist of lakes, wetlands, watercourses, and tree stands. These areas are critical in the protection of groundwater, flood prevention, protection of wildlife habitat, erosion control, and surface water storage.

9.1 Goals

9.1.1 To conserve and protect environmentally sensitive lands.

9.1.2 To promote environmentally responsible development.

9.1.3 To identify hazardous and environmentally sensitive lands within the County.

9.2 Objectives

9.2.1 To protect and conserve lands and sites containing environmental significance and wildlife habitat.

9.2.2 To minimize conflicts between non-compatible development and environmentally sensitive areas.

9.2.3 To set appropriate setbacks from environmentally sensitive lands.

9.2.4 To restrict development in hazardous areas.

9.2.5 To protect the County’s water quality.

9.3 Policies

9.3.1 Environmentally sensitive lands (Figure 5: Environmentally Sensitive Lands) should be protected through the dedication of land as environmental reserve, or the registration of an environmental reserve easement, or restrictive covenant on the lands deemed to be environmentally sensitive subject to the provisions of the Municipal Government Act.

9.3.2 ASPs shall identify hazardous areas, environmentally sensitive areas, critical wildlife habitat and travel corridors, and potential sites of historic and archeological significance.

9.3.3 The County may require environmental studies at the time of an ASP application including but not limited to environmental screening, environmental site assessment, historic resource overview, biophysical study, geotechnical study, and/or top of bank survey.
9.3.4 All development shall be designed to retain buffer strips between any man-made development and water bodies, ravines, watercourses, and bog areas to prevent soil erosion and siltation of streams.

9.3.5 Development shall not be permitted on lands which have characteristics of hazardous development, or in areas characterized by inherent physical characteristics which pose sever limitations to development.

9.3.6 Alterations to the bed and shores of water bodies within the County shall not be undertaken without the necessary authorization and/or permits in accordance with Provincial legislation.

9.3.7 Subdivision or development permits shall be allowed only when proven to the satisfaction of the County that the proposed subdivision or development will not jeopardize or significantly damage the historical or archeologically significant, nor the characteristics of the resources vital to habitat and species maintenance.

9.3.8 The Developer shall ensure that subdivision or development proposals minimize the disturbance to treed areas and alterations to site topography. The County may require a site plan detailing the protection of existing treed areas and site topography with any application for subdivision or development.

9.3.9 The County may require geotechnical and environmental studies at the re-districting, subdivision and/or development permit application stage.

9.3.10 Whenever possible, drainage should be provided in a way that utilizes the existing contours of the land so as to minimize disruption to the existing drainage pattern.

9.3.11 With the exception of first parcel out subdivisions, when land is subdivided, the County shall protect environmentally sensitive areas by taking them as environmental reserve or by registering an environmental reserve easement or caveat, and may prescribe additional improvements to the lands.

9.3.12 Hazardous lands may include areas subject to: flooding, unstable slopes, ground subsidence, soil contamination, groundwater contamination, and/or abandoned oil and gas wells.

9.3.13 Flood mapping should, where any potential exists, be undertaken to establish 1:100 year flood lines prior to subdivisions and development being allowed to take place, except for subdivisions under three lots. No development will be approved within the 1:100 year flood zone.

9.3.14 The County should support the reduction of greenhouse gas emissions by:
a) Encouraging renewable energy sources.
b) Cooperating with other levels of government and industry in initiatives to reduce emissions of greenhouse gases.
c) Encouraging energy efficiency in subdivision design, land use planning, home retrofitting, and building practices.
d) Cooperating with other levels of government to develop positive incentives that will encourage energy efficiency.

9.3.15 The County shall protect water resources and manage municipal water supplies by:

a) Maintaining the existing infrastructure necessary to sustain potable water supply, storage, pumping, and distribution.
b) Monitoring and protecting the quality of treated water to ensure it meets or exceeds the Canadian Drinking Water Quality Guidelines including, but not limited to, maintaining and upgrading water treatment works.
c) Adopting demand management and efficiency measures, such as water conservation, to maintain sustainable water consumption levels.
d) Maintaining stormwater management and wastewater collection systems for the benefit of regional groundwater and surface water systems.
e) Preserving natural water courses and constructed drainage systems in developed urban areas.
f) Requiring the development of stormwater retention ponds within clustered and multi-lot residential, commercial, and industrial communities as cost effective alternatives to pipe-only systems, with an emphasis on aesthetics and public accessibility.
g) Controlling water pollution through the implementation of dependable, cost-effective, and environmentally responsible best practices such as low impact development.
h) Working with the other levels of government, academic institutions, and non-governmental organizations, the effects of treated effluent and stormwater discharges on the aquatic life of the natural environment.
10.0 HAMLETS

Armena, Duhamel, Kelsey, Kingman, Meeting Creek, New Norway, Ohaton, and Round Hill are the hamlets within Camrose County. Growth within each of these hamlets is encouraged to take advantage of existing infrastructure.

10.1 Goals

10.1.1 To support and strengthen the long-term sustainability of hamlets.

10.1.2 To provide efficient municipal services and transportation infrastructure.

10.1.3 To create livable communities for all County residents.

10.2 Objectives

10.2.1 To facilitate orderly and planned development.

10.2.2 To allow future development in areas with existing services, and to allow for the logical extension of municipal infrastructure.

10.3 Policies

10.3.1 Development within hamlets shall be guided by Area Structure Plans prepared in accordance with the Municipal Government Act and adopted by County Council.

10.3.2 The County should provide for and extend municipal infrastructure and community amenities in Hamlets to serve the existing and growing population.

10.3.3 The County shall allow, through provisions in the LUB, for a range of industrial and commercial uses providing there is available infrastructure.
11.0  NATURAL RESOURCES

Camrose County has a number of natural resources including but not limited to sand, gravel, clay, oil, coal, natural gas, and minerals. The extraction and/or harvesting of these resources is generally controlled through provincial and municipal legislation. The transportation of these resources utilize both County and provincial roads. It is important for the County to maintain communication with the resource companies and provincial legislative bodies to allow for the planned and managed extraction of resources to ensure the social and environmental impacts are minimized and mitigated.

11.1  Goals

11.1.1  To allow for well-planned and managed extraction of natural resources.

11.1.2  To recognize extraction of resources as an interim land use requiring appropriate and timely reclamation.

11.1.3  To encourage a diverse and balanced economy.

11.1.4  To minimize the impact on the natural environment.

11.1.5  To minimize impacts on neighbouring uses.

11.2  Objectives

11.2.1  To facilitate timely and economic extraction of natural resources, with the minimum amount of impact on neighbouring lands and infrastructure.

11.2.2  To facilitate a high level of ongoing communication with resource extraction companies doing work in the County.

11.2.3  To ensure that industry shall be responsible for road construction and/or maintenance and any potential damage to the County roads as a result of resource related activity.

11.2.4  To minimize and mitigate negative impacts on the County’s air, water and lands.

11.3  Policies

11.3.1  All natural resource extraction operations shall adhere to provincial standards and regulations. A reclamation certificate from Alberta Environment shall be required.

11.3.2  Timely reclamation of lands shall be encouraged for all natural resource extraction sites.
11.3.3 All applications for resource extraction shall be required to address potential impacts on adjacent land uses including, but not be limited to dust and other airborne pollutants, noise, hours of operation, and traffic generation, and groundwater.

11.3.4 All applications for resource extraction shall be required to address the impacts on the social, land use, and economic aspects of the County.

11.3.5 Buffering between the natural resource extraction industry and adjacent uses should be required when development permits are applied for.

11.3.6 The industry shall be responsible for any infrastructure improvements.

11.3.7 The County shall require that natural resource extraction operators enter into road use agreements with applicable partners, including neighbouring municipalities.

11.3.8 Reclamation plans may include returning the land to a developable state, rather than to the natural and original state, especially if the lands are located in a growth centre.
PART III: GENERAL DEVELOPMENT

12.0 TRANSPORTATION, SERVICING AND UTILITIES

Accessibility and transportation networks are critical elements for any municipality, but even more so for a rural municipality. Camrose County is serviced by many regional highways, including Highways 13, 26, and 53 running east and west, and Highways 21 and 56 running north and south along with a number of three digit highways. It is the intent of this plan to protect transportation corridors, propose appropriate development and access management for these corridors and to ensure a long-range strategy for the construction and maintenance of the County's road system. Much of the County is serviced by gravel roads, and road improvements, including paved roads are desired by members of the County.

In addition to roads, the County recognizes that the quality of life of residents and the potential for economic development is also dependent on the provision of safe and effective water and sanitary sewer systems, along with management of surface drainage runoff and stormwater as well as solid waste management. The County is committed to extending these services to hamlets using grants provided by the Government. The services will be provided to the standards identified by the County and/or Alberta Environment.

12.1 Goals

12.1.1 To improve the quality of life of the residents, visitors, and business owners in the County.

12.1.2 To provide convenient access to agricultural, residential, commercial, and industrial development and recreational facilities.

12.1.3 To provide appropriate level of services that will support the growth and development in the County.

12.2 Objectives

12.2.1 To establish a road hierarchy to determine the needs and priorities for road maintenance.

12.2.2 To establish standards for acceptable servicing and infrastructure development in the County.

12.2.3 To work cooperatively with adjacent urban and rural municipalities and regional servicing commissions to provide utility service to Camrose County.

12.2.4 To ensure that development pays for future servicing.
12.3 Policies

12.3.1 To prepare a long range water and sewer servicing strategy for the growth centres and hamlets to be incorporated into all long range land use plans.

12.3.2 Prepare and maintain engineering standards that shall promote high standards development in the County.

12.3.3 The County’s long-term road management strategy shall be referenced in all future development plans and applications.

12.3.4 All new multi-lot development that requires access off a provincial highway shall develop the access or service road to the standards of Alberta Transportation.

12.3.5 The County shall ensure all utility servicing is safe and up to municipal servicing standards.

12.3.6 The County should continue to negotiate with adjacent urban municipalities and service commissions for extension of services into the rural area.

12.3.7 The County should work with utility services to improve the telecommunications network.

12.3.8 With the exception of the first 3 lots, a stormwater management plan shall be required for all future subdivision and/or development in accordance with provincial regulations.

12.3.9 All new development may be required to provide grading plans and elevations to be registered on title through a restrictive covenant with the municipality prohibiting any development other than that which complies with the submitted grading plans and elevations, to ensure proper post-development drainage of the site.

12.3.10 Sanitary sewage shall be treated through a graduated method of systems to the satisfaction of the County. Depending on the density and the level of development private sewage systems, communal sewage systems, piped treated lagoons, or any other systems that pipe the waste to a regional treatment plant shall be required. Information supporting the proposed system will be submitted at time of re-designation and/or subdivision.

12.3.11 Solid waste disposal plans shall be provided for each new development for each growth centre, and for developments with over twenty-four (24) titles in un-serviced areas and forty (40) titles in serviced areas.

12.3.12 The County shall provide leadership in solid waste management by:
a) Ensuring effective and efficient collection and disposal of solid waste in Camrose through an appropriate combination of service provision and regulatory enforcement.

b) Reducing waste generation through the implementation of integrated solid waste management principles designed to reduce residential, commercial, and industrial waste generation and through the determination of appropriate targets for solid waste reduction.

c) Supporting programs and facilities for agricultural, residential, commercial, and industrial recycling.

d) Employing and encouraging measures to minimize the introduction of toxic substances into the environment.

e) Cooperating with local institutions and other levels of government in the identification, clean-up, and reclamation of contaminated sites for alternative uses.

12.3.13 Subject to the provisions of the Municipal Government Act, the County may require the owner of a parcel of land that is subject to a proposed subdivision to dedicate part of the parcel of land for the purposes of roads, public utilities, or both.

12.3.14 Developer may be required to enter into a servicing agreement with the County as a condition of subdivision approval or at the development permit stage.

12.3.15 Developer shall be responsible for infrastructure improvements to the County’s servicing standards in support of the proposed subdivision or development.
13.0 RESERVE AND CONSERVATION LANDS

According to the MGA, a municipality may take any environmentally significant and/or undevelopable land as environmental reserve (ER) and up to 10% of the Gross Developable Area (GDA) as municipal reserve (MR). The purpose of the ER is to ensure that environmentally sensitive natural features are protected and preserved, as well as development on hazardous land (i.e., prone to flooding, unstable soils) is prohibited. The purpose of MR is to provide parks, open spaces, natural areas, schools and buffer strips separating incompatible land uses. Camrose is supportive of protecting environmentally sensitive and hazardous lands through the dedication of ER, MR, and alternative protection mechanisms. These mechanisms may include, but are not limited to environmental easements, restrictive covenants, and caveats.

13.1 Goals

13.1.1 To protect and conserve environmentally sensitive and significant lands for protection.

13.1.2 To provide land for schools, parks, and a well-connected trails.

13.2 Objectives

13.2.1 To take land as environmental reserve where appropriate.

13.2.2 To take land as municipal/school reserve through land dedication and/or cash in lieu.

13.2.3 Plan for and manage open space, school reserve and recreational facilities in the County.

13.2.4 To encourage the use of conservation easements and other tools to protect the environment.

13.3 Policies

13.3.1 Subject to section 663 of the MGA, a subdivision authority may require the owner of a parcel of land that is the subject of a proposed subdivision

   a) To provide part of that parcel of land as municipal reserve, school reserve or municipal and school reserve.

   b) To provide money in place of municipal reserve, school reserve or municipal and school reserve.

   c) To provide any combination of land or money referred to in clauses (a) and (b).

13.3.2 Subject to Section 664 of the Municipal Government Act, environmental reserve may be taken by the County without compensation at the time of subdivision if it consists of:
a) A swamp, gully, ravine, coulee or natural drainage course.

b) Land that is subject to flooding or is, in the opinion of the County, unstable.

c) A strip of land, not less than 6 metres in width, abutting the bed and shore of any lake, river, stream or other body of water for the purpose of:
   i. Preventing pollution.
   ii. Providing public access to and beside the bed and shore.

13.3.3 Whether a piece of land is taken into municipal ownership as environmental reserve, or is made subject to an environmental reserve easement, it should be determined after taking into consideration environmental studies and consultation with the landowner, the neighbours, and environmental agencies.

13.3.4 All new ASPs and Outline Plans shall demonstrate a municipal reserve dedication strategy, including how the MR will link to adjacent lands including linear parks and trails, as well as providing central open spaces, to the satisfaction of the County.

13.3.5 Subdivision applications are subject to a 10% MR dedication in the form of land dedication. However, cash in lieu may be considered, or a combination of both in accordance with the ASP and relevant regulatory documents of the County.

13.3.6 Agricultural subdivisions should not be required to provide land or cash in lieu.

13.3.7 The County shall require, at the stage of subdivision or development approval, the dedication of environmental reserves or the registration of an environmental reserve easement, conservation easements, or restrictive covenants. These tools will be used to protect environmentally sensitive land.

13.3.8 The County shall support and encourage MR dedication in conjunction with public utility lots (PUL).

13.3.9 The County prefers not to actively manage reserve land. This role is better undertaken by groups of local residents. The County is willing to enter into management agreements with such groups.

13.3.10 Where local residents’ groups are not interested in managing municipal reserve land, and it has no apparent value as park or habitat, Council may entertain offers to lease or purchase the land.

13.3.11 Preference will be given to groups and individuals who wish to use the land for natural purposes such as bird sanctuaries.
13.3.12 Reserve land will be leased or sold only for purposes that are compatible with surrounding residential and farm uses. Sales may be subject to restrictive covenants (in favour of surrounding landowners) to exclude incompatible uses.

13.3.13 In some cases, the best use of undeveloped reserve land may be to enlarge the surrounding residential parcels.

13.3.14 Reserve land will not be sold or leased against the wishes of local residents.

13.3.15 Reserve land which provides public access to lakes will not be closed or sold.
14.0 DEVELOPMENT PHASING

The phasing of future development is important to the County; however, it is difficult to predict when development will occur in the identified growth centres (Figure 3: Growth Management Plan). The determination of the phasing will occur as a result of population growth and the direction of Council, market demand, the profitability of development, the servicing available and the infrastructure the developer is willing and able to install.

14.1 Goals

14.1.1 To accommodate the County’s growth and facilitate development.

14.1.2 To facilitate the logical, economical, and orderly development of land in the County.

14.2 Objectives

14.2.1 To encourage development that utilizes existing infrastructure and to extend infrastructure in a logical way.

14.2.2 To provide services and infrastructure for new development, where feasible.

14.3 Policies

14.3.1 An ASP or outline plan shall be required for all development within the identified growth centres, except for first parcel out subdivisions.

14.3.2 An ASP or Outline Plan shall be required for all development in rural areas where a quarter section is subdivided into three (3) or more lots.

14.3.3 An ASP or Outline Plan shall be required for all commercial, industrial, recreation proposals or other development proposals, located outside the existing growth centers or existing hamlets.

14.3.4 All development proposals, ASPs and Outline Plans shall be in compliance with the County’s MDP, LUB and other regulatory standards.

14.3.5 The County may undertake a growth management assessment and strategy to direct growth and development in the County.
15.0 INTERMUNICIPAL ISSUES

As identified on Figure 1: Location Plan, the County is surrounded by seven municipalities, including Beaver County, Flagstaff County, Stettler County, Lacombe County, Ponoka County, County of Wetaskiwin and Leduc County. Within the boundaries of the County are the Villages of Bawlf, Bittern Lake, Edberg, Ferintosh, Hay Lakes, Rosalind, and the City of Camrose. The City of Camrose, Buffalo Lake, and Bashaw currently have an Intermunicipal Development Plan (IDP) in place. Camrose County shall work cooperatively with these municipalities, as well as the adjacent rural municipalities, to find solutions to regional issues including transportation, servicing and recreation.

15.1 Goals

15.1.1 To work cooperatively with adjacent urban and rural municipalities.

15.2 Objectives

15.2.1 To engage in joint planning with neighbouring municipalities to establish planning frameworks and land use patterns that are mutually beneficial.

15.2.2 To investigate and pursue potential shared services, enhancing cooperation and partnerships.

15.2.3 To maintain open lines of communication to resolve problems and identify opportunities for collaboration.

15.3 Policies

15.3.1 The County shall endeavour to maintain effective communications, cooperation and collaboration with neighbouring municipalities at both the political and administrative levels.

15.3.2 The County should update existing IDPs or intermunicipal agreements with neighbouring urban and rural municipalities as required.

15.3.3 New IDPs should be prepared to guide land use and development in the fringe areas of municipalities where no plan currently exists.

15.3.4 The County recognizes that an urban municipality or village may wish to annex land from the County where growth of that urban municipality or village warrants it. The County may accept the annexation of land by an urban municipality or village if an annexation agreement can be amicably achieved to address any impact on the County.
15.3.5 As a general policy, the County discourages the annexation of high capability agricultural land by an urban municipality where suitable alternative lands containing low capability agricultural land are reasonably available.

15.3.6 Where appropriate, IDPs should include agreements regarding expansion of municipal services into the County’s growth centres.

15.3.7 The County should pursue agreements with neighbouring municipalities to ensure collaborative improvement and maintenance on mutual interests, including infrastructure improvements, watershed protection and planning and regional growth nodes.

15.3.8 In order to coordinate land use, future growth patterns and infrastructure with adjacent rural municipalities the County circulate all draft statutory plans for review, and comment where these affect lands near the municipal boundary. Re-designation, subdivision and development permit applications that may be circulated for comments in accordance with IDP’s.
16.0 PLAN IMPLEMENTATION AND MONITORING

This MDP is instrumental in directing many aspects of municipal operations and to provide guidance in all municipal decision making processes. This Plan is intended to be a living document and thus will need to be monitored over time to respond to changing needs and conditions. Where changes are required, it is important that they are considered through an open and transparent process that gives opportunities for the public to express their views.

16.1 Goals

16.1.1 To effectively implement the goals, objectives and policies of the MDP.

16.1.2 To keep the document current to reflect the aspirations of the growing and evolving community.

16.1.3 To maintain consistency among the County’s statutory documents.

16.2 Objectives

16.2.1 To ensure consistency between the MDP and other statutory and non-statutory documents.

16.2.2 To ensure the MDP is current and up to date by regular review and monitoring.

16.3 Policies

16.3.1 Following the adoption of the MDP, the County shall conduct a brief review of the MDP to identify and address any implementation, development approval and interpretation concerns.

16.3.2 The County shall implement the policies of the MDP through the LUB and other statutory and non-statutory documents.

16.3.3 The County should review and monitor the MDP every five years to make appropriate amendments.

16.3.4 The County shall maintain records of re-designation, subdivision, and development permits, and should prepare an annual report to Council. This report will monitor the effectiveness of the MDP’s policies.

16.3.5 The County shall provide opportunities for public input in any amendments to the MDP.
16.3.6 The County shall consult with the public to ensure the changing needs, aspirations and vision of the community is captured and reflected through periodic updates to the MDP.
PART IV: FIGURES
Figure 1: Location Plan
Figure 2: Municipal Planning Hierarchy

- Municipal Government Act
- Subdivision & Development Reg.
- Land Use Policies
- Municipal Development Plan
- Intermunicipal Development Plans (Optional)
- Area Structure Plans
  - Area Redevelopment Plans
- Land Use Bylaws
- Concept Plans
- Redesignation Applications
- Subdivision Applications
- Development Permits
- Building Permits
Figure 3: Growth Management Plan
Figure 4: Prime Agricultural Lands

Prime Agricultural Lands

Legend
Valid Canada Land Inventory Classes
- No Significant Limitations
- Moderate Limitations; moderate conservation practices
- Moderately Severe Limitations; range of crops
- Severe Limitations
- Forage Crops - improvement practices feasible
- Forage Crops - improvement practices not feasible
- No Capability for arable culture or permanent pasture
- Organic Soils
- Unclassified areas
Figure 5: Environmentally Sensitive Lands

Environmentally Significant Areas (ESAs) in Camrose County 2014 Update

Environmentally Significant Areas (ESAs)
Quarter Section Score
- >0.189 = Darkest Brown = ESA
- 0.147 - 0.189
- 0.108 - 0.147
- 0.074 - 0.108
- 0.041 - 0.074
- 0.001 - 0.041
PART V: DEFINITIONS
<table>
<thead>
<tr>
<th><strong>Administration</strong></th>
<th>Camrose County municipal departments.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Acreage</strong></td>
<td>Large lot single or clustered residential development surrounded by agricultural uses that can provide public or private water and sewage systems to the residences. The lots are not necessarily measured in acres.</td>
</tr>
<tr>
<td><strong>Affordable Housing</strong></td>
<td>Housing where individuals, couples, and families on modest and/or fixed incomes are not required to pay more than 30% of income on suitable and adequate housing.</td>
</tr>
<tr>
<td><strong>Agri-business</strong></td>
<td>The businesses collectively associated with the production, processing, and distribution of agricultural products.</td>
</tr>
<tr>
<td><strong>Agriculture</strong></td>
<td>The science, art, or occupation concerned with cultivating land, raising crops, and feeding, breeding, and raising livestock. Also known as the practice of farming.</td>
</tr>
<tr>
<td><strong>Alternative Farming Practices (or Alternative Agriculture)</strong></td>
<td>A term applicable to agricultural production methods, agricultural enterprises, and/or crops that are different from traditional or conventional ones. Examples of alternative farming may include permaculture, urban farms, and organic farms.</td>
</tr>
<tr>
<td><strong>Annexation</strong></td>
<td>To incorporate a portion of land into another municipality.</td>
</tr>
<tr>
<td><strong>Area Structure Plan (ASP)</strong></td>
<td>A plan accepted or adopted by Council pursuant to section 633 of the Municipal Government Act.</td>
</tr>
<tr>
<td><strong>Bareland Condominium</strong></td>
<td>A condominium in which the units are defined in relation to the land rather than in relation to a structure. A Bareland condominium could be a duplex or a freestanding home with its own yard. A Bareland condominium shares all the other features of a conventional condominium except for the definition of the boundaries.</td>
</tr>
<tr>
<td><strong>Buffer Strips</strong></td>
<td>An area within a property or site, generally adjacent to and parallel with the property line, either consisting of existing natural vegetation or created by the use of trees, shrubs and/or fences which is designed to limit views and sound from affecting the development tract adjacent to the property and vice versa.</td>
</tr>
<tr>
<td><strong>Buffering</strong></td>
<td>An area within a property or site, generally adjacent to and parallel with the property line, either consisting of existing natural vegetation or created by the use of trees, shrubs and/or fences which is designed to limit views and sound from affecting the development tract adjacent to the property and vice versa.</td>
</tr>
<tr>
<td><strong>Business Parks</strong></td>
<td>An area where company offices and light industrial premises are grouped together.</td>
</tr>
<tr>
<td><strong>Canada Land Inventory (CLI) Classification</strong></td>
<td>Classification of land capability and use for regional resource and land-use planning through a comprehensive federal-provincial survey established under the Agricultural Rehabilitation and Development Act in 1961. A high land capability to support agricultural land use activities would be a class 1-3. A low land capability to support agricultural land use activities would be a class 4-7.</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Cash in lieu</strong></td>
<td>In this MDP, the term refers to the contribution of money to the Municipal Reserve (MR) fund equivalent to the market value of the land required to meet the 10% Municipal Reserve dedication requirements under the Municipal Government Act; the acceptance of the contribution of cash in lieu of land dedication is at the discretion of Council.</td>
</tr>
<tr>
<td><strong>Clustered Country Residential</strong></td>
<td>Rural lands that have been subdivided to create multiple residential lots that are connected to municipal or communal services and grouped together to ensure the maximum amount of open space is maintained.</td>
</tr>
<tr>
<td><strong>Code</strong></td>
<td>Means the Alberta Building Code and Safety Codes Act.</td>
</tr>
<tr>
<td><strong>Confined Feeding Operation</strong></td>
<td>Fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds, or as otherwise outlined in the Agricultural Operations Practices Act.</td>
</tr>
<tr>
<td><strong>Conservation Easement</strong></td>
<td>A voluntary legal agreement defined in the Environmental Protection and Enhancement Act between a landowner and government or conservation agency. The easement agreement is intended to protect the natural values of the land by giving up all or some of the rights to develop the land.</td>
</tr>
<tr>
<td><strong>Conventional farming (or Conventional agriculture)</strong></td>
<td>Traditional agricultural practices, such as a reliance on pesticides and synthetic fertilizers. These terms are often used in contrast to organic or sustainable agricultural systems. Growers who are not “organic” are referred to as “conventional” farmers.</td>
</tr>
<tr>
<td><strong>Country Residential</strong></td>
<td>Low density lots in rural areas with a parcel size equal to or greater than one acre. The lots generally serve people seeking sparsely settled places away from the influence of cities and towns.</td>
</tr>
<tr>
<td><strong>Developer</strong></td>
<td>Any person, including the landowner or a governmental agency, undertaking activities involving the division of a parcel into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure; or of any mining, excavation or landfill; and any change in the use of any building or other structure, or land, or extension of use of land.</td>
</tr>
<tr>
<td><strong>Development Authority</strong></td>
<td>Either an individual appointed under this bylaw, or, where an application has been referred to the Municipal Planning Commission for a decision, the Municipal Planning Commission.</td>
</tr>
<tr>
<td><strong>Development Permits</strong></td>
<td>A document authorizing a development issued under the County’s Bylaw.</td>
</tr>
<tr>
<td><strong>Development Regulations</strong></td>
<td>Are the regulations set out in the Camrose County LUB.</td>
</tr>
<tr>
<td><strong>Economic Development</strong></td>
<td>Economic opportunities that are related to commercial and industrial development.</td>
</tr>
<tr>
<td><strong>Environmental Reserve</strong></td>
<td>Land dedicated (given) to a municipality during the subdivision process for environmental reasons in accordance with the provisions of the Municipal Government Act. Environmental reserve may include areas, such as wetlands, ravines, drainage courses and steep slopes.</td>
</tr>
<tr>
<td><strong>Environmental Reserve Easement</strong></td>
<td>A caveat registered with Land Titles in favour of the municipality for lands that would be normally taken as environmental reserve in accordance with the Municipal Government Act.</td>
</tr>
<tr>
<td><strong>Environmental Screening</strong></td>
<td>A study describing the project impacts, including project alternatives, in a manner that ensures mitigation of known or suspected impacts to the environment.</td>
</tr>
<tr>
<td><strong>Environmentally Sensitive Lands</strong></td>
<td>Natural areas identified by either the Province or Mountain View County Policy 6009 as approved and amended by Council from time to time, which because of its features or characteristics are significant to the County or Province from an environmental perspective, and which have the potential to remain viable.</td>
</tr>
<tr>
<td><strong>Farmstead</strong></td>
<td>The principal residence on an agricultural lot, and may include accessory buildings and mature landscaping such as trees for wind breaks.</td>
</tr>
<tr>
<td><strong>First Parcel Out</strong></td>
<td>A single lot/parcel created from a previously un-subdivided quarter section.</td>
</tr>
</tbody>
</table>
| **Flood Fringe** | means that area of the floodplain which lies outside of the floodway and meets the following criteria:  
- The depth and velocity of flow are so low as to not pose a significant risk to people and property;  
- The area can be filled without causing the flood levels in the main channel to rise significantly (i.e. less than 0.3 m). |
<p>| <strong>Flood Plain</strong> | means the area of land adjacent to a water body which is prone to flooding. 1:100 flood plain has a greater than 1% probability of flooding in any year, calculated using methods accepted by Alberta Environment. |
| <strong>Floodway</strong> | 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. New development is discouraged in the floodway. |
| <strong>Growth Centres</strong> | Areas designated for compact future growth which will be primarily residential, commercial, industrial or recreational development. |
| <strong>Hazardous Land</strong> | Hazardous lands refer to lands which may be prone to flooding, shoreline erosion or slope instability hazards or any hazard that may result in life loss or injury, property damage, social and economic disruption or environmental degradation. |
| <strong>Higher Density</strong> | Multi-lot residential development consisting of 5 or more residential parcels. |
| <strong>Home Businesses</strong> | A business, trade, craft occupation, storage activity, or other commercial operation on a residential lot on a scale greater than a home office. |
| <strong>Home Occupation</strong> | Any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building, and which does not change the character thereof. A home occupation does not include the keeping of a stock in trade, or the employment of more than one paid assistant other than the occupant and the occupant’s family. |
| <strong>Infrastructure</strong> | The foundation and facilities that are needed to service communities (e.g., roads, utilities). |
| <strong>Intermunicipal Development Plan (IDP)</strong> | A plan accepted or adopted by two or more Council pursuant to section 631 of the Municipal Government Act. |
| <strong>Lagoon (sewage)</strong> | A shallow basin in which sewage or industrial waste is held long enough for some degree of stabilization to occur. |
| <strong>Lake Management Plans</strong> | A provincial plan which outlines how public land and natural resources in a planning area will be managed to achieve provincial government objectives while recognizing interests and needs of local authorities, residents and lake users. |</p>
<table>
<thead>
<tr>
<th>Multi-lot Subdivisions</th>
<th>The creation of more than two lots out of a rural parcel.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-Use Trails</td>
<td>Any trail, paved or unpaved, that is separated from the roadway and can be used by multiple activities by cyclists, pedestrians, skaters, runners, and others.</td>
</tr>
<tr>
<td>Municipal Reserve</td>
<td>Refers to land provided as part of a subdivision by the developer, without compensation, for parks, buffering, trails, and school purposes in accordance with the provisions of the Municipal Government Act.</td>
</tr>
</tbody>
</table>
| Municipal Infrastructure Services | Services and/or utilities owned and/or provided by the municipality to the public, the most common of which are:  
• Water supply.  
• Sewage collection and disposal.  
• Refuse removal.  
• Municipal roads and stormwater drainage.  
• Street lighting.  
• Municipal parks and recreation.  
These services have a direct and immediate effect on the quality of the lives of the people in that municipality. Poor services can also make it difficult to attract business or industry to an area and may limit job opportunities for residents. |
| Natural Features       | The original undeveloped geographic features of a site that have evolved over time without direct influence from people. |
| Natural Resource Extraction | Sand, gravel, clay, coal and mineral extraction; often referred to as gravel pits. |
| Nuisance Uses          | Uses that create undesirable factors including, but not limited to, noise, dust and/or fumes, vibration, and light. |
| Off-Highway Vehicles (OHV) | Any motorized vehicle designed for cross-country travel on land, water, snow, ice, marsh or swamp land or on other natural terrain and, without limiting the generality of the foregoing, including but not limited to ATV’s, four-wheelers, and power motorcycles. |
| Outline Plan           | A plan which may be adopted by resolution that relates to a proposed development and its relationship to existing and/or future development of adjacent lands. |
**Quarter Section**  
A quarter section represents a division in the Alberta Township System, a land survey system. The system divides Alberta into a series of Townships, running south to north (from 49 to 60 latitude) and Range, running east to west (from the Alberta-Saskatchewan Border at 110 W longitude onwards). Each township is designated by their township and range numbers, and is also divided into 36 sections. Each section can be further divided into quarter sections, which are designated by their quadrant location (NW, NE, SW, and SE). A quarter section shall not be considered the consolidation of parcels of land that total +/- 160 acres. Also see “unsubdivided quarter section”.

<p>| <strong>Reclamation</strong> | The process of reconverting disturbed land to its former or other productive uses. |
| <strong>Recreational Lake</strong> | All County recreational lakes including Miquelon Lake, Little Beaver Lake, Bittern Lake, Red Deer Lake, Buffalo Lake, and Driedmeat Lake. This also includes lakes that will support recreational activities in the future. |
| <strong>Recreational Land</strong> | Land used for the following uses: sports fields, gymnasiums, playgrounds, public parks and green areas, public beaches and swimming pools, and camping sites. |
| <strong>Re-designation</strong> | A change of land use designation, approved at a public hearing by County Council. |
| <strong>Restrictive Covenant</strong> | It is a binding agreement restricting the use of real property that is created in a conveyance or other instrument. |
| <strong>Rural Residential parcels</strong> | Any form of residential development occurring within an agricultural land use. |
| <strong>Secondary Suite</strong> | A second, self-contained dwelling unit located within a detached private residence, having its own cooking, sleeping, and bathing facilities and private entrance. It is intended to accommodate a family member, servant, or paying guest on a long-term basis. |
| <strong>Senior Housing</strong> | Age-restricted housing communities for older adults. Some of these communities may be self-contained for older adults who are able to care for themselves, while others may also provide assisted living with additional services such as meals, transportation, or social programs. |
| <strong>Statutory Plan</strong> | An intermunicipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan adopted by bylaw. |
| <strong>Subdivision</strong> | The division of a parcel of land by an instrument that creates separate titles. |
| <strong>Sustainable Development</strong> | A development path along which the maximization of human well-being for today’s generations does not lead to declines in future well-being. |</p>
<table>
<thead>
<tr>
<th><strong>Transportation Corridors</strong></th>
<th>A large strip of land adjacent to the major provincial road network through the County under the direct control and/or influence of the Province of Alberta.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Un-subdivided Quarter Sections</strong></td>
<td>The interpretation of un-subdivided quarter sections usually refers to +/-160 acres of land and is based on the original survey and legal description as per the Alberta Land Titles office. In addition to this traditional interpretation, the County may also consider other parcels that include gore strips and/or fragmented parcels removed from the quarter section, and may include lots created for public use (i.e. schools), railway lots, oil and gas subdivision lots and/or utility lots as “un-subdivided quarter sections”. The effect of this interpretation will allow the County to consider subdivision applications that may otherwise not meet the policies outlined within this MDP.</td>
</tr>
</tbody>
</table>
## APPENDIX A: GROWTH POTENTIAL

### Table 1: Servicing and Lot Development in existing Area Structure Plans

<table>
<thead>
<tr>
<th>ASP Area</th>
<th>Municipal Servicing Currently Available</th>
<th>Limiting Feature</th>
<th>Potential Lots</th>
</tr>
</thead>
</table>
| Armenia (47 residents) | Water                                   | • Drainage issues                                                                | • 8 vacant lots (infill)  
|                 |                                         |                                                                                  | • 15 Country residential (expansion area 1 & 3)  
|                 |                                         |                                                                                  | • 100 parcels (expansion area 2)  
| Duhamel (30 residents)  | Water                                   | • Three inactive oil wells  
|                 |                                         | • Old land fill pit                                                             | • 50 residential lots (first phase)  
|                 |                                         |                                                                                  | • 30-40 residential lots (second phase)  
| Kingman (90 residents)  | Water  
|                 | Sewer                                   | • Water has capacity of 20 service connections with some upgrades  
|                 |                                         | • Lagoon has capacity of 500 residents                                          | • 27 vacant lots (infill)  
|                 |                                         |                                                                                  | • 117 residential lots (northern expansion area)  
|                 |                                         |                                                                                  | • 72 residential lots (southern expansion area)  
| Meeting Creek (20 residents)  | None                                     | • Flood hazard  
|                 |                                         | • High water table                                                             | • 45 residential lots (over two phases)  
|                 |                                         | • Sloping land not suitable for development                                      |                                                                                  |
| Ohaton (120 residents)  | Sewer                                   | • Lagoon has capacity of 233 residents                                          | • 29 vacant lots (infill)  
|                 | Water                                    | • No stormwater                                                                 | • 127 residential lots (in expansion areas)  
| Round Hill (122 residents)  | Water                                   | • Two abandoned coal mines  
|                 | Sewer                                   | • Water has capacity of 20 service connections with some upgrades  
|                 |                                         | • Lagoon has capacity of 500 residents                                          | • 12 vacant lots (infill)  
|                 |                                         | • No stormwater                                                                 | • 150 residential lots (in residential expansion areas)  
| New Norway      | Water                                    |                                                                                  |                                                                                  |
|                 | Sewer                                   |                                                                                  |                                                                                  |

*Note: The information contained within this table was derived from the corresponding ASP, and servicing information as of September 2015.*