







COUNTY OF
WETASKIWIN
Your County, Your Future

MUNICIPAL DEVELOPMENT PLAN



April 11, 2023

Bylaw 2023/05

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ACKNOWLEDGEMENTS

Thank You to our Community Members

The County of Wetaskiwin would like to thank the many community members who contributed to the County of Wetaskiwin Municipal Development Plan (MDP) by attending public engagement sessions, providing feedback, providing photographs, and sharing your stories about what makes the County a great place to live, work, and play.

This MDP reflects your community pride and hard work.









The County of Wetaskiwin respectfully acknowledges that we are located within Treaty 6 territory – the traditional lands of First Nations, including the Nehiyaw (Cree), Denesuliné (Dene), Nakota Sioux (Stoney), Anishinaabe (Saulteaux) and Niitsitapi (Blackfoot), and the homeland of the Métis.

As Treaty people we all share the responsibility to steward this land for future generations.

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AMENDMENTS

BYLAW NO.	DESCRIPTION OF AMENDMENT
Bylaw 2026/03	Administrative Amendments – September 2026



PART I. CONTEXT AND VISION FOR THE FUTURE

1. INTRODUCTION

1.1 WHAT IS A MUNICIPAL DEVELOPMENT PLAN?

The Municipal Development Plan (MDP) functions as the principal long-range land use planning document for the County of Wetaskiwin. The authority for municipal land use planning is set out in Part 17 of the Municipal Government Act (MGA) which provides for the preparation and adoption of plans, subdivision and development approvals, and a variety of tools through which municipalities can achieve land use planning objectives.

The MDP is a tool for managing growth and development and includes policy direction for land use activities within the County. The MDP is intended to provide direction and guidance for the County's decision-making authorities when considering specific issues relating to land use or development proposals.

The MDP is also a strategic document that provides the County with direction and guidelines on matters of social, economic, and environmental importance. The MDP is designed and intended to be read and used in a comprehensive manner. Sections and policies are closely connected to each other and need to be read in context and not in isolation from one another.

The MDP is organized into sections. The introductory information within each section is to guide policy interpretation but is not meant to be interpreted as policy statements. Each section of the MDP is uniformly organized and includes an introductory statement, goals, objectives, and policies. Maps are included with the MDP to indicate the County's desired land use pattern for the future and to provide information about current conditions and features found within the municipality.

1.2 HOW THE PLAN CAME TOGETHER

The County's previous MDP, Bylaw 2010/34, was adopted by Council in 2010 after significant work and engagement in the years prior.

As more than 10 years have passed, the County undertook a comprehensive review and update to the MDP to ensure its vision and goals are in line with the County's aspirations, and that it is consistent with provincial legislation and County plans, bylaws, policies, agreements, and priorities.

In 2021, the County engaged Municipal Planning Services (MPS), the County's planning advisory services provider, to assist the County in developing a new MDP that reflected the County's vision and goals for the future.

The MDP is a highly integrated plan intended to:

Consider community needs, values, opportunities, and constraints

Provide policy direction to guide land use and infrastructure decisions

Provide a means for community members, agencies, and adjacent municipalities to contribute to the planning process

2. PLAN VISION, PRINCIPLES AND GOALS

2.1 A VISION FOR OUR COUNTY

The following vision will guide the goals, objectives, and policy direction of this MDP:

> *"The County of Wetaskiwin is a thriving rural municipality. Supporting long-term agricultural viability, economic growth, and environmental protection contribute to the County's resilience and rural character."*

2.2 PLAN PRINCIPLES

The following principles represent the County's obligations under the MGA and the Provincial Land Use Policies. They ensure that land use and development decisions are made equitably, openly, and in an informed manner.

1. **Land use and development respects the local heritage and character of the surrounding area.**
2. **The County assesses impacts on residents, the environment, and the economic viability of the County in all its planning decisions.**
3. **Planning decisions prioritize the efficient use of land, infrastructure, and public facilities.**
4. **The County conducts planning activities in an open, consistent, and equitable manner.**
5. **Successful regional collaboration and communication between municipalities and neighbours benefit the region.**

The County of Wetaskiwin is a thriving rural municipality.

Supporting long-term agricultural viability, economic growth and environmental protection contribute to the County's resilience and rural character.

2.3 PLAN GOALS

The goals, objectives, and policies of this MDP work toward ensuring the future sustainability of the County by promoting efficient forms of land use and infrastructure, fostering local and regional economic development, and supporting communities so that they can be welcoming places for people to live, play, work, and farm.

The Plan Goals outlined below correspond with the land use and development policy sections in the MDP.

Service Delivery

1. The County delivers reliable, effective and efficient planning and development services to County residents and promotes integrity, honesty and accountability.

Rural Lifestyle

2. The County demonstrates leadership in agricultural innovation, diversification, and affordability to support our thriving rural community.

Robust Economy

3. The County has a diverse and flourishing economy with a range of employment and investment opportunities.

Environmental Stewardship

4. The County demonstrates continued leadership in protecting and conserving environmental features including open water and groundwater sources, riparian areas, and tree cover for the benefit of the natural environment, residents and visitors.

Recreation and Culture

5. The County encourages recreation and tourism development that enhances the quality of life for residents and visitors and supports opportunities to conserve unique heritage resources within the Region.

Infrastructure

6. The County's transportation networks, utility systems and servicing are safe, efficient and effective.

The **Plan Goals** set up the framework and priorities of the MDP and guide the direction of the objectives and policies for future land use and development.

Specific Land Use Areas (Future Land Use)

7. The County enables development opportunities to support economic diversification, innovation, and the various needs of residents while protecting agricultural landscapes and the environment.

Special Policy Areas

8. The County's hamlets are thriving communities serving the broader rural population, growing where infrastructure and service capacity allows.
9. The County balances multi-lot country residential growth with the preservation of working agricultural landscapes and environmental stewardship.
10. The County balances residential and recreational demand with the protection of sensitive lake ecosystems.

Regional Cooperation

11. The County is a good neighbour, building relations with neighbouring municipalities and First Nations to promote compatible and complementary land use patterns, infrastructure and services to the Region.

3. ABOUT OUR COUNTY

3.1 REGIONAL CONTEXT AND GEOGRAPHY

The County of Wetaskiwin is a rural municipality located in north-central Alberta, approximately 84 kilometres south of Edmonton and 95 kilometres north of Red Deer (to the approximate middle of the County). **Map A.1 Regional Location** shows the location of the County and its surrounding context.

The County of Wetaskiwin is approximately 3,379 square kilometres in area and has a primarily east/west orientation. The County's northern to southern borders are generally 25-50 kilometres apart. The County extends approximately 150 kilometres east to west.

The County shares municipal boundaries with the following:

- Brazeau County, Camrose County, Clearwater County, Leduc County, Ponoka County
- City of Wetaskiwin
- Town of Millet
- Summer Villages of Argentia Beach, Crystal Springs, Golden Days, Grandview, Norris Beach, Poplar Bay, and Silver Beach

Buck Lake IR# 133C (Paul First Nation) and Pigeon Lake IR #138A are located in the western region of the County. Maskwacis and the surrounding Louis Bull Tribe, Ermineskin Cree, Samson Cree, and Montana Nations are adjacent to the County boundary in the southeastern portion of the County.

Several major transportation corridors connect the County to other regions in Alberta. These include:

- Primary Highways: 2, 2A, 13/13A, 20, and 22
- Secondary Highways: 611, 613, 616, 761, 771, 780, 792, 795, 814, and 822

The County's transportation network provides access to hamlets within the County and other urban centres including Millet, Wetaskiwin, Leduc, Ponoka, and Drayton Valley.

Key highway corridors connect the County to the Capital Region and its economic sectors, and the Edmonton International Airport.

The Canadian Pacific Rail line runs along Highway 2A and Highway 13 east of the City of Wetaskiwin.

3.2 HISTORY

The County is located within Treaty Six Territory, the traditional lands of the Nehiyaw (Cree), Anishinaabe (Saulteaux), Niitsitapi (Blackfoot), Nakota Sioux (Stoney), and Denesuliné (Dene), and the traditional homeland of the Métis.

Indigenous peoples have lived on this land since time immemorial. Waves of settler colonial development has obscured much of the evidence of First Nations land use within the County. The lands and waters within the County supported thousands of years of First Nations use, including settlement, hunting, ceremony, and trade. The County's name itself speaks to the land's importance for Indigenous peoples, as Wetaskiwin is derived from the Cree language, meaning "The hills where peace was made." The land within present-day County of Wetaskiwin was most recently used by Cree, Stoney and Blackfoot peoples.

The European fur trade brought Euro-Canadians to the area starting in the mid-1700s. Trading posts established by the Hudson's Bay Company and Northwest Company in the region brought trade goods and new settlers to the area. The arrival of missionaries in the mid-1800s furthered Euro-Canadian influence in the region.

Following the 1876/77 signing of Treaty Six between the Canadian Government and the First Nations who occupied this region, settlement by Euro-Canadians rapidly increased. Larger settlements in Calgary and Edmonton resulted in increased traffic along connecting routes. In 1891, the Calgary and Edmonton Railway was constructed through the County, bringing increased trade and new settlers. A regular stop at Siding 16,

today the City of Wetaskiwin, became a nucleus of settlement in the region.

Successive waves of immigrants arrived in the region between 1890 and 1910, lured by the promise of good land in the Canadian West. Canadian immigration policy through this era sought first to bring English-speaking peoples to occupy the newly surveyed lands, followed by direct appeals to continental European nations. Scandinavian immigrants arrived to take up homesteads beginning in the 1890s. These Swedish and Norwegian settlers established farms in the eastern portion of the County. German settlers arrived next, many taking up homesteads in the western portion of the County. Later waves included large numbers of Russian, Ukrainian and other eastern European immigrants.

Settlement by these new Canadians led to the establishment of new communities across the County, as schools, community halls and churches were built to serve the new populations. Agriculture, logging and commerce sustained these fledgling communities. Through the last century, new economic drivers, including oil and gas development, further influenced the development of the County, with exploration and extraction activities occurring across the region. While agriculture has remained a primary economic driver, resource extraction, service industries and recreation have grown as the communities within the County grew.

Today's County of Wetaskiwin continues to reflect the early history, with descendants of settlers and Indigenous peoples continuing to occupy the region and welcome new residents as the region grows and evolves.

3.3 DEMOGRAPHICS

The County's population has increased since 1996, as shown in Figure 1. From 2011 to 2021, there was a 3% increase in population. Based on current population trends, the population of the County is expected to increase in the future.

Figure 2 shows the population change from 2011 to 2016 for the hamlets. From 2011 to 2016, the population of Alder Flats, Mulhurst Bay, and Winfield increased by 10%, 13%, and 6%, respectively. From 2011 to 2016, the population of Buck Lake and Gwynne decreased by 32% and 17%, respectively. Mulhurst Bay and Buck Lake are located near Pigeon Lake and Buck Lake, respectively, and have seasonal populations; the actual population of the hamlets may fluctuate and may not be accurately captured in the census data.

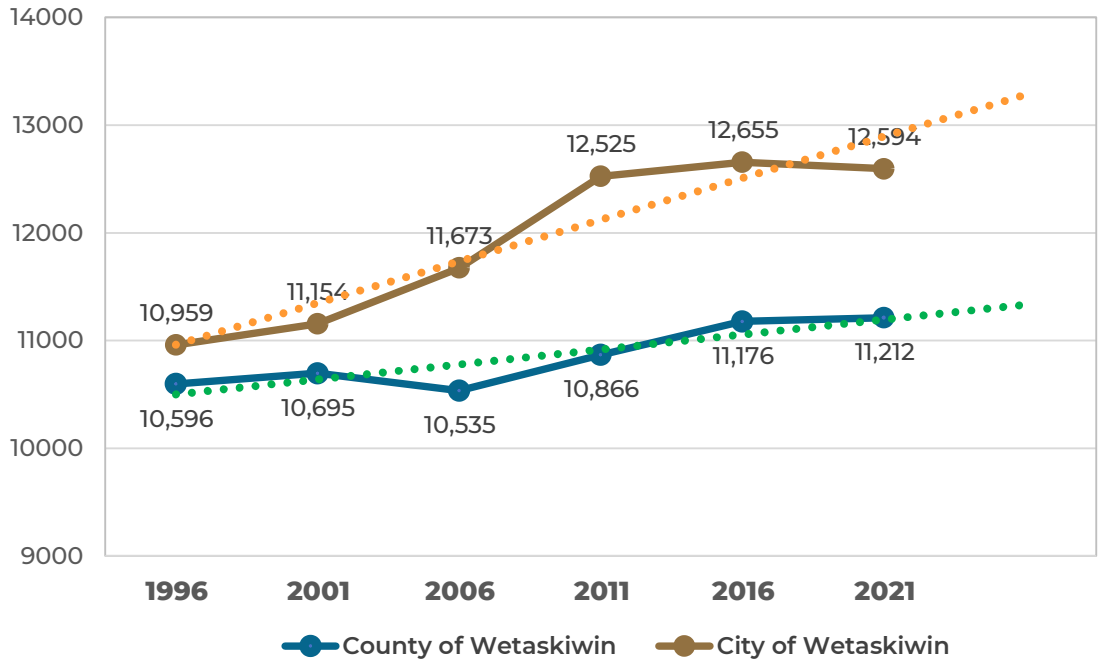


Figure 1. Co. of Wetaskiwin and City of Wetaskiwin Population Trends

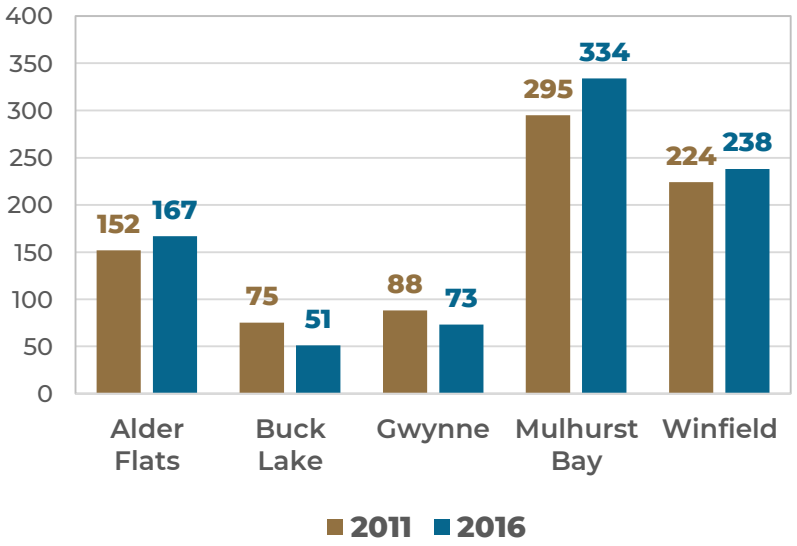


Figure 2. Hamlet Population Trends

Population information is not available for Falun, the Village at Pigeon Lake, and Westerose in the federal census data.

Figure 3 on the following page highlights additional demographic data from the 2016 Census Profile. Approximately two-thirds of the County's population is within the 15- to 64-year-old cohort, which represents the primary labour force demographic. The most common dwelling type in the County is single-detached dwellings, comprising 78% of all housing forms in the municipality, with 87% of private dwellings owner-occupied, while 13% are occupied by renters. Approximately two thirds (66%) of all households are reported to be one or two person households. Policies in the MDP accommodate a greater variety of housing opportunities to meet the current and future demographic and lifestyle needs of County residents and the aging population.

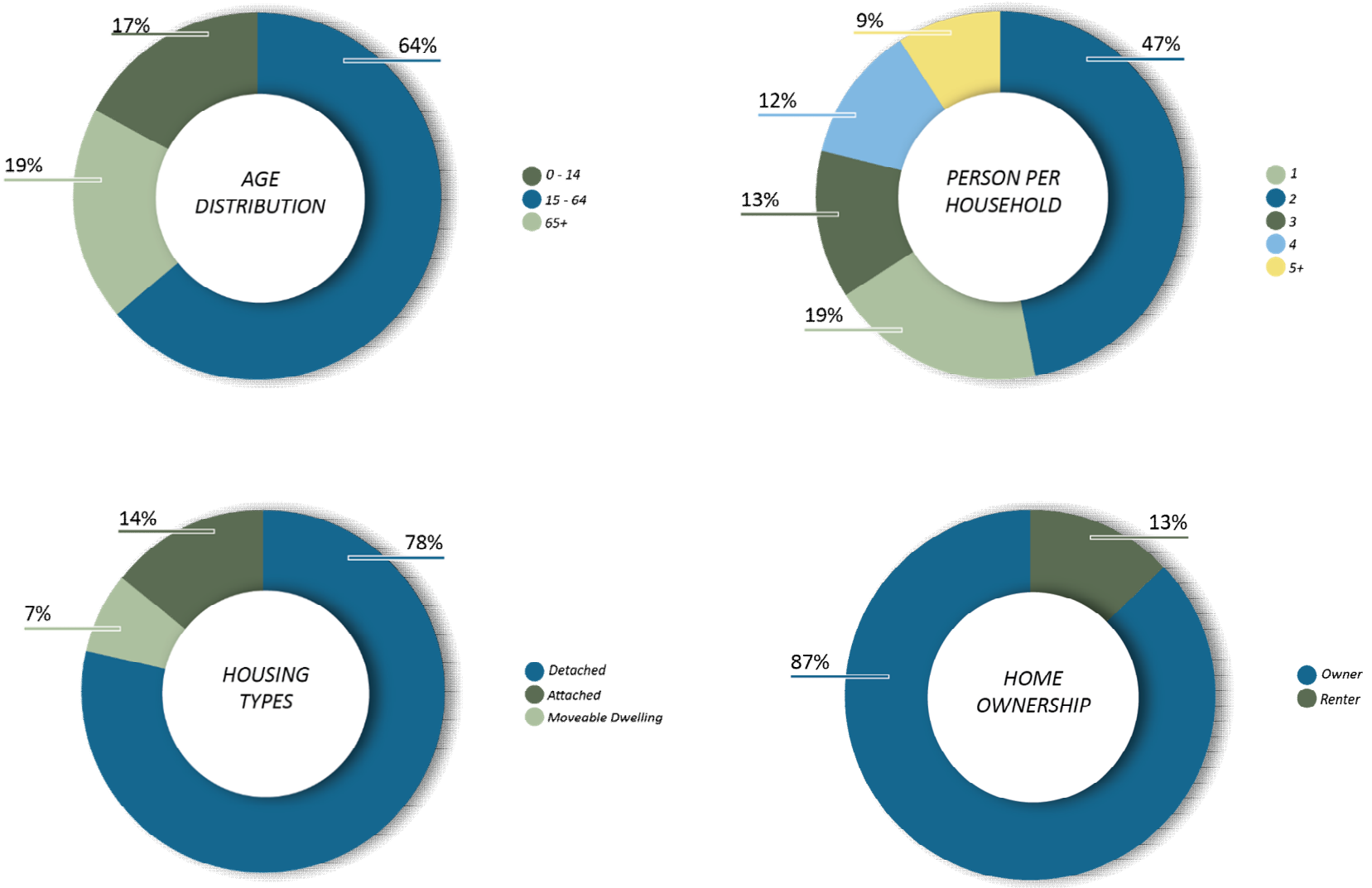


Figure 3. County Demographic Trends

Figures 4 and 5 provide information about the labour force and employment of County residents from the 2016 census. 89% of residents are employed within the County. Of the residents in the labour force, agriculture and forestry was the primary employment category (~16%). Given that there is little commercial forestry within the County and only 11% of County residents work outside of the County agriculture is likely the primary employment category. Construction, retail, and natural resource industries are the other major industries in the County. These four areas of employment account for 48% of occupations in the County. Policies in the MDP provide support for employment industries in the County, while also supporting opportunities for economic diversification.

In 2006, 30% of the residents in the labour force were employed in agriculture and other resource-based industries. This decreased by 5% to 25% in 2016 (16% agriculture and forestry and 9% natural resources). This indicates that some of the labour force may have transitioned to other industries and/or the consolidation of smaller farms into larger agricultural operations has impacted the number of County residents employed in agriculture. The percentage of the labour force in construction has been relatively stable with 10% in 2006 and 12% in 2016. Similarly, the percentage of the labour force in retail was 10% in 2006 and 11% in 2016.

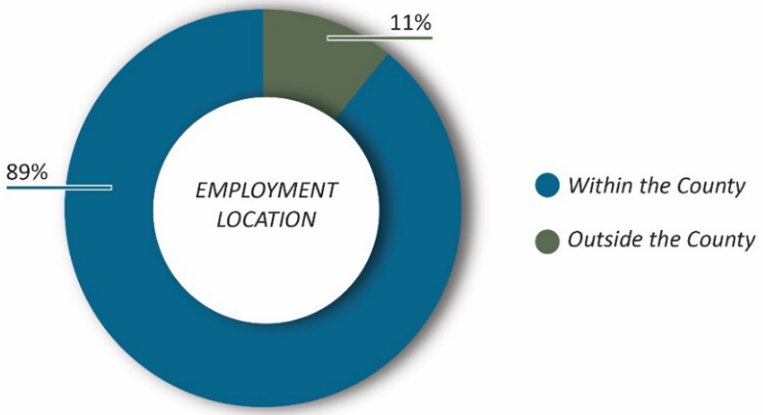


Figure 5. 2016 Employment Location

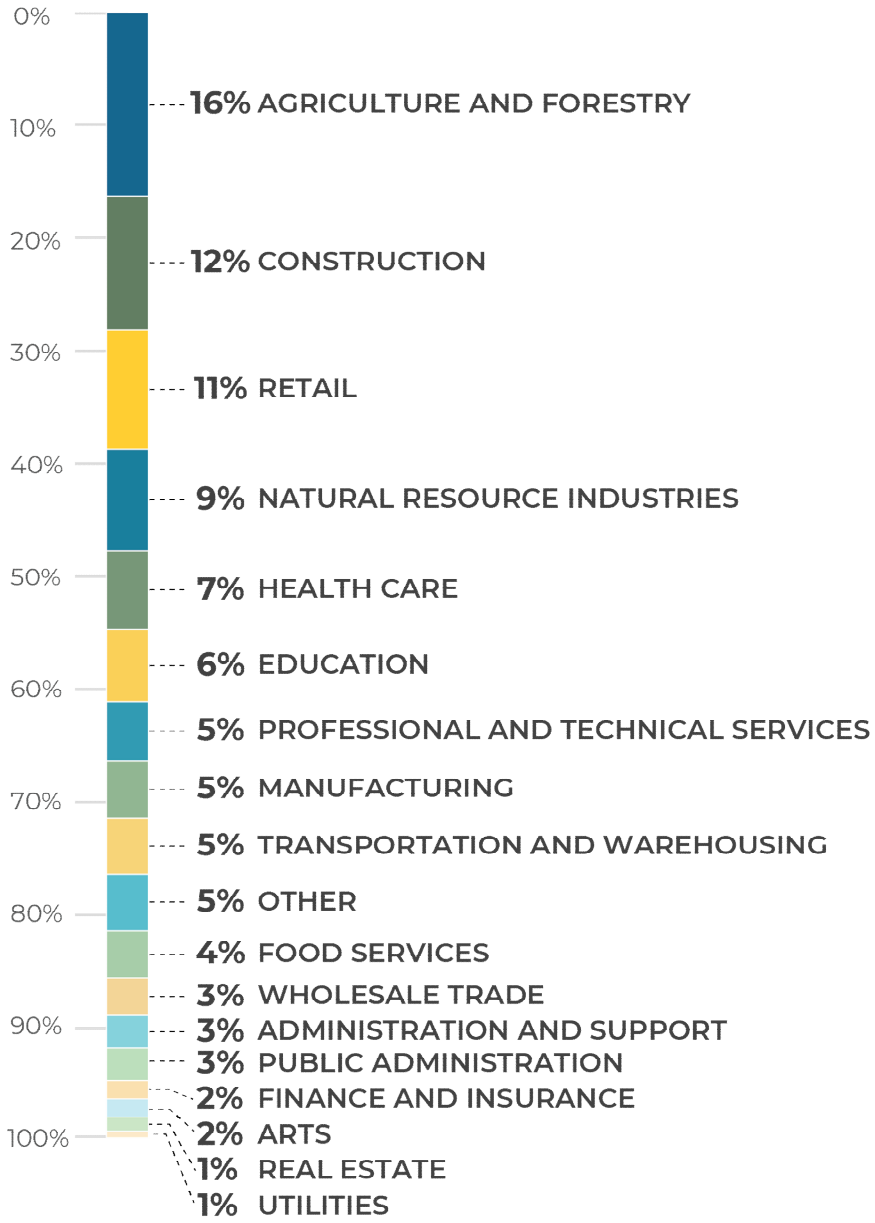


Figure 4. 2016 Employment by Industry Type

3.4 SIGNIFICANT LAND USES

The County of Wetaskiwin supports a wide range of land uses across its diverse geography. This includes agricultural and residential uses, transportation, resource extraction, and recreational developments.

AGRICULTURE

Agriculture is the primary land use in the County, with pasture/forage and cropland accounting for approximately 57% of the County's land cover (2020 Agriculture and Agri-Food Canada Annual Crop Inventory). More intensive agricultural uses are predominant in the eastern portion of the County, where soil quality and access to major transportation corridors support agricultural activities. The eastern portion of the County is predominantly cropland while the western portion sees more livestock and forage/pasture operations. See Map A.3 Agricultural Land Soil Classification.

Approximately fifty-two Confined Feeding Operations (CFOs) are active in the County. CFOs are primarily located in the eastern portion of the County along primary and secondary highway corridors which provide easier access to transport livestock. Grazing leases and Crown Lands, predominantly in the western portion of the County, support less intensive livestock operations.

RURAL RESIDENTIAL, HAMLETS, AND LAKESIDE DEVELOPMENT

Residential development in the County includes isolated rural residential (acreage) development, multi-lot rural residential development and lakeside subdivisions, and hamlets. As of 2020, approximately 3% of the County land cover was used for residential development.

Isolated rural residential lots are those which have been subdivided from agricultural quarter sections, often where farmsteads have been separated from the original parcel. Such parcels are scattered throughout the County, but a large proportion are in the eastern portion where settlement has historically been denser. Proximity to larger urban centres and transportation corridors also contribute to the higher density of rural residential parcels in this area.

Multi-lot rural residential developments are those which contain conglomerations of multiple acreage lots. These are predominantly located in two general areas. First, in the Pigeon Lake area where scenic and recreational demand is higher. Second, between the City of Wetaskiwin and the Town of Millet where proximity to the urban centres for employment and education is attractive and where previous land use policy encouraged their development on marginal agricultural land.

Lakeside residential developments occur near Mulhurst, Viola Beach and Buck Lake. These developments have higher densities than other multi-lot residential developments.

There are eight hamlets across the County. They provide amenities and services to hamlet residents and surrounding rural areas.

TRANSPORTATION

The County's transportation network consists primarily of its road network, which includes primary and secondary highways and arterial, collector, and local roads. Several major transportation corridors connect the County to other regions in Alberta. These include primary highways 2, 2A, 13/13A, 20, and 22. Additionally, the County contains several secondary highways that connect portions of the County to the primary highway network, hamlets with the County, and other regional urban centres. See Map A.9 Transportation Network.

Two Canadian Pacific Rail lines cross the County, providing rail access for grain and goods transportation. A north-south line runs adjacent to the Highway 2 Corridor, connecting to Edmonton and Calgary. A second railway connects from the City of Wetaskiwin eastward along Highway 13.

PARKS AND PROTECTED AREAS

The County has several parks and protected areas within its boundary. This includes Natural Areas, Provincial Parks, and Provincial Recreation Areas. They are predominantly located in the western portion of the County, around lakes and other natural features. These areas protect

natural resources and provide important recreational amenities. Significant protected areas include Pigeon Lake Provincial Park, Lloyd Creek and Town Creek Natural Areas, and Calhoun Bay Provincial Recreation Area.

NATURAL RESOURCE EXTRACTION AND DEVELOPMENT

Resource extraction development within the County includes aggregate (sand, gravel, and shale) extraction and oil and gas activities.

Gravel is the predominant aggregate resource extraction in the County. There are currently sixteen active and ten inactive gravel sites located in the central and eastern portions of the County. Two active sand extraction sites are also operating near the Highway 2A corridor. See Map A.10 Current and Potential Aggregate Extraction Areas.

Oil and gas activities are found across the County. However, active oil and gas exploration is predominantly found in the western portion of the County, west of Pigeon Lake, near Winfield, and the north-west of Alder Flats and Buck Lake. Significant new development in existing oil and gas fields in the County is not anticipated. See Map A.11 Oil and Gas Infrastructure.

3.5 ENVIRONMENTAL FEATURES

The protection of environmental features such as water resources and biodiverse forested areas is an important planning consideration. These features contribute to the health of the County's landscapes, its economy and the wellbeing of its residents. The following environmental features are important considerations for the County's land use planning policies and decisions.

WATERSHEDS

The County's boundaries include land within three major watersheds: the Battle River Watershed, the North Saskatchewan Watershed, and the Red Deer River Watershed. Three sub-watersheds, Buck Lake Creek, Upper Battle River and Pipestone Creek, cover the majority of the County. Several lake watersheds are found within the County, including Buck Lake, Battle Lake, Pigeon Lake, Bittern Lake, Samson Lake, Red Deer Lake, and Wizard Lake. See Map A.5 Watersheds and Water Features. Land uses within these watersheds can negatively impact the health and viability of the lakes and rivers, affecting recreational, residential, and economic interests as well as environmental considerations.

LAKES

Lakes are important natural resources and an integral part of the landscape. As a source of recreation, lakes support activities such as boating, fishing, and swimming. They have economic value in tourism, real estate, and through supply of water for municipal, industrial, and agricultural use. Lakes and their surrounding watershed are complex ecosystems. Land cover and land use surrounding a lake can directly affect the quality and quantity of water.

For the purposes of this plan, the County identifies two classifications of lakes: Developed Lakes and Conservation Lakes. Developed Lakes are those lakes where substantial development has occurred, and where additional development may be possible without significant negative impacts on the lake's ecological health. Conservation Lakes are those lakes where further development is not possible or is likely to result in negative impacts on lake water quality or the lakes ecological health. Development will be limited near these lakes.

RIPARIAN AREAS

Riparian lands are transitional areas of vegetation between upland areas and water resources such as lakes, rivers, and streams. Riparian areas perform various ecosystem functions, including:

- Protecting water quality by filtering water,
- Providing habitat for wildlife and aquatic species, and
- Providing bank stability to prevent erosion.

The protection, restoration, and maintenance of riparian areas is a best practice for watershed management and an important consideration for land use planning.

Currently, approximately 51% of the County's riparian areas are considered intact while 23% are assessed as very low intactness (Shoreline and Riparian Condition Assessment). Land use policies can contribute to the protection of intact riparian areas and to the restoration of those with higher human impact, such as vegetation clearing.

WETLANDS

Wetlands contribute to the natural groundwater system and the overall health of the County's landscape. Wetlands are located throughout the County. See Map A.4 Environmental Features.

FORESTED AREAS

Approximately 26% of the County's landmass is covered by forests, including coniferous, broadleaf, and mixed forests (2020 Agriculture and Agri-Food Canada Annual Crop Inventory). Much of this area is Crown Land and is leased for grazing, resource extraction, and forestry.

ENVIRONMENTALLY SIGNIFICANT AREAS AND WILDLIFE BIODIVERSITY ZONES

Environmentally Significant Areas (ESAs) are established by the Province. They are generally defined as areas that are important to the long-term maintenance of biological diversity, physical landscape features, and/or other natural processes. Identification and mapping of ESAs informs land use and watershed planning. ESAs are located throughout the County but are primarily located in the western portion of the County.

Key Wildlife and Biodiversity Zones (WBZs) are also established by the Province. They include a combination of key winter ungulate habitat and higher habitat potential for biodiversity. Two WBZs are located along the northwest and southwest boundaries of the County. See Map A.4 Environmental Features.

4. HOW THE MDP WORKS

4.1 INTERPRETATION

The MDP has been written with the purpose of being a document that can easily be read and used by County Council, Administration, residents, and development proponents. This section intends to provide greater clarity to the reader with respect to abbreviations, acronyms, common terms, actions, and the origins of key plan policies.

4.1.1 Common Abbreviations and Short Forms

The table below outlines commonly used abbreviations and short forms utilized in this document. For a comprehensive list of abbreviations used in this MDP, see Appendix B. Glossary.

AOPA	*Agricultural Operations Practices Act*
ASP	Area Structure Plan
CFOs	Confined Feeding Operations
COUNTY	County of Wetaskiwin
ESA	Environmentally Significant Area
IDP	Intermunicipal Development Plan
LUB	Land Use Bylaw
MDP	Municipal Development Plan
MGA	*Municipal Government Act*
NRCB	Natural Resources Conservation Board
THE REGION	The County of Wetaskiwin and its adjacent municipalities and jurisdictions.

4.1.2 Plan Policies and Maps

Policies are found in Sections 5 through 18 of the MDP. The maps in **Section 19 MDP Maps** illustrate where policies apply to specific areas within the County.

4.1.3 Policy Action Verbs

Most policies in the MDP are written in the active tense using four types of language:

MANDATORY policies align with prevailing statutory requirements and are critical to achieving the goals of the MDP. These policies use words such as **REQUIRE, ENSURE, PROHIBIT, SHALL, MUST,** or **WILL**.

PERMISSIVE policies facilitate achieving the goals of the MDP. Although compliance or implementation is generally discretionary, in the case of proposed development, applicants are expected to demonstrate why a relevant permissive policy is inappropriate or unreasonable. These policies use words such as **ENABLE, ENCOURAGE, SUPPORT, PROMOTE, ALLOW, SHOULD,** or **MAY**.

RESTRICTIVE policies are intended to limit practices or actions that are contrary to the goals of the MDP, although compliance or implementation is generally discretionary. These policies include words such as **AVOID, DISCOURAGE, LIMIT, MINIMIZE** or **RESTRICT**.

ACTION-ORIENTED policies identify important initiatives, generally led by the County, that will support the goals of this plan. These include words such as **COLLABORATE, CONSIDER, COOPERATE, DEDICATE, DESIGN, DETERMINE, DEVELOP, ESTABLISH, EVALUATE, EXPLORE, IMPROVE, INCORPORATE, INFORM, INTEGRATE, MAINTAIN, MANAGE, MONITOR, OPERATE, PREPARE, PRESERVE, PRIORITIZE, PROMOTE, PROTECT, RECOGNIZE, RECOVER, REFER, REGULATE, RESPOND, REVIEW** or **UPDATE**.

4.1.4 Definitions and Determining Boundaries

In the MDP, certain terms have definitions that are specific to the Plan. These terms are defined in the Glossary. Words not defined in the MDP may be defined in the *Municipal Government Act* or other higher-order legislation and plans. Words not specifically defined in either the MDP or other statutory documents have their usual and customary meaning.

Locations and boundaries shown in the MDP are approximate and for general illustrative purposes. Property lines, rights-of-way, or other distinguishing physical features generally form the boundaries of areas and features included in the maps. Boundaries and locations will be refined through subsequent stages of planning, including statutory plans, the Land Use Bylaw, and subdivisions. When further refining locations and boundaries for these areas, the approval authority and applicant shall have regard for existing development, natural features, and infrastructure. Such changes may not require an amendment to the MDP, provided the intent for the areas affected is maintained.

For the purposes of the Lake Policy Area Overlays, the policy area boundaries will be interpreted to the nearest property line by the relevant authority.

For further clarification on how to interpret the policies and maps of the MDP, consult with the County's Planning Administration.

4.2 HIERARCHY OF LEGISLATION AND PLANS

The Government of Alberta has a variety of planning documents and legislation that provide direction to municipalities regarding land use planning and development.

The MGA establishes the roles and responsibilities of municipalities and elected officials and identifies matters that statutory plans and land use bylaws must (and may) address.

The County is required to ensure that all land use and development actions within its boundaries are consistent with provincial legislation and policies.

Figure 1 identifies where the MDP fits within the hierarchy of provincial acts, frameworks, plans, and policies that affect land use and development in the County. The planning hierarchy figure is intended to provide an overview of the planning framework. It is not a complete list of all federal and provincial legislation that affects land use and development in the County.

Map A.2 Planning Context shows the boundaries of the plans identified in Figure 6 that apply to County lands.

The MDP is intended to be consistent with all the County's approved IDPs, and all other County statutory planning documents and bylaws must be consistent with the MDP.

The direction established in the MDP guides how specific land use and development activities are regulated in the Land Use Bylaw.

Through regular review and amendments, the County strives to ensure that all planning documents are consistent with one another and reflect the current development trends and aspirations in the County.

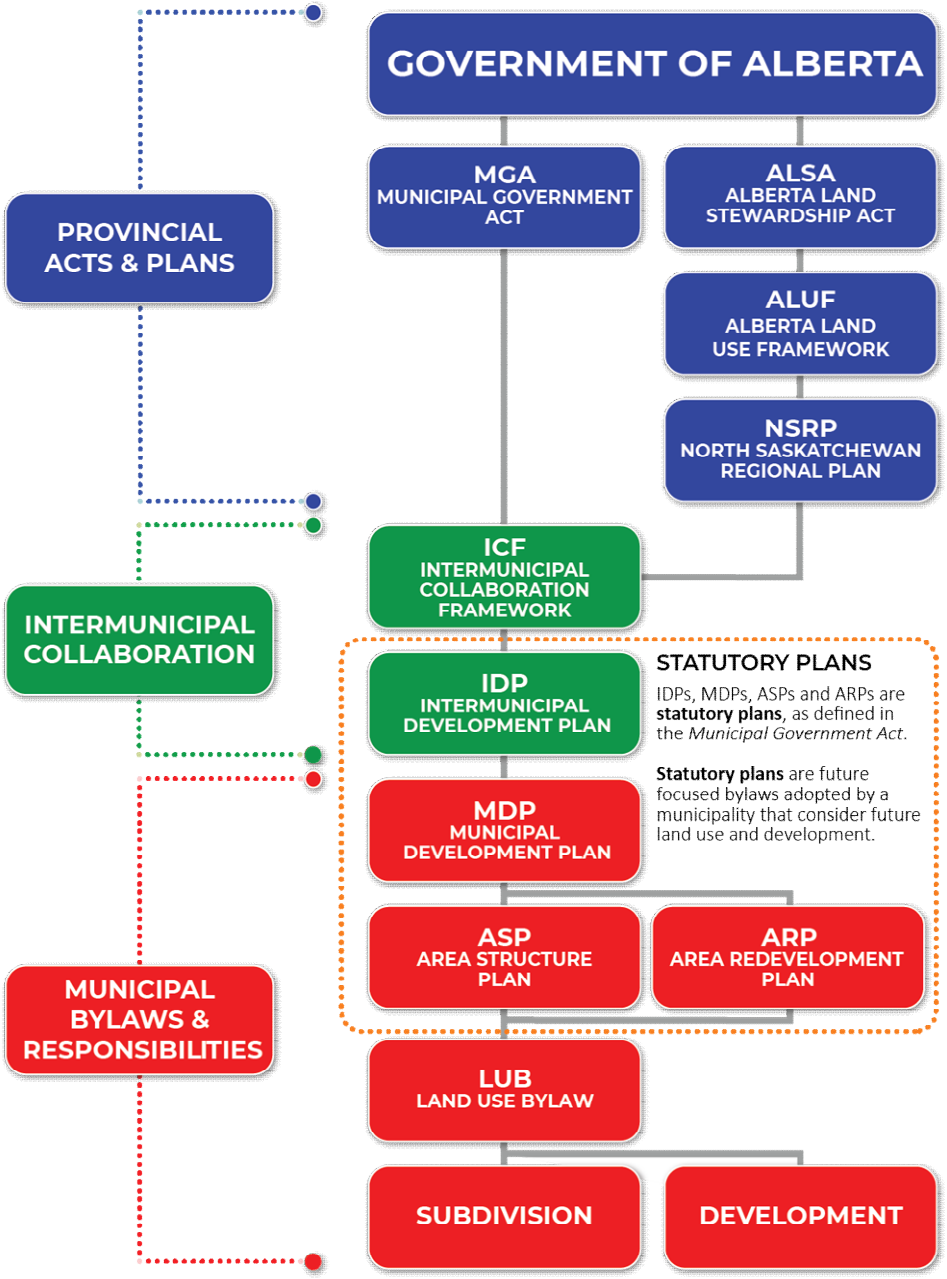


Figure 6. Planning Hierarchy



PART II. SERVICE DELIVERY

Policies in Part II of the MDP support the following goal:

The County is committed to delivering reliable, effective and efficient planning and development services to County residents and to promoting integrity, honesty and accountability.

5. SERVICE DELIVERY

The County of Wetaskiwin is committed to delivering reliable, effective and efficient planning and development services to County residents. The County's service delivery model promotes integrity, honesty and accountability. Service delivery in the County is driven by the following Core Values[1]:

Ethical	Promote integrity, honesty and accountability in all our dealings)
Service Focused	Provide services reliably, effectively and efficiently.
Leadership	Provide leadership to establish respect and promote trust through a teamwork concept.
Safety	Provide safe, healthy and productive work environments and promote job satisfaction.
Collaboration	Promote communication and collaboration with internal and external stakeholders.
Sustainability	Conduct all our business with fiscal responsibility to ensure long-term sustainability.

[1] From: 2022 County of Wetaskiwin Strategic – Tactical Plan

These values guide the organization's day-to-day operations and how we plan for the future.

5.1 ORGANIZATIONAL CULTURE

OBJECTIVE	Demonstrate excellence in organizational efficiency and service delivery.
5.1.1	Regularly update the County's Strategic Plan and Tactical Business Plan to align key performance indicators across its strategic documents.
5.1.2	Ensure the County's land use planning documents are reviewed and amended as necessary to remain consistent with the priorities of the Strategic Plan and Tactical Business Plan.
5.1.3	Encourage efforts to develop and maintain a culture of high performance by its staff, elected officials, and committee members.
5.1.4	Encourage innovation, responsiveness, and service-oriented practices from its staff, elected officials, and committee members.
5.1.5	Encourage efforts to develop and maintain informed Council and Committees, highly-engaged employees, strong recruitment, staff retention, and succession planning.

5.2 TRANSPARENCY

OBJECTIVE	Demonstrate transparency and open communication.
5.2.1	Prioritize engagement with the general public, community organizations, and industries to better understand community values and expectations.
5.2.2	Develop and maintain communication strategies to ensure prompt and transparent reporting.

5.2.3	Incorporate innovation and technology into data management and data sharing to provide access and clarity on development processes, requirements, considerations, and decisions.

5.3 FISCAL PRUDENCE

OBJECTIVE	Ensure the responsible use of public resources in service delivery.
5.3.1	Efficient resource management and an effective service delivery model enables the County to meet and exceed the needs of community members.
5.3.2	Ensure the effective management of municipal assets to provide stability and cost-effective service delivery.

5.4 CULTURE OF RESPECT

OBJECTIVE	Support respectful and inclusive service.
5.4.1	Recognize that the County represents a community of communities that are connected, engaged, active, and inclusive.
5.4.2	Recognize that partnerships are built on shared trust and mutual respect for differences of background, belief, and values.
5.4.3	The County is committed to employee training and improving citizen-facing resources and services.



PART III. COUNTY-WIDE POLICIES

Policies in Part III of the MDP are applicable to all or multiple policy areas of the County. They are intended to guide high level direction to items that are consistent regardless of land use or location within the County.

6. RURAL LIFESTYLE

Goal: *The County demonstrates leadership in agricultural innovation, diversification, and affordability to support our thriving rural community.*

Agriculture is the predominant use of land in the County of Wetaskiwin. According to the 2006 Statistics Canada Census, 30% of the labour force in the County was involved in agriculture and other resource-based industries, the largest proportion in the industry breakdown. The 2016 Census continued to show this trend with 16% of the County's labour force was employed in agriculture and forestry and 9% of the labour force employed in natural resource industries.

Agriculture is central to the collective history, culture, economic future, and sense of place for County residents. During the engagement for the preparation of the MDP, County residents expressed the importance of preserving agricultural land and the rural character of the community.

6.1 THE IMPORTANCE OF AGRICULTURE

OBJECTIVE	Promote the County's agricultural character and the importance of agricultural working landscapes.
6.1.1	Prioritize agriculture and agriculture-related uses throughout the County.
6.1.2	Protect agricultural working landscapes by: a. Restricting land uses that could result in conflicts with agricultural uses in appropriate locations, and b. Enabling higher density and intensity developments in locations where conflicts with agricultural uses are less likely.
6.1.3	Recognize the importance of agriculture in the County's planning documents.
6.1.4	Promote public awareness of the shared responsibility for protecting farmland in the County.
6.1.5	Consistent with the provisions of the *Agricultural Operations Practices Act (AOPA)* as amended, when land in predominantly agricultural areas is being proposed for non-agricultural use, subdivision, or development the County shall provide notice to applicants advising that: a. The primary use in the Agricultural Policy Areas is agriculture; b. Agricultural uses take precedence over other land uses; and c. Non-agricultural uses are expected to function within an agricultural environment.

6.2 AGRICULTURAL INNOVATION

OBJECTIVE	Support the viability of agriculture throughout the County.
6.2.1	Support innovations in agriculture that respond to changing market demands.
6.2.2	Encourage economic diversification and provide new opportunities to make agriculture more affordable and profitable for a range of operation sizes and types.
6.2.3	Encourage a broad range of innovative agricultural activities including value-added processing and diverse operation sizes to support and diversify the local economy.

7. ROBUST ECONOMY

Goal: *The County has a diverse and flourishing economy with a range of employment and investment opportunities.*

The County of Wetaskiwin is well situated within central Alberta with access to major highway corridors and higher density population centers. It is located within the commuter shed of three cities (Leduc, Wetaskiwin, Red Deer) and encompasses parts of the Highway 2 and 13 corridors, providing high visibility locations and strong connectivity to the regional transportation network, labour markets and distribution centres.

7.1 ECONOMIC DEVELOPMENT

OBJECTIVE	The County's economy is strong, diverse and resilient.
7.1.1	Collaborate with local and regional economic development entities to identify regional economic objectives.
7.1.2	Prioritize infrastructure investments that support local and regional economic development priorities to be development ready.
7.1.3	Support expanding and diversifying employment opportunities through a balance of tourism, recreation, agriculture, residential, commercial, and industrial uses.
7.1.4	Encourage opportunities for small business and value-added agricultural developments including businesses that provide boutique agricultural services, experiences, and products.
7.1.5	Encourage commercial and industrial uses within the Agricultural Policy Areas on lower capability agricultural lands where the transportation network can efficiently and effectively support the proposed development.
7.1.6	Support the clustering of commercial and industrial uses in industrial parks with a view to reduce the potential for scattered industrial development and the loss of agricultural land.

8. ENVIRONMENTAL STEWARDSHIP

Goal: *The County demonstrates continued leadership in protecting and conserving environmental features including open water and groundwater sources, riparian areas, and tree cover for the benefit of the natural environment, residents and visitors.*

The County of Wetaskiwin includes beautiful lands and lakes of high scenic, recreational, and ecological value that support an exceptional quality of life experienced by area residents and visitors to the region. The County supports cooperative efforts to conserve and enhance the quality of the natural environment including land based environmentally significant features and ground and surface water resources throughout the region.

The location of environmental features is an important consideration for future subdivision and development. **Map A.4 Environmental Features** shows the location of important environmental features within the County including wetlands, provincially identified Environmentally Significant Areas (ESAs), parks and protected areas.

8.1 GENERAL ENVIRONMENTAL POLICIES

OBJECTIVE	Support ecological integrity throughout the County.

8.1.1 Recognize and conserve areas with significant landscape, environmental and biophysical features through the use of available municipal land use planning and management tools including area structure plans, the Land Use Bylaw, environmental reserves, and environmental reserve easements.

8.1.2 Require statutory plans, infrastructure plans and development proposals that may impact environmental features to provide supporting environmental and technical studies.

8.1.3 Require that Environmental Reserves primarily remain in their natural state. The County may use Environmental Reserve lands for public parks and trails where the use does not negatively impact the environmental condition of the site or adjacent waterbody, wetland, or watercourse.

8.2 TREE COVER AND NATURAL VEGETATION

OBJECTIVE	Encourage the retention of existing tree cover and natural vegetation and vegetative restoration in the County to prevent erosion and protect riparian ecosystems.

8.2.1 Support the redistricting of parcels within 1.6 km (1 mile) from a named river, stream, watercourse or waterbody to appropriate land use districts to conserve tree cover and minimize clearing of vegetation.

8.2.2 Discourage clearing of the existing tree cover or natural vegetation for development only to establish minimum building sites within 0.8 km (0.5 mile) from a named river, stream, watercourse or waterbody.

8.2.3 Encourage landowners to retain tree stands and to re-vegetate the land along watercourses and waterbodies where the trees provide protection for the environmental feature.

8.2.4 Control the clearing of natural vegetation and treed areas on steep slopes and adjacent to waterbodies and watercourses. Appropriate vegetated buffers from waterbodies and watercourses shall be regulated through the LUB or be determined through site assessment prior to clearing, considering unique site features and adjacent land uses.

8.3 ENVIRONMENTALLY SIGNIFICANT AND SENSITIVE AREAS

OBJECTIVE	Protect Environmentally Significant and Sensitive Areas in the County.

8.3.1 Encourage programs which aid in the conservation of environmentally significant areas and highlight the importance of these areas within the County.

8.3.2 Require the preparation of environmental reports (such as a biophysical report, slope stability report, or geotechnical report, prepared by a qualified professional) prior to the approval of a redistricting, subdivision and/or development application, where the land that is the subject of the application includes:

a. watercourses, wetlands, steep slopes, flood plains, or wildlife corridors and habitats;
b. the shore of a lake or waterbody;
c. an Environmentally Significant Areas (as shown on **Map A.4 Environmental Features);** or
d. potential contamination from the previous or adjacent uses.

8.3.3 Prohibit development on lands which are unsuitable for development because of environmental hazards such as flood susceptibility or steep slopes. During the subdivision process, such lands shall be assessed and dedicated as Environmental Reserves or protected via Environmental Reserve Easements, as

	eligible.
8.3.4	Dedicate natural areas, including creeks, natural drainage channels, ponds, ravines, springs, and wetlands as environmental reserves, in accordance with the Act, Provincial Guidelines, or as recommended by a professional report.
8.3.5	Inform owners of land adjacent to an environmental reserve of their responsibilities to ensure these reserves remain natural.
8.3.6	Explore the use of other conservation tools such as environmental reserve easements, conservation easements and restricted covenants to achieve the purpose stated in 8.3.1.
8.3.7	Require the restoration of environmentally sensitive areas by natural means or their restoration by a third party where a third party has caused an unauthorised change.

8.4 GROUNDWATER PROTECTION

OBJECTIVE	Protect ground and surface water quality and quantity for current and future County residents.
8.4.1	Encourage developments to mimic natural hydrology where feasible to support ground and surface water quality and reduce the potential for overland flooding.
8.4.2	Require proof of adequate water supply for a new subdivision without Municipal water service, at the developer's expense, to prove the sufficient water supply is available, in accordance with County standards and policies.
8.4.3	Consider the cumulative effects on both surface and ground water supplies when approving new subdivision or development. Both surface and ground water supplies must not be over-committed to accommodate one proposed development over another.
8.4.4	Consider initiating a well water monitoring program in consultation with Alberta Environment.
8.4.5	Require new development to plan for future water pipelines where there is potential for a municipal water service (i.e. reserving the pipeline right of way).

8.5 WATERSHED STEWARDSHIP

OBJECTIVE	Demonstrate excellence in watershed stewardship to conserve and enhance the lake environments within the County.
8.5.1	Collaborate with Watershed Planning and Advisory Councils to develop and implement watershed management plans and undertake projects where mutual benefit can be demonstrated to be achieved through the joint effort.
8.5.2	Monitor and review the existing lake management plans and watershed management plans.

9. RECREATION AND CULTURE

Goal: *The County encourages recreation and tourism development that enhances the quality of life for residents and visitors and supports opportunities to conserve unique heritage resources within the Region.*

The County encourages recreation and cultural developments that showcase local and regional amenities and take advantage of existing municipal facilities. A wide range of amenities are located throughout the County, providing residents and visitors with many opportunities to pursue a variety of private, public, and commercial recreational and cultural activities. See Map A7 Recreation Facilities, Amenities, and Institutional Uses.

9.1 RECREATION DEVELOPMENT

OBJECTIVE	Provide a network of parks, open spaces, and land for recreational facilities and amenities that complement the municipality's natural features and meet the needs of residents and visitors within the Region.

9.1.1 Encourage the development of low-impact, passive public recreational uses such as trail systems that do not require permanent structures or have the potential to contaminate soil or groundwater.

9.1.2 Support agritourism developments that celebrate the County's rich agricultural heritage.

9.1.3 Require intensive commercial recreational uses to locate on lower capability agricultural land.

9.1.4 Encourage land intensive commercial recreational development primarily where the characteristics of the land are more conducive to recreation developments.

9.1.5 Consider supporting commercial recreation subdivision and developments, including multi-lot recreational uses, in locations that exhibit the following characteristics:

a. Proximity to public recreational amenities;
b. Access to developed County roads;
c. Situated on lower capability agricultural land; and
d. Sufficient availability of water and wastewater services.

9.1.6 Require proponents of redistricting for recreational multi-lot developments to prepare an Area Structure Plan acceptable to the County.

9.1.7 Require developers to design recreational developments to include onsite services for potable water supply, wastewater collection and management, stormwater, management transportation and other relevant services to the satisfaction of the County.

9.1.8 Require subdivision and development proposals for commercial recreational uses, including recreational multi-lot developments, be designed in accordance with the following design principles:

a. The design and density shall be determined by the site's topography, vegetation, geotechnical features, and drainage characteristics. In this regard, development proposals shall include a detailed analysis of the environmental constraints of the site and the means by which the site design will minimize the disturbance of sensitive environmental features;
b. The design shall protect critical wildlife habitat; and
c. The design shall protect, maintain, and re-establish, where necessary, water bodies, water courses, and tree cover; and
d. The design shall maintain the integrity of the site topography and natural drainage patterns.

9.1.9 Encourage public parks and open space be designed to take advantage of the natural landscape and to complement adjacent uses.

9.2 MUNICIPAL RESERVES

OBJECTIVE	Provide recreational open spaces for current and future generations of County residents.

9.2.1 Provide a variety of recreational amenity areas utilizing Municipal Reserves to support connectivity, recreation and open spaces for programming that contributes to wellness, creativity and learning.

9.2.2 Require Municipal Reserve dedications be made by dedication of land rather than cash-in-lieu payment except where:

a. An approved Area Structure Plan provides for cash-in-lieu of land dedication; or
b. The County determines land dedication is not suitable due to the site's disconnection from the County's open space network or is otherwise unsuitable for Municipal Reserve use.

9.2.3 Require dedication of 10% of the parcel of land or 10% of its appraised market value as Municipal Reserve or cash-in-lieu, at the time of subdivision, pursuant to the requirements under the Act.

9.2.4 Require that Area Structure Plans or non-statutory plans (outline plan, area concept plan) incorporate and identify the location of the future reserve lands within the plan area to ensure new development areas and redevelopment areas include spaces for recreation and gathering. Proponents shall consult with County Administration in determining the location of Municipal Reserves.

9.2.5 In the absence of an Area Structure Plan, the County will identify the location, configuration, quality and characteristics of the land for reserves prioritizing lands which:

a. Support active transportation;
b. Provide opportunities to enhance wildlife corridors and connectivity;
c. Have high ecological value;
d. Provide opportunities for gathering and community celebrations; and/or
e. Create a buffer between less compatible land uses.

9.2.6 Encourage the dedication of Municipal Reserves in larger sites, or adjacent to existing reserve lands or natural features where larger reserve holdings contribute to improved recreational opportunities.

9.2.7 Consider open space and trail connectivity to inform Municipal Reserve decisions.

9.2.8 Consider the dedication of Municipal Reserves to support active transportation connections between multi-lot residential developments in the Acreage Policy Area, hamlets, lake communities and adjacent municipalities.

9.2.9 Consider using Municipal Reserve dedication to preserve historic trails where they exist in the County.

9.2.10 In instances where land dedication is not appropriate for Municipal Reserves, require cash-in-lieu contributions to improve recreation facilities or acquire land in locations that contribute to the County's open space network.

9.2.11 Determine the value of the land for the purpose of cash-in-lieu of municipal reserve calculation based on the present use of the land in accordance with County policies and standard practices.

9.2.12 Where there is disagreement about land values, the developer shall have the option of obtaining a market value appraisal of the land at the developer's expense or agreeing with the County on another method for determining the value of the land.

9.2.13 Enter into an agreement with School Divisions for the transfer of municipal reserve land and/or cash-in-lieu should a need for a new school site arise.

9.3 ACCESS TO COUNTY LAKES

OBJECTIVE	Provide public access to County lakes.

9.3.1 Maintain public access to County lakes through Municipal and Environmental Reserve dedication from subdivisions adjacent to lakes.

9.3.2 Require Area Structure Plans for proposed developments adjacent to lakes be designed to include reserves adjacent to the lakeshore and provisions that address lake access, which may include trail connections.

9.3.3 Where a multi lot development is proposed immediately adjacent to a lake require the development proponent to provide lake access for back lot residences, equalling 3 m (10 ft) of lakefront per back lot in the development.

9.3.4 Where a multi lot development is proposed on land within 1.6 km (1 mile) of a lakeshore but does not have direct lakeshore access, the County may require contributions toward lake access infrastructure and facilities.

9.3.5 Improve public recreation areas that provide lake access and amenities using cash-in-lieu Municipal Reserve dedication or other development proponent contributions, including boat launches, docks, trails, or other facilities that contribute to resident access and enjoyment of the County's lakes.

9.3.6 Integrate lake access amenities with Environmental Reserves where it does not negatively impact the environmental feature. Integration may include trails, boardwalks, docks, and other low-impact amenities.

9.3.7 Require Environmental Reserves abutting lake shorelines to be a minimum width of 30 m or greater unless a site-specific study by a qualified professional is provided by the development proponent to support the relaxation of the width to the satisfaction of the County.

9.4 HISTORIC RESOURCES

OBJECTIVE	Support culture, heritage and creativity and lifelong learning within the region.

9.4.1 Promote the unique local history of the region by:

a. encouraging the conservation of historical resources through preservation, rehabilitation, and restoration initiatives.
b. considering the designation and protection of historical resources including unique landscapes, places, sites, buildings, and objects that are significant to Alberta's natural or human history;
c. supporting opportunities for heritage and cultural tourism development;
d. exploring designating municipally significant historical sites or properties through a Municipal Heritage bylaw, where it considers such action to be in the public interest; and
e. collaborating with local heritage organizations and recreation boards to promote awareness about events and celebrate local successes.

10. INFRASTRUCTURE AND SERVICING

Goal: *The County's transportation networks, utility systems and servicing are safe, efficient and effective.*

The future development of the County depends on high quality transportation and utility systems. The County of Wetaskiwin has a well-developed road transportation network including provincial primary and secondary highways, as well as local arterial and local roads maintained by the County. The County is responsible for over 120 km of paved/oiled roads, primarily located in hamlets and multi-lot subdivisions, and over 2,000 km of gravel roads. See Map A.9 Transportation Network.

The County owns and operates water systems that provide service to the hamlets of Gwynne, Mulhurst Bay and Winfield, and the subdivision at Cavallo Ridge. Contract services are also provided to Sunset Harbour and Village Lane Condos. Bulk water sales are available in the Hamlet of Gwynne. Beyond limited upgrades, no plans for expansion, new systems or regional systems are anticipated in the near term.

Wastewater systems in the County are managed by the North East Pigeon Lake Regional Services Commission and South Pigeon Lake Regional Wastewater Commission. Five sewage lagoons are located in the County at Alder Flats, Falun, Gwynne, Mulhurst Bay, and Winfield.

Solid waste services in the County include nine transfer stations. The hamlets are well-serviced by existing transfer stations, which are in close proximity to all hamlets except for Falun, Alder Flats, and Buck Lake. The eastern side of the County is also serviced by transfer stations at Bearhills Lake, Millet, and Wetaskiwin.

See Map A.8 Municipal Servicing and Infrastructure for the locations of water, wastewater, and solid waste infrastructure within the County.

The following objectives and policies have been adopted by the County to guide the provision and maintenance of new and existing transportation and municipal servicing infrastructure within the municipality.

10.1 GENERAL POLICIES

OBJECTIVE	The provision of municipal servicing shall be efficient and cost effective.
10.1.1	Servicing agreements and/or development agreements may be required to facilitate the provision of municipal services for new subdivision and development.
10.1.2	Where the municipal service is provided by an adjacent municipality, the County may require as a condition of subdivision approval or a development permit that the servicing agreement/ development agreement be entered into with the municipality providing the municipal service.
10.1.3	Recover municipal investment in off-site infrastructure related to development through the provisions in an off-site levy bylaw.

10.2 TRANSPORTATION AND UTILITIES

OBJECTIVE	Encourage economical, efficient, and well-maintained transportation and utility networks in the County.
10.2.1	Evaluate the need to prepare/update a County long-range Master Transportation Plan to coordinate future roadway design and improvements with long-term plans in cooperation with neighbouring municipalities and Alberta Transportation. The initiative should include capital and operation plans that would be reviewed and updated regularly to determine annual priorities.
10.2.2	Maintain the transportation system to meet the level of service required by County residents.

10.2.3 Encourage the location of transportation and utility corridors and facilities which:

a. integrates transportation routes and utility lines within defined corridors;
b. minimizes the fragmentation of parcels of land between rights-of-way; and
c. minimizes impacts on recreational, historical or wildlife resource areas.

10.2.4 Encourage new transportation and utility rights-of-way to avoid existing country residential areas and areas designated for country residential expansion. Where such rights-of-way or corridors must locate near country residential areas, they should be designed to be compatible with future growth.

10.2.5 Where new development is expected to generate a substantial increase in traffic volume or otherwise impact the transportation network, the County may request the proponent provide a transportation impact assessment and, if applicable, may require as a condition of subdivision or development permit approval that the proponent enter into a road use agreement with the County.

10.2.6 Direct developments with the potential for substantial road impact (high traffic volumes or heavy trucks) to roads that are designed and constructed to accommodate such development.

10.2.7 All subdivision and development proposals shall include the provision of legal and physical access in accordance with County policies.

10.2.8 Subdivision and development proposals will only be approved where there is direct access to a developed County road, which meets current standards.

10.2.9 Require, as a condition of subdivision approval, that development proponents are responsible for constructing or improving on-site and off-site roads required to provide service to new development to the County's standards.

10.2.10 Minimize direct accesses to County road network by using internal roadways within multi-lot developments, unless the development of internal road is deemed inappropriate due to site topography, constraints, or other features.

10.2.11 Subdivision proponents may be required to provide land for road widening at time of subdivision.

10.2.12 Regulate direct access from private property onto all County roads in accordance with the access and approach design standards and policies.

10.2.13 Encourage the regulation of building heights in the areas around all public licensed and paved airports and heliports to minimize safety hazards and land use conflicts around airports.

10.3 WATER AND WASTEWATER SERVICES

OBJECTIVE	Provide community services in a manner that is fair for all County residents.

10.3.1 Cooperate with municipal partners and/or the provincial government on the planning, development, and operation of water and wastewater treatment facilities where cost savings and/or improvements to service delivery are achievable.

10.3.2 Except where municipal wastewater servicing is available, all development in the County shall be serviced by on-site treatment systems in accordance with the *Alberta Private Sewage Systems Standard of Practice* and County policies.

10.3.3 Where municipal wastewater servicing is available, development proponents are responsible for extending the servicing and connecting the development to the system in accordance with County standards and policies.

10.3.4 Development proponents may be responsible for confirming land on which the subdivision and/or development is proposed is suitable for a private sewage disposal system through submission of studies or reports by qualified professionals.

10.3.5 Development proponents shall be responsible for confirming water is available to service the subdivision and/or development

through the submission of studies or reports by qualified professionals. Ground water supplies should not be over-committed to one proposed development over another.

10.3.6 Require each new multi-lot residential development without municipal water service to provide its own water supply on-site. Trucking water into the site is not a viable option and development applications with such concept may not be accepted.

10.4 STORMWATER MANAGEMENT

OBJECTIVE	Protect natural drainage patterns through stormwater management.

10.4.1 Development proponents shall be responsible for the preparation of a stormwater management plan by a qualified professional for new subdivisions and development areas, where required.

10.4.2 Where municipal stormwater services are available, all new development shall be designed to connect to the stormwater system at the developer's expense, to the satisfaction of the County.

10.4.3 Appropriate stormwater management design shall be required as a condition of subdivision or development approval to prevent flooding and contamination of the nearby water bodies by conserving and/or regulating the run-off and snow melt.

10.4.4 Where appropriate, development shall incorporate natural drainage course or natural water features, such as bio swales or ditches, for storm water management as opposed to installing piped systems.

10.4.5 Surface water supplies should not be over-committed to one proposed development over another.

10.5 SOLID WASTE MANAGEMENT

OBJECTIVE	Provide residents with responsible and cost effective solid waste disposal.

10.5.1 Waste management in hamlets and rural subdivisions may be provided for a fee with approval from the County.

10.5.2 Cooperate with urban and rural neighbours to establish and manage regional waste management and recycling systems.

10.5.3 Operate and maintain municipal transfer stations. Where demand warrants, the County may explore opportunities to expand services in a cost-efficient manner.

10.5.4 Applications for subdivision or development within the prescribed setbacks of operating and non-operating landfills established in the *Matters Related to Subdivision and Development Regulation*, will not be permitted for the following land uses:

a. Residences,
b. Schools, or
c. Hospitals.

10.5.5 Notwithstanding 10.5.4, the setback requirements established in the *Matters Related to Subdivision and Development Regulation*, may be varied by a subdivision authority or a development authority if the applicant submits a report from a professional engineer that addresses the criteria for a variance stipulated in the *Guideline for Setback Reviews* published by the Department of Environment and Parks in May, 2022, as amended from time to time.



PART IV. LAND USE AND DEVELOPMENT POLICIES

Policies in Part IV of the MDP apply to specific developments, uses, or locations within the County. They are intended to guide land use and planning decisions related to those particular developments, uses or locations.

The policies in the Part support the MDP goal:

The County enables development opportunities to support economic diversification, innovation, and the various needs of residents while protecting agricultural landscapes and the environment.

11. AGRICULTURE AND RURAL DEVELOPMENT

Supporting the agricultural working landscapes by, conserving productive agricultural land, promoting the County's agricultural heritage, and maintaining the agriculture industry's viability are important considerations for this MDP.

The County has identified areas where agricultural development will be the preferred and priority future land use. In these areas, identified as the East Agricultural Policy Area on Map 1. Future Land Use Concept, the conversion of agricultural land to other uses will be discouraged and developments that negatively impact agricultural activities will not be supported.

The County has also identified areas where agricultural development is the primary land use but does not necessarily prevent other types of development. Lands in this area identified as the West Agricultural Area on Map 1. Future Land Use Concept, may be suitable for conversion to other more intensive land uses such as: recreational, residential, industrial, commercial, or alternative energy developments. Such conversion supports the diversification of economic development opportunities within the County on sites that are suitable, and where the intended use is compatible with surrounding land uses.

Rural development is the subdivision of single parcels from agricultural quarter sections. They are generally solitary acreages sparsely scattered throughout the landscape. Often, these parcels are original farmsteads that have been separated from the working portion of the quarter section. Many of the residents who occupy these residential lots continue to operate or work in agricultural pursuits and are familiar with the day-to-day operations of working farms.

Recognizing that residential subdivision will continue to occur, the County will enable appropriate subdivision for solitary residential parcels. Policies encourage sensitive subdivision to minimize the impact on adjacent agricultural operations and to preserve high-quality farmland.

FEATURES	AGRICULTURE & RURAL DEVELOPMENT AREAS	
	WEST	EAST
Soils	Small % of Productive Agricultural Soils (Class 1 and 2)	Large % of Productive Agricultural Soils (Class 1 and 2)
Confined Feeding Operations (CFOs)	Few CFOs	Majority of CFOs in the County are in this area
Tree Cover	Higher % of treed lands and major lakes	Majority of lands are cultivated or pasture lands

Employment Nodes	Farther from primary transportation routes and employment nodes	Closer proximity to major employment centers
Recreational Potential	Higher Recreation Potential (forested areas and lakes)	Limited recreation opportunities

11.1 USE OF AGRICULTURAL LANDS

OBJECTIVE	Ensure the long-term viability of agricultural working landscapes throughout the County.

11.1.1 The East and West Agricultural Policy Areas are established as shown on **Map 1. County Future Land Use Concept**.

11.1.2 An East/West Transition Area between the Agricultural Policy Areas is located within the area lying west of Highway 795 and east of Highways 792 and 780 and Range Road 275. Within the Transition Area policies for the East Agricultural Policy Area are applicable to those properties with a farmland assessment ratio of 40% or greater. The West Agricultural Policy Area policies are applicable to those properties in the Transition Area with a farmland assessment ratio less than 40%.

11.1.3 Prioritize the protection of Productive Agricultural Land and the location of existing agricultural operations when applications for Land Use Bylaw amendments or subdivisions are considered.

11.1.4 Consider the following in reviewing Land Use Bylaw redistricting proposals for the conversion of agricultural land in the Agricultural Policy Areas to a more intensive land use district:

a. The agricultural capability of the parcel;
b. Whether the parcel is severed by a physical feature;
c. Whether the proposed land use district includes uses that may negatively impact adjacent agricultural uses;
d. Whether there is suitable access to the provincial or local road network;
e. Whether the landscape makes the site unsuitable for agricultural use;
f. Whether surface water can be effectively and efficiently managed within the site;
g. Whether potable water can effectively and efficiently be provided to potential future uses without creating a negative impact on existing households or adjacent agricultural users; and
h. Whether the proposed site is consistent with an approved applicable statutory plan.

11.1.5 Require the preparation and approval of an Area Structure Plan and redistricting to an appropriate Land Use District for any proposal that:

a. Exceeds the maximum parcel densities prescribed in Policies 11.2.4 and 11.3.3;
b. Is for a multi-lot residential development;
c. Is for a commercial or industrial use; or
d. Is required subject to the provisions of any relevant Statutory Plan.

11.1.6 Support buffering existing agricultural operations from incompatible non-agricultural land uses wherever possible.

11.1.7 Require all new parcels to have a minimum 0.4 ha (1 ac.) building pocket, unless otherwise prescribed in an applicable Area Structure Plan.

11.1.8 Parcel size and configuration of a new subdivision on an agricultural quarter section shall minimize the amount of land taken out from agricultural production.

11.2 EAST AGRICULTURAL POLICY AREA

OBJECTIVE	Prioritize agriculture and the preservation of agricultural working landscapes in areas of higher agricultural capacity.

11.2.1 Prioritize agriculture and agriculture-related uses.

11.2.2 Discourage the conversion of agricultural lands to other uses.

11.2.3 Consider the conversion of agricultural lands only where the proposed development area is situated on lands of lower agricultural capability and where other uses do not adversely affect present or future agricultural operations or the agricultural community.

11.2.4 Allow up to three (3) titled parcels per quarter section in the East Agricultural Policy Area, which may include:

a. a farmstead with existing improvements, subject to the provisions of 11.2.5;
b. parcel(s) for future residential development, subject to the provisions of 11.2.6;
c. two agricultural parcels of 32 ha (80 ac.), more or less, of equal size, less any allowed subdivisions pursuant to this plan; or
d. fragmented parcel(s).

subject to the policies in Section 11, unless otherwise prescribed in this plan or an Area Structure Plan and associated Land Use Bylaw amendment.

11.2.5 Allow the subdivision of residential parcels containing existing farmsteads to a maximum of 2.02 ha (5.0 ac). The maximum subdivided area may be exceeded where it can be demonstrated, to the satisfaction of the Subdivision Authority, that:

a. The additional area is required to include shelter belts, residential accessory buildings, septic facilities and any other features ancillary to the farmstead; or
b. The additional area is a portion of the remnant agricultural parcel that is disconnected from the rest of the agricultural land or otherwise difficult to access as a result of the proposed subdivision, making it impractical for agricultural production.

11.2.6 Allow the subdivision of vacant residential parcels to a maximum area of 2.02 ha (5.0 ac).

11.3 WEST AGRICULTURAL POLICY AREA

OBJECTIVE	Enable a range of land uses in appropriate locations and compatible with agricultural activities.

11.3.1 Prioritize agriculture and agriculture-related uses while supporting the integration of other uses in appropriate locations.

11.3.2 Support recreation, tourism, and residential developments in appropriate locations.

11.3.3 Allow up to five (5) titled parcels per quarter section in the West Agricultural Policy Area, which may include:

a. a farm site with existing improvements, subject to the provisions of 11.3.4;
b. parcel(s) for future residential development, subject to the provisions of 11.3.5 and 11.3.6;
c. two 32 ha (80 ac.), more or less, parcels of equal size, less any allowed subdivisions pursuant to this plan; or
d. fragmented parcel(s).

subject to the policies in Section 11, unless otherwise prescribed in this plan or an Area Structure Plan and associated Land Use Bylaw amendment.

11.3.4 Allow the subdivision of residential parcels containing existing farmsteads to a maximum of 2.02 ha (5.0 ac). The maximum subdivided area may be exceeded where it can be demonstrated, to the satisfaction of the Subdivision Authority, that:

a. The additional area is required to include shelter belts, residential accessory buildings, septic facilities and any other features ancillary to the farmstead; or
b. The additional area is a portion of the remnant agricultural parcel that is disconnected from the rest of the agricultural land or otherwise difficult to access as a result of the proposed subdivision, making it impractical for agricultural production.

11.3.5 Allow the subdivision of vacant residential parcels to maximum area of 2.02 ha (5.0 ac).

11.4 FRAGMENTATION OF AGRICULTURAL LANDS

OBJECTIVE	Minimize the premature conversion of agricultural land to non-agricultural uses and limit the fragmentation of agricultural land through subdivision.

11.4.1 In order to minimize impacts on adjacent agricultural operations, encourage new parcel(s) on a quarter section to locate:

a. where the land is not suitable for agricultural production; and
b. where there is/are existing farm-site(s) on a corner of the adjacent quarter sections.

11.4.2 Allow the subdivision of a fragmented parcel where it is fragmented by reason of one or more railways, public roadways, rivers, or creeks.

11.4.3 In addition to the criteria indicated in Policy 11.4.2, a natural fragmentation may also be considered to be a barrier to the crossing of cultivation equipment created by substantial topography, such as a ravine or gulley. The determination that such a topographic barrier is a natural fragmentation for the purpose of subdivision shall be at the sole discretion of the Subdivision Authority.

11.4.4 Minimize the fragmentation of agricultural land when locating new roads, rail lines, pipelines, transmission lines, other linear infrastructure, public uses, or for oil or gas wells, or incidental installations.

11.4.5 Prohibit the creation of private lots that cross water bodies owned by the Crown.

11.5 VALUE-ADDED AGRICULTURE AND SMALL AGRICULTURAL OPERATIONS

OBJECTIVE	Encourage innovation and value-added agriculture to diversify the agricultural economy.

11.5.1 Encourage the expansion of agricultural production and processing operations, small-scale agriculture, and agri-tourism in the Agricultural Policy Areas in locations that:

a. Are accessible via the transportation network;
b. Will not have negative impacts on the transportation network;
c. Are serviced or serviceable;
d. Are compatible with existing agricultural operations; and
e. Are not located in Environmentally Significant Areas.

11.5.2 Allow the expansion of an existing agricultural enterprise beyond 5 acres where the applicant provides sufficient information demonstrating that the additional parcel area is reasonably required for the agricultural operation.

11.6 CONFINED FEEDING OPERATIONS

The approval process for Confined Feeding Operations (CFOs) is the responsibility of the Natural Resources Conservation Board (NRCB) and is outside of the County's jurisdiction. However, County policy and direction is considered by the NRCB in deciding on applications for new or expanded operations. The MGA requires the County identify where new CFOs should locate.

The County supports the development of CFOs as an important part of our rural economy. These operations contribute to a resilient and diverse agricultural economy in the County, benefiting the region's capacity for production and creating employment opportunities for County residents. New and expanded CFOs will be encouraged to locate in agricultural areas that are appropriate for such activities.

The County of Wetaskiwin seeks to balance a thriving agricultural economy with the health and wellbeing of all residents. Recognizing that CFOs can create odour, noise, and effluent issues for surrounding properties, the County will restrict new or expanded CFOs only in those

locations where they are incompatible with neighbouring land uses or negatively impact sensitive environmental features. Restrictions may include locations where CFOs compromise current or future land development and/or where downstream environmental impacts negatively affect ecosystem health and land uses which depend on sensitive environmental features such as lakes.

OBJECTIVE	Support Confined Feeding Operations while minimizing conflicts with surrounding land uses and negative impacts on the environment through land stewardship best practices.

11.6.1 Support the development of Confined Feeding Operations (CFOs) at appropriate locations, as a means of supporting the local economy and creating employment.

11.6.2 Conform to the requirements in the *Agricultural Operation Practices Act (AOPA),* as amended, in determining Minimum Distance Separation for Confined Feeding Operations.

11.6.3 Prohibit new or expanded Confined Feeding Operation within the following areas (as shown on Map 4. Confined Feeding Operations Setbacks):

a. 2.4km (1.5 miles) from the boundary of any city, town, village, summer village, hamlet, school, and hospital;
b. the Acreage Policy Area or within 1.6 km (1 mile) of its boundary;
c. the watersheds of Battle Lake, Pigeon Lake and Wizard Lake;
d. 1.6km (1 mile) of the following named lakes: Battle Lake, Bearhills Lake, Bittern Lake, Buck Lake, Coal Lake, Labyrinth Lake, Long Lake, Red Deer Lake, Samson Lake, Town Lake, Twin Lakes, and Watelet Lake;
e. any setback required by AOPA.

11.6.4 Notwithstanding 11.6.3, support upgrades and/or expansion of existing CFOs, including those already in operation within the setbacks listed in 11.6.3, where upgrades in technology and/or practices result in improved manure management and/or mitigation of negative impacts on surrounding land uses and the environment.

11.6.5 Within the setbacks identified in 11.6.3, consider any CFOs which are not in operation for a period of ten (10) years or more to be without proper authorization to resume operation or expand. The County will not support the resumption or expansion of such operations.

11.6.6 Support new residences where the residence is associated with a CFO within the Minimum Distance Separation of an existing CFO.

11.6.7 Require CFO proponents to demonstrate that their development will not result in environmental impacts from their proposed operation. The County may recommend to the NRCB that an Environmental Impact Assessment, prepared by a qualified professional, be submitted as part of their application.

11.6.8 Minimize the impact on County infrastructure by requesting that the Natural Resources Conservation Board (NRCB) include conditions in their decisions requiring CFO proponents enter into agreements with the County, which may include dust control, road use, and off-site levies or other matters related to the CFO operations.

12. COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Commercial and Industrial activities contribute to the vitality and sustainability of the County of Wetaskiwin. Providing good jobs and supporting the County's tax base, these activities are important for the long-term viability of the region and its residents.

Supporting a variety of economic drivers is important to the County. However, these industries can also pose challenges to surrounding uses and the health of the environment. Responsible decision-making balances the needs of commercial and industrial developments with adjacent land uses, the quality of life of residents, and the environment.

The following policies are intended to support a range of economic developments in suitable locations and supporting the rural character of the County.

12.1 COMMERCIAL DEVELOPMENT

OBJECTIVE	Commercial development integrates with surrounding uses and infrastructure.

12.1.1 Encourage commercial development to locate within hamlets, or high-visibility locations adjacent to highways and County roadways.

12.1.2 Encourage highway commercial development to locate adjacent to highways.

12.1.3 Regardless of a previous subdivision on the quarter, Council may allow the subdivision of a parcel from a quarter section of agricultural land for a rural/highway commercial use where it has been demonstrated that the proposed development is compatible with adjacent uses and developments.

12.1.4 Consider the following matters in determining if a proposed commercial development redistricting in the County's Land Use Bylaw amendment is appropriate in the location proposed:

a. Proximity to major transportation routes and intersections, and compatibility with existing roads;
b. Compatibility with adjacent agricultural operations and other land uses;
c. Impacts on cultural or historical features;
d. Water and wastewater servicing;
e. Safety or environmental concerns;
f. Impacts on wetlands and significant aquifers;
g. The location of Growth Hamlets; and
h. Proximity to dwellings, schools, and hospitals.

12.1.5 The approving Authority shall, at time of subdivision or development, require the proponent of a commercial development to identify all municipal servicing costs associated with the development. The assignment of these costs between the County and the developer shall be the basis of an agreement to be entered into prior to endorsement of a subdivision plan or upon the issuance of a development permit. Normally, however, all development servicing costs associated with the development shall be borne by the developer.

12.1.6 Require site design standards be followed and that buffers be located between commercial developments and other existing land uses which provide visual and/or acoustic screening. The potential expansion of the commercial development should be considered in determining the required buffering.

12.1.7 Consider requiring new commercial development in high-visibility locations to incorporate architectural, landscaping and buffering features to ensure that these sites are developed to a high standard and minimize offsite impacts on adjacent rural areas.

12.1.8 Require buffering where a commercial development is adjacent to multi-lot country residential developments or agricultural operations.

12.1.9 Support commercial development outside of hamlets on sites with the following characteristics:

a. Access to highways or located at major intersections;
b. Sufficient availability of water and wastewater services; and
c. Situated on poor quality agricultural land.

12.2 AGRO-INDUSTRIAL DEVELOPMENT

OBJECTIVE	Support agro-industrial activities in the County.

12.2.1 Allow the subdivision of a parcel from a quarter section of agricultural land for an agro-industrial use in locations where the rail and/or roadway network can efficiently and effectively support the proposed development.

12.2.2 Support proposals for diverse industrial development that contribute to the production, processing, or transportation of agricultural products through redistricting in appropriate locations.

12.3 INDUSTRIAL DEVELOPMENT

OBJECTIVE	Industrial development integrates with surrounding uses and infrastructure and minimizes potential impacts on adjacent land uses.

12.3.1 Encourage industrial development to locate in or adjacent to hamlets where such land use is compatible with an urban area.

12.3.2 Some industrial development may be allowed away from hamlets when it is essential to locate in a rural area. In these instances, the industrial development should locate near transportation or other infrastructure suitable to their needs.

12.3.3 Encourage industrial development to be located on lower capability agricultural lands.

12.3.4 Discourage industrial development from locating within 1.6 km (1 mile) of named lakes and areas characterized by high risk for groundwater contamination.

12.3.5 Consider the following matters in determining if a proposed industrial development redistricting in the County's Land Use Bylaw amendment is appropriate in the location proposed:

a. Proximity to major transportation routes and intersections, and compatibility with existing roads;
b. Compatibility with adjacent agricultural operations and other land uses;
c. Impacts on cultural or historical features;
d. Water and wastewater servicing;
e. Safety or environmental concerns;
f. Impacts on wetlands and significant aquifers;
g. The location of Growth Hamlets; and
h. Proximity to dwellings, schools, and hospitals.

12.3.6 Minimize off-site impacts of industrial uses, including noise, dust, and vehicle traffic on adjacent land uses.

12.3.7 Require site design standards be followed and that buffers be located between industrial developments and other existing land uses which provide visual and/or acoustic screening. The potential expansion of the industrial development should be considered in determining the required buffering.

12.3.8 The approving Authority shall, at time of subdivision or development, require the proponent of an industrial development to identify all municipal servicing costs associated with the development. The assignment of these costs between the County and the developer shall be the basis of an agreement to be entered into prior to endorsement of a subdivision plan or upon the issuance of a development permit. Normally, however, all development servicing costs associated with the development shall be borne by the developer.

12.3.9 Locate proposed heavy industrial developments at least 450 m from nearby dwellings, schools, and hospitals.

13. NATURAL RESOURCES AND ENERGY DEVELOPMENT

Natural resource extraction and development operations include oil and gas development and aggregate extraction. These activities contribute to the economic viability of the County and its residents, providing tax revenue and employment opportunities. While much of the approval process for natural resource development is outside of the County's authority, municipal land use planning can minimize conflicts with other land uses.

Oil and gas developments are located primarily in the West Agricultural Area, although wells and pipelines are found across the County. See Map A.11 Oil and Gas Infrastructure.

Aggregate extraction includes sand, gravel and shale operations. Most of the known sand and gravel deposits and active extraction sites are located in the East Agricultural Area.

Alternative energy development supports the County's resilience, providing a sustainable regional energy supply and contributing to lowering the region's carbon footprint. Providing opportunities to diversify energy production supports the County's goals of supporting a robust economy and demonstrating responsible environmental stewardship.

13.1 NATURAL RESOURCE EXTRACTION AND OIL AND GAS DEVELOPMENT

OBJECTIVE	Mitigate and minimize potential impacts on adjacent land uses.
13.1.1	Allow Natural Resource Extraction Industries, in appropriate locations within the Agriculture Policy Areas.
13.1.2	Areas that may have high potential for resource extraction, specifically areas of sand and gravel deposits are identified for information purposes on Map A10. Current and Potential Aggregate Extraction Areas.
13.1.3	Encourage resource extraction activities to be located on lower capability agricultural lands.
13.1.4	Discourage residential, commercial, or industrial development within known commercial deposits of sand and gravel or other mineral resources if that development will prevent the future extraction of the resources except within the Acreage Policy Area.
13.1.5	Issue development permits for gravel extraction on the basis of whether the proposed use will fully and efficiently utilize the capability of the deposit. Deposits suitable for construction aggregates should be reserved for that use.
13.1.6	Review applications for resource extraction operations for their impact on infrastructure and resident quality of life in accordance with any applicable County policies.
13.1.7	Require future development to be appropriately distanced from sour gas facilities to minimize potential exposure to sour gas.
13.1.8	Evaluate new development using the referral process with respect to sour gas facilities in accordance with the *Matters Related to Subdivision and Development Regulation*.
13.1.9	Require new development to comply with the setback recommendations set out by the Energy and Resources Conservation Board or the Alberta Energy Regulator where sour gas facilities exist.
13.1.10	Support co-location of facilities and pipelines to minimize fragmentation of agricultural lands.
13.1.11	Encourage the construction of pipelines along property lines or within existing rights-of-way.
13.1.12	Encourage the reclamation of abandoned resource extraction facilities by the licensee.
13.1.13	Engage the oil and gas industry to minimize the impact on lands

within the districts for watershed protection.

13.1.14 Restrict incompatible development on land believed to have significant, usable amounts of aggregate, unless the proponent is able to provide sufficient evidence to the contrary.

13.1.15 Discourage resource extraction developments from locating within 1.6 km (1 mile) of named lakes and areas characterized by high risk for groundwater contamination.

13.2 ALTERNATIVE ENERGY

OBJECTIVE	Support a range of alternative energy sources to diversify energy supply that is resilient, sustainable and contributes to the region's energy demands.

13.2.1 Alternative or renewable energy projects, such as wind, solar, geothermal, waste energy and similar types of developments shall be consistent with all relevant Provincial regulations.

13.2.2 Support the development and installation of small modular nuclear reactors, where compatible with adjacent land uses.

13.2.3 Discourage developments that pose potential land use conflicts with future small modular nuclear reactor developments.

13.3 MITIGATING POTENTIAL IMPACTS

OBJECTIVE	Mitigate the impacts from alternative energy developments on County infrastructure and natural landscapes over the life of the project.

13.3.1 Require applications for new energy developments or expansion of existing alternative energy developments to include plans for the reclamation /decommission and the method of funding such reclamation / decommission of the development and the restoration of the affected lands.

13.3.2 Require road use agreements for any new energy generation / extraction proposals or the expansion or decommissioning of any existing energy generation / extraction developments.

13.3.3 Require a public information / consultation process by proponents for any new energy development or the expansion of an existing energy development prior to any re-designation and / or development permit applications being submitted to the County.

13.3.4 Consider the impact of energy development on surrounding land use and the environment. Applications for new energy developments or proposed expansion of existing energy developments may be required to include impact studies or supporting information identifying impacts, positive or negative, and any mitigative measures, for components of the natural or man-made environment deemed required by the County. Additional information may include:
a. Noise and/or vibration,
b. Sightlines and/or shadows,
c. Natural heritage and/or water bodies,
d. Archaeological and/or historic resources,
e. Telecommunications,
f. Consultation conducted with area or affected landowners.

13.3.5 Discourage the development of commercial/industrial alternative energy developments on sites with a farmland assessment ratio greater than 40%.



PART V. SPECIAL POLICY AREAS

14. HAMLET POLICY AREA

The County's hamlets contribute to the County's vibrancy. These community centres provide residential opportunities and serve as social and economic hubs for the broader rural communities. The County supports growth in these locations that aligns with the community's existing character and that can be supported by existing infrastructure capacity. A range of new development will be encouraged in the hamlets.

The County's hamlets typically consist of residential and commercial uses and often contain educational and community facilities as well. Due to their proximity to Buck Lake and Pigeon Lake, some hamlets are focused more on recreational uses and have more seasonal residents.

To prioritize and direct growth in appropriate areas within the hamlets, a classification system was established and the hamlets suitable for additional growth have been identified.

Growth Hamlets are characterized by the availability of infrastructure and services, including road access, water and wastewater services, schools, and commercial amenities. These communities can accommodate additional growth without placing a financial burden on the County or existing residents. These hamlets also have adjacent land resources that can be developed without compromising agricultural or environmental resources.

Infill hamlets are characterized by low residential density, limited municipal servicing capacity and fewer soft services including schools, commercial developments and recreational amenities.

GOAL

The County's hamlets are thriving communities serving the broader rural population, growing where infrastructure and service capacity allows.







14.1 GENERAL HAMLET POLICIES

OBJECTIVE	Development in hamlets is orderly and optimizes existing services and infrastructure.

14.1.1 Design new development in hamlets which do not have access to piped municipal water and wastewater service systems so that the lot size and lot configuration will permit re-subdivision to a higher density should municipal potable water and piped sanitary sewer service become available.

14.1.2 Require development proposals to contain water, wastewater, transportation, and stormwater servicing details and an evaluation of potential impacts on infrastructure system capacities.

14.1.3 Require development to connect municipal water and/or wastewater systems where capacity exists.

14.1.4 Encourage new urban style development and redevelopment within the Hamlet Development Areas established on Map 1. Future Land Use Concept.

14.1.5 Encourage light industrial development in the hamlets where it is compatible with adjacent land uses.

14.1.6 Prohibit heavy industrial development within the Hamlet Development Areas due to the potential for negative off-site impacts, unless the site is redistricted and the off-site impacts have been designed to include appropriate mitigations and buffering measures to the satisfaction of Council.

14.2 GROWTH HAMLET AREAS

OBJECTIVE	Encourage growth of and within Hamlets that have servicing capacity to efficiently support new development

14.2.1 Alder Flats, Mulhurst Bay, Village at Pigeon Lake, and Winfield shall be Growth Hamlets, as shown on **Map 1. County Future Land Use Concept.**

14.2.2 Encourage development within the Growth Hamlets within the Development Areas established on

14.2.3 Map 2. Growth Hamlet DevelopmeNt Areas.

14.2.4 Encourage future growth and development within Growth Hamlets where there is capacity to provide water and wastewater servicing to the satisfaction of the County

14.2.5 Consider incentives to encourage growth within the Growth Hamlet Areas.

14.2.6 Prohibit future development within Growth Hamlet Areas that may jeopardize groundwater supplies or quality.

14.2.7 New subdivision and development within the Growth Hamlet Areas shall be guided by Area Structure Plans.

14.3 INFILL HAMLET AREAS

OBJECTIVE	Encourage infill development within the hamlets not identified for future expansion.

14.3.1 Buck Lake, Falun, Gwynne, and Westerose shall be Infill Hamlets, as shown on **Map 1. County Future Land Use Concept** where development shall primarily be infill development.

14.3.2 Development in Infill Hamlets shall be focused within the Development Areas established on Map 3. Infill Hamlet Development Areas.

14.3.3 Encourage development of serviced, vacant lots and the redevelopment of older buildings within the Infill Hamlets, provided that the infill development or redevelopment will not exceed the available servicing capacity.

15. ACREAGE POLICY AREA

Agricultural landscapes are attractive places and draw a variety of people who desire to live a rural lifestyle. The County recognizes the demand for residential development will continue over the life of this plan. Policies will guide future development to appropriate locations to minimize the impact on working agricultural landscapes.

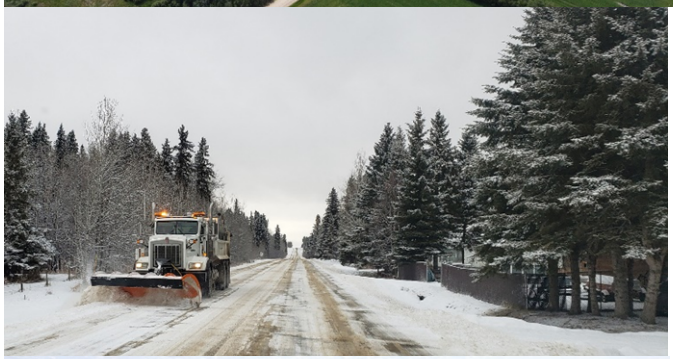
It is the County's intent to ensure that new multi-lot rural residential developments are efficiently designed and demonstrate connection to the natural and rural landscapes through the avoidance of significant ecological features and buffering between rail corridors, agricultural and resource extraction uses.

The following policies apply to lands within the Acreage Policy Area, as shown on Map 5. Acreage Policy Area.

GOAL

The County balances multi-lot country residential growth with the preservation of working agricultural landscapes and environmental stewardship.







15.1 GENERAL POLICIES

OBJECTIVE	Encourage multi-lot residential development within the Acreage Policy Area to provide opportunities for rural living while protecting agricultural lands.

15.1.1 The Acreage Policy Area is established on Map 5. Acreage Policy Area.

15.1.2 Design new multi-lot residential development to be compatible with the character of the existing developed areas.

15.2 EFFICIENT AND ORDERLY DEVELOPMENT

OBJECTIVE	Multi-lot Residential developments are efficiently designed and occur in an orderly manner.

15.2.1 Require an approved Area Structure Plan and redistricting for new multi-lot residential development.

15.2.2 Require a new or updated Area Structure Plan, to current County standards, prior to redistricting or subdivision where a previously approved Area Structure Plan was approved ten (10) or more years prior to considering new subdivision applications.

15.2.3 Encourage new or expanded multi-lot residential developments to be located within the Acreage Policy Area.

15.2.4 Require an Area Structure Plan to include adjacent lands and/or road network where necessary to ensure the integration with neighbouring developments, site features, servicing, municipal reserves, vehicular or active transportation networks.

15.2.5 New multi-lot residential development shall be located so that it does not negatively impact the operation of existing aggregate developments.

15.2.6 Prohibit new multi-lot residential development within:

a. the setback distance of a Confined Feeding Operation unless otherwise stated in the Municipal Development Plan;
b. the setback distance of environmentally sensitive areas, as determined by an environmental study;
c. the setback distance from an existing resource extraction operation; and
d. the setback distance of existing/closed landfill or waste transfer station.

15.2.7 Prohibit new aggregate resource extraction operations, confined feeding operations and industrial developments within the Acreage Policy Area and within 1.6 km (1 mile) outside of its boundary.

15.2.8 Design new multi-lot residential developments in a manner that respects and integrates site features, topography, and natural amenities of the site.

15.3 CONFORMITY WITH COUNTY POLICY

OBJECTIVE	Multi-lot Residential development conforms to County policies.

15.3.1 Determine the maximum density of multi-lot subdivision based on the following factors:

a. servicing infrastructure capacity according to the requirements of municipal and provincial standards and regulations;
b. sufficient ground water supply within the aquifer to satisfy the requirements in the Water Act;
c. public access, which conforms to municipal and provincial requirements, standards and regulations;

d. site topography and location of hazard lands;
e. location of environmental features including water bodies, water courses, wetlands, Environmentally Significant Areas, forest cover; and
f. required environmental studies and engineering information, to the satisfaction of the Approving Authority, to determine that the site is suitable for the intended use.

15.3.2 Require multi-lot residential development be serviced in accordance with the County's servicing standards and related policies.

15.3.3 Allow the re-subdivision of existing lots in the developed phases of a multi-lot residential development only where the proposed new lots will be equal in area or larger than the smallest lot in the existing development, or in accordance with the policies in an approved Area Structure Plan for the subject site.

16. LAKES POLICY AREA OVERLAYS

GOAL

The County balances residential and recreational demand with the protection of sensitive lake ecosystems.



Lakes within the County are highly valued residential, recreational, and tourism destinations. Maintaining and supporting healthy lakes encourages economic development and the enjoyment and tourism potential of lakes within the County. The County is located within the Battle River Watershed, the North Saskatchewan Watershed, and the Red Deer River Watershed. The following three sub-watersheds make up a majority of the County: Buck Lake Creek, Upper Battle River, and Pipestone Creek.

Map A.5 Watersheds and Water Features shows the sub-watersheds and select watersheds for lakes within the County. The protection of watersheds and water resources is an important consideration in the planning process.

The County has a long history of watershed management planning dating back to at least 1975 when the first watershed management plan for Pigeon Lake was developed. Over the years, the County has developed watershed and lake management plans including:

1. 2000 Pigeon Lake Management Plan
2. 2000 Wizard Lake Management Plan
3. 2002 Buck Lake Management Plan
4. 2014 Pigeon Lake Watershed Area Concept Plan
5. 2018 Pigeon Lake Watershed Management Plan

The Lake Policy Area Overlays, as shown in Map 1. County Future Land Use Concept, implement Lake Management Best Practices and recommendations established in previous County planning documents, to support development in appropriate locations and encourage lake stewardship.

Policies in this section support the long-term sustainability of lakes within the County. In this MDP, two Lake Policy Area Overlays are established:

1. **Developed Lakes Policy Area Overlay:** The shorelands of lakes within the Developed Lakes Policy Area Overlay are characterized by Crown and privately owned lands. These lakes are highly developed and are popular residential and tourism destinations, with day-use recreation areas, golf courses and campgrounds. Historic subdivision and development trends in this area have been significantly higher than near other lakes in the County

2. **Conservation Lakes Policy Area Overlay:** The shorelands within the Conservation Lakes Policy Area Overlay also consist of Crown and privately owned lands. Public recreation and conservation oriented land uses are and shall continue to be the predominant land use on the shores of lakes within the policy area. Public recreation uses may include: campgrounds, day-use areas, trails, and public utilities with development undertaken by provincial and municipal partners, community groups, not-for-profit organizations, and private interests.

Table 1. Lake Policy Areas Classification

Developed Lakes Policy Area	Conservation Lakes Policy Area
Bearhills Lake	Battle Lake
Buck Lake	Bittern Lake
Pigeon Lake	Coal Lake
Wizard Lake	Labyrinth Lake
	Long Lake
	Red Deer Lake
	Samson Lake
	Town Lake
	Twin Lakes East
	Twin Lakes West
	Watelet Lake

16.1 GENERAL POLICIES

OBJECTIVE	New development within Lake Policy Area Overlays shall be designed to minimize negative impact on the County's lakes and shorelands and to maximize recreational opportunities for the benefit of residents and visitors.

16.1.1 The Developed Lakes Policy Area Overlay and Conservation Lakes Policy Area Overlay shall be established as shown on Map 1. County Future Land Use Concept.

16.1.2 The Developed Lakes Policy Area Overlay shall apply to lands within approximately 1.6 km (1.0 mile) of the legal bank of Bearhills Lake, Buck Lake, Pigeon Lake and Wizard Lake as shown on Map 1. County Future Land Use Concept.

16.1.3 The Conservation Lakes Policy Area Overlay shall apply to lands within approximately 0.8 km (0.5 miles) of the legal bank of Battle Lake, Bittern Lake, Coal Lake, Labyrinth Lake, Long Lake, Red Deer Lake, Samson Lake, Town Lake, Twin Lakes East, Twin Lakes West and Watelet Lake as shown on Map 1. County Future Land Use Concept.

16.1.4 Encourage commercial recreation, public recreation, and residential developments within the Developed Lakes Policy Area Overlay, in appropriate locations and consistent with any applicable statutory plan, County policy, or Watershed Management Plan.

16.1.5 Encourage public recreation uses and rural residential land uses in the Conservation Lakes Policy Area Overlay, in appropriate locations and consistent with any applicable statutory plan, County policy, or Watershed Management Plan.

16.1.6 Notwithstanding 16.1.5, discourage Land Use Bylaw amendments in the Conservation Lakes Policy Area Overlay, which would enable more intensive or higher density land uses than are currently allowed in the Agriculture Districts.

16.1.7 Support Land Use Bylaw amendments within the Conservation Lakes Policy Area Overlay to districts that support conservation of environmentally sensitive lands adjacent to water features and in important watershed areas.

16.2 LAKE WATER QUALITY

OBJECTIVE	Prevent the contamination of lakes in the County.

16.2.1 Require development around all lakes in the Developed and Conservation Lakes Policy Area Overlays to comply with County servicing policies to prevent the contamination of lake water from domestic wastewater.

16.2.2 Prohibit the use of privies, treatment field, or open discharge septic systems within the Lake Policy Area Overlays.

16.2.3 Encourage the retention of tree cover within the Developed and Conservation Lakes Policy Area Overlays.

16.2.4 Manage on and off site stormwater practices to reduce sediment and phosphorous entering water bodies and water sources within the Developed and Conservation Lakes Policy Area Overlays.

16.2.5 Discourage development which will have an adverse impact on surface and subsurface water quality within the Developed and Conservation Lakes Policy Area Overlays.

16.3 DEVELOPMENT CONSIDERATIONS

OBJECTIVE	Design development within the Developed and Conservation Lake Policy Area Overlays to minimize impacts on the County's lakes and shorelands.

16.3.1 Maintain large areas of undeveloped shorelands to:

a. Reduce the potential for negative impacts on environmentally sensitive areas including Environmentally Significant Areas, Key Wildlife and Biodiversity Zones, water bodies, watercourses, and wetlands;
b. Increase public access to lakes and lakeshores; and
c. Encourage the sustainable use of shared aquatic resources.

16.3.2 Maintain the natural landscape, topography, and drainage patterns within new residential subdivisions and when developing individual lots in existing subdivided areas.

16.3.3 Minimize the clearing of vegetation within residential and recreational developments.

16.3.4 Discourage new development where sufficient ground water is unavailable to support the proposed development, existing households, and traditional water users.

16.3.5 Avoid development in or near permanent wetlands that would impact the integrity or functionality of the wetlands.

16.3.6 Discourage new development and the clearing of vegetation within 30.0 m (98.4 ft) of a lake shoreline within the Lake Policy Area Overlays.

16.3.7 Encourage residential subdivision and development within in the Developed Lakes Policy Area Overlay where servicing capacity exists and where the proposed development is consistent with the parcel size and density established within the County's LUB.

16.3.8 Cluster multi-lot residential development and recreational

development within the Developed Lakes Policy Area Overlay to reduce potential land use conflicts with agricultural developments and minimize servicing costs.

16.3.9 Support commercial and commercial recreation uses within the hamlets in the Developed Lakes Policy Area Overlay.

16.3.10 Encourage the development of walkways and trail connections to provide linkages between existing and new development areas.

16.3.11 Encourage new development to locate where municipal water and sewer services and paved roads already exist or can easily be extended.

16.3.12 Prohibit new industrial development within the Developed Lakes and Conservation Lakes Policy Area Overlays.

16.3.13 Discourage new recreational developments that would generate a level of noise such that there would be an impact on nearby uses; the County may request a noise study at the time of application.

16.3.14 Require all new or expanded campgrounds to provide onsite wastewater disposal in conformance with the *Alberta Private Sewage Systems Standard of Practice*, as amended. Where existing municipal systems exist, campgrounds shall be required to connect to those systems and pay for any required upgrades as required by the County.



PART VI. IMPLEMENTATION

17. REGIONAL COOPERATION

The County of Wetaskiwin supports a proactive approach to fostering cooperation with its municipal neighbours and other levels of government and improving communication on land use and related issues. The County aims to maintain a productive working relationship with federal and provincial departments and agencies responsible for transportation, resource development, environmental protection, and Crown Land management.

The table below outlines the municipalities and First Nations adjacent to the County of Wetaskiwin, which are also shown on **Map A.1 Regional Location**.

Table 2. Adjacent Municipalities and First Nations

Cities & Towns	Summer Villages	Counties	First Nations
City of Wetaskiwin	SV of Argentia Beach	Brazeau County	Ermineskin Cree First Nation
Town of Millet	SV of Crystal Springs	Camrose County	Louis Bull Tribe
	SV of Golden Days	Clearwater County	Montana First Nation
	SV of Grandview	Leduc County	Samson Cree First Nation
	SV of Norris Beach	Ponoka County	Paul First Nation
	SV of Poplar Bay		
	SV of Silver Beach		

GOAL

The County is a good neighbour, building relations with neighbouring municipalities and First Nations to promote compatible and complementary land use patterns, infrastructure and services to the Region.







17.1 LAND USE COORDINATION AND REFERRAL

OBJECTIVE	Coordinate development in areas of shared interest with adjacent municipalities and First Nations.

17.1.1 The Fringe area is established as 1.6 km (1 mile) from the municipal boundary, the established hamlet boundary, or the First Nation Reserve boundary.

17.1.2 Refer all Area Structure Plan, zoning bylaw amendment, subdivision, and discretionary development applications to the adjacent municipalities and First Nations within the fringe area for their comment, unless an approved IDP provides more specific referral policies.

17.1.3 Ensure that all other statutory plans are consistent with approved IDPs.

17.1.4 As new Intermunicipal Development Plans are adopted or existing Intermunicipal Development Plans are amended, the County shall update the boundaries of the IDP Overlay Area accordingly on Map 1. County Future Land Use Concept.

17.1.5 Subdivision and development on lands within an approved Intermunicipal Development Plan shall be guided by the Intermunicipal Development Plan's policies and future land use map.

17.1.6 Cooperate with surrounding municipalities for any statutory or non-statutory plan preparation concerning the lakes in the County that border on other municipalities.

17.2 FUTURE URBAN EXPANSION

OBJECTIVE	Preserve the lands adjacent to urban centres for long-term conversion to urban uses.

17.2.1 Development adjacent to the Town of Millet, City of Wetaskiwin and Summer Villages at Pigeon Lake, and adjacent Counties shall be consistent with the respective Intermunicipal Development Plans.

17.2.2 In the absence of an Intermunicipal Development Plan, a development proposal in a fringe area of urban municipalities should be designed to enable the eventual conversion of the subject lands to urban uses if the land is annexed.

17.2.3 For the subdivision in urban fringe areas, which are likely to be built with a higher density, the municipal reserve dedication should be made by land, not by cash in lieu payment. If the location of reserves cannot be determined, they will be deferred to the remainder of the land.

17.3 OTHER REGIONAL PARTNERS AND SERVICE PROVIDERS

OBJECTIVE	Cooperate with regional partners and local service providers to ensure that County residents are provided a high level of community services where possible.

17.3.1 Collaborate with regional service commissions, including the North East Pigeon Lake Regional Services Commission and the South Pigeon Lake Regional Wastewater Commission, to provide services in appropriate locations and where cost-effective.

17.3.2 Collaborate with adjacent municipalities and First Nations to provide services where cooperation is appropriate.

17.3.3 Collaborate with regional solid waste authorities to maintain and expand services for County residents as appropriate.

17.3.4 Collaborate with regional partners to explore opportunities for potable water service expansion.

17.3.5 Collaborate with regional partners on matters of emergency preparedness and resilient infrastructure service provision.

17.4 DEVELOPMENT ON CROWN LAND

OBJECTIVE	Collaborate with the federal and provincial governments to coordinate development on (and adjacent to) crown land.
17.4.1	Respond to Crown referrals for resource development projects and to lease application referrals based on the relevant components of the Municipal Development Plan and Land Use Bylaw and related County policies.
17.4.2	Development proposals on Crown Land leases, unless related to a provincially-approved project, require County development approval; any such development applications shall be subject to the relevant provisions of the Municipal Development Plan, Land Use Bylaw, and any other applicable statutory plan.

18. IMPLEMENTATION AND REVIEW

Pursuant to the *Municipal Government Act, R.S.A. 2000, c. M-26, as amended (MGA)*, this Plan shall be adopted by the County of Wetaskiwin, as the County of Wetaskiwin Municipal Development Plan. The subdivision, development, and re-development of lands within the County by the municipality and general public shall be in accordance with the provisions of this MDP.

An important part of the planning process is implementation. The primary implementation tool for the MDP is the Land Use Bylaw, which provides detailed development guidelines for the County. Other policy documents can provide guidance for development in specific areas or on specific issues. Area Structure Plans can provide development concept for land in various sizes – including multi-lot subdivision to more general conceptual development patterns. Through these existing and future policy documents, the County will strive to achieve the MDP Vision and Goals. The County will also seek partnerships from time to time to achieve these goals.

18.1 MONITORING AND IMPLEMENTATION OF THE MDP

OBJECTIVE	Undertake projects and studies to implement the Municipal Development Plan.
18.1.1	Develop a method for monitoring, evaluating, and analyzing the effectiveness, viability, and relevance of the MDP.
18.1.2	Undertake projects and studies to implement the MDP, including: a. Regular review of the Land Use Bylaw. b. Consider developing an Open Space and Trail Network Strategy. c. Some areas in the County merit special attention to prepare large-scale plans, either statutory (area structure plan) or non-statutory (outline plan, area concept plan), to guide future growth and development in the areas identified on the maps in Section 19 MDP Maps. Such areas include but are not limited to: i. Acreage Policy Area; ii. Growth Hamlets; iii. Other areas as determined by the County.
18.1.3	Consider the following studies as the need arises depending on available resources: a. Updates and reviews to Lake Watershed Management Plans for Buck Lake, Pigeon Lake and Wizard Lake. b. Groundwater monitoring.
18.1.4	Support projects to digitally map the municipal water, wastewater, and stormwater infrastructure.
18.1.5	Support the development of studies to determine the capacity of municipal water and water systems.

18.2 CONSISTENCY WITH OTHER PLANS AND BYLAWS

OBJECTIVE	Require that all County statutory and regulatory planning documents are consistent and up to date.

18.2.1 Amendments to the MDP shall be consistent with any Intermunicipal Development Plan adopted by the County.

18.2.2 Amend the County Land Use Bylaw (if necessary) to conform to the MDP when the MDP or any part thereof takes effect.

18.2.3 Recognize that planning is a continuous process and it is important that the MDP be monitored, reviewed, and updated in order to ensure that the planning needs of the County are being met. A review may be appropriate when:

a. changes in economic, social or technical developments occur;
b. a new Council is elected;
c. an amendment to the MDP is made, or
d. an IDP is approved or amended.

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

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

18.2.5 Council shall have regard for the Municipal Development Plan's vision, principles, goals, objectives, and policies when preparing and reviewing other municipal plans and priorities.

18.2.6 When considering an amendment to the MDP, Council and Administration shall comply with all notification and public consultation requirements in the MGA.

18.2.7 A review of the MDP should be undertaken at least once every five (5) years from the date of adoption.



PART VII. MDP MAPS

19. MDP MAPS

MAP 1. COUNTY FUTURE LAND USE CONCEPT

MAP 2. GROWTH HAMLET DEVELOPMENT AREAS

MAP 3. INFILL HAMLET DEVELOPMENT AREAS

MAP 4. CONFINED FEEDING OPERATIONS SETBACKS

MAP 5. ACREAGE POLICY AREA



PART VIII. APPENDICES

APPENDIX A. INFORMATION MAPS

MAP A.1 REGIONAL LOCATION

MAP A.2 PLANNING CONTEXT

MAP A.3 AGRICULTURAL LAND SOIL CLASSIFICATION AND CFOS

MAP A.4 ENVIRONMENTAL FEATURES

MAP A.5 WATERSHEDS AND WATER FEATURES

MAP A.6 RECREATION FACILITIES, AMENITIES, AND INSTITUTIONAL USES

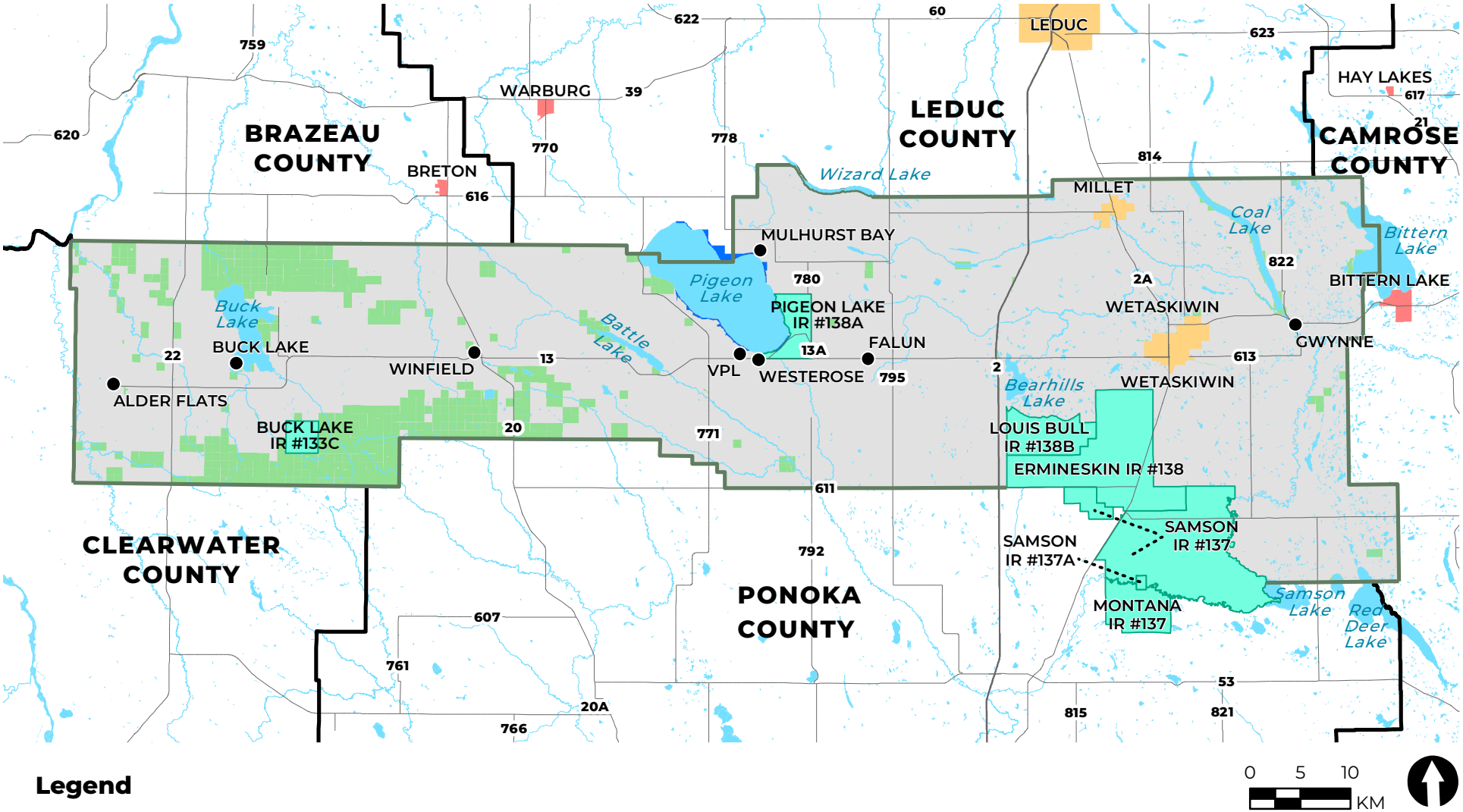
MAP A.7 HISTORIC RESOURCES

MAP A.8 MUNICIPAL SERVICING AND INFRASTRUCTURE

MAP A.9 TRANSPORTATION NETWORK

MAP A.10 CURRENT AND POTENTIAL AGGREGRATE EXTRACTION AREAS

MAP A.11 OIL AND GAS INFRASTRUCTURE

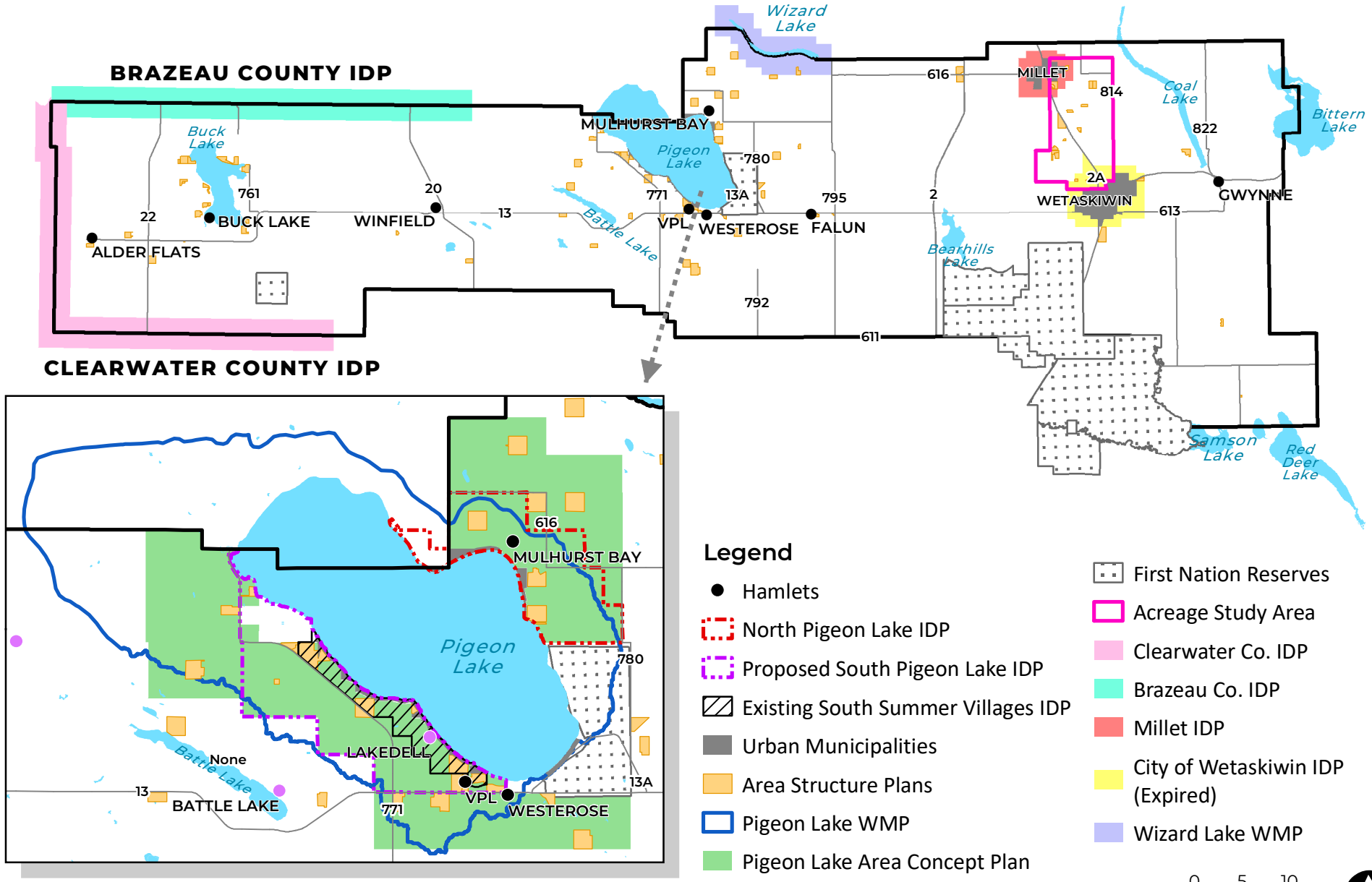


MAP A.1

REGIONAL LOCATION

Digital Information: Altalis, County of Wetaskiwin, Government of Alberta, Government of Canada, Geogratis, Geodiscover.
Projection: UTM NAD 83 12N

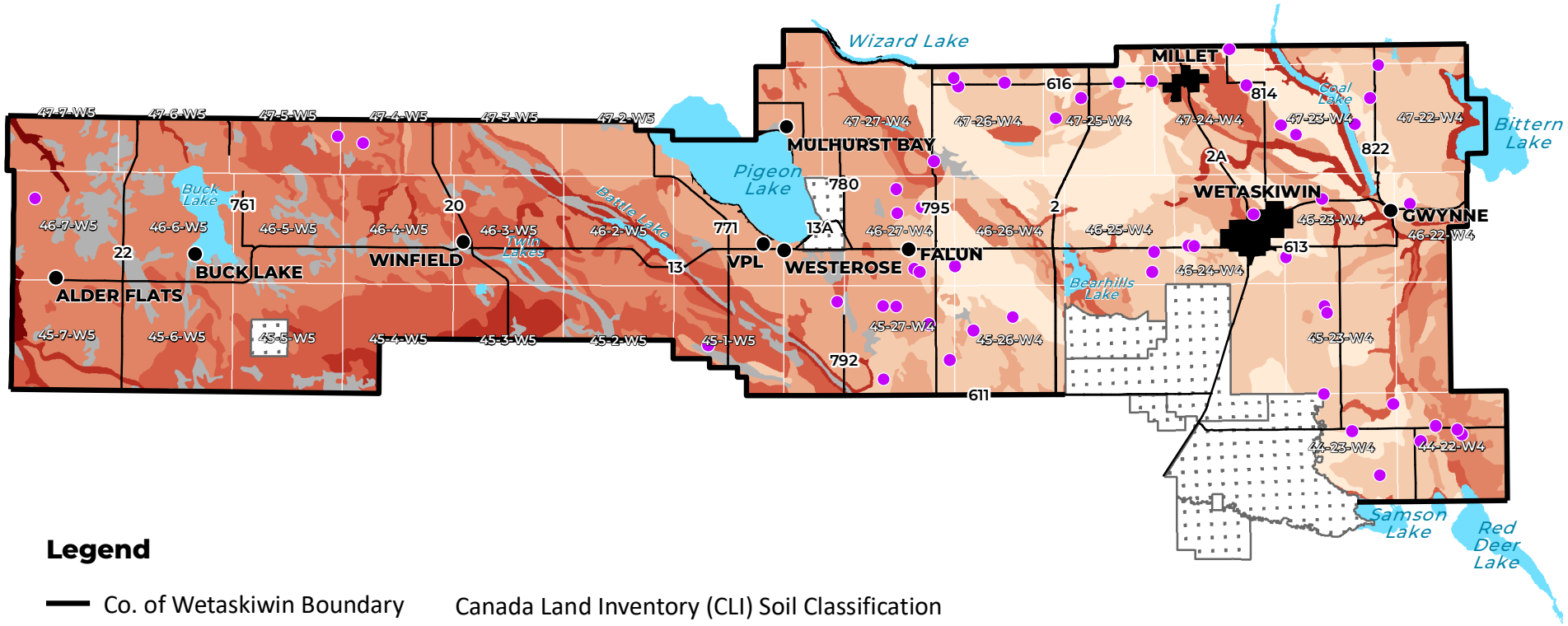
MUNICIPAL PLANNING SERVICES



MAP A.2
PLANNING CONTEXT

Digital Information: Altalis, County of Wetaskiwin, Government of Alberta, Government of Canada, Geogratis, Geodiscover.
Projection: UTM NAD 83 12N

MUNICIPAL PLANNING SERVICES



Legend

- Co. of Wetaskiwin Boundary
- Hamlets
- Urban Municipalities
- First Nation Reserves
- Confined Feeding Operations

Canada Land Inventory (CLI) Soil Classification

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- Organic Soils

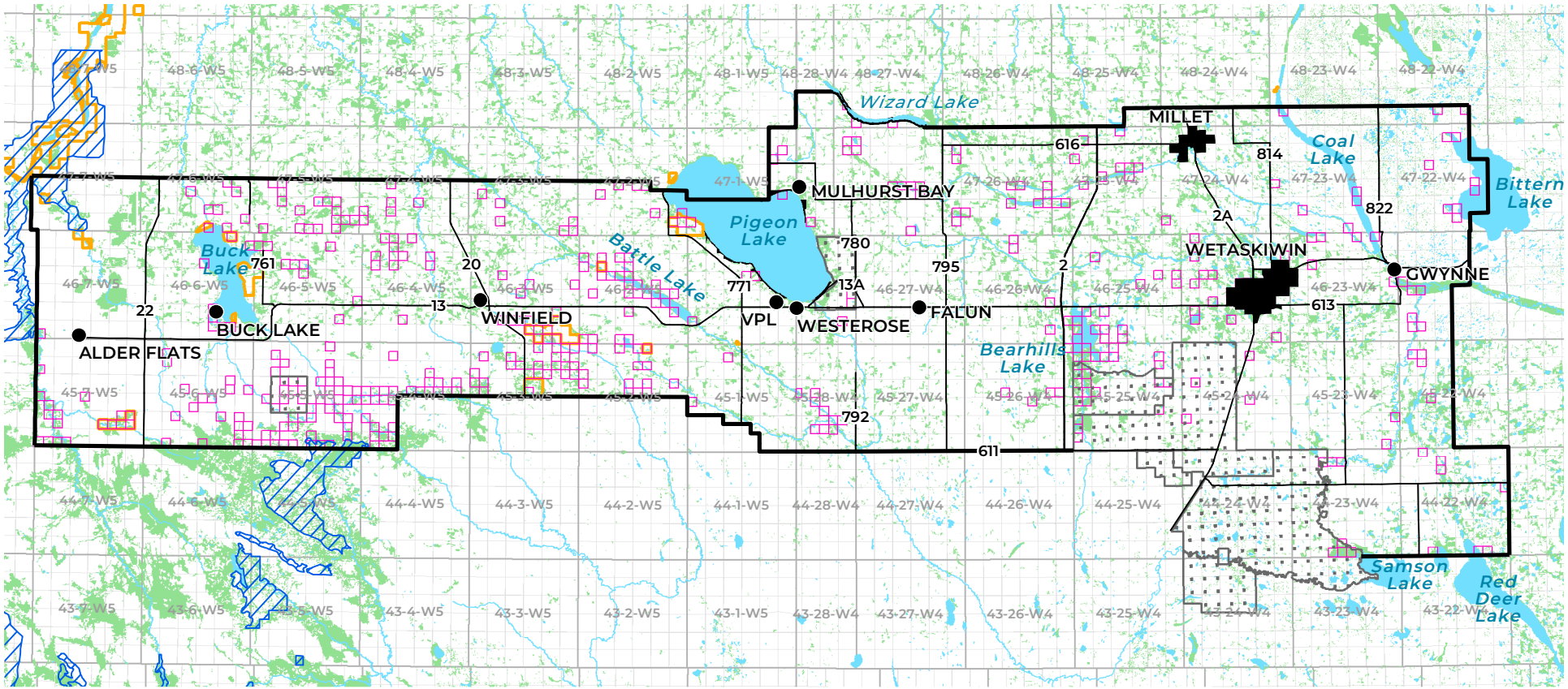
0 5 10 KM

MAP A.3

AGRICULTURAL LAND SOIL CLASSIFICATION

Digital Information: Altalis, County of Wetaskiwin, Government of Alberta, Government of Canada, Geogratis, Geodiscover.
Projection: UTM NAD 83 12N

MUNICIPAL PLANNING SERVICES



Legend

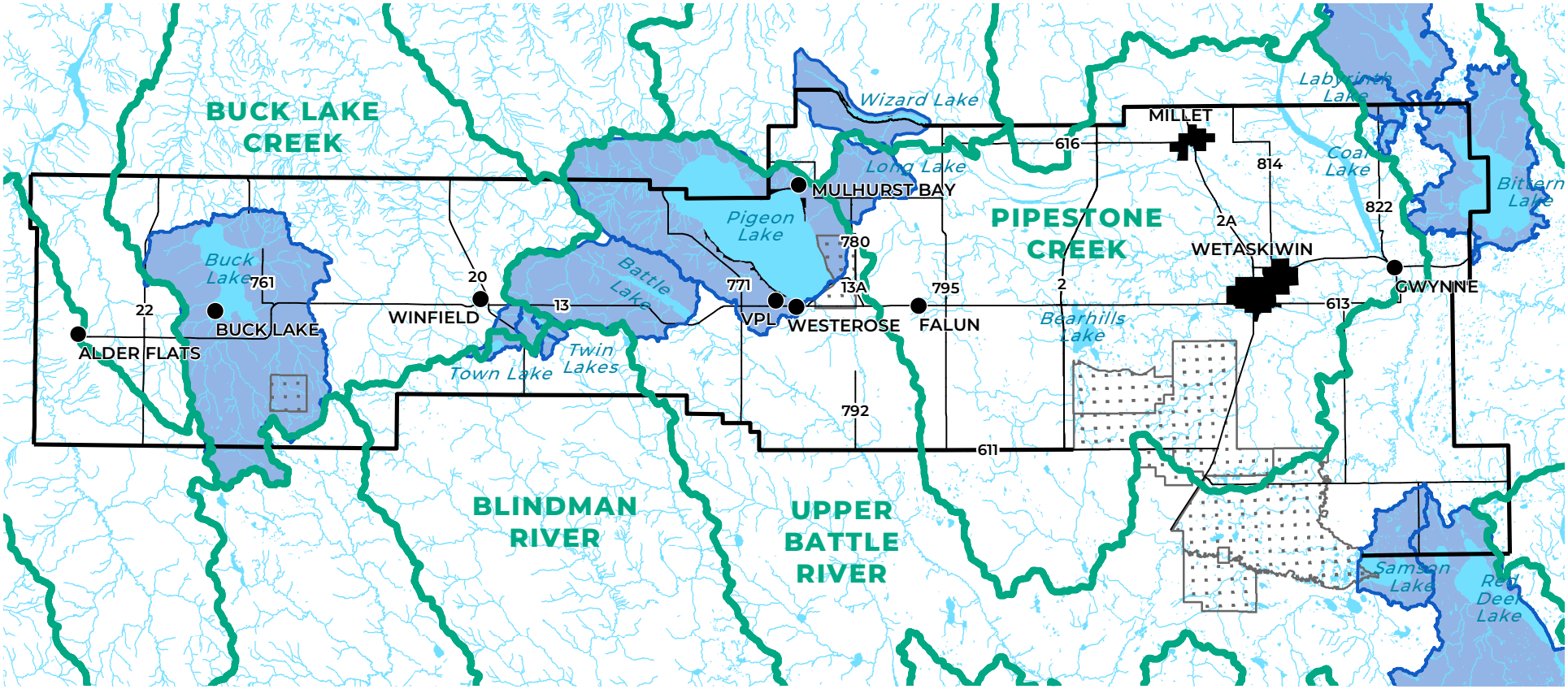
- Co. of Wetaskiwin Boundary
- Hamlets
- Urban Municipalities
- First Nation Reserves
- Parks and Protected Areas
- Key Wildlife and Biodiversity Zones
- Environmentally Significant Areas (ESAs)
- Alberta Merged Wetland Inventory

0 5 10 KM

MAP A.4
ENVIRONMENTAL FEATURES

Digital Information: Altalis, County of Wetaskiwin, Government of Alberta, Government of Canada, Geogratis, Geodiscover.
Projection: UTM NAD 83 12N

MUNICIPAL PLANNING SERVICES



Legend

- Hamlets
- Hydrologic Unit Code (HUC) Watersheds
- Co. of Wetaskiwin Boundary
- Urban Municipalities
- First Nation Reserves
- Lake Watersheds

0 5 10 KM

Note: The lake watershed boundaries are to interpreted as the general area and not the exact boundaries.

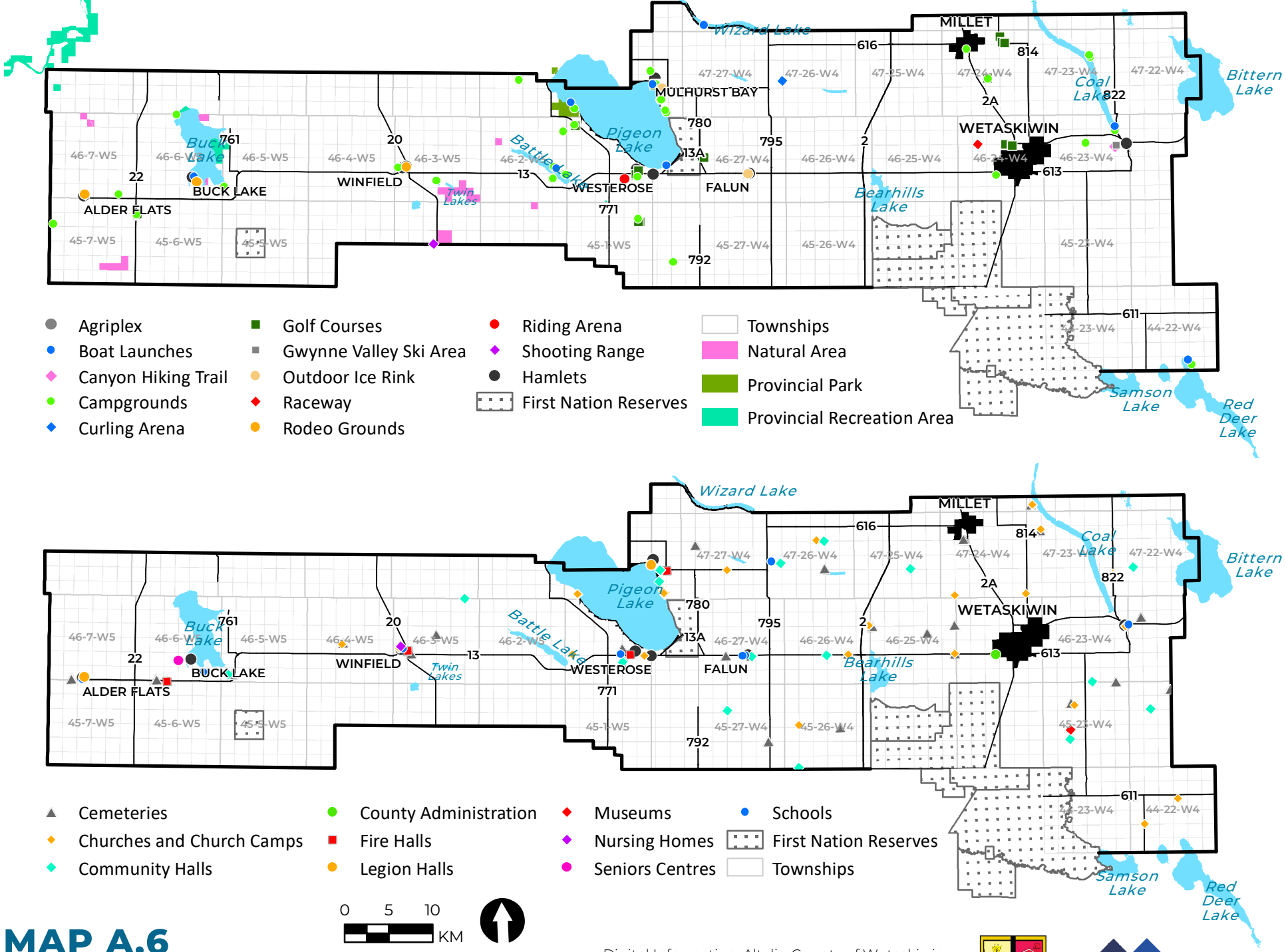
Note: Watershed boundaries shown on the map reflect currently available data.

MAP A.5

WATERSHEDS AND WATER FEATURES

Digital Information: Altalis, County of Wetaskiwin, Government of Alberta, Government of Canada, Geogratis, Geodiscover.
Projection: UTM NAD 83 12N

MUNICIPAL PLANNING SERVICES

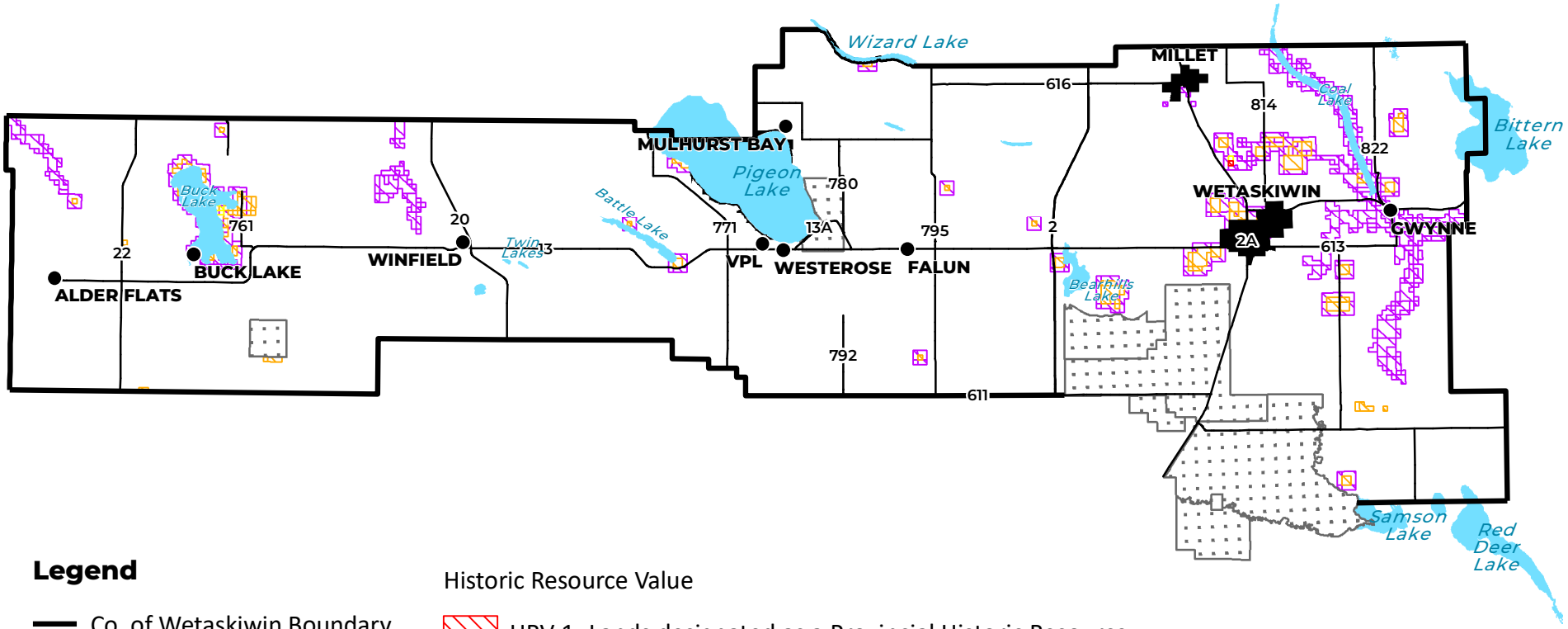


MAP A.6

RECREATION FACILITIES, AMENITIES AND INSTITUTIONAL USES

Digital Information: Altalis, County of Wetaskiwin, Government of Alberta, Government of Canada, Geogratis, Geodiscover.
Projection: UTM NAD 83 12N

MUNICIPAL PLANNING SERVICES



Legend

- Co. of Wetaskiwin Boundary
- Hamlets
- Urban Municipalities
- First Nation Reserves

Historic Resource Value

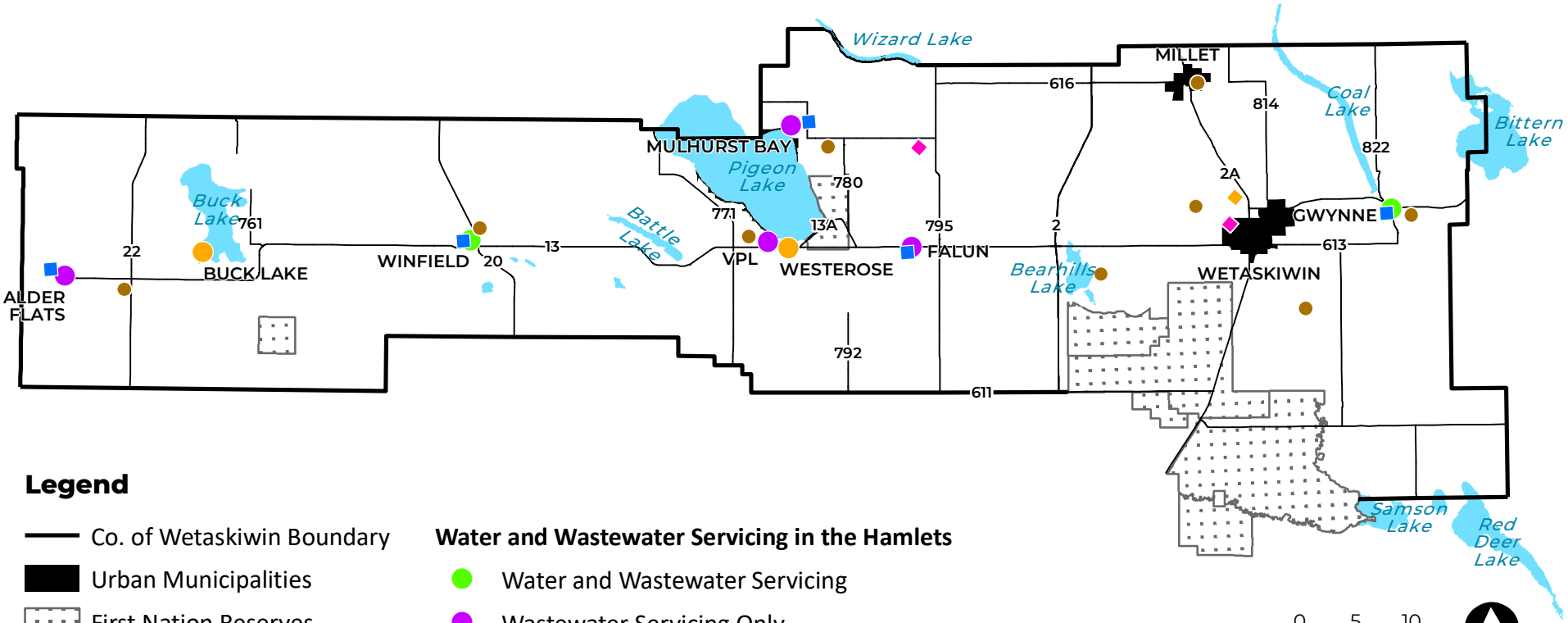
- HRV 1- Lands designated as a Provincial Historic Resource
- HRV 3- Contains a known resource that will require avoidance and assessment
- HRV 4- Contains a resource that may require avoidance and assessment
- HRV 5- Lands with a high potential to contain a historic resource

0 5 10 KM

MAP A.7
HISTORIC RESOURCES

Digital Information: Altalis, County of Wetaskiwin, Government of Alberta, Government of Canada, Geogratis, Geodiscover.
Projection: UTM NAD 83 12N

MUNICIPAL PLANNING SERVICES



Legend

- Co. of Wetaskiwin Boundary
- Urban Municipalities
- First Nation Reserves
- Lagoons
- Landfill
- Reclaimed Landfill
- Transfer Stations

Water and Wastewater Servicing in the Hamlets

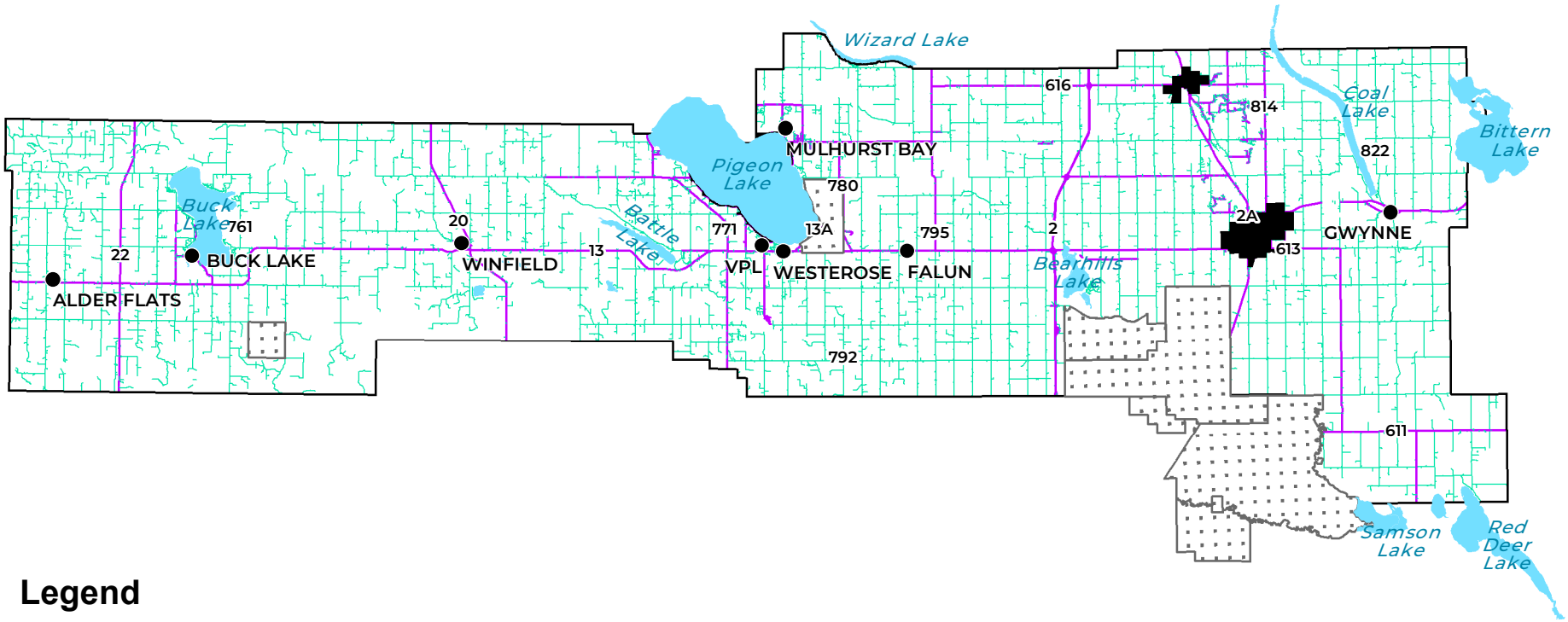
- Water and Wastewater Servicing
- Wastewater Servicing Only
- No Municipal Water and Wastewater servicing

MAP A.8

MUNICIPAL SERVICING AND INFRASTRUCTURE

Digital Information: Altalis, County of Wetaskiwin, Government of Alberta, Government of Canada, Geogratis, Geodiscover.
Projection: UTM NAD 83 12N

MUNICIPAL PLANNING SERVICES



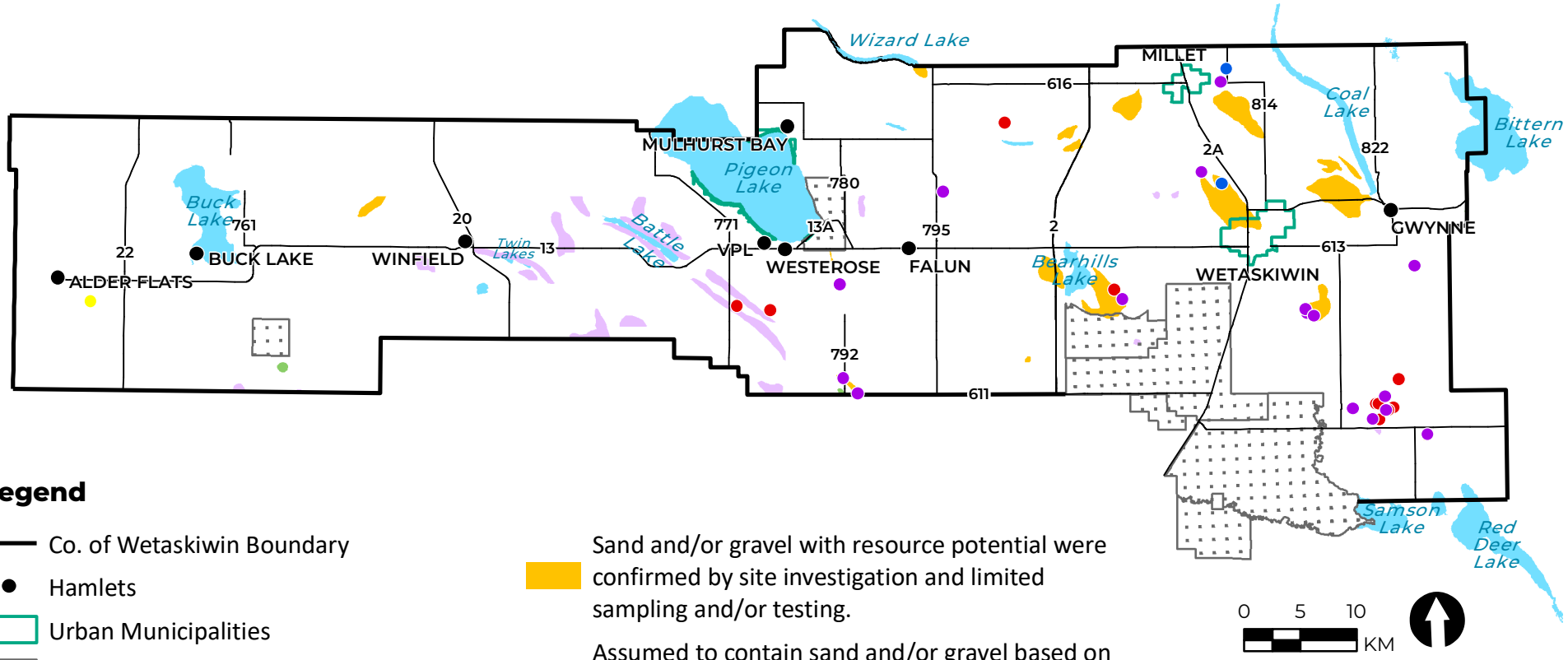
Legend

- Hamlets
- First Nation Reserves
- Paved
- Rail
- Co. of Wetaskiwin Boundary
- Gravel
- Urban Municipalities

MAP A.9
TRANSPORTATION NETWORK

Digital Information: Altalis, County of Wetaskiwin, Government of Alberta, Government of Canada, Geogratis, Geodiscover.
Projection: UTM NAD 83 12N

MUNICIPAL PLANNING SERVICES



Legend

- Co. of Wetaskiwin Boundary
- Hamlets
- Urban Municipalities
- First Nation Reserves
- Active Gravel Resource Extraction Sites
- Inactive Gravel Resource Extraction Sites
- Active Shale Resource Extraction Sites
- Active Sand Resource Extraction Sites

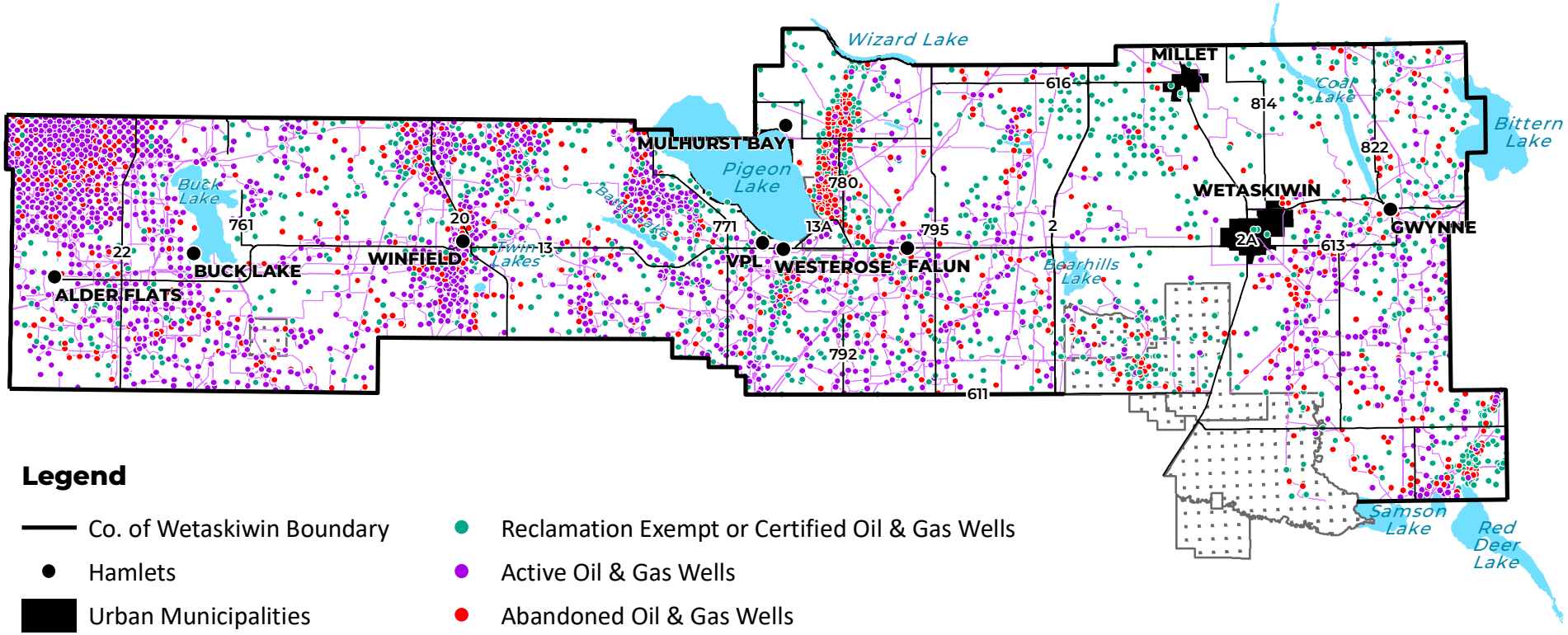
- Sand and/or gravel with resource potential were confirmed by site investigation and limited sampling and/or testing.
- Assumed to contain sand and/or gravel based on investigation of other sites in the area, remote sensing and/or other sources of information.
- Identified from remote sensing and/or other information without site investigation of the area (potential for sand and/or gravel)

MAP A.10

CURRENT AND POTENTIAL AGGREGRATE EXTRACTION AREAS

Digital Information: Altalis, County of Wetaskiwin, Government of Alberta, Government of Canada, Geogratis, Geodiscover.
Projection: UTM NAD 83 12N

MUNICIPAL PLANNING SERVICES



MAP A.11
OIL AND GAS INFRASTRUCTURE

Digital Information: Altalis, County of Wetaskiwin, Government of Alberta, Government of Canada, Geogratis, Geodiscover.
Projection: UTM NAD 83 12N

MUNICIPAL PLANNING SERVICES

APPENDIX B. GLOSSARY

B.1 ACRONYMS AND SHORT FORMS

AEP	Alberta Environment and Parks
ALMS	Alberta Lake Management Society
AOPA	*Agricultural Operation Practices Act*
ASP	Area Structure Plan
BRWA	Battle River Watershed Alliance
CFO	Confined Feeding Operation
ESA	Environmentally Significant Area
ER	Environmental Reserve
IDP	Intermunicipal Development Plan
LUB	Land Use Bylaw
MGA	*Municipal Government Act*, R.S.A. 2000, c. M-26, as amended.
MDP	Municipal Development Plan
MR	Municipal Reserve
NEPL	North East Pigeon Lake Regional Services Commission
NRCB	Natural Resources Conservation Board
NSWA	North Saskatchewan Watershed Alliance
PLWMP	Pigeon Lake Watershed Management Plan
PUL	Public Utility Lot
SPL	South Pigeon Lake Regional Wastewater Commission
VPL	Hamlet of the Village at Pigeon Lake
WBZ	Key Wildlife and Biodiversity Zones
WMP	Watershed Management Plan

B.2 DEFINITIONS

Agriculture

Means the growing, raising, managing and/or sale of livestock, crops, foods or other agricultural products, horticulture, and agri-food related enterprises.

Area Structure Plan

Means a statutory plan prepared pursuant to Section 633 of the Municipal Government Act that applies to a defined area of land and provides a framework for more detailed subdivision and development, staging of development, land uses and infrastructure matters that must be addressed as defined by County Policy.

Compatible/Compatibility

Means the ability of different land uses to exist together without causing adverse impacts related to noise, odour, dust, traffic, environmental effects, public safety, or interference with normal agricultural or rural operations. This is determined by Administration.

Confined Feeding Operation (CFO)

As defined by the Agricultural Operation Practices Act (AOPA), means an activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing, or breeding by means other than grazing, but does not include seasonal feeding and bedding sites.

County Policies

Means any bylaw, policy, statutory plan, or approved standard used by the County to provide additional or detailed direction for matters affecting land use, development, or servicing requirements referenced within this plan.

Developed

Means a parcel or site where development of the principal use has been completed to the satisfaction of the approving authority. In the case of residential sites, "developed" means a dwelling has been constructed and is suitable for occupation.

Development

Depending on the context of its use, can mean the construction of buildings, removal or placement of materials, use of land for human occupation or benefit, or the subdivision and improvement of land through development as defined by the Municipal Government Act.

Environmentally Sensitive Areas

Means lands that exhibit one or more of the following:

a. hazardous lands and areas that are unsuitable for development in their natural state (i.e. floodplains, steep slopes (greater than 15%), unstable slopes);
b. areas that perform a vital environmental, ecological or hydrological function (i.e., aquifer, groundwater recharge areas, or peatlands);
c. areas that contain unique geological or physiological features;
d. ecological features or habitat areas that contain significant rare or endangered animal or plant species and/or provide an important link for the natural migration of wildlife; or
e. Protective notations.

Environmentally Significant Areas (ESAs)

Environmentally Significant Areas (ESAs) are established by the Province. They are generally defined as areas that are important to the long-term maintenance of biological diversity, physical landscape features and/or other natural processes, both locally and within a larger spatial context (Jennings & Reganold 1991). The ESA Report, which was updated in 2014, provides information about ESAs and how they are determined.

Farmland Assessment Ratio

Means the ratio of the farmland value as determined pursuant to the *Matters Relating to Assessment and Taxation Regulation*, as amended.

Farmstead

Means a habitable dwelling and other improvements used in connection with an agricultural operation, situated on a parcel of land used in connection with such operations.

Hazard Lands

Means hazardous lands and areas that are unsuitable for development in their natural state (i.e., floodplains, steep slopes greater than 15%, unstable slopes, etc.).

Fragment/Fragmentation

Means the division or separation of land into smaller parcels or ownerships in a manner that reduces agricultural viability, ecological function, coordinated land use planning, access or long term rural sustainability.

Lower Capability Agricultural Land

Means land with limited agricultural capability due to soil quality (lower than 40% soil rating), drainage, topography, parcel configuration, or other physical constraints, such that its long term suitability for sustained agricultural production is significantly reduced, regardless of current use. Soil quality to be determined from County assessment records and soil reports or by a submitted report, stamped and signed by a qualified professional.

Multi-Lot Development

Means a subdivision pattern that creates three or more parcels from a parent parcel, typically intended for residential, recreational, or mixed rural uses, and which may warrant a higher level of planning review due to cumulative land use, servicing or access impacts.

Multi-Lot Subdivision

Means the subdivision of three or more adjacent parcels for use other than agricultural production.

Policy Area

Means a geographic area identified in the Municipal Development Plan to guide land use and development decisions based on shared characteristics, objectives, or constraints, and which does not in itself confer development rights or establish land use districts.

Productive Agricultural Land

Means land with any one or more of the following characteristics:

a. Land in production with a farmland assessment value of 40% or more;
b. Grey-wooded soil producing hay, forage or other crops; and
c. Land currently used for grazing.

Recreation, Commercial

Means privately owned and operated developments where recreation activities are provided to the public or private groups for commercial purposes.

Recreation, Private

Means recreational activities or uses undertaken by individuals or groups on either private property or in public spaces.

Recreation, Public

Means recreational activities or uses that are publicly accessible, generally for free, and often on public lands. Uses can include provincial and municipal recreation facilities or open spaces.

Rural Residential

Means the subdivision of solitary residential parcels within agricultural areas. Rural residential lots can include farmstead separations and vacant parcels.

Rural Residential Development

Means low density residential development typically located in rural areas and characterized by residential lots on larger parcels, private water and wastewater systems, and a rural living environment, which may include accessory uses compatible with the rural context.

Sensitive Environmental Area

Natural features or areas that provide important ecological functions or services, including wetlands, riparian areas, water bodies, wildlife habitat, environmentally significant areas, and lands subject to environmental constraints.

Servicing Capability

The ability of existing or proposed infrastructure, including water supply, wastewater treatment, roads, stormwater management, and emergency services, to safely and sustainably accommodate development without negatively impacting public health, the environment, or municipal finances.

Statutory Plan

Means a plan adopted by a municipality by bylaw in accordance with the MGA and includes Intermunicipal Development Plans, Municipal Development Plans, Area Structure Plans and Area Redevelopment Plans.

Undeveloped

Means a parcel or site that remains in a natural state or is otherwise bare ground. Undeveloped can include cultivated or pasture land for the purposes of this plan.

Value-added Agriculture

Means the addition of a process or service to an agricultural raw material being produced by the farmer (producer). This may include some form of processing (milling, drying, cleaning, sorting, slaughtering, distilling, or direct marketing such as farm gate sales, farmer's markets or direct distribution.

Watershed

Means an area of land, bounded by topographic features, where water drains into a shared basin such as a river, stream, lake, pond or ocean. Within each large watershed there are many smaller watersheds.

Working Agricultural Landscape

Means areas where the primary use is agricultural production.

APPENDIX C. REFERENCES

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Other Mapping Data from:

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