



# Municipal Development Plan



**September 2013**

**BYLAW 15.13**

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# 1. The Municipal Development Plan

## 1.1 Purpose of the Municipal Development Plan

The purpose of this Municipal Development Plan is to provide Yellowhead County residents and Council with a framework to guide decision-making that is necessary to achieve the County's vision for the future. Specifically, the Plan has been created to:

- Guide future policy, land use, and infrastructure investment decisions in a way that respects the community's vision for its future;
- Strike a balance between economic, social, physical development, and protecting the environment to ensure prosperity and life quality for present and future generations;
- Confirm Yellowhead County's desire to remain predominantly rural with outstanding employment and recreational opportunities created by proximity to diverse natural resources;
- Provide a clear description of the County's preferred direction with respect to future development, infrastructure, and servicing for the varied community interests;
- Acknowledge Yellowhead County's belief that municipal governments in the region must work together in order to achieve great things for residents and industry in the region; and
- Establish Yellowhead County's commitment to working with the Province of Alberta with respect to Crown Lands and to other areas of Provincial jurisdiction.



## 1.2 Scope of the Municipal Development Plan

The Municipal Development Plan (MDP) has been established to reflect community values in the development of policies that will influence Yellowhead County's economic, environmental and social well being. The Plan has been prepared in accordance with section 632(1) of the *Municipal Government Act* (MGA).

Section 632(1) of the MGA requires that a council of a municipality with a population of 3500 or more must, by bylaw, adopt a municipal development plan.

Section 632(3) of the MGA indicates that a municipal development plan:

- (a) must address:
  - (i) The future land use within the municipality,
  - (ii) The manner of and the proposals for future development in the municipality,
  - (iii) The co-ordination of land use, future growth patterns, and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,
  - (iv) The provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and
  - (v) The provision of municipal services and facilities either generally or specifically.
- (b) may address:
  - (i) Proposals for the financing and programming of municipal infrastructure,
  - (ii) The co-ordination of municipal programs relating to the physical, social and economic development of the municipality,
  - (iii) Environmental matters within the municipality,
  - (iv) The financial resources of the municipality,
  - (v) The economic development of the municipality, and

- (vi) Any other matter relating to the physical, social or economic development of the municipality.
- (c) may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,
- (d) must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,
- (e) must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school authorities.

The MDP is based on population and development projections using a base year of 2011. It is intended to guide development activity in the County and to provide both short and long term policy direction from its adoption in 2013 until approximately 2033 (a 20 year planning horizon).

This Plan should be re-evaluated every 5 years to ensure that it continues to reflect the County's objectives and the community's vision for the future.

## **1.3 What an MDP Can and Cannot Do**

The required content of a Municipal Development Plan is set forth in Section 1.2. The MGA outlines the framework for community goals, objectives and policies. A Municipal Development Plan must be flexible and adaptive to changes in the community. A reasonable planning horizon is 5 years in the short term and 15 to 20 years in the long term.

The main purpose of the MDP is to provide a degree of certainty to the public and to Council regarding the form and character of the community. The MDP can encourage Yellowhead County and senior levels of government to take action, but it cannot require action. The MDP does not commit County Council to specific expenditures, but all bylaws adopted and works undertaken in the community should be consistent with the MDP.

It is important to note that the MDP is not a regulatory document; it is a framework that is intended to guide decision-making, bylaw development and investment for the future. The County's Land Use Bylaw serves as the regulatory document for all land use decision making.



The MDP is designed to reflect community values and objectives that have been determined through input and consultation with the general public, County Council, and the Municipal Development Plan Steering Committee. The MDP process has been developed to achieve consensus where possible; yet on some issues, the MDP represents a compromise between differing viewpoints.

## **1.4 The Planning Process**

The development of Yellowhead County's MDP has included significant involvement of the community. Council committed considerable financial and staff resources to the preparation of this new MDP. A variety of public consultation activities were held to support the creation of this document as a reflection of community values.

A Municipal Development Plan Steering Committee was created to guide the review and update of the County Plan. Many meetings of the Steering Committee were held in the preparation of this plan. The Steering Committee was comprised of interested Yellowhead County residents, representatives from County Council and municipal administration.

In addition to the Steering Committee, Yellowhead County residents were contacted by phone to complete a telephone survey which asked questions relating to the future of Yellowhead County including the environment and natural resources, agriculture, recreation-based tourism, development, and social issues. The survey was also mailed to every Yellowhead County resident and was available on the Yellowhead County website. Approximately 400 surveys were completed and analyzed and used as input to the MDP update. Yellowhead residents in their responses showed a deep commitment to the County and their communities.

## 2. The Planning Context

### 2.1 Location

Yellowhead County is located in West Central Alberta, with its eastern boundary about 90 kilometers west of Edmonton and its western edge at the foot of the Rocky Mountains (Schedule B). It is a predominantly rural, forested region, with a number of hamlets throughout. The Yellowhead Highway (Highway 16) is the main transportation corridor running east/west through the central portion of the County.

Yellowhead County is made up of a diverse landscape, encompassing 6 million acres of agricultural lands, forests, lakes, foothills, and sand dunes. The diversity, while a definite asset, also presents challenges when planning for the future.

Because of its location and landscape, Yellowhead County experiences some development pressure in the form of rural residential subdivisions and subdivisions designed for recreation or weekend retreat purposes. This has put pressure on agricultural operations in the eastern area, but has also brought needed population growth and investment. The challenge is to balance the needs of interests on both sides to the overall advantage of Yellowhead County residents.



### 2.2 Historical Context

Because of the vast nature of the landscape, Yellowhead County has a multitude of histories. In the east, a history of agriculture and rail service has created small service centres within a larger context of farming and ranching operations. In the west, coal mining has left its mark on the landscape and the people that live there. The area known as the “Coal Branch”, just east of the Rocky Mountains, is imbued with a strong sense of history and emotion.

Yellowhead County’s recent history has led to many of its current concerns. The three major sectors that built what Yellowhead County has come to be in the last century; agriculture, energy, and forestry are experiencing change. This, in turn, is impacting Yellowhead County and its residents’ quality of life.

From a political perspective, Yellowhead County has been through many changes in the last 20 years. Initially, the Improvement District of Yellowhead No.14 was officially incorporated, after a plebiscite on January 1, 1994 as the Municipal District of Yellowhead No. 94. In 1998, the municipality was changed to Yellowhead County. Since 1994, the Planning Department for Yellowhead County has acted as the Subdivision and Development Approval Authority as assumed from the former Yellowhead Regional Planning Commission.

This new MDP, completed in 2013, is meant to replace the previous MDP in guiding Yellowhead County's future development.

## 2.3 Existing Situation

Yellowhead County is a rural municipality; a large part of which is comprised of forest lands under provincial jurisdiction and therefore restricted with respect to development. In 2011, Statistics Canada data indicated that Yellowhead County had a population of 10,475 people. These residents vary from purely rural residents (mostly farmers) to those that have chosen to live in rural residential subdivisions or one of the 8 designated hamlets within Yellowhead County: Brule, Cadomin, Evansburg, Marlboro, Niton Junction, Peers, Robb, and Wildwood.

The community benefits from resource extraction employment in the mining, oil and gas, and forestry industries. Economic trends over the past few years in the resource industries have made it somewhat unstable, but transferable skills and a resilient labour force are weathering the instability. Increasing demand for a rural living experience has increased pressure on farmers, both to subdivide their land for residential purposes and to maintain positive relationships with non-agricultural neighbours.



The ongoing but none-the-less disruptive changes in global economic patterns affecting the resource and agricultural industries, coupled with significant demographic changes and indications of potential global warming induced changes to the agricultural, tourism and timber industries will result in Yellowhead County facing many potentially community-shifting trends:

- As national and international trends have affected the agricultural industry, it is increasingly difficult for family farms to continue to support the family economically. Consequently, many younger residents are choosing to leave farming as a way of life and pursue other forms of employment. They may be

interested in returning to the farm were financial returns higher. This is contributing to an aging population on the farms,

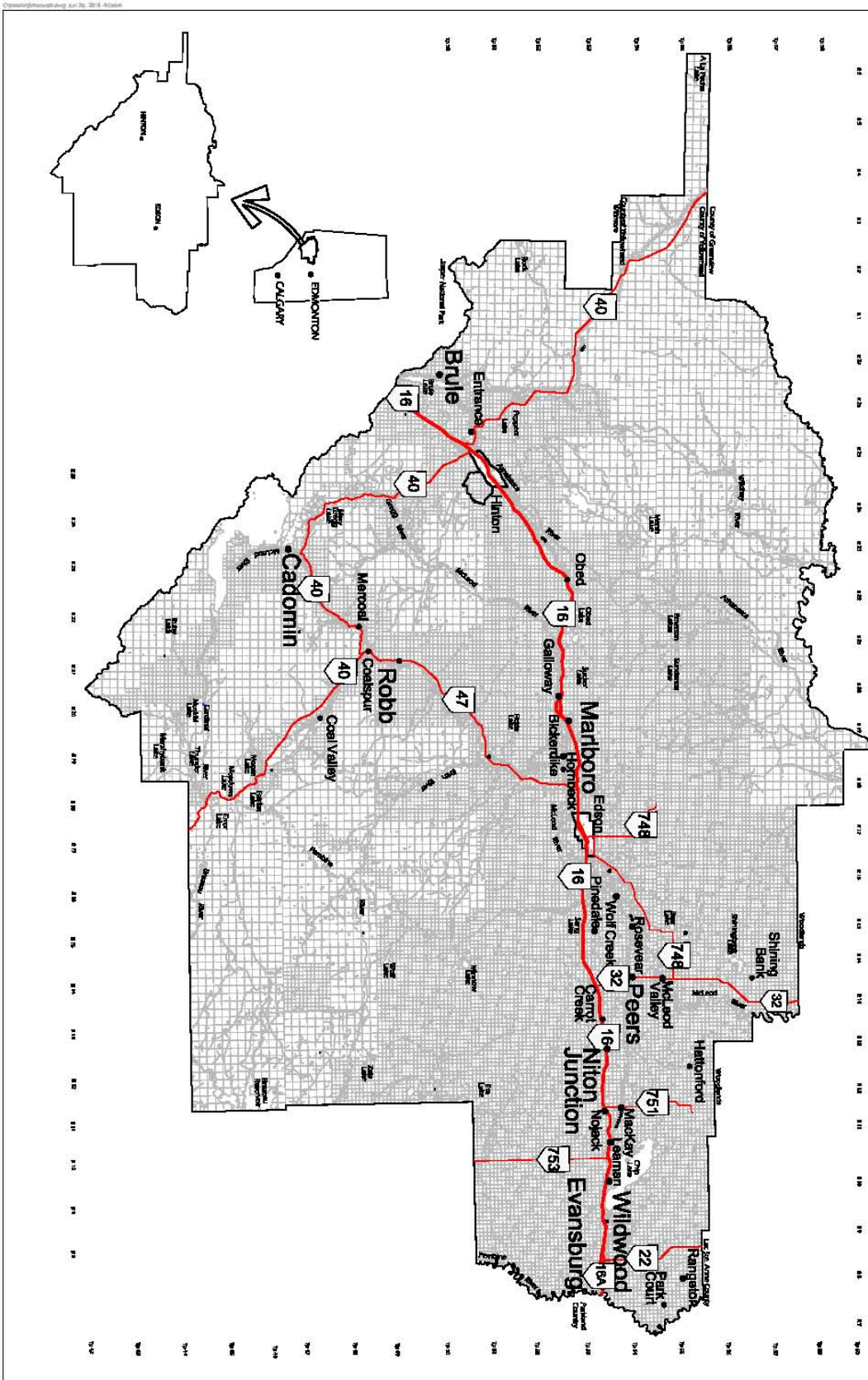
- There is a concern in the eastern portion of the County that emerging demand for rural residential living experiences may limit efficient farm operation due to the fragmentation of farmland and conflict between rural residential and agricultural land uses;
- Volatility in the oil and gas, forestry, and coal mining industries can make stable and long-term employment difficult to find in the area.
- Desire on the part of older residents to leave farming and other rural employment and retire to locations with increased social opportunities and more readily accessible medical facilities will impact smaller hamlets and rural acreage areas;
- The potential impacts of climate change on Alberta are not known however an Alberta Agriculture and Rural Development report based on a review of 5 climate models projects warmer temperatures, more erratic weather patterns, more moisture and a longer growing season.
- Yellowhead County residents recognize the benefits of growth. Many residents have articulated, however, that with change comes the possibility that the community's character will also change, potentially altering the reason why people were attracted to Yellowhead County in the first place - for its rural character, excellent quality of life, slower pace and outstanding outdoor recreation opportunities.

Some of these challenges can be daunting, some quite positive. It is important to stress, however, that in addressing these challenges proactively, Yellowhead County can maintain what is special about this region, both for residents and visitors.



GRAPHIC SCALE

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**plan area context**





### 3. Vision for Yellowhead County's Future

#### 3.1 Yellowhead County's Character

County residents have indicated clearly through the public consultation process that the recognition and preservation of the County's rural nature is of paramount importance in the vision for the future. Residents have stated that Yellowhead County's deep roots in the agriculture and resource industries will serve to preserve and enhance the community's distinct character in the future and to help maintain those qualities on which Yellowhead County residents place a high value.

#### 3.2 Survey Results

Extensive surveying was undertaken to ascertain the elements of the County character, economy and landscape that residents wish to see preserved or enhanced. In addition to a very strong focus on road maintenance and desire for road upgrades, six major areas of interest, stood out:

##### Environment and Natural Resources

The County's natural resources including air, energy, coal, forests, natural beauty, resource development, sustainable development, soil, water, and wildlife were all topics of considerable importance to Yellowhead residents. It is clear that the natural environment is of great significance and a source of pride for County residents. Residents believe that the abundance, availability and quality of these resources are opportunities directly related to quality of life. Future opportunities such as tourism, outdoor recreation, and resource extraction, depend on a healthy and well managed environment.



##### Seniors Accommodation and Facilities

The most challenging issue to face the County (and most communities throughout Canada) is the aging of the population. Although the provision of affordable and medically related housing services are the responsibility of the Province the County will be called on to support the aging population in many ways. And the action taken by the Province to provide appropriate housing in the

hamlets will have a significant impact on the future health of these communities. The County will be called on to ensure that planning approval processes facilitate the construction of affordable housing through Land Use Bylaw provisions, development and maintenance of adequate infrastructure and other actions. Transportation services, will likely be needed for rural residents to access commercial, medical and recreational facilities in the towns and Edmonton as their personal mobility declines. Historically the informal neighbour networks in rural areas have been vital to ensure the residents can age safely in their homes. With the greatly increasing numbers of older residents these informal networks could be stretched to their limits. There is no question that the County will experience increased demand for social services, snow removal, emergency services, handicapped accessibility upgrades and appropriate recreational opportunities in the future. The cooperation with Edson in supporting the provision of incentives to attract physicians in the Town is an excellent example of the type of creative solutions that will become ever more necessary over the next decades.

The County operates a Home Support Program to help with housekeeping tasks for those with health or mobility problems. This type of program helps seniors stay in their homes and will likely have to be expanded in the coming years.

#### Agriculture

Residents felt that the fragmentation of agricultural land (almost exclusively found in the eastern areas of the County) for residential development is a threat; however, there were differing opinions as to how best to avoid it while respecting the needs and wishes of the landowners. The better cropping and grazing land is an important resource to the County. It also underscores the importance that agriculture plays in that it impacts many different facets of life (economy and livelihood, family coherence, development, environmental protection and social structure).



#### Recreation-Based Tourism

Another value that emerged is the opportunity to further develop recreation-based tourism in parts of the County. Many participants identified opportunities from the combination of the County's location (proximity to Jasper and Edmonton), many natural features, and good transportation system. A wide range of recreational opportunities, including snowmobiling, cross-country skiing, all-terrain vehicle use, mountain biking, canoeing, bird watching, and camping, were identified. The need for the Provincial government to clarify processes for the leasing and selling of crown land was also raised.

### People

It is clear from the surveys that one of Yellowhead County's major strengths is its communities. Commitment to community service (e.g. volunteerism), neighbourliness, and friendliness were positive characteristics identified repeatedly by various groups in the survey responses. Participants noted that the spirit and energy of County inhabitants are resources to build upon.

### Planned and Orderly Development

Participants clearly identified logical and well-planned development as an important factor in maintaining and enhancing the attractiveness and livability of Yellowhead County.

## **3.3 Vision for the Future**

The current Yellowhead County Mission and Vision Statements, developed by County Council in early 2006, identifies the following Mission Statement for the County:

***Building a Better Community for Present and Future Generations***

In addition, County Council adopted the following Vision Statement for Yellowhead County:

***Recognized as a Place of Choice for Those Who Want to Be Where Great Things Happen***

This Municipal Development Plan recognizes and respects this vision by providing a future growth strategy that will assist the County and its residents in achieving its vision.

## **3.4 Guiding Principles**

The Municipal Development Plan's guiding principles were drafted in response to the issues raised through community feedback and municipal leader input. The guiding principles can be interpreted as the general philosophy behind MDP policy. The principles have been designed to provide the broad context within which appropriate land use decisions can be made.

Implementation of the Yellowhead County MDP will be directed by the following set of guiding principles:

- 3.4.1** Recognize the value of the community's **RURAL CHARACTER** and **PROTECT** it;



- 3.4.2 Strive for long term **PROSPERITY** in the face of global economic forces;
- 3.4.3 Ensure **COST-EFFECTIVE** and **EFFICIENT, SERVICE DELIVERY**;
- 3.4.4 Act as **CARETAKERS** of the **ENVIRONMENT** for the benefit of present and future generations;
- 3.4.5 Work **COOPERATIVELY** with other municipalities and the Provincial and Federal governments to achieve greater **REGIONAL** goals, as well as **COMMUNITY** goals;
- 3.4.6 Build on the strength of the community's **PEOPLE**, one of its most resilient natural resources;
- 3.4.7 Foster an environment that is **FRIENDLY** to investment and job creation;
- 3.4.8 Think and act strategically to **LEAD** the **DIVERSIFICATION** of the local and regional economy; and
- 3.4.9 Develop effective **LONG RANGE PLANNING** tools designed to improve **CONSISTENCY** in decision-making on land use issues.

## 4.

# Goals for the Municipal Development Plan

Yellowhead County is experiencing a time of rapid change on many fronts. Trends in global agriculture have made smaller family farms less viable, in many cases, forcing farm family members to take part or full-time employment in non-agricultural business, in others, driving away population and jobs. Volatility in the energy industry has led to economic cycles that are hard on local populations. Further, changes in trade and labour practices have increased the instability of the resource industry.

A progressive plan is required to guide the area's change and development through this dynamic period. As a result of the insights gained through community participation in the planning process, the following goals have been established for the Municipal Development Plan:

- 4.1.1** Maintain Yellowhead County's rural appeal and character.
- 4.1.2** Concentrate future development in areas that do not fragment existing agricultural and wilderness land.
- 4.1.3** Acknowledge and build on the County's regional diversity.
- 4.1.4** Provide opportunities for aging in place to ensure that the County maintains its communities by recognizing and supporting its multi-generational nature.
- 4.1.5** Create opportunities for appropriate growth through County investment in transportation, communication, and engineering infrastructure.
- 4.1.6** Work together to identify, protect and enhance the County's natural resources for the benefit of all users.
- 4.1.7** Recognize Yellowhead County as a "Community of Communities" benefiting from strength created by regional diversity.
- 4.1.8** Employ progressive land use policies to support entrepreneurs as an important building block in the local economy.

- 4.1.9** Ensure that adequate housing opportunities are available for all income levels and household types.
- 4.1.10** Minimize the potential for land use conflicts and provide avenues through which they can be resolved.
- 4.1.11** Work actively with other local governments to make effective decisions on a regional scale.
- 4.1.12** Explore multi-sector cooperation and partnering to resolve disputes and inter-jurisdictional issues.
- 4.1.13** Take a leadership role in engaging senior governments in decision- making, service delivery, and investment processes that will benefit Yellowhead County residents particularly in regard to the releasing of Crown land for private economic initiatives and agriculture.
- 4.1.14** Work with industry and the Provincial government to secure resident and visitor ability to pursue outdoor recreation on Crown land in the County.

## 5. Population and Housing Trends in Yellowhead County

### 5.1 Population Projections

Yellowhead County's population is projected to grow from 10475 in 2011 to 11327 residents in 2041 according to Statistics Canada's 2011 census. This represents an increase of just over eight percent in the next 30 years. Overall aging of the County's population, however, will bring far greater change, opportunities and challenges to the County than is indicated by the low overall level of population growth. It should be noted when considering the census results that the accuracy of census results for small communities (hamlets) can vary substantially. Similarly the current 'baby boomer' aging demographic is a new phenomenon and population projections based on historic trends may not be accurate.

The typical resident in Yellowhead County in 2011 was a 52 year old female. In 2041, the typical resident will be a female over 85. This has profound implications for the labour force and for the County in general.

Of the projected total increase in population during the 2011-2041 projection period, the 55 and older population segment will grow while the population under the age 55 will decline. The share of population less than 15 years is expected to decline from 19% of the 2011 population to 17% of the 2041 population. The share of the working age population will decline from 68% of the population to nearly 52% by 2041. However the senior's population is expected to more than double from 14% to 31%. This translates into a growth in the senior's population from 1455 in 2011 to nearly 3524 by 2041.

Age Group	Percentage Change (number of residents)
0-14	-1% (-17)
15-24	-5% (-65)
25-34	15% (167)
35-44	8% (218)
55-64	+38% (+662)
65-74	+11% (+107)
75-84	+286% (+813)
85+	+266% (+266)

Figure 1: Projected Population Change 2011-2041

The aging of the region's population will have very significant effects on the County. It is quite possible that there will be increased migration to urban centres with more varied housing opportunities and extended medical facilities. The needs of the older population that stay in the County will include measures to address mobility, security, various support services and different community recreation.



## 5.2 Housing Trends

Projected population trends will have an impact on housing demand. Demand for smaller household sizes are common in the older age cohorts.

Consequently, a large number of dwellings are required for a relatively small increase in population. Further, the demand for attached forms of housing (e.g. multi-family dwellings) will rise faster than the demand for detached housing (e.g. traditional single family dwellings). Ensuring the availability of appropriate housing types, must be an important focus for the County, both to serve the changing needs of current residents, and to encourage new residents to locate in the area. In encouraging new housing, the development of housing on existing vacant lots in the hamlets should be a priority.

### 5.2.1 Current Lot Provision Potential in the County's Hamlets

The Area Structure Plans (ASPs) developed for selected hamlets in Yellowhead County describe the opportunities and constraints to growth in the respective locales. These factors are summarized below:

#### (a) Brule

In 2010 the County developed 12 residential lots in Brule to meet projected demand. Most of these lots are still available for purchase. A water supply system is in place in Brule, but any further lot development beyond the 12 lots indicated above will require upgrading the water capacity. Sewage and storm water collection and treatment are also issues in Brule, due to geotechnical and other servicing constraints.

Given the historic and projected population decline in Brule and the currently available lots, no further municipal subdivision for lot development is expected in the foreseeable future.

#### (b) Cadomin

An Area Structure Plan was approved for Cadomin in 2011 which outlines future growth of the hamlet. This ASP establishes that up to 100 additional lots could be accommodated with the new low pressure sanitary system. County Council and area residents supported new development in a phased approach with 10-12 lots being included in phase 1 once existing vacant lots are developed. Further development can occur subsequently to meet

demand.

**(c) Evansburg**

The *Evansburg Area Structure Plan* analyzes a range of development cells in Evansburg. Each cell has different limiting factors in terms of new development and servicing. Based on the *Plan*, 484 new lots could be accommodated, but would require significant upgrades to infrastructure systems to support such a large population increase. The cells that are currently serviceable could add 72-80 lots. County Council in 2006 approved a municipally developed subdivision in Evansburg. Approximately half of the 30 lots created have been sold.

**(d) Marlboro**

Marlboro has significant servicing challenges that the County is working with the residents to address. Once there has been a clear commitment to a method of providing sewage treatment and potable water, land use and development planning for the hamlet can occur. The preparation of an Area Structure Plan to outline the future growth of the community is proposed.

**(e) Niton Junction**

Niton Junction does not have an Area Structure Plan. There is some capacity to accommodate development in the northeast and northwest corners of the hamlet. A hydrological study must be undertaken to determine the preferred approach to deal with the high water table if a water system is to be installed in Niton Junction. There is capacity in the sewage system to allow for further development in Niton Junction. The planned ASP should be undertaken as soon as possible and will deal with the Highway 16 intersection, road design as well as residential and commercial growth.

**(f) Peers**

Capacity exists in the Peers water system and sewage lagoon to accommodate additional growth. A water system was installed in Peers in 2011 and the street system was upgraded with curb, gutter, and sidewalks

**(g) Robb**

According to the *Hamlet of Robb Area Structure Plan*, the limiting factor for new residential development in Robb is the sanitary sewage collection and treatment system. It serves (and will serve in the future) only residents of Upper Robb. The sewage system has capacity to provide for the approximately 200 permanent residents as well as capacity to provide service to additional dwellings, should it be required. Some industrial dumping has occurred in the sewage lagoon, and so its capacity has likely been eroded since the preparation of the ASP in 1999. Properties in Robb are served by private wells for water. Recently concerns have been raised about some possible land contamination which could impact future development in one area.

The most obvious source of new lots in Robb appears to be un-serviced Country Residential lots and there is a reported demand for new house construction related to the existing and proposed (Coalspur Mine) industry in the region.

**(h) Wildwood**

An Area Structure Plan for Wildwood was completed in 2005, which identified the opportunity to develop approximately 80-100 lots in Wildwood with existing servicing. Much of the available land is privately owned and as such, the provision of additional lots in Wildwood is subject to the willingness of the private sector, or by the County pursuing these private lands for development. In 2006 the County purchased a 43 acre parcel for future residential development.

In 2008, the County completed a subdivision design for this property. Due to the lack of demand and high costs associated in developing these lands, County Council deferred developing the lands to a later date. Since that time, no development has occurred on these lands.

Figure 2 on the following page provides a summary of the development potential and constraints to development in each of the County's hamlets.

**Figure 2: Hamlet Servicing and Lot Development**

Hamlet	Municipal Servicing Currently Available	Limiting Feature	Potential Lots as per Current Status (no new infrastructure)
Evansburg	Water, Sewer	<ul style="list-style-type: none"> <li>Different limits in different areas</li> <li>See Evansburg ASP</li> </ul>	50-75
Upper Robb	Sewer	<ul style="list-style-type: none"> <li>Capacity of current sewer system</li> <li>Industrial dumping has eroded capacity</li> </ul>	25 (residential only) <sup>1</sup>
Lower Robb	None	<ul style="list-style-type: none"> <li>High water table , flood hazard</li> <li>Existing private sewage systems</li> </ul>	0
Brule	Water	<ul style="list-style-type: none"> <li>Water</li> <li>Larger trunk main needed for any additional development is to occur</li> <li>No sewage or storm collection or treatment due to geotechnical issues</li> </ul>	9 lots available
Peers	Sewer Water	<ul style="list-style-type: none"> <li>High water table</li> <li>Potential lots based on existing sewage lagoon capacity</li> </ul>	48 (based on existing sewage lagoon capacity)
Cadomin	Communal treated water (no distribution) Sewer Sewer	<ul style="list-style-type: none"> <li>Capacity of current sewer system</li> <li>Flood hazard</li> </ul>	100 (based on existing sewer system) -Area C to be subdivided for industrial lots – refer to Cadomin ASP)
Niton Junction	Sewer	<ul style="list-style-type: none"> <li>High water table</li> <li>Potential lots is based on existing sewage lagoon capacity</li> </ul>	50 (based on existing sewage lagoon capacity)
Marlboro	Communal treated water (no distribution)	<ul style="list-style-type: none"> <li>Lot size too small for on-site sewage treatment</li> </ul>	0
Wildwood	Water, sewer	<ul style="list-style-type: none"> <li>Lagoon has capacity to accommodate 2% annual growth until year 2009. In 2006 the County purchased a 43 acre parcel for future residential development. To date, no subdivision or development has occurred.</li> </ul>	81 <sup>2</sup>
<b>Total Potential Lots</b>			<b>363-388</b>

- 1 - Capacity has been reduced due to industrial dumping at the lagoon. This does not include Country Residential lots which could be developed in Robb.
- 2 - Based on: *Wildwood Area Structure Plan 2005*



### **5.2.2 Future Housing Demand**

Based on population and housing trends forecast for Yellowhead County, approximately 320 new dwelling units will be required to meet demand by 2041 or about 10 units per year over the 30 year study period. The housing demand picture is complicated by the fact that the increasing seniors population is likely to prefer housing closer to social and medical facilities. Further, more multi-unit developments will be required both for those who wish to age 'in place', as well as to provide an affordable alternative as incentive for young families to locate in the area. This includes both owner-occupied and rental units.

A concern of this Plan, therefore, is the identification of strategies to ensure the provision of serviced lots necessary to meet the projected housing demand in the County.

## 6. Policy Areas

### 6.1 Policy Areas

The future use of land within Yellowhead County will be consistent with the general policy areas as illustrated on the Future Land Use Concept (Schedule C), based on the following generalized planning policy areas:

- **Agricultural Policy Area**
- **Rural Policy Area**
- **Hamlet Policy Area**
- **Foothills Policy Area**
- **Coal Branch Policy Area**
- **Mountain View Policy Area**
- **Crown Land Policy Area**
- **Edson Urban Fringe Intermunicipal Planning Area**
- **Hinton Urban Fringe Intermunicipal Planning Area**



## **6.2 Land Use Concept**

The Land Use Concept (Schedule C) includes a plan for Yellowhead County's future growth. The great majority of the land in Yellowhead County is provincial crown land available under certain regulations, for lumbering, agriculture, trapping, mining, petroleum related activities and recreation. This will not change in the foreseeable future. The Future Land Use Concept has been developed to provide a broad overview of the future land use framework for Yellowhead County. Green and White Areas (Schedule E) shows the extent of the privately owned areas where the County has land use regulation control. In the green areas responsibility for land use decisions lie predominantly with the Province although the municipality is involved in all decisions regarding land use changes. Detailed planning regulation in the white area (privately owned) is provided through relevant Area Structure Plans and the County's Land Use Bylaw.

The following provides a brief summary of Yellowhead County's future land use direction included in the Future Land Use Concept (Schedule C):

### **6.2.1 Agricultural Policy Area**

The MDP includes mechanisms to protect agriculture as a way of life and to conserve "Better Agricultural Lands" from fragmentation created by residential subdivisions. Much of the "Better Agricultural Land" in the County falls within the Agricultural Policy Area. All land within the Agricultural Policy Area is considered 'Better Agricultural Land,' regardless of its Rural Farmland Assessment Rating. The Agricultural Policy Area is designed to reinforce intensive and extensive agriculture as the primary land uses in the area. In order to preserve agricultural lands in this policy area, subdivision will be limited to one parcel out from an unsubdivided quarter section, with some exceptions (e.g. lands near paved roads, or with a 'natural' subdivision).

New or expanded confined feeding operations, subject to the Agricultural Operation Practices Act and locational criteria, will be supported in this policy area.

### **6.2.2 Rural Policy Area**

The Rural Policy Area defined on the Future Land Use Concept (Schedule C) also contains lands deemed "Better Agriculture Lands" based on the Rural Farmland Assessment (RFA) data. Lands (on a quarter section basis) with an RFA rating of 30% or greater for 50% or more of the land area are considered 'Better Agricultural Land.'

"Better Agricultural Land" will continue to be protected, through land use policies, against the impact of residential development. However, residential development will be permitted on lands not rated 'Better Agricultural Land', or lands rated "Better Agricultural Land" but unlikely to have an impact on existing or potential agricultural activities in the area. As well, new development which takes advantage of County investment (e.g. paved roads) will be permitted in this area, regardless of agricultural rating. New or expanded confined feeding operations, subject to the Agricultural Operation Practices Act and locational criteria, will be supported in this policy area, away from residential

and other non-compatible uses.

### **6.2.3 Hamlet Policy Area**

New growth in Yellowhead County will be encouraged to occur in and around (generally within a 3 kilometer radius) the existing hamlets. Figure 2 shows the additional development capacity of the hamlets. New development is important to reinforce the viability of commercial and institutional uses in these areas and to keep the communities healthy socially in the face of aging population.

Confined Feeding Operations will be opposed in this policy area.

### **6.2.4 Foothills Policy Area**

The Foothills Policy Area straddles a portion of Highways 16 and 47 between Edson and Hinton. It has excellent transportation connections, as well as an economically attractive location between the two major centres in the region. This area is suitable for residential, resource and commercial recreation uses.

### **6.2.5 Coal Branch Policy Area**

The Coal Branch which is almost completely crown land is a unique historical area in Yellowhead County. The heart of economic activity in the early to mid 1900s, this area has experienced significant social and economic transition in recent times. Other than the Robb Area Structure Plan and the Cadomin Area Structure Plan, little County policy guidance exists for the Coal Branch. The Mercoal community lies within the Coal Branch. Recent transfer of these lands to the County from the Province will require follow-up planning and a likely subdivision (replot) of the lands.



Coalspur Mine Ltd. has recently proposed the development of the Vista Coal Project 10 km east on Hinton.

### **6.2.6 Mountain View Policy Area**

This area along Highway 16 between Hinton and Jasper is the Mountain View Policy Area. There is residential and recreation commercial development in this area and demand and opportunities exist to expand these uses. It will be important to ensure that any new development in the area is sensitive to existing development and will not negatively influence the recreational advantages of the area.

### **6.2.7 Crown Land Policy Area**

Much of the land within the County is located in the “Green Area” – Crown land under provincial jurisdiction, as illustrated on Green and White Areas (Schedule E). Although this land is controlled by the Province, Yellowhead County remains the Approval Authority. Policy guidance is included here as a means to plan an approach for County collaboration with the Provincial government to further the interests of residents and industry.



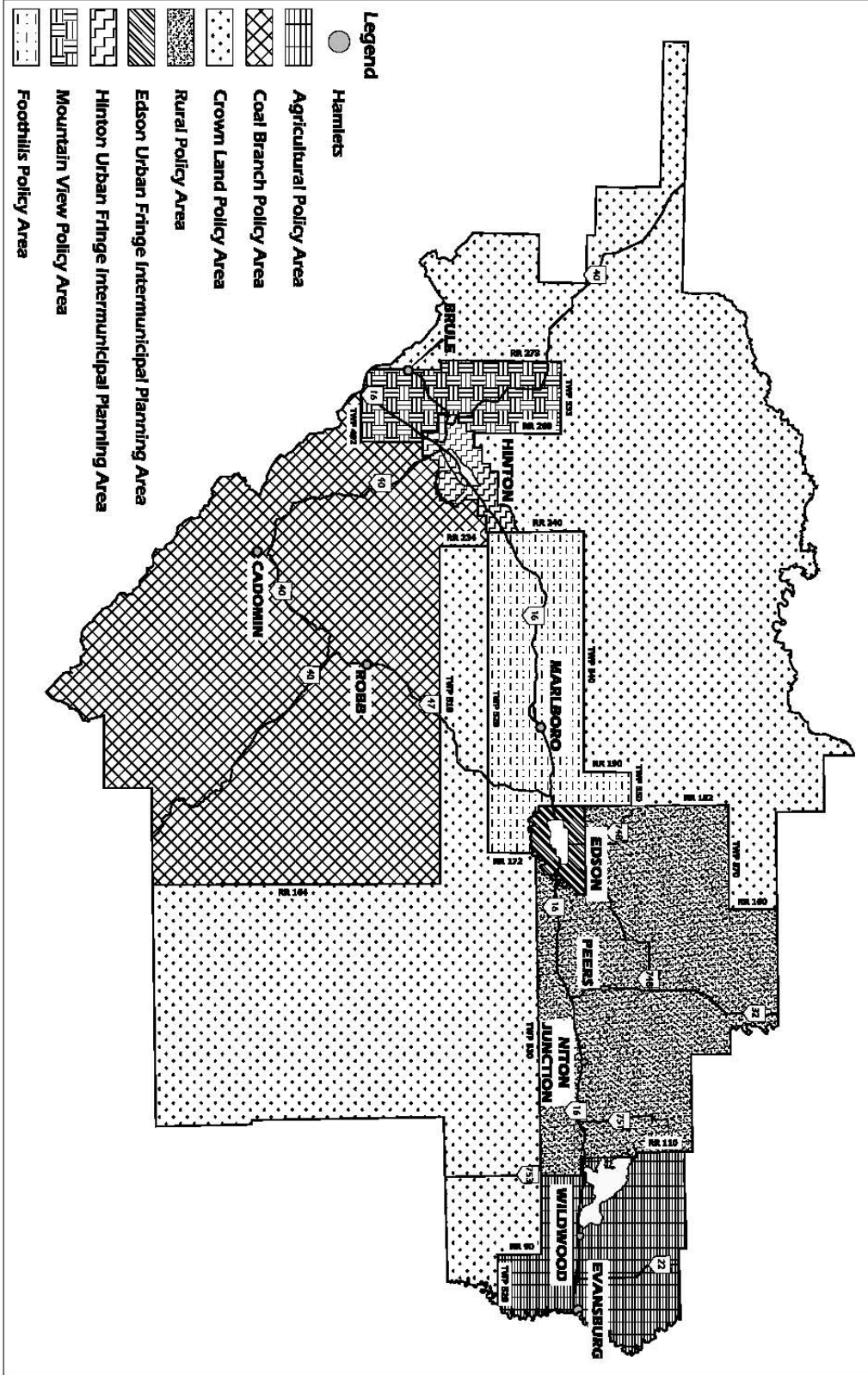
### **6.2.8 Edson Urban Fringe Intermunicipal Planning Area**

It is important that Yellowhead County work with the Towns of Edson and Hinton to ensure that land use planning and service delivery avoid overlapping and benefit all involved.

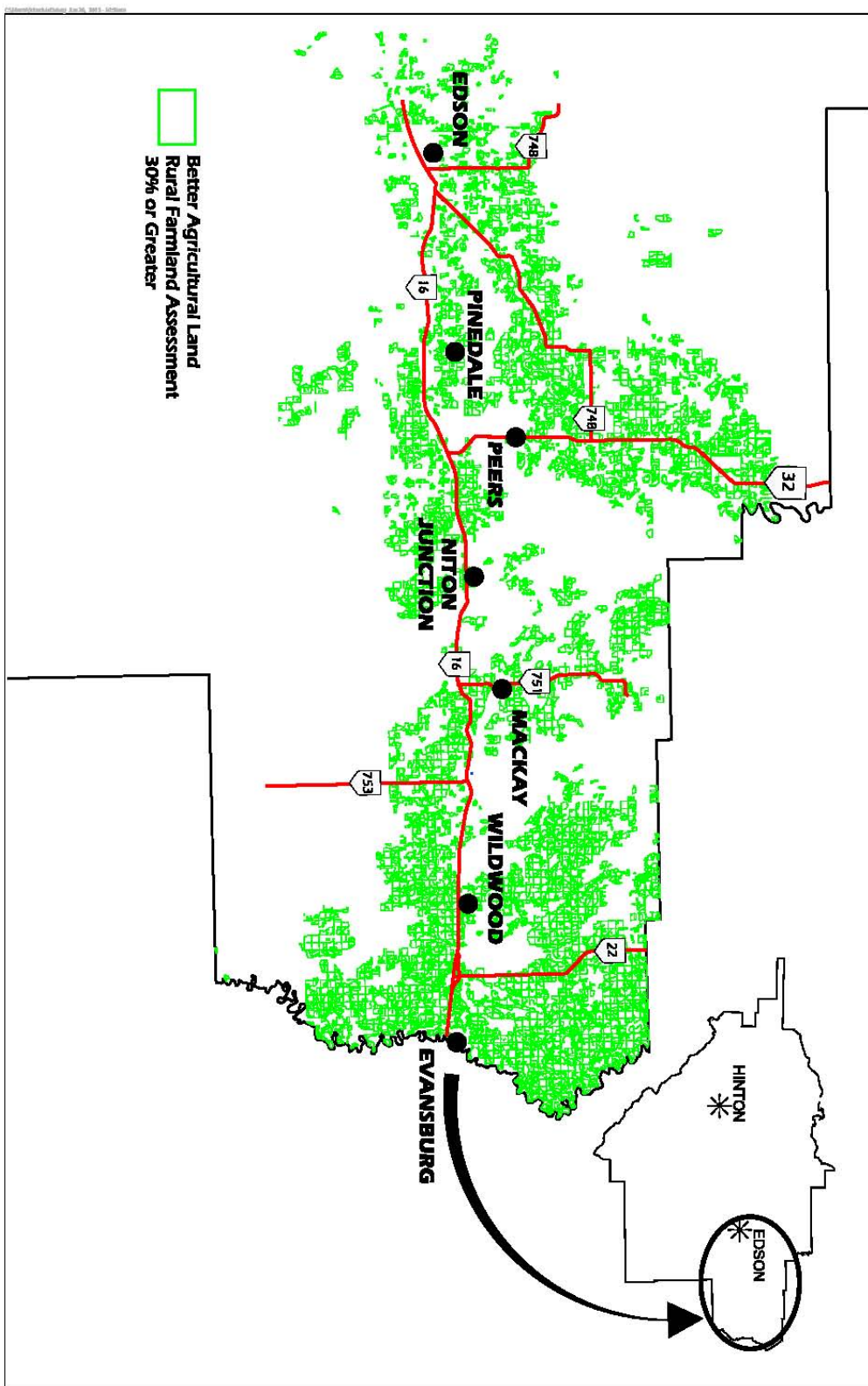
The Edson Urban Fringe Intermunicipal Planning Area is outlined on - Edson Urban Fringe (Schedule F). The County and the Town of Edson have prepared and approved the Edson Urban Fringe Intermunicipal Development Plan (2007) that guides development on the lands surrounding Edson.

### **6.2.9 Hinton Urban Fringe Intermunicipal Planning Area**

The Hinton Urban Fringe Intermunicipal Planning Area is delineated on - Hinton Urban Fringe (Schedule G). The Town of Hinton and Yellowhead County have completed considerable joint land use planning for this area since 2006. Also since that time Hinton has completed a major annexation including some land for which joint planning had been completed with Yellowhead County previously. The great majority of the lands surrounding Hinton are provincially controlled. Future growth of the Town will require agreements with the Province as land owner as well as with Yellowhead County as municipal approving authority. It is expected that an Intermunicipal Development Plan (IDP) will be prepared at some point in the future between Yellowhead County and Hinton. Until an IDP is prepared the policies in this MDP and the relevant Area Structure Plans will guide development in the Hinton Urban Fringe Area.







**general location of better agricultural land**

## 6.3 Agricultural Policy Area

### 6.3.1 Background

The majority of Yellowhead County's 'better agricultural land' is located in the eastern portion of the County. This land would be categorized as marginal farm land in some other areas of the Province; however as this farm land is quite limited in area, the County wishes to protect it for agricultural activities. The eastern portion of the County is used mainly for crop farming such as barley, oats, and canola, with some wheat and rye. The northern and western portions of the area sees a higher concentration of cattle and hay farming due to the rocky, hilly, and sandy terrain.



Yellowhead County continues to see changes in the agricultural industry through the following trends:

- Aging population with limited interest from the younger generation to take over the farm operation
- Small farms being absorbed by larger entities
- Farms becoming much larger as farming technology improves
- More farmers now than in the past are choosing crop farming over cattle farming although market conditions will in the longer term determine the balance
- Research suggests that climate change may result in a longer growing season and more precipitation in this area

A review of the 2011 Census of Agriculture statistics for Yellowhead County indicates the scope of agriculture in the area:

- Most of the farms in the county are beef cattle ranching operations, including feedlots, followed by hay farming, equine production, miscellaneous crop farming, grain farming, oilseed farming, and a handful of nursery and tree production, vegetable, dairy, sheep, goat, poultry/egg, and beekeeping
- Agriculture employed 359 residents in 2011, down from 780 in 2001
- The average age of farm operators in the County is 55.6
- Livestock types in the County include cattle, goats, boars, bison, elk, llamas, rabbits and bees.
- Total gross farm receipts for 2011 were approximately \$91.3 million, a decrease of \$700,000 since 2001
- There are 695 farms in the County, encompassing 480,869 acres of land, down from 904 farms encompassing 537,326 acres in 2001
- 46% of farms in the County are between 180 acres and 1120 acres, 37% are under 180 acres, and the rest (17%) are 1120 acres and over.



- There are very few farmers who are able to live exclusively on their farming income.

In the eastern portion of the County which contains the majority of better agricultural land, concerns have been raised regarding the subdivision and fragmentation of this land and its negative impact on farm operations.

It should also be remembered when considering the role of farming in the County that there are many people for whom farming is a preferred way of life and intrinsic to their quality of life.

Yellowhead County is facing impacts of various interrelated trends that are emerging in agriculture. An aging population, changes in settlement patterns, decreasing farm populations, and market instability are resulting in challenges for agriculture as an industry.

Confined Feeding Operations (CFOs) are an intensive form of agri-industry that have impacts on neighbouring land uses (usually odours) and pose a high risk of conflict. Potential negative impacts of these operations must be taken into account by the Natural Resources Conservation Board when determining whether a CFO will be approved. There are significant setbacks required to separate new CFOs from residential development.

### **6.3.2 Agricultural Policy Area – Objectives**

The County's objectives are to:

- (a) Maintain and support agriculture as an important industry and way of life in Yellowhead County.
- (b) Ensure that agricultural uses are the primary use in this policy area.
- (c) Encourage the viability of agriculture through the conservation of agricultural land.
- (d) Promote the growth of extensive and intensive agricultural operations.
- (e) Discourage fragmentation of agricultural lands, while allowing limited subdivision of lands not deemed essential for agricultural production.
- (f) Accommodate the diversification and intensification of agricultural activities.
- (g) Encourage the siting of Confined Feeding Operations in areas which will not result in land use conflicts.
- (h) Direct, where possible, non-agricultural development to areas where such development will not constrain agricultural activities.
- (i) Discourage Country Residential Subdivision unless in a comprehensively planned

development which demonstrates compatibility with agricultural and rural land use, or which further diversifies the agricultural economy.

- (j) Notwithstanding the foregoing, in order to make best use of existing and proposed infrastructure, the County supports residential subdivision within 0.8 km (0.5 mile) of the right of way of a paved, oiled road or road proposed to be paved or oiled, regardless of agricultural ratings.

### 6.3.3 Agricultural Policy Area Policies

The County's policies are to:

- |  |  |
|--|--|
| <b>(a) Agricultural Areas</b>                | Support agricultural and associated uses in areas designated Agricultural Policy Area on the Future Land Use Concept (Schedule C).   |
| <b>(b) Right to Farm</b>                     | Support the Agriculture Operation Practices Act (AOPA) by recognizing the prime use of land in the eastern portion of the County as agriculture.   |
| <b>(c) Conservation of Agricultural land</b> | Encourage the conservation of agricultural lands in the Agricultural Policy Area.  |
| <b>(d) Subdivision Policies</b>              | <p>Subdivision of one lot from an unsubdivided quarter section is allowed on lands designated RD – Rural District under the Yellowhead Land use Bylaw in the Agriculture Policy Area.</p> <p>Notwithstanding the foregoing; lands in the Agricultural Policy area that have already had one 10 ac lot subdivided out, may be considered for additional subdivision if:</p> <ul style="list-style-type: none"><li>• there is a topographic or a man-made feature that splits the land thereby making it difficult to farm.</li><li>• the proposed additional parcel is not integral to the ongoing operation of the agricultural use on the quarter section;</li><li>• the creation of the proposed additional parcel is unlikely to create conflicts to the ongoing operation of the agricultural use in the surrounding area;</li><li>• the parcels contains at least a 0.4 ha (±1 ac.) developable area and meets all other requirements of this bylaw and the Land Use Bylaw;</li></ul> |

- the applicant can implement measures to reduce potential impacts on neighbouring agricultural uses (e.g. fencing with page wire, limiting number of domestic pets, etc.), as required;
- the parcel is not within 0.8km of a Confined Feed Operation under the definition of the Agricultural Operation Protection Act.

A re-zoning would not be required in this case. A maximum 2 lots, plus the remnant parcel will be allowed out of a quarter in the Agricultural Policy Area under this policy.

Notwithstanding the foregoing:

- for lands within 0.8 km (0.5 mile) of the right of way of a paved, oiled road or road proposed to be paved or oiled (measured from the edge of the widened road right of way to the nearest edge of the parcel of land to be subdivided), and
  - for lands within 3 km (1.8 mile) of a designated hamlet,
- subdivision of up to four (4) parcels from the parent quarter section (creating a maximum of five (5) parcels per quarter section), in the RD – Rural District may be considered and higher densities may be considered in the CR districts.

**(e) Maximum Parcel Size**

Maintain a maximum parcel size for subdivisions of 4 ha (9.88 acres) to limit the potential for future subdivision that may further fragment agricultural lands. Notwithstanding this provision, where a quarter section has been fragmented by a natural feature such as a creek, wetland, significant tree stand, etc. or man-made features (including outbuildings, services, etc.), the land may be subdivided using the fragmenting feature as the parcel boundary provided that the proposed subdivision complies with the Municipal Development Plan and the Land Use Bylaw.

**(f) Number of Dwellings**

Yellowhead County supports the development of

a wide range of housing options, and is flexible to new and creative housing forms. The Land Use Bylaw allows additional Housing Options such as Secondary Suites and additional single detached and manufactured homes. Dwellings are allowed in accordance with the Land Use Bylaw, based on parcel size, Land Use District and proposed uses.

**(g) Encourage Agri- Business**

Support land use rezoning that will encourage primary and secondary agricultural production and processing, and minor service, storage and repair businesses provided that:

- i. they are accessible, serviced or in serviceable locations;
- ii. they are not located in environmentally sensitive areas; and
- iii. they will not disrupt agricultural operations

**(h) Confined Feeding Operations and Manure Storage Facilities within the meaning of the Agricultural Operation Practices Act**

Confined feeding operations or manure storage facilities requiring an approval under the Agricultural Operation Practices Act, will be supported subject to the following:

- i. The site is not within 0.8 km of any institutional, commercial, recreational or residential uses or lands designated for such uses;
- ii. The site is not within 0.8 km of any natural heritage feature, including watercourses, water bodies, and lakes, etc.;
- iii. The site is not within 3.2 km of an Urban Municipality or Hamlet,
- iv. The parcel size of the facility is no less than 60 hectares in area;
- v. The site is located to minimize the odour impacts on surrounding residences; and
- vi. The cumulative impacts of the operation have been assessed in context with any other proposed or existing confined feeding operation in the area, in order to prevent an accumulation or concentration of confined feed operation uses in a single area.

Confined feeding operations or manure storage facilities requiring an authorization or registration under the Agricultural Operation Practices Act, will be supported subject to the

following:

- i. The site is not within 0.4 km of any institutional, commercial, recreational or residential uses or lands designated for such uses;
- ii. The site is not within 0.4 km of any natural heritage feature, including watercourses, water bodies, and lakes, etc.;
- iii. The site is not within 3.2 km of an Urban Municipality or Hamlet,
- iv. The parcel size of the facility is no less than 60 hectares in area;
- v. The site is located to minimize the odour impacts on surrounding residences; and
- vi. The cumulative impacts of the operation have been assessed in context with any other proposed or existing confined feeding operation in the area, in order to prevent an accumulation or concentration of confined feed operation uses in an area.

- |  |   |
|--|---|
| <b>(i) Intensive Horticultural Uses</b>                | Continue to encourage intensive horticultural uses such as greenhouses, berry farms, and nurseries.   |
| <b>(j) Extensive Agricultural Uses</b>                 | Encourage extensive agricultural uses such as the growing of forage and cereal crops on large tracts of land in this policy area  |
| <b>(k) Compatible Recreation and Tourism Uses</b>      | Support compatible recreation and tourism uses. Greater flexibility to use and subdivision provisions will be shown to comprehensively planned recreation commercial and mixed use developments which demonstrate compatibility with, or support for, agricultural and rural land use, or which further diversify the agricultural economy. |
| <b>(l) Rural Code</b>                                  | Distribute the Rural Code (Appendix A) to ensure any new residents moving into the area are aware that they are moving into an area that has an important agricultural component that may have adverse impacts on living conditions.  |
| <b>(m) Explore Tools to Maintain Agricultural Land</b> | Explore the viability of using incentives for landowners to maintain consolidated quarters(e.g. transfer and sale of development rights, agricultural conservation easements, etc.  |

## 6.4 Rural Policy Area

### 6.4.1 Background

While one of the County's goals is to protect "Better Agricultural Lands" from the impacts of fragmentation created by residential and other non-agricultural development, demand exists for country residential living. Country residential living may include farmsteads, country residences on larger lots, and cottage or resort style developments.

The Rural Policy Area has been developed as a means to direct country residential development to an area that will minimize impacts on "Better Agricultural Lands" and agricultural operations in the County. The Rural Policy Area includes "Better Agricultural Lands" as defined by a Farmland Assessment Rating of 30% or greater, and these lands will be protected from the impacts of extensive subdivision development.

Confined Feeding Operations (CFOs) are an intensive form of agri-industry that have impacts on neighbouring land uses and pose a high risk of conflict. Potential negative impacts of these operations must be taken into account by the Natural Resources Conservation Board when determining whether a CFO will be approved.



Definition of Agricultural Rating of Land

1. If more than 50% of land has Farmland Assessment Rating (FAR) over 30%, then the land is considered "Better Agricultural Land"
2. If less than 50% of land has FAR over 30%, then the land is not considered "Better Agricultural Land".

### 6.4.2 Rural Policy Area - Objectives

The County's objectives are to:

- (a) Maintain "Better Agricultural Lands" while providing an opportunity for country residential development on lands with marginal agricultural value.
- (b) Encourage the development of smaller "niche" agricultural operations which have limited impacts on neighbouring properties.
- (c) Provide an area for orderly multi-lot country residential development and country living opportunities.
- (d) Develop appropriate locational and development standards for residential development.

- (e) Encourage new rural non-farm residential development to locate within the Rural Policy Area.
- (f) Encourage the siting of Confined Feeding Operations in areas which will not result in land use conflicts, and does not result in a concentration of Confined Feed Operations in a single area.
- (g) Direct, where possible, non-agricultural development to areas where such development will not constrain agricultural activities.
- (h) Notwithstanding the foregoing, in order to make best use of existing and proposed infrastructure, the County supports residential subdivision within 0.8km (0.5 mile) of the right of way of a paved, oiled road or road proposed to be paved or oiled, regardless of agricultural ratings.

### 6.4.3 Rural Policy Area Policies

The County's policies are to:

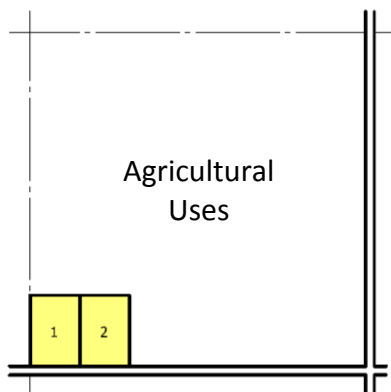
**(a) Rural Policy Area Land Uses**

Support country residential, home based businesses, recreation and tourism uses and agricultural uses

**(b) Subdivision on  
'Better Agricultural Land'**

One parcel is permitted to be subdivided out per quarter on 'Better Agricultural Land' on lands districted RD – Rural District in the Rural Policy Area.

A second parcel to be subdivided (for a maximum of three parcels per quarter section) may be permitted if:



*Sample Limited Country Residential Subdivision of two 5 acre parcels with Remainder of quarter section Preserved for agricultural uses*

- the proposed additional parcel is not integral to the ongoing operation of the agricultural use on the quarter section;
- the creation of the proposed additional parcel is unlikely to create conflicts to the ongoing operation of the agricultural use in the surrounding area;
- each parcel contains a 1 acre developable area and meet(s) all other requirements of this bylaw and the Land Use Bylaw;
- the applicant can implement measures to reduce potential impacts on neighbouring agricultural uses (e.g. fencing with page wire, limiting number of domestic pets,

- etc.), if required;
- each parcel is not within 0.8km of a Confined Feed Operation under the definition of the *Agricultural Operation Protection Act*.
- if there is a topographic or a man-made feature that splits the land thereby making it difficult to farm.

A re-zoning would not be required in this case. A maximum of two lots plus the remnant parcel out of a quarter section considered 'better agricultural land' would be allowed under this policy.

Notwithstanding the foregoing, for lands within 0.8 km (0.5 mile) of the right of way of a paved, oiled road or road proposed to be paved or oiled subdivision of up to four (4) parcels from the parent quarter section (creating a maximum of five (5) parcels per quarter section), would be allowed in the RD – Rural District. More than 5 parcels may be considered in the CR – Country Residential district.

**(c) Maximum Parcel Size**

Maintain a maximum parcel size for parcels created from Better Agricultural Land of 4 ha(9.88 acres) to limit the potential for future subdivision that may further fragment agricultural lands. Notwithstanding this provision, where a quarter section has been fragmented by a natural feature such as a creek, wetland, significant tree stand, etc. or man-made features (including outbuildings services, etc.), the land may be subdivided using the fragmenting feature as the parcel boundary provided that the proposed subdivision complies with the Municipal Development Plan and the Land Use Bylaw.

**(d) Subdivision on Land Not Designated as “Better Agricultural Land”**

Allow five (5) parcels per quarter section on land not designated as “Better Agriculture Land” and not located in a primarily agricultural area. There is no maximum



parcel size for these subdivisions.

On lands not designated as “Better Agricultural Land”, but in an area of agricultural activity or where adjacent to lands which are generally used only for agricultural activities, the creation of 5 parcels per quarter section will be allowed, subject to:

Clustering the lots in one location on the quarter section to preserve land for agricultural use and to provide adequate buffer from surrounding lands;

Each parcel containing at least a 0.4 ha. (1 ac.) developable area and meeting all other requirements of this bylaw and the Land Use Bylaw;

The applicant implementing measures to reduce potential impacts on neighbouring agricultural uses (e.g. fencing with page wire, limiting number of domestic pets, etc.), if required;

Each parcel is not within 0.8km of a Confined Feed Operation under the definition of the *Agricultural Operation Protection Act*.

(e) **Multi-Lot Country Residential Subdivisions**

In cases where a developer proposes to develop a country residential subdivision of more than five (5) lots in the rural policy area, redistricting to the appropriate district will be required, applications will be evaluated in accordance with the criteria outlined in Appendix B, Site Suitability and the Land Use Bylaw

(f) **Conceptual Scheme for Multi-Lot Subdivisions**

The Approving Authority may require an applicant for a multi-lot country residential subdivision that will result in the creation of six (6) to eleven (11) parcels to prepare a Conceptual Scheme (See Appendix B).

(g) **Area Structure Plan for Multi-Lot Subdivisions**

May require an applicant for a subdivision that will result in the creation of more than eleven (11) parcels to prepare an Area Structure Plan (See Appendix B).

(h) **Manufactured Homes**

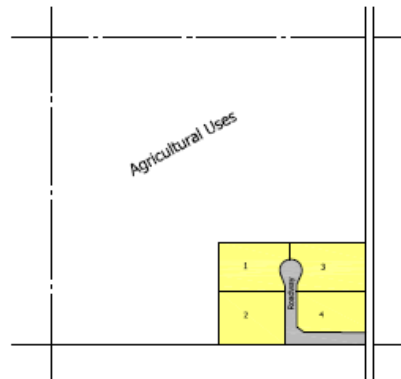
Permit manufactured homes (provided they comply with the provisions included in the Land Use Bylaw) in the Rural Policy Area

where these dwellings are compatible in design and appearance to other forms of housing in the area adjacent to the manufactured home.

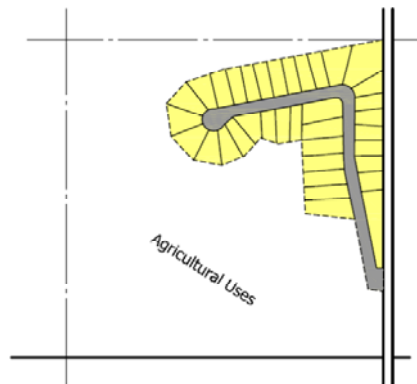
(i) **Clustered Residential Development**

Preserve agricultural land for agricultural use by encouraging applicants for rural residential subdivisions to incorporate cluster design as a means of preserving agricultural land for agricultural uses.

*Sample Rural Residential Subdivision of four clustered lots with remainder of quarter section preserved for agricultural uses:*



*Sample clustered Country Residential subdivision:*



(j) **Confined Feeding Operations and Manure Storage Facilities within the meaning of the Agricultural Operation Practices Act**

Confined feeding operations or manure storage facilities requiring an authorization or registration under the Agricultural Operation Practices Act, will be supported subject to the following:

- i. The site is not within 0.8 km of any institutional, commercial, recreational or residential uses or lands designated for such uses;
- ii. The site is not within 0.8 km of any watercourses, water bodies, and lakes, etc.;
- iii. The site is not within 3.2 km of an Urban Municipality or Hamlet.
- iv. The site is not located west of Range 17;
- v. The parcel size of the facility is no less than 60 hectares in area;
- vi. The site is located to minimize the odour impacts on surrounding residences; and
- vii. The cumulative impacts of the operation have been assessed in context with any other proposed or existing confined
- viii. feeding operation in the area, in order to prevent an accumulation or concentration of confined feed operation uses in a single area.
- ix. The site is not within 0.4 km of any institutional, commercial, recreational or residential uses or lands designated for such uses;
- x. The site is not within 0.4 km of any natural heritage feature, including watercourses, water bodies, and lakes, etc.;
- xi. The site is not within 3.2km of an Urban Municipality or Hamlet;
- xii. The parcel size of the facility is no less than 60 hectares in area;
- xiii. The site is not located west of Range 17;
- xiv. The site is located to minimize the odour impacts on surrounding residences; and
- xv. The cumulative impacts of the operation have been assessed in context with any other proposed or existing confined feeding operation in the area, in order to prevent an accumulation or concentration of confined feed operation uses in an area.

**(k) Intensive Horticultural Uses**

Encourage intensive horticultural uses such

- as greenhouses, berry farms, and nurseries provided that these uses will not create negative impacts (e.g. migrant chemical spray) on adjacent residential land uses.
- (l) Compatible Ancillary Uses** Yellowhead County supports compatible uses on parcels where conflicts with nearby land uses are shown to be minimal or can be addressed by the applicant/landowner. The Land Use Bylaw will include flexibility in approving appropriate land uses, in order to further diversify our economy and allow opportunities for home based businesses and similar uses.
- (m) Rural Code** Distribute the Rural Code (Appendix A) to ensure any new residents moving into the area are aware that they are moving into an area that has an important agricultural component that may have a perceived adverse effect on living conditions.
- (n) Explore Tools to Maintain Agricultural Land** Explore the viability of using incentives for landowners to maintain consolidated quarters (e.g. transfer and sale of development rights, agricultural conservation easements, etc.).
- (o) Number of Dwellings** Yellowhead County supports the development of a wide range of housing options, and is flexible to new and creative housing forms. The Land Use Bylaw has been amended to include additional housing options such as Secondary Suites and additional detached housing. Dwellings are allowed in accordance with the Land Use Bylaw, based on parcel size, Land Use District and proposed uses. This assumes the additional units are on the same parcel.

## **6.5 Hamlet Policy Area**

### **6.5.1 Background**

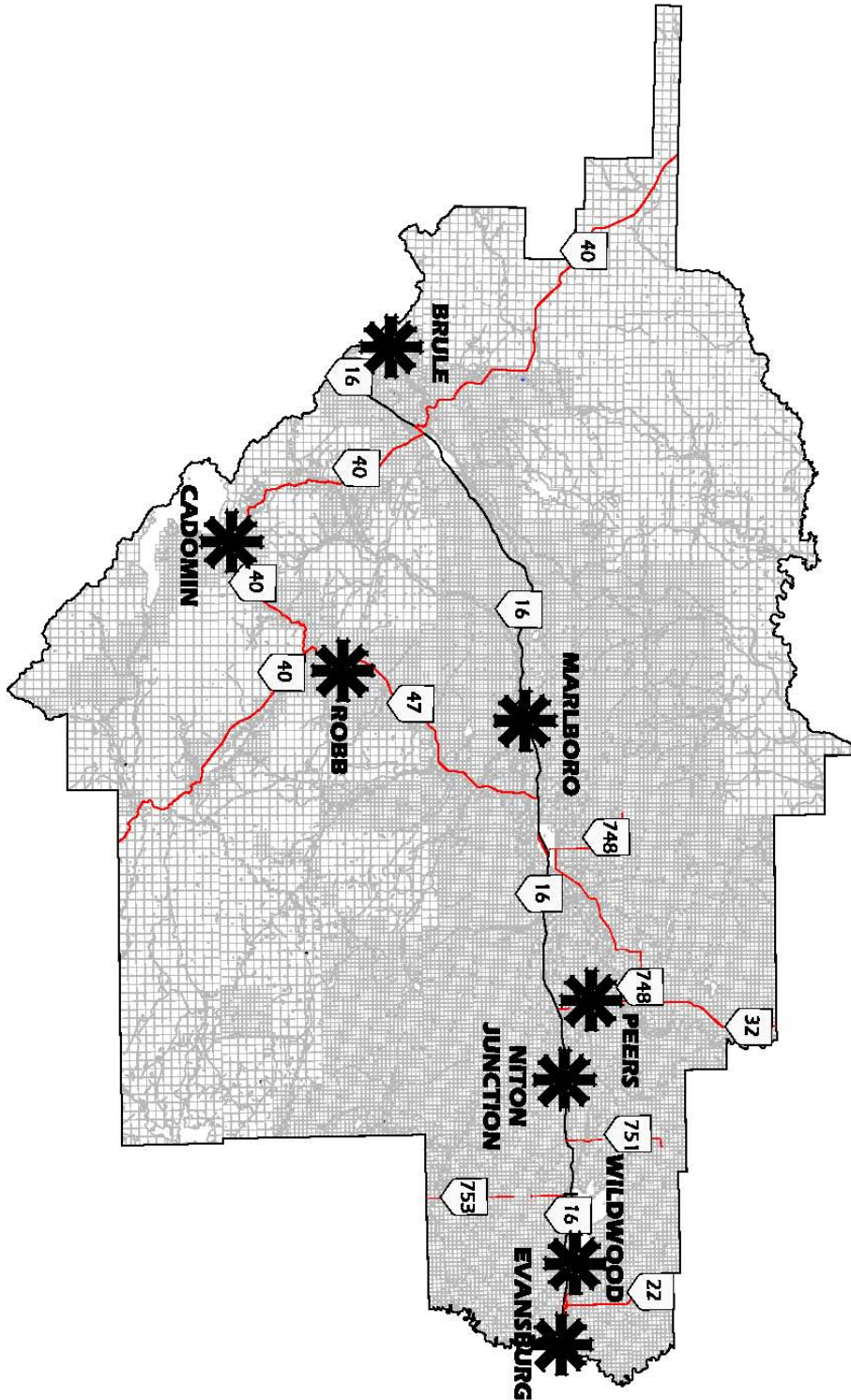
A variety of housing options (e.g. single detached, townhousing, modular homes) exist within Yellowhead County's rural areas and in some of its hamlets. Population and demographic projections suggest that this variety will need to be increased in the future to accommodate the needs of an aging population.

Much of the future development in Yellowhead County will be focused around the area's hamlets and existing development nodes in the lands around Edson and Hinton. The Municipal Development Plan takes a "smart growth" approach by encouraging further infill development in existing hamlets prior to considering the development of new hamlets and by directing country residential development to locations within close proximity to the hamlets. Specific policies for each hamlet are included in this Plan in the following section.

### **6.5.2 Objectives**

The County's residential objectives are to:

- (a) Ensure that sufficient serviced land exists within the hamlets to accommodate future development in the County.
- (b) Invest in improved infrastructure necessary to protect personal health and safety in hamlet areas.
- (c) Support the existing hamlets as the preferred location for future residential and commercial development in the County.
- (d) Avoid potential for conflict between residential and agricultural land uses when considering applications for country residential and country estate residential development adjacent to the hamlets.
- (e) Provide opportunities for environmentally responsible resort and cottage development.
- (f) Support multi-family development in hamlets with servicing capacity to provide affordable housing, offer opportunities for seniors to age in place, and to reinforce the hamlets' economic and social vitality.



scale n.s.s.



SCHEDULE

# hamlets

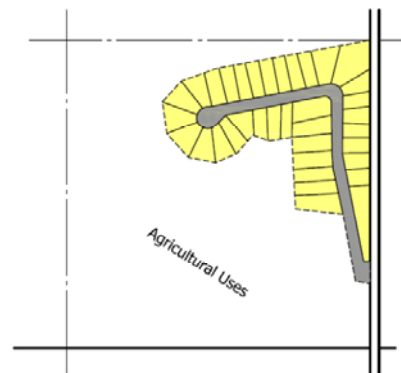
### 6.5.3 Hamlet Policy Area – Policies

The County's policies are to:

- |   |   |
|---|---|
| (a) <b>Infill and Redevelopment</b>   | Encourage the infilling or redevelopment of sites in Brule, Cadomin, and Robb (provided that adequate infrastructure can be provided) rather than large scale expansion in and around these areas. Further subdivision in Marlboro should be delayed until completion of the Area Structure Plan.   |
| (b) <b>Area Structure Plans</b>   | Prepare Area Structure Plans to better guide development and infrastructure investment necessary to support growth. Review existing area structure plans as required.   |
| (c) <b>Country Estate Residential Development</b>                                 | Encourage country residential estate development to be located within close proximity to existing hamlets to support and take advantage of existing services  |
| (d) <b>Hamlet Estate Residential Development Minimum Parcel Size and Services</b> | Support hamlet estate residential development with lots of an adequate size that the proposed sewage system will comply with the Alberta Private Sewage Systems Standard of Practice 2009 Handbook, as well as require a report sealed by a professional engineer registered in Alberta indicating that potable water wells and on-site private sewage systems are viable on the site (In accordance with Appendix B). In no case shall lots smaller than 0.4 hectares (1.0 acre) be allowed. |
| (e) <b>Capital Infrastructure Plan</b>  | Articulate where, when, and how much investment will be required in specific County hamlets in order to ensure the provision of enough serviced lots to meet future housing demand, through the development of a <i>Capital Infrastructure Plan</i>   |
| (f) <b>Locational Criteria<br/>– Multi- Lot Subdivisions</b>                      | In cases where a developer proposes to develop a country residential or country estate residential subdivision of more than five (5) lots which is located within the Hamlet Policy Area, applications will be evaluated in accordance with the criteria  |

outlined in Appendix B, Site Suitability.

- |  |  |
|--|--|
| (g) <b>Conceptual Scheme for Multi-Lot Subdivisions</b>              | The County may require an applicant for a multi-lot country residential subdivision that will result in the creation of six (6) to eleven (11) parcels to prepare a Conceptual Scheme.   |
| (h) <b>Area Structure Plan Requirement for Multi-Lot Subdivision</b> | Yellowhead County may require an applicant for a multi-lot residential subdivision that will result in the creation of twelve (12) or more parcels to prepare an Area Structure Plan.  |
| (i) <b>Development Controls</b>                                      | Support animal and/or architectural controls being placed on residential subdivisions by restrictive covenant, which will be prepared and enforced by the developer and/or landowners. The municipality will not be involved in the enforcement of this type of covenant |
| (j) <b>Clustered Residential Development</b>                         | Encourage clustering of residential development in country residential subdivisions to mitigate impact on natural areas and to minimize the potential for fragmentation of agricultural lands  |



*Sample clustered Country Residential subdivision:*

- |   |   |
|---|---|
| (k) <b>Servicing Methods Identification</b> | Require development proposals to articulate the method by which the development will be serviced, including sewage, water, transportation and stormwater. Plans should include a discussion which identifies the impact of the proposed development on the capacities of the respective infrastructure systems. |
|---|---|



**(I) FireSmart**

Certain of the Hamlets are very close to the forest and should be cognizant of forest fire danger. Refer to “FireSmart: Protecting Your Community from Wildfire” in efforts to minimize the risk of wildfire in the wildland /urban interface.

## **Hamlet Specific Policies**

The hamlets in Yellowhead County include:

- Brule;
- Cadomin;
- Evansburg;
- Marlboro;
- Niton Junction;
- Peers;
- Robb;
- Wildwood

Area Structure Plans including detailed development strategies, have been prepared for Evansburg, Brule, Peers, Wildwood, Robb, and Cadomin.

This MDP recognizes the unique qualities of each hamlet. The intent of the MDP is to set policy that is designed to reinforce the qualities that make each hamlet unique, either with regard to their ASP, if one exists, or in the absence of an ASP, if one has not recently been completed. This strategy has been developed to reinforce the “Community of Communities” concept – regional strength is drawn from each hamlet’s individual identity being preserved. Because ASPs are planning documents that include a level of detail that is much more specific than that of a MDP, ASP information was used in creating these policies. Specific land use designations for hamlets are beyond the scope of the Municipal Development Plan and therefore have not been included in these policies.

The location of each hamlet is illustrated on Schedule H - Hamlets.

### 6.5.4 Brule - Background

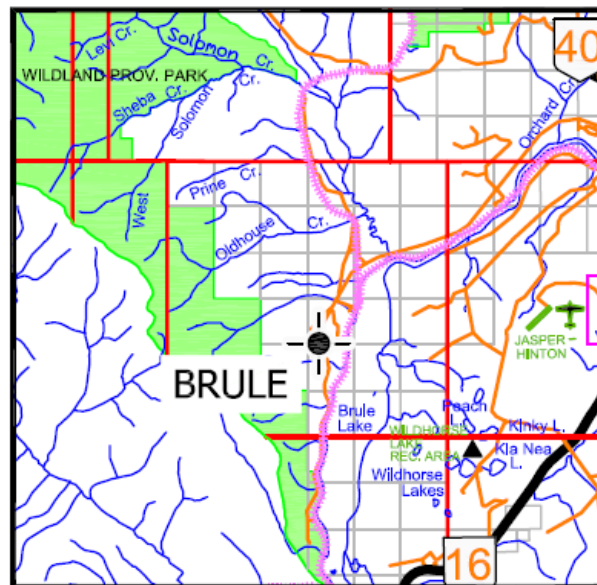
An ASP was completed in 2000 for the Hamlet of Brule, and contains the following description of the area:

The Hamlet of Brule is located approximately 20 kilometres southwest of Hinton. The community is situated on the gentle to moderately sloping land between Brule Hill and Brule Lake. To the west of the Hamlet is the dramatic eastern-most ridge of the Rocky Mountains which run northwest-southeast. Scovil and Supply Creeks are located to the north and south of the Hamlet respectively.

The area in which Brule is located has a long and colourful history. The community initially began to develop as a gathering area for trappers, traders and explorers before their passage through the mountains. In the first part of the 1900s, the area of present day Brule developed as a coal mining town. During this time, the local population is reported to have been roughly 2000. Coal mining eventually declined and the population dwindled until recent years.

As of 2011, Brule had 76 residents down from 162 in 2001 according to Statistics Canada which also notes that its census of small communities can be subject to larger proportional error than larger communities due to the possibility of undercounting residents who do not participate or cannot be reached.

Figure 3: Brule Context Map



### 6.5.5 Brule - Policies

This section describes the broader vision for Brule, based on the fundamental objectives of its ASP.

The County's policies are as follows:

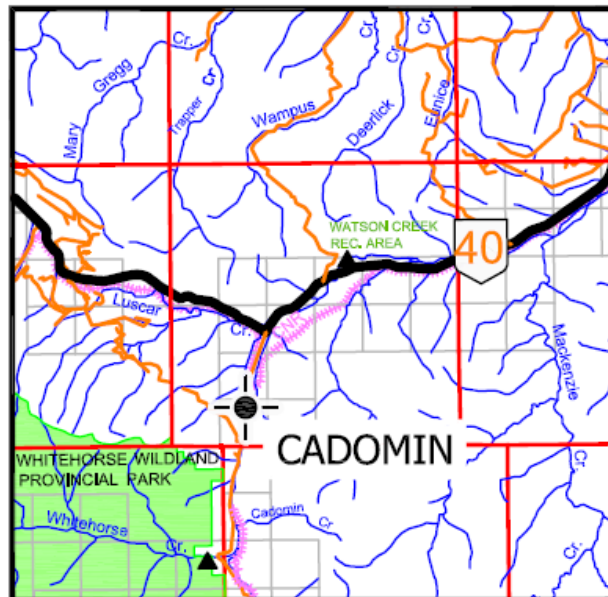
- |                                  |   |
|----------------------------------|---|
| <b>(a) Brule ASP</b>             | Implement the Brule ASP through consistent land use and subdivision decisions.  |
| <b>(b) Small-Scale Growth</b>    | Support limited and careful growth in Brule with a minimum of disturbance to the existing lifestyle of its residents. |
| <b>(c) Appropriate Land Uses</b> | Encourage sensitive residential, recreational housing, and low impact uses in Brule.                                  |

<b>(d)</b>	<b>Inappropriate Land Uses</b>	Discourage additional commercial and industrial development in Brule.
<b>(e)</b>	<b>Brule Environment Protection</b>	Protect Brule's significant environmental features in their natural state for the benefit of existing and future residents of Brule.
<b>(f)</b>	<b>Health and Safety</b>	Ensure that all development is undertaken in such a way that protects the health, safety and property of present and future residents.
<b>(g)</b>	<b>Lot Size</b>	Consider the enlargement of existing residential lots in Brule to provide increased opportunities for on-site services.
<b>(h)</b>	<b>Water Main Upgrading</b>	Require water plant/main upgrading if any new lots are developed within the hamlet boundaries.
<b>(i)</b>	<b>Municipal Servicing – Sanitary Sewer</b>	Municipal sewage treatment cannot be developed due to geotechnical considerations.
<b>(j)</b>	<b>New Lot Size</b>	Ensure any new lots are of a size to adequately deal with on-site sewage disposal.
<b>(k)</b>	<b>Trail Linkages</b>	Support the formalization of recreation trail linkages in the community as per the Brule ASP.
<b>(l)</b>	<b>Heritage Protection</b>	Support the conservation of Brule's unique historic character.
<b>(m)</b>	<b>FireSmart</b>	Refer to "FireSmart: Protecting Your Community from Wildfire" to minimize the risk of wildfire in the wildland /urban interface.

## Cadomin – Background 6.5.7

Figure 4: Cadomin Context Map

Cadomin is located in the area of Yellowhead County known as the Coal Branch, approximately 100 kilometres southeast of Hinton. Cadomin specifically is situated in the valley of the McLeod River where the foothills meet the Rocky Mountains. The hamlet is inextricably linked with coal mining, as is much of the area. It went through a period of rapid growth as the mines were being opened and expanded in the early 1900s, and then through a period of long term decline following the closure of mines in the 1950s.



While there are some full-time residents and a store, the community is generally recreation-based, with many seasonal residents. The permanent population of Cadomin in 2001 was 64 and in 2011 it had declined to 36.

Demand for weekend recreation properties is reportedly high in this area. The existing sewage lagoon has sufficient capacity for the development of an additional 100 lots.

According to the Cadomin ASP, there is a need to allow for light industrial uses and equipment storage away from the residential component of Cadomin. The segment of Area C along 50th Street in the north portion of the Hamlet towards the lagoon provides a desirable location for industrial activities and future subdivision and development. The predominant uses in this area will be for extensive industrial uses, including equipment and material storage, and ancillary buildings and uses.

The Cadomin ASP (2011) guides future development and servicing in the area. Further, Mountain Park, Cadomin Caves, Whitehorse Wildland Park and the Cardinal Divide are all strong tourist draws and so any plan to encourage tourism must include strategies to maintain Cadomin's unique heritage and character.

### 6.5.6 Cadomin - Policies

The County's policies are as follows:

- |                                |   |
|--------------------------------|---|
| <b>(a) Cadomin ASP</b>         | Implement the Cadomin ASP as approved by Council.               |
| <b>(b) Heritage Protection</b> | Support the conservation of Cadomin's unique Heritage character |
| <b>(c) FireSmart</b>           | Refer to "FireSmart: Protecting Your                            |

Community from Wildfire” to minimize the risk of wildfire in the wildland /urban interface

### Evansburg – Background 6.5.8

The Evansburg Area Structure Plan begins with the following introduction:

Evansburg is a community of 880 (up from 765 in 2006) persons located an hour west of Edmonton off Highway 16 - the Yellowhead Highway and parallel to the Canadian National Railway northern main line. The community dates back to 1910 with the arrival of the Grand Trunk Pacific Railway and the completion of the bridge across the scenic Pembina River.

Coal was discovered in the area and a coal mining operation continued from 1912 to 1936. In 1954, the community became a village until its inclusion as a hamlet into Yellowhead County in 1998.

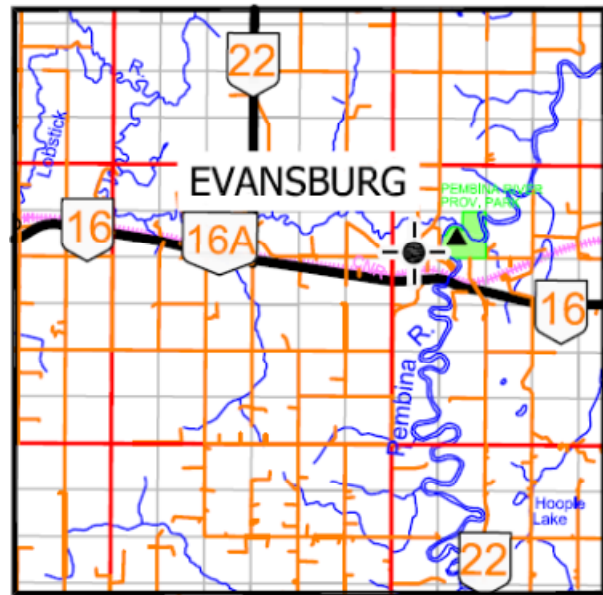


Figure 5: Evansburg Context Map

Evansburg and the nearby hamlet of Entwistle (administered by Parkland County) have a mutual influence as they have developed more or less together over time. However, Evansburg has become the dominant service center of the two, while an Entwistle-area highway commercial node services the Highway 16 traveling public.

Evansburg is a commercial and institutional service center with a number of active retail and service outlets. It is shielded from the view of the Highway and so its profile as a place for tourists to stop and linger is less visible. The Pembina Provincial Park and campgrounds are well used during the summer season, and this provides a measure of exposure to outside commercial clientele.

### 6.5.7 Evansburg - Policies

This section describes the broader vision for Evansburg. For policies pertaining to specific land use designations permitted in Evansburg, please refer to the Evansburg Area Structure Plan.

The County's policies are as follows:

#### (a) Evansburg ASP

Encourage future land development and improvement of public spaces in a manner that is practical and supported by the community and Yellowhead County, as provided for by the Evansburg ASP.

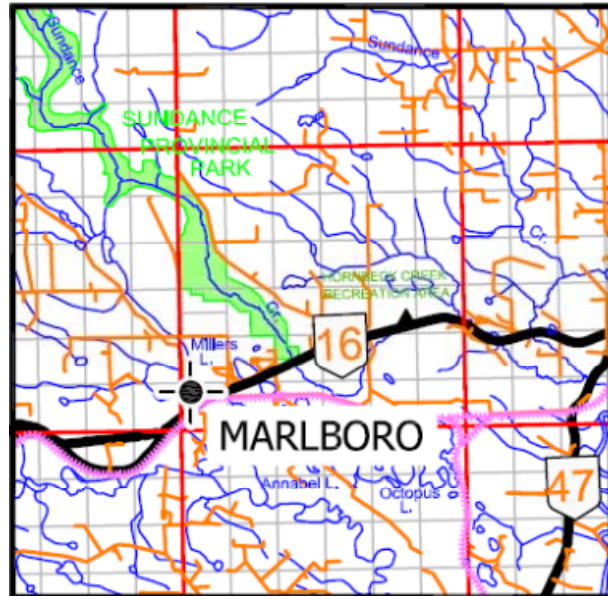
<b>(b)</b>	<b>Appropriate Land Uses</b>	Encourage commercial, residential and appropriate industrial development in Evansburg.
<b>(c)</b>	<b>Service Centre</b>	Support Evansburg as a service centre for Yellowhead County residents.
<b>(d)</b>	<b>County Land</b>	Support the provision of County land for development.
<b>(e)</b>	<b>Servicing of County Land for Development</b>	Evaluate opportunities to complete investments in infrastructure servicing of County owned lands to be offered for future residential development.
<b>(f)</b>	<b>Commercial Area Revitalization</b>	Support citizen and business owner led initiatives to revitalize the Main Street (commercial core) in Evansburg.

### 6.5.8 Marlboro - Background

Established in 1913 as a result of the development of a marl mine, Marlboro once was home to nearly 2000 people. The population was 160 in 2001 and has dropped to approximately 80 in 2011. There is little basis to project that any substantial population growth will occur in Marlboro over the next decades. Within easy commuting distance to Edson, Marlboro offers an opportunity for residents seeking a rustic lifestyle.

Marlboro today is mainly residential in nature, with two small commercial areas. A fire hall and community hall are located near the Highway 16 access road.

Figure 6: Marlboro Context Map



### 6.5.9 Marlboro - Policies

This section describes the broader vision for the Hamlet of Marlboro. The County's policies are as follows:

- |                                     |  |
|-------------------------------------|--|
| <b>(a) Servicing</b>                | Finalize a strategy on the possibility of upgrading water and sewer infrastructure in Marlboro                               |
| <b>(b) Area Structure Plan</b>      | Complete an Area Structure Plan for Marlboro.  |
| <b>(c) Subdivision Restriction</b>  | Discourage subdivision in Marlboro until servicing decisions are made and implemented.                                       |
| <b>(d) Lot Consolidation</b>        | Support consolidation of lots in Marlboro to ensure lot size that will allow for proper on-site sewage disposal systems.     |
| <b>(e) Designation of Marl Mine</b> | Continue the process to encourage the Province of Alberta to designate the marl mine as a "Cultural/Historical Site."        |
| <b>(f) Retain County owned land</b> | Retain County owned lands within Marlboro until the completion of an Area Structure Plan and resolution of servicing issues. |
| <b>(g) FireSmart</b>                | Refer to "FireSmart: Protecting Your   |

Community from Wildfire” to minimize the risk of wildfire in the wildland/urban interface.



### 6.5.10 Niton Junction – Background

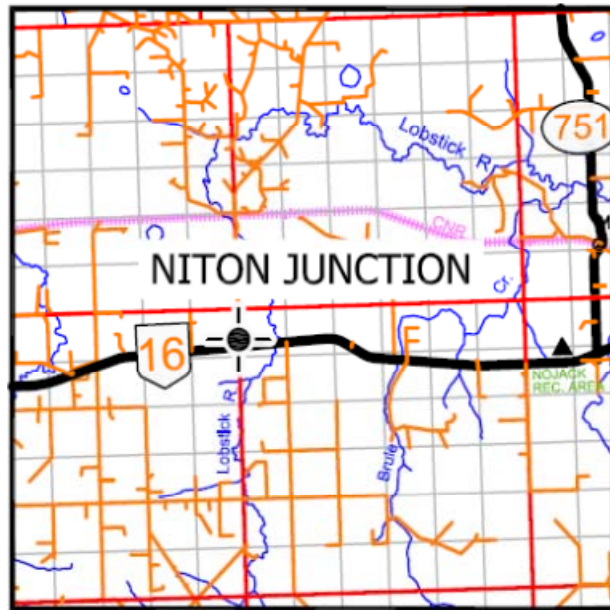
Located 55 kilometres east of Edson, Niton Junction evolved during the 1930s to service the motoring community, and still functions as a highway commercial node. Agriculture, petroleum are the other economic forces in the community, supporting a population of approximately 30 people down from 85 in 2001. However, providing accurate census reporting in small communities is difficult because of the small population base.

### 6.5.11 Niton Junction - Policies

The County's policies are as follows:

- |                                    |   |
|------------------------------------|---|
| <b>(a) Area Structure Plan</b>     | Complete an Area Structure Plan for Niton Junction.   |
| <b>(b) Highway Commercial Node</b> | Continue to support Niton Junction as a highway commercial node along Highway 16.                     |
| <b>(c) Encourage Development</b>   | Encourage and support development of vacant lots within the hamlet prior to the servicing of new lots |
| <b>(d) Assess Infrastructure</b>   | Assess infrastructure needs that may be an impediment to additional growth occurring in the Hamlet.   |

**Figure 7: Niton Junction Context Map**

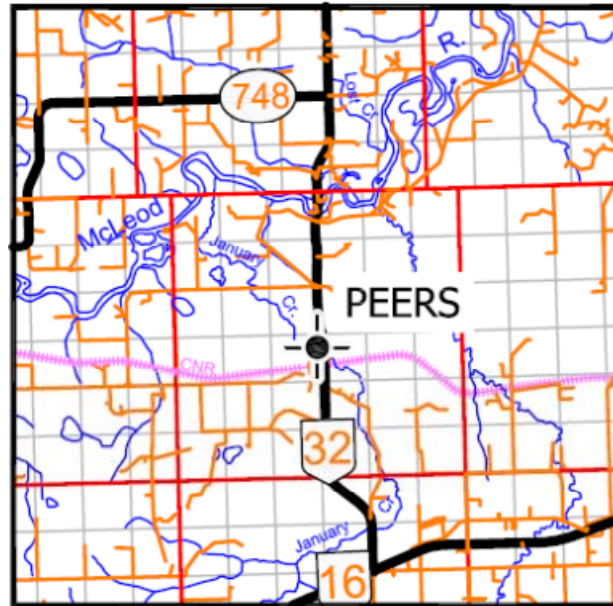


## Peers - Background

The Hamlet of Peers is north of the Yellowhead Highway, approximately 30 kilometres northeast of Edson. The Peers area was first settled in the early 1900s by homesteaders originating from the western United States. Many people continued to settle in the region establishing farms until about 1941 when farm consolidations resulted in fewer but larger farm operations along with a decreased number of homesteaders. The hamlet used to serve as an agricultural service centre for the local area.

The 2011 StatsCan census indicated 108 residents in Peers down from 120 in 2001.

Figure 8: Peers Context Map



### 6.5.12 Peers - Policies

The County's policies are as follows:

- |  |   |
|--|---|
| <b>(a) Peers ASP</b>                         | Support the implementation of the Land Use Concept as included in the Peers Area Structure Plan.                                      |
| <b>(b) Appropriate Land Uses</b>             | Encourage residential, hamlet commercial, tourism/recreation/highway commercial, and industrial subdivision and development in Peers. |
| <b>(c) Community Facilities and Services</b> | Sustain and enhance the level of community services and facilities in and around Peers.   |
| <b>(d) January Creek</b>                     | Consider undertaking a study of January Creek to delineate or confirm its 1:100 year floodplain.                                      |

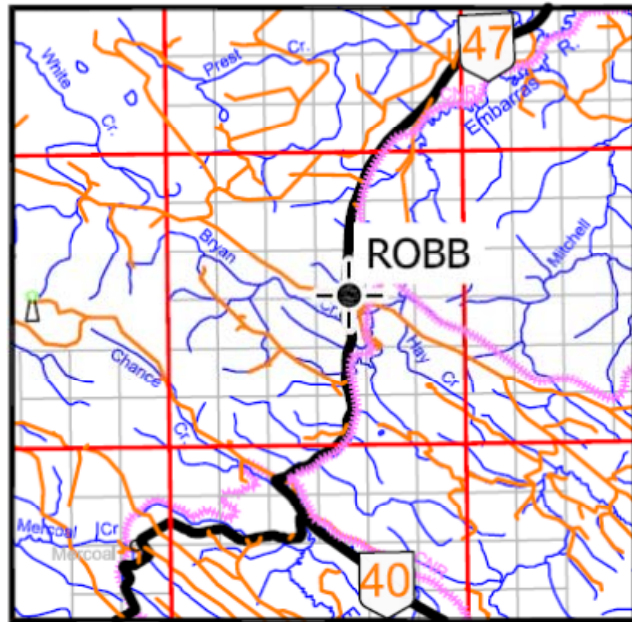
### 6.5.13 Robb - Background

The Hamlet of Robb is located in the “Coal Branch”, approximately 60 kilometres southwest of Edson, along the Embarrass River. The area has a long and colourful history. Robb is one of two remaining communities in the Coal Branch and is associated with forestry and coal mining. Early prospectors discovered rich veins of coal throughout the Coal Branch area, which spawned the development of many communities to service the area and its workers.

The 1950s brought declining coal markets and the closure of the mines. Robb declined, as did the other communities in the area. With the reemergence of a demand for coal, several mines reopened in the 1970s and prospects for increased development are positive.

Over time, Robb has become home to those who remain working in the Coal Branch and those who wish to enjoy the rustic environment of the Hamlet, either seasonally or throughout the year. There were 183 residents of Robb according to the 2001 census and 171 recorded in the 2011 StatsCan census.

Figure 9: Robb Context Map



### 6.5.14 Robb - Policies

The County's policies are:

- |  |   |
|--|---|
| <b>(a) Robb Area Structure Plan</b>                  | Support the implementation of the Land Use Concept as adopted in the Robb Area Structure Plan.                                  |
| <b>(b) Lower Robb</b>                                | Discourage development in Lower Robb due to servicing constraints.  |
| <b>(c) Appropriate Land Uses</b>                     | Encourage residential infill development, tourist oriented hospitality services, commercial and recreation development in Robb. |
| <b>(d) Inappropriate Land Uses</b>                   | Discourage intensive industrial development in Robb.  |
| <b>(e) Hazard Assessment and Fuel Reduction Plan</b> | Apply the Hazard Assessment and Fuel  |

Reduction Plan.

- (f) Thinning and Selective Cutting** Work with the Alberta government and the Forest Management Agreement holder(s) surrounding Robb to encourage thinning/selective cutting for fuel modification purposes.
- (g) Enlargement of Lots** Consider the enlargement of existing residential lots to provide increased opportunities to improve on-site services.
- (h) Trail System** If requested, work with the community to identify, map and possibly enhance specified components of the informal trail system within and surrounding Robb.
- (i) Further Development** Explore further development options as per the Robb Area Structure Plan. The County should take a lead role in development and marketing of any County owned lands for residential development in Robb.

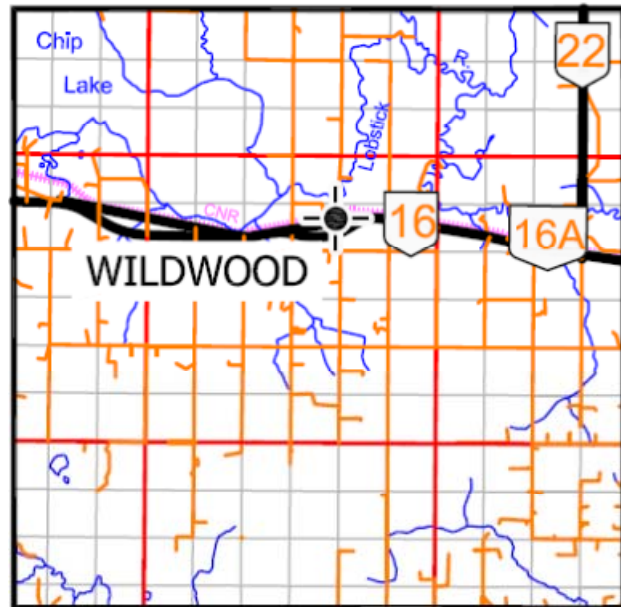
### 6.5.15 Wildwood - Background

The Hamlet of Wildwood is located on the Yellowhead Highway approximately 85 kilometres east of Edson. Wildwood was once a thriving agricultural and natural resources service centre, but its local economy and population numbers have declined over the past few decades. Its previous highway service role has also declined due to the realignment of Highway 16 and the expansion of highway commercial areas at Edson and Entwistle.

There are 294 residents in Wildwood in the 2011 StatsCan census, up from 279 in the 2001 census. There is currently a significant amount of vacant and developable land, as well as capacity in services, in Wildwood.

The County will support growth and future development in this community.

Figure 10: Wildwood Context Map



### 6.5.16 Wildwood - Policies

The County's policies are as follows:

- |   |   |
|---|---|
| <p>(a)     <b>Wildwood Area Structure Plan</b></p>                        | Support the implementation of the Future Land Use Concept as adopted in the Wildwood Area Structure Plan.   |
| <p>(b)     <b>Diversify and increase housing options</b></p>              | Encourage and stimulate the provision of a supply of land to support a variety of new housing needs   |
| <p>(c)     <b>Higher Density Land Use</b></p>                             | Consider, in the context of the Area Structure Plan, the opportunity to include higher density land uses in the community as a means to ensure affordable housing and efficient use of existing infrastructure in Wildwood. |
| <p>(d)     <b>Redevelopment of Abandoned or Dilapidated Buildings</b></p> | Encourage owners of abandoned or dilapidated buildings to demolish or renovate their buildings so as to provide infill housing opportunities or commercial uses.  |

<b>(e)</b>	<b>Infill Development</b>	Encourage infilling of residential lots within the hamlet boundaries before allowing urban density residential development beyond those boundaries.
<b>(f)</b>	<b>Highway Commercial</b>	Direct highway commercial uses to the old highway.
<b>(g)</b>	<b>Local Commercial</b>	Encourage the location of commercial facilities that service the local population in the commercial core.
<b>(h)</b>	<b>Commercial Area Revitalization</b>	Support citizen and business owner led initiatives to revitalize the Main Street (commercial core) in Wildwood.
<b>(i)</b>	<b>Trail System</b>	Develop a local trail system, which would potentially link to a regional trail system, for transportation and recreation, including Chip Lake.
<b>(j)</b>	<b>Small Parks in Core</b>	Develop small, treed park areas in the commercial core.
<b>(k)</b>	<b>Improve the Visual Image</b>	Support endeavors that improve the visual quality of entranceways into Wildwood and the main street.

## 6.6 Foothills Policy Area

### 6.6.1 Background

The area along Highway 47 between Edson and the Coal Branch, and the area along Highway 16 between Edson and Hinton, is developed with a variety of residential, agricultural, resource and commercial uses. For the purposes of this Plan, this area is termed the Foothills Policy Area. The area has good all weather road access, great mountain views and abundant natural resources. The privately owned land is deemed to have value developed to Country Residential land uses and other commercial recreation uses. Such developments would be situated within easy commuting distance of Edson or Hinton making the area ideal for more intensive land uses. However, there are numerous resource extraction uses and other potentially conflicting land uses in this area which need to be taken into account when considering any new development.

### 6.6.2 Objectives

The County's objectives are to:

- (a) Support residential as an appropriate land use in this policy area.
- (b) Encourage natural resource industry development in this area as a means of supporting local economic development.
- (c) Discourage the siting of Confined Feeding Operations in the Foothills Policy Area.

### 6.6.3 Policies

The County's policies are to:

- |   |   |
|---|---|
| <b>(a) Foothills Policy Area Land Uses</b>                                  | Support residential, country residential, home based businesses, recreation and tourism uses in the Foothills Policy Area.  |
| <b>(b) Industrial and Resource Uses</b>                                     | Support oil field and resource facilities in the Foothills Policy Area provided that they are sited in such a manner to ensure minimal conflicts with other land uses.      |
| <b>(c) Sand and Gravel Uses</b>   | Support sand and gravel uses in the Foothills Policy Area provided that they are sited in such a manner to ensure minimal conflicts with other land uses.                   |
| <b>(d) Locational Criteria – Multi-Lot Country Residential Subdivisions</b> | In cases where a developer proposes to develop a country residential subdivision of more than five (5) lots in the Foothills Policy Area, applications will be evaluated in |

		accordance with Appendix B, Site Suitability
(e)	<b>Conceptual Scheme for Multi-Lot Subdivisions</b>	May require an applicant for a multi-lot country residential subdivision that will result in the creation of six (6) to (11) eleven parcels to prepare a Conceptual Scheme.
(f)	<b>Area Structure Plan for Multi-Lot Subdivisions</b>	May require an applicant for a multi-lot country residential subdivision that will result in the creation of twelve (12) or more parcels to prepare an Area Structure Plan.
(g)	<b>Manufactured Homes</b>	Permit manufactured homes (provided they comply with the provisions included in the Land Use Bylaw) in the Foothills Policy Area where these dwellings are compatible in design and appearance to other forms of housing in the area adjacent to the manufactured home
(h)	<b>Clustered Residential Development</b>	Encourage applicants for Country Residential subdivisions to preserve natural areas, environmentally sensitive areas and significant view corridors by incorporate cluster design in their applications
(i)	<b>Confined Feeding Operations</b>	Oppose new or expanded confined feeding operations in the Foothills Policy Area.
(j)	<b>Hobby Farming</b>	Support hobby farming on sufficiently sized parcels in areas where conflicts with adjacent properties can be mitigated.
(k)	<b>Branch Corner</b>	Recognize and support Branch Corner as a Highway Commercial Node area.
(l)	<b>West Yellowhead Corridor Nodes</b>	Support the commercial and tourism nodes as identified in the West Yellowhead Corridor Commercial Tourism and Recreational Development Project.

## 6.7 Coal Branch Policy Area

### 6.7.1 Background

The southwestern portion of the County, the Coal Branch, stands out as a unique feature on the provincial landscape. Its distinctive history, people and environment



require special consideration within Yellowhead County's land use policy framework. The Coal Branch Policy Area is generally defined on the Future Land Use Concept (Schedule C).

The Coal Branch claims an interesting and integral part of Alberta's history: coal mining. In the early 1900s, coal was discovered in the area and communities were developed across the Branch to provide workers for the mines. Coal companies created places for these workers and their families to live, but the "Coal Branchers" themselves made them communities.

In the 1950s, the market for coal declined and most of the mining operations in the Coal Branch were shut down. Most of the communities in the Coal Branch could not withstand the impact of the closures; in fact, some companies forced the closure of their mining communities. Population levels declined drastically. This marked population decline has created challenges for the area ever since.



Recently the Coalspur Mine Co. has applied to the Province to develop the Coalspur Mine 10 km east of Hinton. This would be a large thermal coal mine with a life of approximately 20 years. The mine would include large accessory facilities and a major rail siding. The proximity of the proposed mine to Hinton would result in the Town experiencing strong growth.

This area provides many recreational and industrial opportunities due to its remarkable natural resources and history. Most of the land within the Coal Branch is provincially-owned and therefore the County's jurisdiction in the area is limited. However, the County would like to pursue a proactive role in working with the province to make good decisions for the Coal Branch and its residents and visitors.

### **Mercoal**

Mercoal was a small mining settlement south of Robb for many years. It was developed on Crown land. The lands were transferred from the Province to the County in January 2012. In the next 4 years, the County will be reviewing the lands and will develop a new plan showing the lease boundaries. A number of these boundaries will change because they currently don't represent the actual boundary of the properties. No additional land leases will be granted before 2018.

### **Coal Branch Policy Area – Objectives**

The County's objectives are to:

- (a) Protect the character of the Coal Branch;

- (b) Work with the provincial government to make decisions in the Coal Branch that will benefit residents, visitors and industry;
- (c) Recognize the unique historical quality of this area within the County.
- (d) Develop a sustainable land use strategy for the Mercoal community.

## **6.7.2 Coal Branch Policy Area – Policies**

The County's policies are to:

### **Municipal Perspective**

Provide Yellowhead County's municipal policy perspective on issues relating to the Coal Branch to the Provincial government.

- |                                      |   |
|--------------------------------------|---|
| <p><b>(a) Outdoor Recreation</b></p> | <p>Work with the Provincial government and industry to ensure the preservation of public access to Crown lands for recreational purposes.</p>   |
| <p><b>(b) Mercoal</b></p>            | <p>The Mercoal lands will be the subject of a special study to be completed by 2018 to determine the future of the settlement and likely update the property boundaries to reflect actual on-site development. No additional land leases will be granted before 2018.</p> |

## 6.8 Mountain View Policy Area

### 6.8.1 Background

The Mountain View Policy Area has a variety of existing land uses. This area has tremendous potential to continue evolving into a mixed use area ideally situated between the urban centre of Hinton and the natural beauty of Jasper National Park. In addition, there are lands along Highway 40 North and South, along the Brule corridor that have potential for further subdivision or development for commercial tourism uses. The area is already heavily developed with residential uses and any new development should be compatible with the area's existing land uses. Some of the most important West Yellowhead Corridor nodes are located in this area, including the Folding Mountain, Cougar Rock, Wildhorse/Kinky Lakes and Athabasca Lookout nodes. There is also potential to further cooperatively study Commercial tourism node opportunities along Highways 40 North and South with the Province of Alberta.

### 6.8.2 Mountain View Policy Area – Objectives

The County's objectives are to:

- (a) Support residential as the primary land use in this policy area;
- (b) Foster growth in commercial tourism opportunities;
- (c) Recognize the importance of oil field and resource development to the regional economy by supporting these uses, subject to setback requirements, in the Mountain View Policy Area; and
- (d) Discourage the siting of Confined Feeding Operations in the Mountain View Policy Area.

### 6.8.3 Mountain View Policy Area – Policies

The County's policies are to:

- |  |  |
|--|--|
| <b>(a) Mountain View Policy Area Land Uses</b> | Support country residential, home based businesses, recreation and tourism uses in the Mountain View Policy Area.  |
| <b>(b) Industrial and Resource Uses</b>        | Support oil field and resource facilities in the Mountain View Policy Area provided that they are sited in such a manner to ensure minimal conflicts with other land uses. |
| <b>(c) Sand and Gravel Uses</b>                | Support sand and gravel uses in the Mountain View Policy Area provided that they are sited in such a manner to ensure  |

minimal conflicts with other land uses.

- (d) **Country Residential Subdivisions** Support country residential subdivisions throughout the Mountain View Policy Area provided that they comply with the policies included in the Municipal Development Plan and the Land Use Bylaw.
- (e) **Locational Criteria – Multi-Lot Country Residential Subdivisions** In cases where a developer proposes to develop a country residential subdivision of more than five lots in the Mountain View Policy Area, applications will be evaluated in accordance with Appendix B, Conceptual Scheme
- (f) **Conceptual Scheme for Multi-Lot Subdivisions** May require an applicant for a multi-lot country residential subdivision that will result in the creation of six (6) to eleven (11) parcels to prepare a Conceptual Scheme
- (g) **Area Structure Plan for Multi-Lot Subdivisions** May require an applicant for a multi-lot country residential subdivision that will result in the creation of eleven (11) or more parcels to prepare an Area Structure Plan
- (h) **Manufactured Homes** Permit manufactured homes (provided they comply with the provisions included in the Land Use Bylaw) in the Mountain View Policy Area where these dwellings are compatible in design and appearance to other forms of housing in the area adjacent to the manufactured home.
- (i) **Clustered Residential Development** Encourage applicants for Country Residential subdivisions to incorporate cluster design, in order to preserve natural areas, environmentally sensitive areas and significant view corridors
- (j) **Confined Feeding Operations** Oppose new or expanded confined feeding operations in the Mountain View Policy Area.
- (k) **Hobby Farming** Support hobby farming on sufficiently sized parcels in areas where conflicts with adjacent properties can be sufficiently mitigated.
- (l) **Eastern Slopes ATV Use** The County recognizes that many ATV users respect and enjoy the eastern slopes

area, but many County residents are concerned about the effect of ATVs on the natural environment and on the quality of life for nearby residents. As such, the County will continue to work with the Province and other municipalities to develop a framework to allow responsible ATV use to continue while minimizing the environmental impact.

## 6.9 Crown Land Policy Area

### 6.9.1 Background

A large portion of Yellowhead County includes land that is under Provincial jurisdiction: Forest Management Agreements (FMAs) and resource leases cover a large portion of the lands in the western portion of the County. This area is identified on the Future Land Use Concept (Schedule C).

### 6.9.2 Crown Land Policy Area – Objectives

The County's crown land objectives are to:

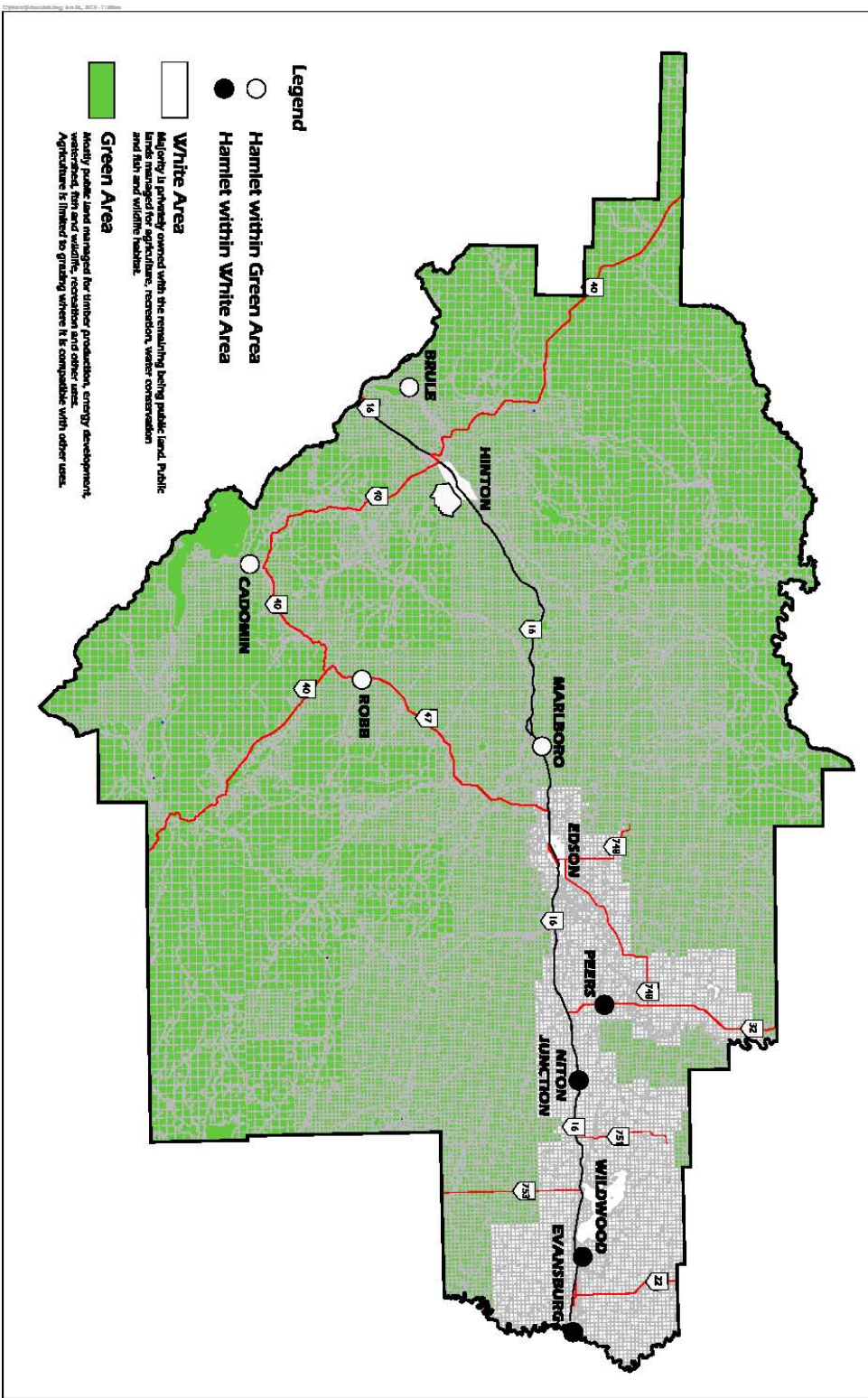
- (a) Ensure the viability of Crown Land in the County for a wide range of interests and users;
- (b) Develop policies and procedures designed to diminish conflicts between residents and industry; and
- (c) Serve as a liaison between Yellowhead County residents and the Provincial government when dealing with Crown Land issues that involve the County.

### 6.9.3 Crown Land Policy Area – Policies

The County's policies are to:

- (a) **Relationship with the Province** Pursue a relationship with the Province as a means to resolve issues of mutual interest in recognition of the large amount of Crown Land in Yellowhead County.
- (b) **Integrated Decision Making Processes** Focus Yellowhead County's energy and investment in Crown land initiatives in collaborative ventures (e.g. integrated decision making processes) such as:
  - Alberta Tourism Recreational Leasing Process
  - West Yellowhead Corridor Commercial Tourism and Recreation project
  - where tangible benefits accrue to County residents, the province and industry
- (c) **Disposition of Green Area Land** Support the disposition of Green Area lands adjacent to private land where it may resolve land issues or enhance developability of a

	parcel and where adequate public access is available.
<b>(d) Lease or Sale of White Area Land</b>	Support the sale or long term lease of Crown land within the White area when lands are considered as having adequate public access, agricultural value and use for existing farms or tourism.
<b>(e) Referral Agency</b>	Cooperate in the provincial approval process by serving as a referral agency on proposed leases and dispositions involving development, and convey concerns to the appropriate provincial agency.
<b>(f) Provincial Approval Processes</b>	Continue to be an active participant in AER (Alberta Energy Regulator) and Natural Resources Conservation Board (NRCB) approval processes.
<b>(g) Land Exchanges</b>	Encourage industry, public and private sector cooperation to provide opportunities to exchange specific lands within Forest Management Agreement (FMA) areas with FMA areas outside of the agreement area and with other FMA holders.
<b>(h) Tourism</b>	Yellowhead County supports tourism /recreational development with special emphasis on Crown lands directly east of the Jasper National Park Gates (Overlander area). The County will continue to cooperate with the Province and consult area landowners to plan for a broad range of tourism/recreation opportunities. Future subdivision and/or development in these areas should take advantage of strategic factors such as the scenic views, tourism traffic along Highway 16, proximity to Jasper National Park and the natural attributes of the site.
<b>(c) Location of Landfills</b>	Encourage landfills to be located in areas of Crown Land, where there is less potential for conflicts with other land uses.
<b>(d) Private Land Within Crown Land Policy Area</b>	Apply the policies of the Rural Policy area to privately owned lands occurring within this policy area. These lands may have access issues which limit or prohibit development.





## 6.10

# Edson Urban Fringe Intermunicipal Planning Area

### 6.10.1 Background

The Town of Edson is a partner in providing services to Yellowhead County residents by acting as a service centre in the eastern and central part of the County. A positive, mutually beneficial relationship with Edson has and will continue to assist Yellowhead County in ensuring services are available for residents, and development on the fringe is practical and advantageous.

Yellowhead County will continue to support Edson with fair and equitable cost sharing arrangements for joint use facilities and services and may provide ongoing revenue sharing arrangements as negotiated to assist with meeting urban growth demands.

### 6.10.2 Edson Urban Fringe Intermunicipal Planning Area

- The planning and development processes for the lands around Edson - Edson Urban Fringe Boundary (Schedule F) are addressed in the Edson Fringe Area Intermunicipal Development Plan (2007).
- The objectives of the Plan are:

#### Joint IDP Objectives

- Develop a land use pattern for lands in the County and Town that both parties support and agree is in the long term best interests of both parties.
- Incorporate Highway 16 Bypass location.
- Include a strategy to address concern over the long term health of the aquifer for potable water source.
- Address lands in the County that make best sense to consider as logical Town annexation areas.
- Identify a specific implementation program that will move the plan forward from vision to reality.

#### Town of Edson Objectives for Lands within the Town

- Maximizing commercial and industrial land development opportunities for all lands on Highway 16 Corridor in Town and in County.
- Consider alternative development concepts to enhance viability of airport.
- Consider areas where extension of municipal services may make long term sense to both Town and County.

#### Yellowhead County Objectives for Lands within the County

- Address current ad hoc approach to demand for industrial and commercial land base in urban fringe area.
- Address specific areas for designated land uses (e.g. specify south east sector of the fringe for only country residential uses rather than a full range of uses);
- Consider commercial/industrial corridor for lands adjacent to Highway 16 east and west of Edson, and surrounding Talisman sour gas facility.
- Recognize existence of numerous sour gas pipelines and facilities in region

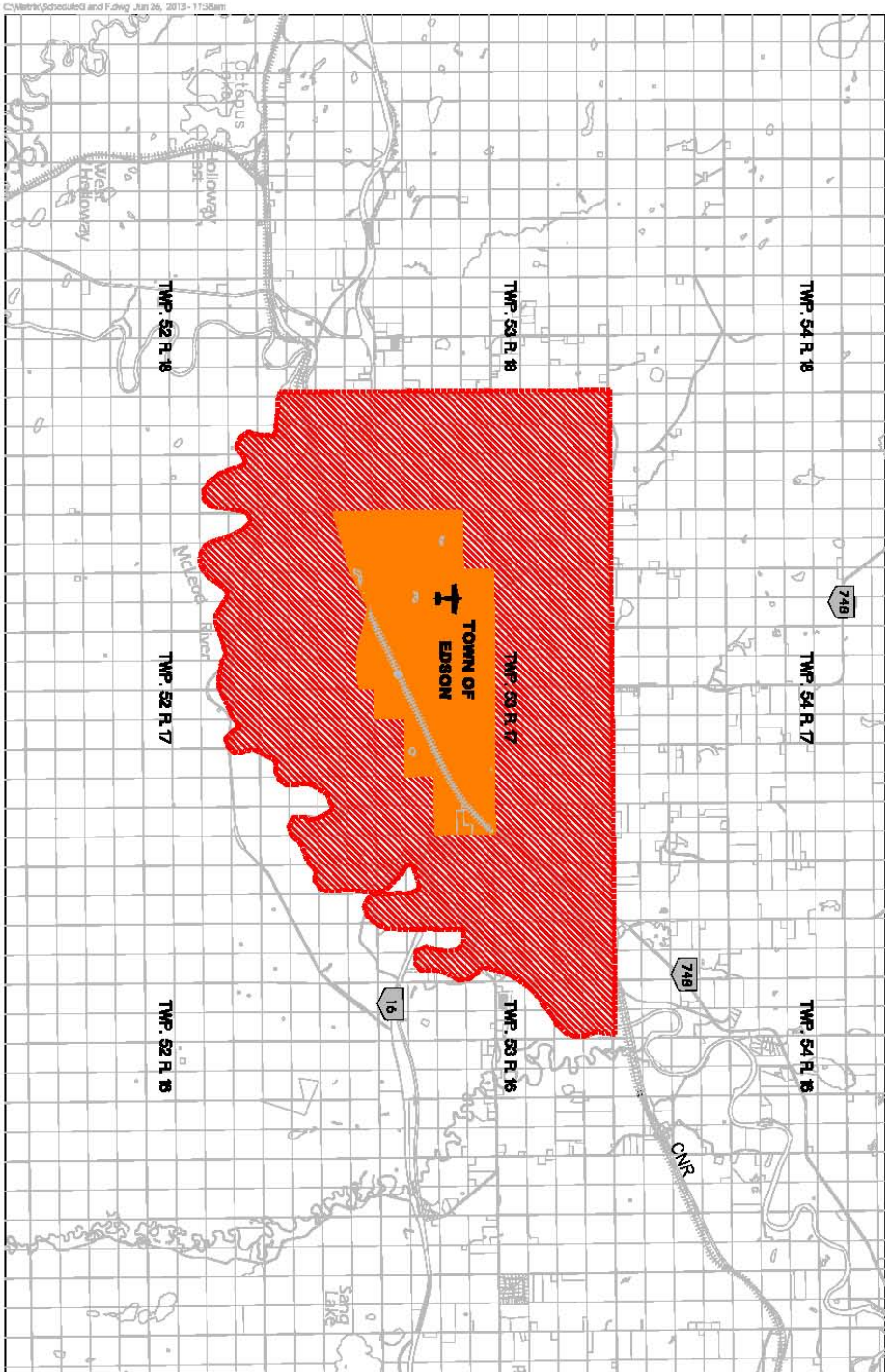
(Edson Urban Fringe Area IDP, 2007)

### **Referral of Applications**

The Town of Edson Urban Fringe Boundary is illustrated on Schedule F. All subdivision, development and redistricting applications within this area must be referred to the Town of Edson for information and the opportunity to comment prior to a decision being issued.



scale N.T.S.



**Legend**  
 **Edson-Yellowhead**  
**County IDP**  
**Boundary/Fringe**



**SCHEDULE**

**edson urban fringe**

## 6.11 Hinton Urban Fringe Intermunicipal Planning Area

The Town of Hinton is a partner in providing services to Yellowhead County residents by acting as a service centre in the western part of the County. A positive, mutually beneficial relationship with Hinton has and will continue to assist Yellowhead County in ensuring services are available for residents. Yellowhead is committed to ensuring that development in the County in the joint planning area fringe is practical and advantageous for both municipalities.

Yellowhead will continue to support Hinton with fair and equitable cost sharing arrangements for joint use facilities and services and may further provide revenue sharing arrangements as negotiated to assist with meeting urban growth demands.

### 6.11.1 Hinton Urban Fringe Intermunicipal Planning Area – Policies

Council policies are to:

- |  |   |
|--|---|
| <b>(a) The Town of Hinton Urban Fringe</b> | The Town of Hinton Urban Fringe boundary is illustrated on Schedule G   |
| <b>(b) Referrals to the Town</b>           | Refer all redistricting, subdivision and development applications located within the Urban Fringe to the Town of Hinton for information and the opportunity to comment prior to a decision being issued.  |
| <b>(c) Policy Areas</b>                    | <p>The Urban Fringe is divided into seven policy areas. The following uses are considered acceptable for development within these policy areas:</p> <ul style="list-style-type: none"><li>i. <u>Policy Area 1 – Seabolt /Hinton West -</u><br/>Work with the Town of Hinton to implement the planning provisions and land use concept included in the Seabolt Area Structure Plan. Part of this area is currently heavily subdivided for residential development, including Maskuta and Aspen Heights subdivisions. In addition, Highway 16, leading to Jasper is a key primary highway. This policy area extends west past the country residential development to the access road for the Jasper/Hinton airport. Uses considered</li></ul> |

appropriate here are residential development, commercial development related to the traveling public and tourist resort recreational

- ii. Policy Area 2 – Hwy 16 West  
Work with the Town of Hinton to implement the planning provisions and land use concept included in the Hinton West Area Structure Plan.
- iii. Policy Area 3 – Mountain View  
This area includes country residential uses, patented land and the Hinton Airport. This area has tourism potential because of the access to William Switzer Provincial Park and the Hamlet of Brule. Suitable development includes country residential and small scale resort development.
- iv. Policy Area 4 - Northern Extension These lands are north of the Athabasca River. This land is outside of Weldwood of Canada's Forest Management Agreement area and therefore, may have potential for other land uses. It is unlikely that a public bridge will be constructed across the Athabasca River for many years and access to these lands is likely to come from Highway 40 north for some time. Most of the lands are under control, and ownership of the Province of Alberta, but there are some privately held lands in the area. The County and Town support a comprehensive planning exercise to be completed with all stakeholders, to allow a range of land uses to be explored for this area.
- v. Policy Area 5 – Hinton East Joint ASP  
Work with the Town of Hinton to implement the planning provisions and land use concept included in the Hinton East Area Structure Plan.
- vi. Policy Area 6 - Eastern Extension  
With the exception of the Carldale Subdivision, all of this land is located

within Forestry Management Agreement area. However, with the existence of Highway 16, and the recognition of the importance of the sensitive development and visual impact along this major tourism corridor, all development will be monitored. Uses considered to be suitable for this area are highway commercial and resort recreational, the access road for the proposed new Vista coal mine would access Hwy 16 through this area.

- vii. Policy Area 7 – Cache Percotte Forest A large portion of this land, although outside Weldwood's agreement area, is located within the Cache Percotte Educational Forest. Land uses within this policy area which support the continued operation of the Environmental Training Centre in Hinton are to be supported.

**(d) Highway Policies**

The County and the Town will work in cooperation with Alberta Transportation for the development of highway policies to ensure opportunities for growth and development, and that they are developed in a safe and efficient manner.

**(e) Removal of Lands from the Green Area**

The County and the Town of Hinton will jointly support the removal of lands in the fringe area from the Green Area and the consequent sale of these lands, as per the recommendations of the West Yellowhead Corridor Study and under an appropriate public process

**f) Further Planning**

In an effort to encourage further development in strategic areas of the urban fringe, the County will consider undertaking additional cooperative planning required to facilitate development.

**g) Joint Planning/ Intermunicipal Development Plan**

Yellowhead and Hinton have a history of cooperating in the preparation of planning documents and pursuing joint planning initiatives. Yellowhead is committed to continuing this cooperation. When the Province has released additional land for

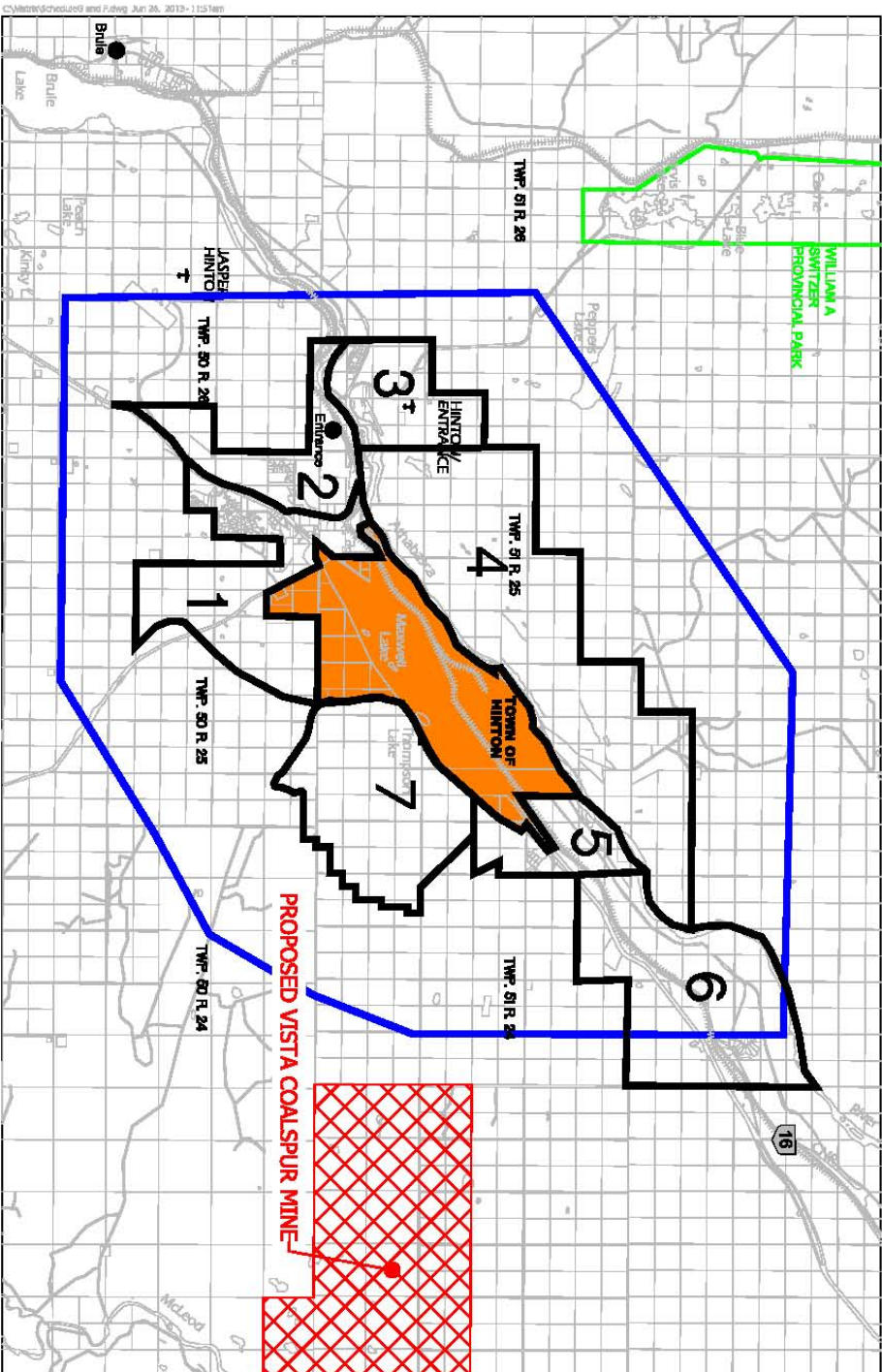
development the two municipalities will consider preparing an Intermunicipal Development Plan that will codify proposed land uses and joint planning processes in the fringe areas around Hinton.

**h) Industrial Development**

The County will explore the development of a joint industrial park (serviced or unserviced lands) with the Town of Hinton should market demand develop.

**i) Athabasca River Access**

The County recognizes the need for improved public access to the Athabasca River to enhance the quality of life in the County and to provide further recreational opportunities. The Hinton West ASP includes provision for cooperation between the Town and County regarding improving access to the Athabasca River. The County will work with the Town of Hinton to pursue this improved river access.



### Legend

**Hinton Fringe -**  
Referral Area Boundary

### Policy Areas:

- 1** Seabolt / Hinton West
- 2** HWY 16 West
- 3** Mountain View
- 4** Northern Extension
- 5** Hinton East
- 6** Eastern Extension
- 7** Cache Percotte Forest

## hinton urban fringe

SCHEDULE





# 7. Industrial Development

## 7.1 Background

Industry is integral to the success of Yellowhead County as a place to live and a place to do business. Its unique and abundant array of natural resources makes it an ideal place to locate industries that require these resources. Yellowhead County is committed to supporting the long-term viability of industry in the County.



Despite the wide variety and abundance of natural resources available in the County, residents who participated in the Municipal Development Plan process stated strongly that the County needs to plan to diversify its economic base as resource industries will not be sustainable for generations to come. Policies which are supportive of new industries and alternative technologies are also required to ensure a vibrant economic future for County residents.

Generally, mining, lumbering, oil and gas extraction and exploration activity occurs in the Green Area outlined on Schedule E which is under provincial jurisdiction. The County's intent is not to plan for the Green Area but rather to develop land use policies for the White Area (Schedule E) that will encourage industrial development opportunities for entrepreneurs seeking to service the resource based industries.

Industrial activity will continue to be encouraged in the hamlet areas, particularly in those hamlets with acceptable infrastructure servicing, proximity to highway corridors, and where there will be no conflict with adjacent land uses.

## 7.2 Objectives

The County's industrial development objectives are to:

- (a) Plan proactively through the updating of Area Structure Plans and regulatory bylaws (e.g. Land Use Bylaw) to accommodate industrial development.
- (b) Ensure adequate serviced land is available to accommodate future industrial development. Serviced industrial parks could be developed in conjunction with Hinton (east of current Town boundaries) and/or Edson.
- (c) Minimize the potential negative impacts associated with resource based industrial activity.
- (d) Accommodate industrial uses that may require large tracts of land providing

services to industry and the rural population.

## 7.3 General Policies

The County's industrial development policies are to:

- (a) **Future Industrial Development** Encourage industrial development to locate in industrial parks or within the hamlets of Evansburg, Cadomin, Robb, Niton Junction, Peers and Wildwood provided that adequate infrastructure servicing is available. Industrial development outside of industrial parks, hamlets, or other designated industrial areas may be approved, but should be limited to storage, light industrial, heavy equipment and construction related uses. Consideration should be given for future highway intersection locations when developing industrial subdivisions.

Opportunities for the joint development of serviced and/or unserviced industrial lands with Edson will continue to be seriously examined.

The County will consider joint development of industrial lands (serviced or unserviced) with Hinton should the market develop.

- (b) **Area Structure Plans** The Municipality may require an applicant to prepare an Area Structure Plan for the development of an industrial area.

Area Structure Plans for industrial development shall include the following information:

- i. the sequence of development proposed for the area;
- ii. the land uses and densities proposed for the area;
- iii. the projected impact of the proposed development on adjacent land uses and the environment;
- iv. how the development's transportation

network will connect with Yellowhead County's transportation network – this will include analysis of on-site and off-site traffic impacts and an estimate of roadway upgrading that may be required as a result of the development;

- v. how the proposed development will retain trees, environmental features such as watercourses, wetlands, wildlife corridors, and historical resources;
- vi. measures that will be taken to address natural and man-made hazards that may impact the development. Hazards may include soils, landfill sites, sewage lagoons, flood plains, high water tables, water courses susceptible to flooding, sour gas sites, high pressure pipelines, rail rights-of-way, steep slopes (e.g. over 20%), unstable slopes and others;
- vii. identifying and proving how water and sewer servicing will be safely and cost-effectively provided;
- viii. stormwater management;
- ix. identifying what will be required to extend telephone, cable, electricity and gas service to the site;
- x. provisions for municipal and/or environmental reserves;
- xi. provisions for buffering from agricultural land uses, railways, major roadways, other industrial uses (when required), commercial development and any other incompatible land uses; and
- xii. any other matters identified as being necessary by Yellowhead County.

**(d) Existing Highway  
Commercial Nodes**

Encourage new commercial and/or industrial developments along Highway 16 to locate close to existing commercial nodes. Consideration should be given for

future highway intersection locations when developing industrial subdivisions and considering approval of new commercial nodes

- (e) **Industrial Parks** Encourage clustering of industrial uses or business park development as a means to prevent scattered industrial development in the County.
- (e) **Eco-Industrial Parks** Encourage the development of industries and industrial areas that reflect best environmental management practices.
- (f) **Noxious Industries** Evaluate closely noxious industries that may negatively impact water, land, air quality, and/or adjacent land uses in Yellowhead County.
- (g) **Precedence of Decision Making Authorities** In accordance with the provisions of the *Municipal Government Act*, a license, permit, approval or other authorization granted by the Natural Resources Conservation Board (NRCB) or Alberta Energy Regulator (AER) prevails over this statutory plan, the Land Use Bylaw and decisions made by the Development Authority
- (h) **Landfills** Encourage landfills to locate on Crown Lands or in close proximity to designated industrial areas.
- (i) **Screening/Landscaping** New industrial development must be screened/buffered/landscaped according to County requirements.

## 7.4 Resource Extraction Policies

The County's policies are to:

- (a) **Extraction in Proximity to Country Residential Development** Oppose new natural resource extraction uses within 1.5 kilometres of existing country residential development. Despite this policy, a license, permit, approval or other authorization granted by the AER prevails over decisions made by the Development Authority. This 1.5 km setback may be waived if the developer can demonstrate that the impacts on the surrounding property owners and affected persons is within acceptable parameters

(b) **Sour Gas Well and Abandoned Well Locations**

Maintain information indicating the location of sour gas facilities and abandoned wells as supplied by the Alberta Energy Regulator (AER) and that this information is provided to developers.

Require developers to research abandoned well ownership and locations as part of the development process

(c) **AER Setback Regulations and Guidelines**

Apply AER setback regulations and guidelines, as a minimum, respecting sour gas and other oil and gas facilities, including pipelines, when considering subdivision and development applications

(d) **Natural and Historic Resources Protection**

Advocate to the AER and NRCB to protect County historic, natural archaeological, scientific, and cultural resources from the potential impacts of proposed resource extraction developments.

(e) **Plan Provision for Sand and Gravel Development**



Require applicants for sand and gravel development to provide plans, studies and any other related reports that will address how the policies contained within Yellowhead County's planning documents (MDP, ASPs) will be addressed. At a minimum, the applicant's submitted materials should include:

- i. Protection of water, land, soil and air;
- ii. Soil conservation, erosion and dust minimization;
- iii. Post development land reclamation;
- iii. Management plans for the storage and handling of hazardous and/or waste materials; and
- iv. Setbacks and buffering to protect adjacent land uses from negative impacts

## **8. Commercial Development**

### **8.1 Background**

Yellowhead County is home to a wide range of commercial development. Many of these businesses have been established to serve the residents and the resource based industries in the County. A goal of Council and this MDP is to reinforce the County's reputation as a great place to do business.

Yellowhead County's commercial development is concentrated within its hamlets. Commercial development will continue to be supported within the hamlets to serve the residents and visitors.

Commercial recreation and tourism oriented uses are generally supported throughout all areas of the County in order to take advantage of the abundance of our natural resources. However, because this is a broad range of land uses, it is acknowledged that not every use would be appropriate in every area. One major factor in determining suitability will be compatibility with adjacent land uses. In areas of residential development, low density or low impact recreation uses may be considered. In Crown land areas (e.g. specific West Yellowhead Corridor Tourism Nodes) with no adjacent land uses that may be affected, a greater range or density of uses may be allowed. Each specific policy area provides further direction regarding potential uses or specific issues and conditions.

### **8.2 Objectives**

The County's commercial development objectives are to:

- (a) Encourage economic diversification as a means of ensuring long term prosperity for County residents.
- (b) Plan proactively through the completion of Area Structure Plans and regulatory bylaws (e.g. Land Use Bylaw) to accommodate commercial development.
- (c) Ensure adequate serviced land is available to accommodate future commercial development.
- (d) Encourage commercial development that is complementary to businesses existing in Yellowhead County and in the Towns of Edson and Hinton.
- (e) Support commercial development locations within existing hamlets.
- (f) Minimize conflicts between commercial land uses and other land uses in the County.
- (g) Encourage environmentally sustainable business to locate in Yellowhead

County.

- (h) Promote home based businesses throughout the County as a means of supporting entrepreneurship and of creating employment.

## 8.3 Commercial Development Policies

The County's commercial development policies are to:

- (a) **Future Commercial Development** Encourage future commercial development in Evansburg, Niton Junction, Peers, Robb, and Wildwood as a means to take advantage of existing infrastructure and services.
- (b) **Area Structure Plans** At the discretion of the Subdivision or Development Authority, require an applicant for the development of a commercial area (development or subdivision) to prepare and submit an Area Structure Plan.  
  
Area Structure Plans for commercial development shall include the following information:
  - i. the sequence of development proposed for the area;
  - ii. the land uses and densities proposed for the area;
  - iii. the impact of the proposed development on adjacent land uses and the environment;
  - iv. how the development's transportation network will connect with Yellowhead County's transportation network – this will include analysis of on-site and off-site traffic impacts and an estimate of roadway upgrading that may be required as a result of the development;
  - v. how the proposed development will retain trees, environmental features such as watercourses, wetlands, wildlife corridors, and historical resources;
  - vi. measures that will be taken to address natural and man-made hazards that may impact the development;
  - vii. identifying and proving how water and sewer servicing will be safely and cost-effectively provided;

	<ul style="list-style-type: none"> <li>viii. stormwater management;</li> <li>ix. identifying what will be required to extend telephone, cable, electricity and gas service to the site;</li> <li>x. provisions for municipal and/or environmental reserves;</li> <li>xi. provisions for buffering from agricultural land uses, railways, major roadways, industrial and commercial development and any other incompatible land uses; and</li> <li>xii. any other matters identified as being necessary by Yellowhead County.</li> </ul>
<b>(c) Home Base Business</b>	The County is supportive of innovative and responsive live/work arrangements, including home based businesses and small rural residential/industrial operations.
<b>(d) Tourism Based Development</b>	Work with the Towns of Edson and Hinton, Alberta Tourism, Parks and Recreation, and Alberta Environment and Sustainable Resource Development to explore strategies to encourage well-planned tourism opportunities and support the implementation of the West Yellowhead Corridor Commercial Tourism and Recreation Plan.
<b>(e) Recreational and Tourism Development</b>	<p>Require recreation commercial development to:</p> <ul style="list-style-type: none"> <li>i. Provide appropriate screening from adjacent roadways/ adjacent land uses;</li> <li>ii. Provide an appropriate level of support services to the satisfaction of the Development Authority; and</li> <li>iii. Provide road access to the satisfaction of Yellowhead County or Alberta Transportation.</li> </ul>
<b>(f) Existing Highway Commercial Nodes</b>	Encourage new commercial and/or industrial development along Highway 16 to locate in existing commercial nodes.
<b>(g) Highway Access</b>	Development access along primary and secondary highways should be from service roads rather than directly onto the highway.



- |                                     |   |
|-------------------------------------|---|
| <b>(h) Screening/ Landscaping</b>   | Lands developed off of highway service roads shall be screened/ landscaped according to County standards  |
| <b>(i) West Yellowhead Corridor</b> | Continue to support the development of tourism and commercial recreation nodes identified in the West Yellowhead Corridor Memorandum of Understanding |

# 9. Transportation

## 9.1 Background

Yellowhead County has a well established transportation network which is comprised of primary and secondary highways, County collectors and local roads. The sheer number of kilometres of roadway maintained by the County (2276 km) and the investment required to develop new or upgraded roads to support to economic activity result in capital and operating costs for transportation related projects that consume a significant portion of the County's annual budget. The County's major transportation network is identified on Road Network – Rural Road Study (Schedule I).

The role of an integrated transportation network is to facilitate multiple modes of transportation. The transportation network in Yellowhead County supports, to varying degrees, vehicular, train, airplane, pedestrian and cyclist modes of transport. Integration of various transportation networks in the County is essential to ensuring the cost-effective, efficient, and safe movement of people and goods within and through the region. Further, integrated transportation networks are necessary to support existing land uses and to serve as a platform for future economic development in the County's communities.



## 9.2 Objectives

The County's transportation objectives are to:

- (a) Ensure the ongoing maintenance and expansion of the County transportation network to ensure safe and efficient transportation for the movement of goods and people.
- (b) Improve integration between transportation modes within the County to better meet the needs of residents, business and industry.
- (c) Encourage the coordination of local, regional, intra-provincial and inter-provincial transportation networks to ensure the safe and efficient movement of people and goods.
- (d) Maintain and enhance the integrity of key transportation corridors through Yellowhead County to minimize the fragmentation of lands and to facilitate the development of compatible land uses.
- (e) Optimize County investment in transportation infrastructure.
- (f) Work with Alberta Transportation to ensure Hwy 16 upgrading minimizes residential impact and provides access for development on lands adjacent to the highway.

## 9.3 Transportation Policies

The County's transportation policies are as follows:

- |   |   |
|---|---|
| (a) <b>Upgrading/ new Interchanges</b>                          | Encourage Alberta Transportation to protect and enhance the integrity of highways in Yellowhead County. Specifically support upgrading of Highways 40 and 47. Work with Alberta Transportation in developing site specific studies for the proposed interchange locations along Hwy. 16       |
| (b) <b>Coordination of Transportation Networks</b>              | Support the coordination and integration of local, regional, intra-provincial and inter- provincial transportation networks   |
| (c) <b>Development and Subdivision in Proximity to Highways</b> | Require development and subdivision along primary and secondary highways to: <ul style="list-style-type: none"><li>i. Obtain approvals, as required, from Alberta Transportation;</li><li>ii. Minimize the number of entry and exit points to the primary and/or secondary highway;</li></ul> |

- iii. Provide access onto an internal roadway system or a service road prior to accessing the primary and/or secondary highway;
- iv. Encourage developers to retain existing tree stands along the highway with subdivision or development occurring off of a service road located behind the tree stands;
- v. Where tree stands do not exist, provide screening in the forms of landscaping and buffering that enhance the development; and

New development along primary or secondary highways should be accessed by landscaped service roads

(d) **Clarity of Responsibilities**

Support the development, maintenance and expansion of transportation networks in Yellowhead County by clearly defining the responsibility for roadway construction and maintenance:

- i. Alberta Transportation is responsible for primary and secondary highways.
- ii. Yellowhead County is responsible for the care and control of the local road system, including public arterial, collector and local roads.
- iii. Developers are responsible for the construction of any new roads required for new development or subdivision. Upon acceptance of the road by Yellowhead County (and subject to any applicable warranty period), the road becomes the maintenance responsibility of Yellowhead County, unless other arrangements have been agreed to with the developer.

(e) **Developer Construction Requirement**

If a developer constructs a public road for subdivision or development, which opens up land for further development or subdivision, the County may examine methods of cost recovery for the initial cost of road development

(f) **Existing Highway Commercial Nodes**

Encourage highway commercial uses to locate in highway commercial nodes in Niton Junction and Wildwood and in the general vicinity of the intersections of Highway 16 with Highways 40 and Hwy 47.

Discourage the development of new highway commercial nodes in the County.

(g) **Airport Rationalization**

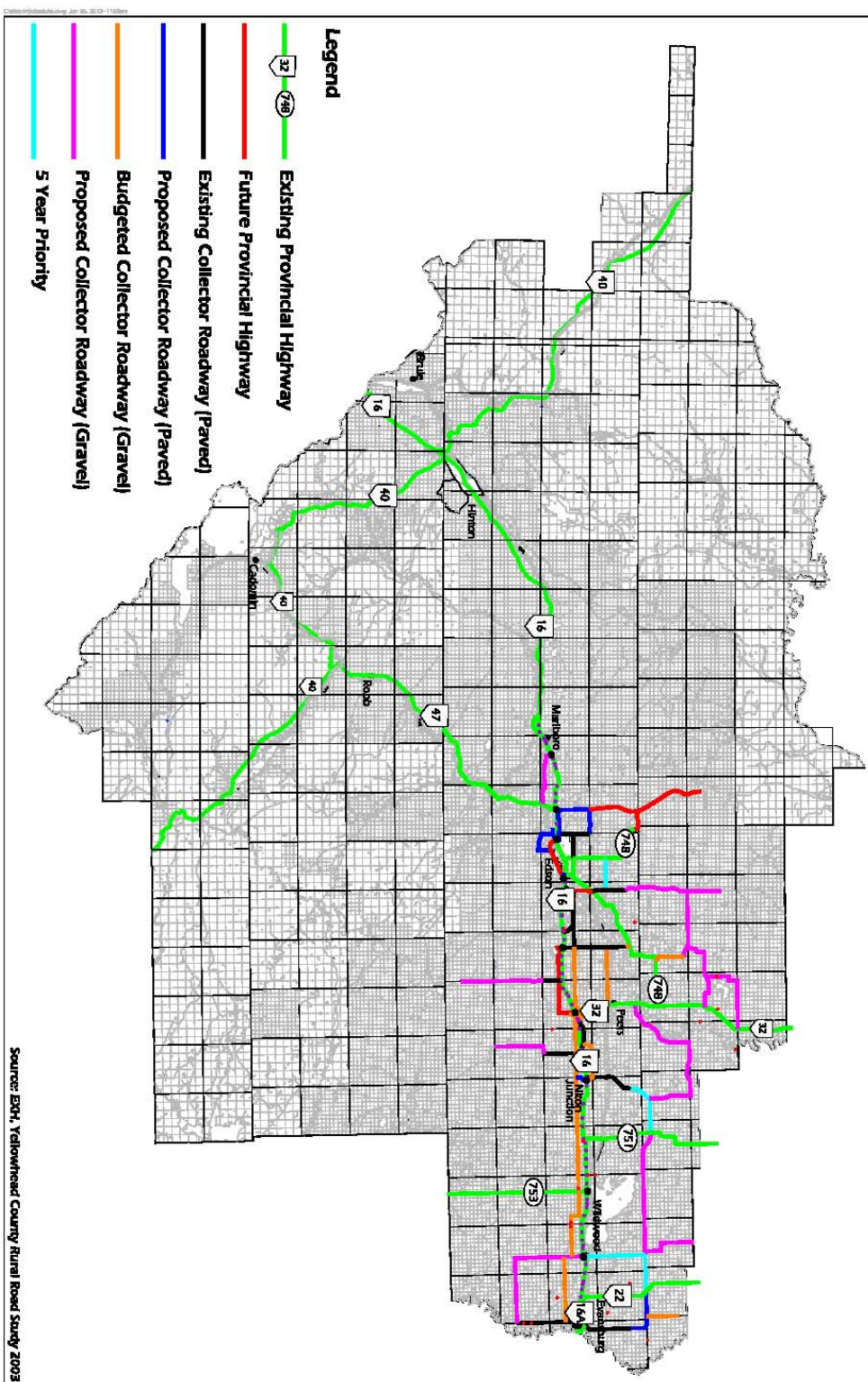
The County recognizes the current demand and

potential for commercial air services at the Edson Airport. The County supports activities that would promote commercial air services to locate in the Airport.

Currently a preliminary assessment is being conducted to identify the functional requirements of a new airport in the County.

- (h) **Resource Roads** Encourage resource roads developed by industry to locate, wherever possible, on County road allowances, and to be developed to appropriate County road standards
- (i) **Road Construction Standards** All public road construction for access to private land will be to a year round standard. For access to development on leased Crown Land, other standards may be considered at the discretion of the Development Authority
- (j) **Road Construction and the Environment** New road construction should be sensitive to the natural topography and adjacent land uses. Cut and fill, forest clearing and visible scarring of the landscape for access road construction must be minimized
- (k) **Development and Major Public Roadways** Setbacks, noise attenuation or noise abatement methods are recommended for residential development and subdivision along major public roadways
- (l) **Condominium Roads** Roads constructed as private roads in a bare land condominium shall meet or exceed all Yellowhead County Design Guidelines and Construction standards.
- (m) **Boundary Roads** Roads which act as the boundary between the County and an urban municipality shall fall under an inter-municipal agreement in terms of new accesses, maintenance and standard.
- (n) **Connecting Roads** Municipal roads connecting the County with urban municipalities will be managed in a cooperative manner and the urban municipality will be informed of any upgrades or changes to the status or the maintenance level of the roadway
- (o) **Security** Council may require a form of security (e.g. an automatically-renewing letter of credit) to be provided by the developer to ensure that road construction is to the standard of the County.

- (p) **Licenses of Occupation and existing easements** A License of Occupation (LOC) or an easement agreement does not constitute legal access for the purposes of securing development and subdivision approvals. However, in the case of commercial, industrial or recreation (but not residential) developments on Crown leases, LOC's or lease roads may be considered, at the discretion of the Development Authority.
- Where the County has previously approved development or subdivision by easement, LOC, or other legal arrangement, the County may recognize this as legal access for future development applications on the same parcel or for compliance purposes, but not for subdivision purposes to create additional properties. This may require confirmation that all landowners affected by the agreement have no objections to the continued use of the private road for access purposes.
- (q) **Water Crossings** Where a new road will require crossing a permanent and naturally occurring water body, appropriate provincial government agencies will be consulted and all necessary approvals shall be obtained before construction begins.
- (r) **Upgrades to Primary Highways** Where development requires upgrades to primary highways the developer may be required to pay the costs of the upgrade as required by Alberta Transportation



Source: BCR, Yellowhead County Rural Road Study 2003

# **10. Infrastructure Servicing**

## **10.1 Background**

Availability of potable water and the means for efficient and environmentally sensitive sanitary sewer and stormwater management are prime determinants in a location's suitability for future development. As noted in Section 6.5 of this Plan, the majority of the hamlets in Yellowhead County face either potable water or sewage discharge infrastructure limitations. Subdivisions and acreages in more rural areas in the County are serviced primarily by individual water wells and on-site septic systems.

County residents suggested that the maintenance, use and enhancement of natural areas such as wetlands, may provide an environmentally friendly and cost effective means of protecting area watersheds and potentially addressing stormwater management concerns. Wetlands, for instance, can serve to provide a natural source of stormwater management; assist in minimizing downstream erosion or flooding, provide a source of groundwater recharge for water wells, and improve stormwater quality to receiving watercourses.

The Municipal Development Plan calls for concentrating residential and commercial growth in the areas within and surrounding Yellowhead County's existing hamlets. In order for this to occur, however, investment in new and/or upgraded infrastructure will be required.

## **10.2 Objectives**

The County's infrastructure objectives are to:

- (a) Ensure infrastructure required to maintain public health and safety is provided for efficiently, cost-effectively, and in an environmentally sound manner.
- (b) Maintain and enhance the quality of the natural environment in Yellowhead County through the provision of necessary infrastructure.
- (c) Employ "green" solutions to ensure improved stormwater quality.
- (d) Protect regional water supplies from potential negative impacts that may occur from improperly maintained on-site septic systems and/or stormwater management problems.
- (e) Manage stormwater runoff to minimize the potential for damage to property that may occur through storm events.
- (f) Continue to support the protection of aquifers in the region.



- (g) Discourage the use of community owned/ condominium owned water and waste water treatment facilities.

## 10.3 Water Infrastructure Policies

The County's policies are as follows:

- (a) Hamlet Water System** Where there is currently a municipal water system within a Hamlet, require an applicant for development to make provision for tying-in to the system and any provisions required to demonstrate adequate capacity to serve proposed and existing development
- (b) Capital Infrastructure Plan** Prepare a *Capital Infrastructure Plan* which will guide County investment in water infrastructure in and around existing hamlets to ensure that adequate land is available to accommodate future growth and that the public health of existing residents is being protected
- (c) On-Site Wells and Cisterns** If not serviced by a municipally operated community water system, require the development on a parcel to be individually serviced by an on-site water well. Where individual wells may not be feasible, the use of cisterns for domestic water use may be considered by the Subdivision or Development Authority.
- (d) Regional Water (Edson)** The County will continue to explore opportunities for regional water treatment services with the Town of Edson.
- (e) Deferred Servicing Agreements** In areas not serviced with a municipal water system, the County may require new development to sign a deferred servicing agreement to require the new development to tie into future water systems.

## 10.4 Sanitary Sewer Infrastructure Policies

The County's policies are as follows:

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|---|---|
| <b>(a) Capital Infrastructure Plan</b>  | Prepare a <i>Capital Infrastructure Plan</i> which will guide County investment in sanitary sewer infrastructure in and around existing hamlets to ensure that adequate land is available to accommodate future growth and that the public health of existing residents is being protected. |
| <b>(b) Hamlet Sewage System</b>         | Where there is currently a municipal sewer system within a Hamlet, require the applicant to make provision for tying-in to the system and to demonstrate adequate capacity to serve proposed development without impacting existing development.  |
| <b>(c) Soil Suitability Tests</b>       | Where a hamlet or community sewer systems is not available or proposed, require applicants for subdivision to complete soil suitability tests and water table tests to determine suitability to accommodate individual sewage disposal systems.   |
| <b>(d) Deferred Servicing Agreement</b> | In areas not serviced with a municipal sanitary system, the County may require new development to sign a deferred servicing agreement to require the new development to tie into future sewer systems.  |

## 10.5 Stormwater Management Policies

The County's policies are as follows:

- |  |  |
|--|--|
| <b>(a) Significant Wetlands</b>          | Preserve significant wetlands from development – these natural areas are of great importance to the hydrology of rural watersheds and serve as natural habitats for wildlife.  |
| <b>(b) Post-Development Runoff Rates</b> | Consider requiring, as a condition of subdivisions that will result in the creation of six or more lots, the preparation of a stormwater management plan by a qualified professional engineer that will demonstrate how the use of |

stormwater best management practices will enable the reduction of post-development runoff rates to pre-development levels.

**(c) Capital Infrastructure Plan**

Prepare a Capital Infrastructure Plan which will guide County investment in stormwater infrastructure in and around existing hamlets

# 11. Recreation and Reserves

## 11.1 Background

Recreation is a focus in Yellowhead County. This includes recreation facilities and activities for permanent and seasonal residents, as well as those who travel to Yellowhead County for that purpose.

Yellowhead County is specifically suited for many outdoor recreation activities due to its exceptional beauty and considerable amount of undeveloped land and resource roads. These outdoor recreation activities are an opportunity for Yellowhead County to attract visitors and to support resident needs. It is important to ensure that recreational users of the land are doing so in a responsible manner, while their safety and enjoyment is protected.



## 11.2 Objectives

The County's recreation and reserves objectives are to:

- (a) Plan for the educational, recreational and municipal service land needs for the County and its residents.
- (b) Respect the provisions of the *Municipal Government Act* in the use of reserves obtained through the reserve dedication process.
- (c) Make siting decisions with respect to major recreation, health, and educational facilities with a broader service area in mind, in order to make the most out of limited financial resources.
- (d) Ensure the continued availability and enjoyment of outdoor recreation opportunities for the benefit of residents and visitors.
- (e) Work with the Towns of Hinton and Edson to develop pathway systems where appropriate providing recreational opportunities and access to natural features. The joint planning that has been completed with Hinton identifies opportunities to cooperate on regional pathway systems and improving public access to the Athabasca River.

## 11.3 Recreation Policies

The County's policies are to:

- |   |  |
|---|--|
| <p>(a)     <b>Recreation Master Plan</b></p>                    | <p>Prepare an integrated <i>Recreation Master Plan</i> as a means to maximize recreation and tourism potential and enjoyment while diminishing conflicts between land users (i.e. motorized, non-motorized forms of recreation, resource extraction industry, etc.) The <i>Recreation Master Plan</i> should include the following elements:</p> <ul style="list-style-type: none"><li>i.    Park locations and land requirements;</li><li>ii.   Natural open space locations and land requirements;</li><li>iii.   Trails, trail heads, interpretive facilities, and trail network connectivity;</li><li>iv.   Community recreation facilities; and</li><li>v.    Areas of opportunity for further collaboration and joint use with the Towns of Edson and Hinton and school districts.</li><li>vi.</li></ul> |
| <p>(b)     <b>Viability and Development of Trail System</b></p> | <p>Work with the Provincial government, the Town of Hinton and the Town of Edson and industry through the <i>Recreation Master Plan</i>, to explore the feasibility and possible development of a County-wide recreational trail system</p>  |
| <p>(c)     <b>Eastern Slopes ATV Use</b></p>                    | <p>The County recognizes that many ATV users respect and enjoy the eastern slopes area, but many County residents are concerned about the effect of ATVs on the natural environment and on the quality of life for nearby residents. As such, the County will continue to work with the Province and other municipalities to develop a framework to allow responsible ATV use to continue while minimizing the environmental impact.</p>   |

## 11.4 Reserves Policies

The County's policies are to:

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|--|---|
| <p>(a)     <b>Municipal Reserves</b></p> | <p>In accordance with the Municipal Government Act, the Subdivision Authority of Yellowhead County will require the owner of land to dedicate</p> |
|--|---|

10% of the gross developable area of a parcel, to be dedicated as:

- i. part of the parcel to be subdivided;
- ii. cash in lieu of land;
- iii. a combination of land and money; or
- iv. a deferred reserve caveat.

The allocation of these Municipal Reserves will, in accordance with the MGA, be used to fund school, open space, and recreational facilities in the County, as the County and school boards see fit.

(b) **Municipal Reserves  
Not Required**

Waive the need to acquire municipal reserves, in accordance with Section 663 of the MGA which states that the subdivision authority may not require the dedication of municipal reserve, school reserve or the cash in lieu equivalent if:

one lot is to be created from a quarter section of land;  
land is to be subdivided into lots of 16.0 hectares (39 acres) or more and is to be used for agricultural purposes;  
the land to be subdivided is 0.8 hectares (2 acres) or less; or  
reserve land, environmental reserve easement or cash in lieu of it was provided in respect of the land that is the subject of the proposed subdivision.

(c) **School Reserve**

Take school reserve and/or municipal and school reserve as land where a school division has identified future land needs for a school location.

(d) **Cash in Lieu of Reserve  
Land**

Collect cash in lieu of reserve land and use the funds collected in accordance with section 661(b) and 667, respectively, of the MGA in cases where land is not required for municipal purposes.  
In cases where the full 10% reserve dedication is not required, the balance of municipal reserves will be provided for as cash in lieu of land.

(e) **Recreation Master Plan  
and Reserves**

Use the *Recreation Master Plan*, once completed, to guide the use of funds and land

obtained through reserve dedication processes.

- |     |  |  |
|-----|--|--|
| (f) | <b>Area Structure<br/>Plan/Conceptual Scheme<br/>Definition of Reserve<br/>Lands</b> | Require the applicant for a country residential or country estate residential development necessitating the preparation of an Area Structure Plan or Conceptual Scheme (e.g. if the development will include more than 5 lots) to delineate the lands proposed to be provided as municipal reserve and environmental reserve. These areas, which generally will be required to provide residents in the development with open space, trails and recreational areas, must be acceptable to the County |
| (g) | <b>Calculation of Reserves</b>   | Municipal reserves owing are calculated using the land area being subdivided less any environmental reserve or environmental reserve easement  |
| (h) | <b>Market Appraisal<br/>Requirement for Cash in<br/>Lieu</b>                         | Determine the cash in lieu requirements associated with a subdivision through a fair market appraisal, to be paid for by the applicant, which is to be completed, to the satisfaction of the Subdivision Authority, within 35 days of filing a subdivision application.  |
| (i) | <b>Environmental Reserve</b>   | Environmental Reserve will be taken in accordance with the Municipal Government Act as environmental reserve easement (ERE) or as environmental reserve in the ownership of the County. If taken as an ERE the land must remain in a natural state as if it were owned by the municipality. If Environmental Reserve is required to grant public access to a natural feature, it may be taken as ER or an ERE.   |

# 12. The Natural Environment

## 12.1 Background



Protection and management of Yellowhead County's environment is a challenge, due to the number of stakeholders, the levels of government that have a part in setting policy and making decisions about Yellowhead County's land base, and the varying, and often conflicting, interests in the land.

The natural environment and Yellowhead County's diverse resources are two prime determinants of the quality of life experienced by the County's residents and visitors. The local and regional ecosystems support a spectrum of plant and animal species, as well as valuable economic resources. The community recognizes that it must play a role in stewardship of these ecosystems and resources, both to preserve the County's livability for present and future generations,

and to ensure the viability of resource-based industry over the long term.

The residents of Yellowhead County identified water supply and quality as being an important issue to consider in this Plan. Primarily, residents are proud of their water resources and would like to ensure their continued health and availability. The Provincial "Water for Life" policy, guides the management of water resources in the Province over the long term.

Portions of the natural environment may be unsuitable for development due to hazardous conditions such as:

- Inadequate drainage;
  - High water table or ground water seepage;
  - Susceptibility to flooding;
  - Susceptibility to soil erosion;
  - Near active or closed coal mine operations, or above previous seams and workings;
  - Proximity to landfills or sewage lagoons;
  - Slopes in excess of 20%; and
  - Proximity to sour gas facilities and high pressure gas pipelines.
- muskeg

Development in these "Hazardous Areas" must address the challenges represented by the location and may require technical studies to support an application for development.

Conflicts between various interests in the area are increasing. It is important to establish municipal policies that will serve to protect and enhance Yellowhead County's 'natural capital' while also enabling interested parties to achieve their goals. This comes from the



recognition that the proper management of Yellowhead County's natural resources is in everyone's interest.

## **12.2 Objectives**

The County's natural environment objectives are to:

- (a) Protect the integrity of the natural environment, its ecosystems and biological diversity.
- (b) Protect life and property from inappropriate development in hazardous areas.
- (c) Discourage development in areas subject to hazardous conditions.
- (d) Maintain and enhance surface and groundwater quality.
- (e) Work with the Alberta government to identify and protect wildlife corridors and wildlife habitat areas from the negative impacts of development.
- (f) Decrease the number and intensity of land use conflicts by supporting the development of a process to assist in the resolution of land use conflicts.

## 12.3 Natural Environment Policies

The County's natural environment policies are to:

- |     |   |  |
|-----|---|--|
| (a) | <b>Cooperation in Environmental Protection</b>            | Work with local groups and relevant provincial and federal government ministries to ensure proactive and appropriate management of the natural environment   |
| (b) | <b>Minimization of Fragmentation</b>                      | Encourage development to employ clustering in subdivision design or other similar land use techniques to minimize fragmentation of natural spaces.   |
| (c) | <b>Conservation Easements</b>                             | Encourage landowners to use voluntary conservation easements to protect significant land, areas important to wildlife habitat or ecosystem conservation. It is preferred that the donor select a non-profit organization to be the dominant tenement of the easement agreement.  |
| (d) | <b>Wildlife Protection</b>                                | Require development in critical wildlife and prime protection zones to have regard for the Eastern Slopes policies and the Integrated Resource Management Plan for the area.   |
| (e) | <b>Tree Preservation</b>                                  | Encourage private landowners to use best practices to maintain forested areas on slopes and adjacent to water bodies to minimize the potential for erosion and land subsidence.  |
| (f) | <b>Land Use Framework – Upper Athabasca Regional Plan</b> | As a result of the Province's approval of the Land Use Framework (2010) and the Land Stewardship Act it has embarked on the preparation of Regional plans for the Alberta watershed areas. The purpose of the regional plans is to lay a basis for better management of the natural resources in the areas - minerals, timber, soils, etc., ensuring that the use of these resources is sustainable. The Upper Athabasca Regional plan that will include Yellowhead County is scheduled for completion in 2015-16. |

## 12.4 Water Resources Policies

The County's policies are to:

- |   |  |
|---|--|
| <p>(a)      <b>Drinking Water Supply</b></p>      | <p>Work with the Province to support a safe, secure drinking water supply for residents through ongoing record-keeping of water supply and quality from surface and groundwater sources throughout the County.</p> |
| <p>(b)      <b>Healthy Aquatic Ecosystems</b></p> | <p>Support healthy aquatic ecosystems by participating in relevant watershed planning processes that may be initiated in the future.</p>   |

## 12.5 Hazardous Areas Policies

The County's policies are to:

- |   |   |
|---|---|
| <p>(a)      <b>Hazardous Land</b></p>                     | <p>Discourage development in areas that are prone to flooding, erosion, landslides, or any other significant natural or human-induced hazards. Development on escarpments, steep or unstable slopes (i.e. slopes greater than 20%) may be considered only if supported by a geotechnical study prepared by an accredited professional. In such cases, the County may require restrictive covenants or caveats registered to the title to serve as notification to prospective purchasers.</p>   |
| <p>(b)      <b>Flood Plain (No Flood Plain Study)</b></p> | <p>(1)      For areas of the County where no floodplain study has been adopted as policy by Yellowhead County and where the application is for development on lands that are or may be subject to flooding, the applicant will be required to provide certification from a Registered Professional Engineer or Architect, licensed to Practice in the Province of Alberta as to whether the proposed development is within the floodway, the flood fringe or not affected by flooding.</p> <p>(2)      No development will be allowed within the floodway except as</p> |

listed in Section 62 of the Land Use Bylaw.

(3) Development may be allowed within the flood fringe, in accordance with the appropriate land use district, provided the building(s) and/or structure(s) are protected from flood damage by floodproofing. This shall require that the application include certification, indicating that preventive engineering and construction measures can be instituted to floodproof the building(s) and/or structures(s) and such measures are included in the plans submitted for development approval.

(c) **Flood Plain  
(Flood Plain Study Completed)**

For areas of the County where a floodplain study has been adopted the specific requirements of that floodplain study shall govern the review of development and/or subdivision applications within the floodplain

(d) **Sour Gas Well Locations**

Maintain information indicating the location of sour gas facilities as supplied by the Alberta Energy Regulator.

(e) **Abandoned Wells**

Require applicants for development approval to provide information on the location and ownership of abandoned wells.

(f) **AER Setback Regulations  
and Guidelines**

Apply AER setback regulations and guidelines, as a minimum, respecting sour gas and other oil and gas facilities, including pipelines, when considering subdivision and development applications.

(g) **Identifying Top of Bank  
by Survey**

The Approving Authority may require that any development within one hundred (100) metres (328 feet) of a water course or water body have the top of bank identified by a surveyor.

(h) **Development Near Watercourses  
or Bodies**

The Approving Authority may require development proposed within twenty (20) metres (66 feet) of a watercourse or body to provide engineering and geotechnical analysis addressing but not limited to flood plain and bank stability. Site specific conditions may require additional setbacks.

- |  |   |
|--|---|
| (i) <b>Development Near Major Rivers</b>                                   | The Approving Authority may require all development proposed within one hundred (100) metres (328 feet) of a major river to prepare an engineering and/or geotechnical analysis to determine the active erosion on the meanders of that river   |
| (j) <b>Development on Steep Slopes</b>                                     | Require any development on or within 20m (66 ft.) of slopes greater than 20% to assess slope stability through geotechnical study prepared by an accredited professional engineer and implement measures to mitigate slope stability, as required.  |
| (k) <b>Identification and Mitigation of Soil Types and Characteristics</b> | Consider requiring all structural developments to identify soil type during preliminary planning. All developments proposed on soils with evidence of peat, muskeg, sand dunes or soft lacustrine soils, may require a geotechnical assessment prepared which identifies measures to mitigate the substandard soils to ensure a safe building site  |
| (l) <b>Location of Landfills</b>   | Encourage landfills to be located in areas of Crown Land, where there is less potential for conflicts with other land uses.   |
| (m) <b>FireSmart</b>   | Applicants for all subdivision or development in Yellowhead County may be required to submit a Fire Hazard Assessment and plan to address wildlife mitigation guidelines as contained in the Partners in Protection Program (2003) "FireSmart: Protecting Your Community from Wildfire". As well, applicants may be required to implement wildfire mitigation guidelines as contained in the Partners in Protection Program as a condition of subdivision or development. |
| (n) <b>Fire Fighting</b>   | Applications for development or subdivision in Yellowhead County may be required to provide details of adequate water supply for firefighting purposes as required by the Alberta   |

Safety Code Act.

Construction of any development or structure cannot begin until evidence is provided, to the satisfaction of Yellowhead County, that the requirements of the Alberta Safety Code Act have been met with respect to provision of an adequate water supply for firefighting purposes.

## 12.6 Preservation of Viewscapes Policies

The County's policies are to:

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|--|--|
| <b>(a) Natural Visual Quality Protection</b>   | Require that, where feasible, natural landforms and vegetation be preserved through the development process as a means to protect the natural visual quality in Yellowhead County and to provide screening of new development. |
| <b>(b) Views of Natural Features</b>           | Encourage development that will not interfere with or detract from views of water, mountain, or forest features.   |
| <b>(c) Views From Transportation Corridors</b> | Encourage development that will not interfere with or detract from views from transportation corridors (highways, recreational trails, etc.).  |
| <b>(d) Views and New Development</b>           | Consider the preservation of existing viewscapes when evaluating development proposals.  |

# 13. The Social Environment

## 13.1 Background

One of the most common themes raised in the input surveys/public meetings was that the people of Yellowhead County identify strongly with their respective communities. Residents articulated the need to build on the area's rural character as a means to ensure strength in the social fabric.

Active participation by County Council and community residents in strengthening Yellowhead County's social environment will be the key to the community's ability to achieve its vision for the future.



## 13.2 Objectives

The County's social environment objectives are to:

- (a) Maintain and enhance the social fabric of Yellowhead County as a rural "Community of Communities", while helping to sustain residents' quality of life.
- (b) Actively engage citizens in municipal decision making processes, especially those that will impact the residents' quality of life.
- (c) Work proactively with the provincial and federal governments, the Towns of Hinton and Edson, local agencies and advocacy groups to ensure the provision of adequate social, health, welfare, and educational services that are accessible to all County residents.
- (d) Create an environment of support for all citizens in the County.
- (e) Make siting recommendations with respect to major recreation, health, and educational facilities with a broader service area in mind, in order to make the most of limited financial resources.
- (f) Ensure the continued availability and enjoyment of outdoor recreation opportunities for the benefit of residents and visitors.
- (g) Recognize and proactively address the challenges that demographic changes will make in Yellowhead County society – seniors housing, social supports, health care and transportation being the most pressing. It is recognized that seniors housing and affordable housing, health care and to an extent social service support are not the responsibility of the County.

## 13.3 Citizen Engagement Policies

The County's policies are to:

- |   |  |
|---|--|
| (a) <b>Communications Plan<br/>and Citizen Engagement</b> | Continually update the adopted County Communications Plan to include Citizen Engagement Programs designed to yield consistent and meaningful input into municipal decision-making processes. |
| (b) <b>Regular Reporting</b>                              | Continue regular reporting to the public through the <i>Communications Plan</i> , on County activities.  |

## 13.4 Education Policies

The County's policies are to:

- |  |  |
|--|--|
| (a) <b>Local Primary Education<br/>Opportunities and Ongoing<br/>School Operations</b> | Work with the Grande Yellowhead Public School Division #77, Living Waters Catholic Regional Division #42, and other public and private educational groups to ensure that the educational needs of Yellowhead County's children continue to be met to the greatest extent possible, in the students' respective communities |
| (b) <b>Post-Secondary Programs</b>   | Work with postsecondary institutions to establish local and on-line educational and training programs that will enable young Yellowhead County residents to remain in the community for as long as possible.   |
| (c) <b>Student Generation</b>  | Encourage growth in and around hamlets where existing schools are located as a <b>means to reinforce the long-term viability</b> of the local schools.   |

## 13.5 Youth Policies

The County's policies are to:

- |  |  |
|--|--|
| (a) <b>Child and Youth Program<br/>Expansion</b> | Consider expanding the number of recreational programs and facilities for children and youth in the community as a means to improve the County's attractiveness as a place for families. |
|--|--|



**(b) Facilities as Economic Driver**

Recognize that the availability of facilities for families and youth programming is a major determinant for businesses seeking new locations.

## **13.6 Seniors Policies**

The County's policies are to:

**(a) Ability to Age in Place**

Support in principle through the redesignation process proposals for new multi-unit and seniors housing developments including congregate care facilities and other facilities that will enable Yellowhead County's seniors to age in their communities.

**(b) Seniors' Groups Support**

Support local seniors' groups for seniors' services, facilities and programs when appropriate.

**(c) Seniors' Housing Support in Surrounding Communities**

Continue to support the provision of seniors' housing developments in the Region through the Evergreen Foundation.

Continue to advocate for seniors' access to adequate, affordable, housing and safe, and convenient access to necessary services

**(d) Seniors' Transportation**

Consider opportunities to support private and non-municipal public investment in shuttle buses or other transportation initiatives that will enable seniors in the region to age in place while benefiting from services in surrounding communities.

**(e) Secondary Suites and other alternative housing option**

Facilitate the development of Secondary Suites and other housing units in all residential land use districts subject to the ability of the infrastructure to support the additional density

## **13.7 Heritage Policies**

**(a) County Heritage Resources**

Undertake activities to identify, conserve and raise community awareness of local historic resources. In keeping with the commitment to building on the strengths of Yellowhead County communities Council has established a Yellowhead County Heritage Advisory Board (HAB). As one of its first responsibilities the HAB is working with the Municipal Heritage Partnership Program and undertaking the inventory, research and documentation of identified historic sites and will recommend certain sites for inclusion on a Municipal Register of Historic Places.

# 14. Prosperity

## 14.1 Background

What does Yellowhead County want residents, industry, other levels of government and investors to think when they hear the words “Yellowhead County”? It is important that everyone knows that:

- Yellowhead County is committed to providing certainty for investors, whether they are property owning residents, businesses, outside investors or industry looking to establish in the County. Certainty is provided through clear municipal policy development processes and transparency and consistency in County decision-making.
- Yellowhead County works actively with customers and stakeholders to facilitate efficient approval processes and to provide cost-effective services.
- Yellowhead County offers unique locational and quality of life advantages.



When asked about sectors that will create future prosperity for Yellowhead County residents, residents indicated that the County needs to focus its energies in sectors where:

- The County's unique characteristics offer a variety of experiences for tourism and recreation; and
- The County's locational, natural resources and quality of life advantages can be leveraged to create economic advantages.

In effect, residents suggest that the County should “play to its strengths”.

County residents have suggested that current prosperity is attributable to a number of key economic sectors including coal mining, oil and gas, forestry and agriculture. To diversify the economy to ensure future prosperity, County residents have suggested that considerable focus will be necessary to foster growth in the following economic sectors:

- Value added and niche market agriculture, and agri-tourism;
- Value added forest product processing;
- Heritage based, outdoor recreation based and eco-tourism;

- Alternative energy production;
- Service industries related to primary resource extraction; and
- Technology development and export related to alternative and conventional energy sources in Yellowhead County.

## 14.2 Objectives

The County's prosperity objectives are to:

- (a) Participate in activities that will foster a prosperous County through the development of a diversified economy.
- (b) Provide security to investors in the County through transparent and consistent decision-making processes.
- (c) Build a true regional economy through collaboration with the Towns of Edson and Hinton recognizing the strength created through playing to the respective strengths of each partner.
- (d) Ensure the completion of plans, land use bylaw regulations and infrastructure required to facilitate the development of industry and tourism opportunities.
- (e) Foster a policy environment supportive of value-added and niche market agriculture.
- (f) Encourage industry clustering in areas where raw materials are abundant.
- (g) Support the preservation of County heritage resources as they are a major opportunity for future tourism development.
- (h) Support recreational trails development.
- (i) Encourage the location of innovative tourism operations (eco-, agri-, recreation, heritage tourism, etc.) in Yellowhead County.
- (j) Recognize that in today's rapidly changing economic environment the County must provide leadership in relevant areas of communications, environmental protection, social welfare and 'development friendly' policies, programs and regulations.

## 14.3 Prosperity Policies

The County's prosperity policies are to:

- |  |  |
|--|--|
| <b>(a) Airport Need</b>  | Pursue upgraded regional airport service and support initiatives to increase air service in the region.  |
| <b>(b) Proactive Business Environment</b>                        | Continue to review County policies and approval processes and streamline them, where possible, to reinforce the County as a place that is proactive at maintaining a competitive business environment.   |
| <b>(c) Bed and Breakfasts and Country Inns</b>                   | Support bed and breakfast and Country Inns as a means to diversify income from agricultural production and to offer alternative accommodation arrangements for travelers.  |
| <b>(d) Major/Minor Campgrounds And Related Recreational Uses</b> | Support campgrounds as a cost-effective means of accommodation which provide access to Yellowhead County's expansive natural areas through Land Use Bylaw regulations that will assist in decreasing potential conflicts with other uses.  |
| <b>(e) Regional Promotion</b>                                    | <p>Work with the Towns of Edson and Hinton, Alberta Tourism, Parks and Recreation, and other stakeholders to ensure that marketing resources are coordinated to leverage the best and most cost-effective marketing possible.</p> <p>Yellowhead County recognizes that the economic health and overall quality of life for residents in the County is strongly connected to the economic health of Edson and Hinton and will assist the towns in achieving their goals and objectives. The County has entered into a long term revenue-sharing agreement with the towns.</p> |
| <b>(f) Eco-Tourism Support</b>                                   | Support eco-tourism operations as an environmentally friendly means of employment creation for County residents.   |

- |     |                                   |   |
|-----|-----------------------------------|---|
| (g) | <b>Agri-Tourism Support</b>       | Support agri-tourism as a means of providing area farmers with opportunities for income diversification.  |
| (h) | <b>Heritage Conservation</b>      | Support heritage conservation to create a lasting reminder of the historical development of Yellowhead County. This will also create employment and business opportunities in the County.   |
| (i) | <b>Proactive Planning</b>         | Facilitate economic development through pro-active planning and implementation strategies developed through Area Structure Plans, Intermunicipal Development Plans, Area Redevelopment Plans, subdivision regulations and the Land Use Bylaw.                   |
| (j) | <b>Infrastructure Enhancement</b> | Enhance County transportation, water, sewer and stormwater management infrastructure in accordance with Sections 9 and 10 of the MDP recognizing that this serves as a platform for investment in the community.  |
| (k) | <b>Industrial Park</b>            | As recommended In the Industrial Section of this MDP continue joint planning with Edson for the development of a serviced industrial park and consider the possibility of supporting the development of additional industrial opportunities in the Hinton area. |
| (l) | <b>Provincial Land Divestment</b> | Communicate to the Provincial government that provincial crown land divestment policies must be clarified and relaxed to facilitate new economic development.   |
| (m) | <b>Communications technology</b>  | To the extent feasible, support the extension and upgrading of cell phone and reasonable cost high speed internet services throughout the County.   |



# 15. Plan Implementation

## 15.1 Background

Municipal Development Plans are meant to lead many aspects of municipal operations and to provide guidance in all municipal decision-making processes. This section outlines how the content of this Plan will be integrated into the County’s operations.

## 15.2 Objectives

The County’s implementation objectives are to:

- (a) Convey the intent of the Municipal Development Plan policies through all aspects of the County’s planning and development functions and activities.
- (b) Ensure consistency between the Municipal Development Plan and other statutory and non-statutory documents.
- (c) Ensure the validity, effectiveness and applicability of the Plan over time.

## 15.3 Implementation Policies

The County’s policies are to:

- |     |  |  |
|-----|--|--|
| (a) | <b>Plan Implementation</b>                           | Implement the policies contained within this Plan through the <i>Land Use Bylaw</i> , the <i>Yellowhead County Capital Infrastructure Plan</i> , area structure plans and broader land use strategies, the subdivision and development review process, development agreements, and all formal and informal public communication. |
| (b) | <b>Reflection of MDP in Other Planning Documents</b> | Use the intent of the MDP policies as a guide to the preparation and review for all local planning documents.  |
| (c) | <b>Review of Plan</b>                                | Review the MDP every 5 years and make appropriate amendments.  |
| (d) | <b>Public Participation</b>                          | Provide opportunities for public input in any review or creation of planning policy.   |

In addition to policies, the realization of the community’s goals articulated in a Municipal Development Plan requires a clear plan of action or implementation strategy. The following tables have been included to provide a checklist of clear action items that will

need to be completed to help Yellowhead County achieve its goals outlined in the Municipal Development Plan.

Each action item relates to policy statements included in the MDP

The action items should be reviewed regularly to monitor progress and to determine if changes are required.

**Figure 11: Planning (Land Use)**

Implementation Program		
Action Item	MDP Reference	Key Participants
Resolve servicing strategy for Marlboro	6.5.9(a)	Yellowhead County
Prepare an ASP for Marlboro	6.5.9(b)	Yellowhead County
Prepare an ASP for Niton Junction	6.5.10	Yellowhead County
Update the Hinton area planning policies	6.11	Yellowhead County, Town of Hinton
Advocate designation of Marl Mine at Marlboro as a Cultural/Historical Site	6.5.9 (e)	Yellowhead County
Undertake a study to create a stable community structure at Mercoal	6.7.2 (b)	Yellowhead County
Prepare a Capital Infrastructure Plan for underground infrastructure within the applicable Hamlets.	10.3(b) 10.4(a) 10.5(c)	Yellowhead County

**Figure 12: Parks and Recreation**

Implementation Program		
Action Item	MDP Reference	Key Participants
Develop a <i>Recreation Master Plan</i> to guide County investment in parks, recreation, open space and trails.	11.3 (a) (b) 11.4 (e)	Yellowhead County, Recreation Groups





## **Appendix A**

## **Yellowhead County Rural Code**

# **Yellowhead County Rural Code**

(adapted from the Code of the West, written by John Clarke, former Larimer County Commissioner, Colorado)

## **Introduction**

It is important for you to know that life in the country is different from life in the city. County governments are not able to provide the same level of service that city governments provide. To that end, we are providing you with the following information to help you make an educated and informed decision to purchase rural land.

### **1. Access**

The fact that you can drive to your property does not necessarily guarantee that you, your guests and emergency service vehicles can achieve that same level of access at all times. Please consider:

- 1.1 Emergency response times (RCMP, fire suppression, medical care, etc.) cannot be guaranteed. Under some extreme conditions, you may find that emergency response is slow and/or costly.
- 1.2 There can be problems with the legal aspects of access, especially if you gain access across property belonging to others. It is wise to obtain legal advice and understand the easements that may be necessary when these types of questions arise, and remember that easements are not legal access for purpose of subdivision and development approval.
- 1.3 You can experience problems with the maintenance and cost of maintenance of your road. Yellowhead County maintains 2276 kilometers of roads, but there are also some county roads that are not maintained by the County - no grading or snow plowing. Make sure you know what type of maintenance to expect and who will provide that maintenance.
- 1.4 Extreme weather conditions can impact roads. You may want to determine whether your road was properly engineered and constructed.
- 1.5 Many large construction vehicles cannot navigate small, narrow roads. If you plan to build, it is a good idea to check out construction access and road restriction.
- 1.6 School buses travel only on maintained County roads that have been designated as school bus routes by the school district. You may need to drive your children to the nearest County road so they can get to school.

- 1.7 In extreme weather, even County maintained roads can become difficult to travel or even impassable. You may need a four wheel drive vehicle to travel during these times.
- 1.8 Yellowhead County will repair and maintain County roads; however, internal roads and driveways are the responsibility of the landowners who use those roads. Determine if you will be responsible for your road before purchasing a property.
- 1.9 Residents served by private roads and/or bridges may be responsible for the cost of repairs and/or reconstruction after floods.
- 1.10 Unpaved roads generate dust. When traffic reaches specific levels, Yellowhead County treats some roads to suppress the dust, but dust is still part of life for most rural residents. Landowners may choose to purchase dust suppression.
- 1.11 If your road is unpaved, it is unlikely that Yellowhead County will pave it in the foreseeable future.
- 1.12 Mail delivery is not available to all areas of the county. Ask Canada Post to explain the system for your area.
- 1.13 Newspaper delivery is not available to rural areas.
- 1.14 Standard parcel and overnight package delivery can be a problem for those who live in rural areas. Confirm with the service providers as to your status.
- 1.15 It may be more expensive and time consuming to build a rural residence due to delivery fees and the time required for inspectors to reach your site.

## **2. Utility Services**

Water, sewer, electric, telephone and other services may be unavailable or may not operate at urban standards. Repairs can often take much longer than in towns and cities. Please review your options from the non-exhaustive list below.

- 2.1 Telephone communications can be a problem, especially in the mountainous areas of Yellowhead County. Cellular phones will not work in all areas.
- 2.2 If sewer service is available to your property, it may be costly to hook into the system. If you have on-site sewage disposal, it is important to look into the cost of maintaining that system.

- 2.3 If sewer service is not available, you will need to use an approved septic system or other treatment process. The type of soil you have available for a leach field will be very important in determining the cost and function of your system. Check the Alberta Private Sewage Systems Standards of Practice for guidelines.
- 2.4 If you have access to a supply of treated domestic water, you may find that your monthly cost of service can be more expensive than municipal systems.
- 2.5 In most cases you do not have access to a supply of treated domestic water and you will have to locate an alternative supply. The most common method is the use of a water well. There is a cost for drilling and pumping. The quality and quantity of well water can vary considerably from location to location and from season to season. It is advised that you look into this issue for your property very carefully, through Alberta Environment and Sustainable Resource Development.
- 2.6 Not all wells can be used for irrigation of landscaping and/or watering livestock. Licenses from Alberta Environment and Sustainable Resource Development may be required. If you have needs other than for your household, make certain that you have the proper approvals before you invest. It is advised that you look into this issue very carefully, through Alberta Environment and Sustainable Resource Development.
- 2.7 Electric service is generally available to most areas of Yellowhead County, but it is important to determine the proximity of electrical power. It can be expensive to extend power lines to remote areas.
- 2.8 It may be necessary to cross property owned by others in order to extend electric service to your property in the most cost efficient manner. It is important to make sure that the proper easements are in place to allow lines to be built to your property.
- 2.9 Electric power may not be available in all configurations. If you have special power requirements, it is important to know what level of service can be provided to your property.
- 2.10 If you are purchasing land with the plan to build at a future date, there is a possibility that electric lines (and other utilities) may not be large enough to accommodate you if others connect during the time you wait to build. Make sure you enquire as to the potential future of the area with this in mind.
- 2.11 Power outages can occur in outlying areas. A loss of electric power can interrupt your supply of water from a well. You may also lose food in freezers or refrigerators and power outages can cause problems with computers as well. It is a good idea to be able to survive for up to a week in the cold with no utilities if you live in the country.

- 2.12 Household waste removal can be more expensive in a rural area than in a city. In some cases, your transfer station may be several kilometres from your home. It is illegal to create your own trash dump, even on your own land. It is good to know the cost for trash removal as you make the decision to move into the Country. In most cases, your only option may be to haul your garbage and recyclables to the landfill and transfer station yourself.

### **3. The Property**

There are many issues that can affect your property. It is important to research these items before purchasing land.

- 3.1 Not all lots can be built on. You must check with the Yellowhead County Planning Department to confirm that a piece of land can be built on.
- 3.2 Easements may require you to allow construction and maintenance of roads, power lines, water lines, sewer lines, etc. across your land. There may be easements that are not on record. Check these issues carefully.
- 3.3 Many property owners do not own the mineral rights under their property. Owners of mineral rights have the ability to change the surface characteristics in order to extract their minerals. It is very important to know what minerals may be located under the land and who owns them. Much of the rural land in Yellowhead County can be used for mining. Be aware that adjacent mining uses can expand and cause negative impacts on property and quality of life.
- 3.4 Fences that separate properties are often misaligned with the property lines. You can confirm the location of your property lines through survey of the land.
- 3.5 Many subdivisions and planned unit developments have covenants that limit the use of the property. It is important to obtain a copy of the covenants (or confirm that there are none) and make sure that you can live with those rules.
- 3.6 The surrounding properties will probably not remain the same indefinitely. You can check with the Yellowhead County Planning Department to find out how the properties are designated and to see what future developments may be in the planning stages. The view from your property may change.

## **4. Mother Nature**

Residents of the County can experience problems when the elements and earth turn unfriendly. Here are some thoughts for you to consider.

- 4.1 The physical characteristics of your property can be positive and negative. Trees are a wonderful environmental amenity, but can also involve your home in a forest fire. If you start a forest fire, you are responsible for paying for the cost of extinguishing that fire.
- 4.2 Steep slopes can slide in unusually wet weather. Large rocks can also roll down steep slopes and present a great danger to people and property.
- 4.3 Expansive soils, such as bentonite clay, can buckle concrete foundations and twist steel I-beams. You can find out the soil conditions on your property if you have a soil test performed.
- 4.4 The topography of the land can tell you where the water will go in the case of heavy precipitation. Take this into consideration when deciding where to build.
- 4.5 Nature can provide you with some wonderful neighbors. Most, such as deer, are positive additions to the environment. However, even "harmless" animals like deer can cross the road unexpectedly and cause traffic accidents. Rural development encroaches on the traditional habitat of coyotes, cougars, bears and other animals that can be dangerous and you need to know how to deal with them. In general, it is best to enjoy wildlife from a distance and know that if you do not handle your pets and trash properly, it could cause problems for you and the wildlife.

## **5. Agriculture**

Owning rural land means knowing how to care for it and how your neighbours use it. There are a few things you need to know:

- 5.1 Farmers often work around the clock, especially during planting and harvest time.- It is possible that adjoining agricultural uses could disturb your peace and quiet.
- 5.2 Land preparation and other operations can cause dust, especially during windy and dry weather.
- 5.3 Chemicals (mainly fertilizers and herbicides) are often used in growing crops. You may be sensitive to these substances.

- 5.4 Animals and their manure can cause objectionable odors.
- 5.5 Agriculture is an important business in Yellowhead County. If you choose to live among the farms and ranches of our rural countryside, do not expect County government to intervene in the normal day-to-day operations of your agri-business neighbors. In fact, Alberta has "Right to Farm" legislation that protects farmers and ranchers from nuisance and liability lawsuits. It enables them to continue producing food and fiber.
- 5.6 Before buying land you should know if it has noxious weeds that may be expensive to control and you may be required to control. Some plants are poisonous to horses and other livestock.
- 5.7 Animals can be dangerous. Children should know that it is not safe to enter pens where animals are kept.
- 5.8 Dogs harassing livestock are detrimental to the livestock's health. You are responsible to keep your animals/pets on your property or under your direct control.
- 5.9 Livestock will eat loose garbage which can harm them. Keep your garbage enclosed and on your own property.

## **6. In Conclusion**

Even though you pay property taxes to the County, the amount of tax collected may not cover the cost of the services provided to rural residents. We are all fortunate to share in services that are funded in no small part, by the taxes paid by industry.

This information is by no means exhaustive. There are other issues that you may encounter that we may have overlooked and we encourage you to explore and examine those things that could cause your move to be less than you expect.

We have offered these comments in the sincere hope that it can help you enjoy your decision to reside in Yellowhead County. It is not our intent to dissuade you, only inform you.



# **Appendix B**

**General  
Requirements:  
Planning,  
Subdivision and  
Development  
Applications**

# **Yellowhead County Planning Requirements**

## **Introduction**

Further to the requirements of this bylaw, the Land Use Bylaw, Provincial legislation and other policies, the purpose of this section is to outline and identify typical requirements of various types of Planning, Development or Subdivision applications to Yellowhead County. This is NOT a complete description of the planning approval system – for details regarding any plans or questions you may have please contact the Yellowhead County Planning and Development Department.

## **1. Conceptual Scheme**

Section 5 (e) of the *Subdivision and Development Regulations, Alberta Regulation 43/2002*, allows a Subdivision Authority to require a Conceptual Scheme as a condition of a subdivision application. Where required, the Conceptual Scheme must include:

- i. a future land use concept including preliminary lot layout and parcel sizes
- ii. the sequence of development proposed for the area;
- iii. identification of all constraints to development including but not limited to topography, environmentally sensitive areas, hazard lands, and historical sites;
- iv. servicing plans outlining in map and text form how water, sewer, transportation and stormwater management will be provided;
- v. text explaining how the proposed development will be integrated with adjacent land uses; and
- vi. any other matter deemed necessary by Yellowhead County.

## **2. Area Structure Plan**

When required by Yellowhead County, an Area Structure Plan shall include

- i. the sequence of development proposed for the area;
- ii. the land uses and densities proposed for the area;
- iii. the impact of the proposed development on adjacent land uses and the environment;
- iv. how the development's transportation network will connect with Yellowhead County's transportation network – this will include analysis of on-site and off-site traffic impacts and an estimate of roadway upgrading that may be required as a result of the development;
- v. how the proposed development will retain trees, environmental features such as watercourses, wetlands, wildlife corridors, and historical resources;

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- vi. measures that will be taken to address natural and man-made hazards that may impact the development. Hazards may include soils, landfill sites, sewage lagoons, flood plains, high water tables, water courses susceptible to flooding, sour gas sites, high pressure pipelines, rail rights-of-way, steep slopes (e.g. over 20%), unstable slopes and others;
- vii. identifying and proving how water and sewer servicing will be safely and cost-effectively provided;
- viii. stormwater management;
- ix. identifying what will be required to extend telephone, cable, electricity and gas service to the site;
- x. provisions for municipal and/or environmental reserves;
- xi. provisions for buffering from agricultural land uses, railways, major roadways, industrial and commercial development and any other incompatible land uses; and
- xii. any other matters identified as being necessary by Yellowhead County.

### **3. Site Suitability: All Development**

Because much development in Yellowhead County is in areas not serviced with municipal services (such as water or sewer), or is in areas with hazards, applications for development may be required to submit information in accordance with the following criteria:

- i. the subject lands should not be subject to natural or manmade hazards. All hazards are to be identified and the proposed mitigation of any hazard is to be demonstrated;
- ii. a report certified by a professional engineer, professional geologist or professional geophysicist, may be required to prove that the diversion potable water for the proposed development will not interfere with any household users, licensees or traditional agriculture users in the area of the proposed development.
- iii. if the a report prepared pursuant to section ii above, does not state that wells would be adequate to support the proposed development, the applicant may be required to provide for water provision through the use of cisterns or in some other manner;
- iv. in all cases, proposed sewage disposal will be in accordance with the Alberta Private Sewage Systems Standard of Practice 2009;

- v. in cases where on-site sewage disposal is proposed, appropriate tests, certified by an accredited professional, may be required that demonstrate the suitability of soils for on-site sewage disposal;
- vi. if on-site sewage disposal cannot be accommodated, pump-out sewage tanks may be approved at the discretion of the Development Authority, but this is not the preferred method of sewage disposal of Yellowhead County;
- vii. a stormwater management plan may be required;
- viii. the developer will be required to provide year-round access to County Access Management Policy standards;
- ix. lands must have access to a registered legal public road
- x. the developer is responsible to provide for all services including, but not limited to, power, gas, and telephone service.

#### **4. Site Suitability: Multi Parcel Subdivisions**

Because much development in Yellowhead County is in areas not serviced with municipal services (such as water or sewer), or are in areas with known or unknown hazards, applications for multi-parcel subdivisions may be required to submit information in accordance with the following criteria ( as well as applicable requirements in Sec.3 above:

Up to five lots per quarter section:

- i. the subject lands should not be subject to natural or manmade hazards. All hazards are to be identified and the proposed mitigation of any hazard is to be demonstrated;
- ii. a report certified by a professional engineer, professional geologist or professional geophysicist, may be required to prove that the diversion of 1250 cubic meters of water per year for household purposes for each of the households within the subdivision will not interfere with any household users, licensees or traditional agriculture users who exist when the subdivision is approved, as per Section 23 of the *Water Act*.
- iii. if the a report prepared pursuant to Section 23 of the Water Act (and section ii above), does not state that wells would be adequate to support the proposed subdivision, the applicant may be required to provide for water provision through the use of cisterns;
- iv. in all cases, proposed sewage disposal will be in accordance with the Alberta Private Sewage Systems Standard of Practice 2009 or all other Provincial standards as required;
- v. in cases where on-site sewage disposal is proposed, soil tests, certified by an accredited professional, may be required to demonstrate the suitability of soils for on-site sewage disposal;

- vi. if on-site sewage disposal cannot be accommodated, pump-out sewage tanks may be approved at the discretion of the Development Authority, but this is not the preferred method of sewage disposal of Yellowhead County;
- vii. a stormwater management plan may be required;
- viii. the developer will be required to provide year-round access to County Access Management Policy standards;
- ix. lands must have access to a registered legal public road (See also sections regarding Access in the Municipal Development Plan and Land Use Bylaw);
- x. lands should not be located within 1.5 kilometres of an existing resource extraction use.

More than 5 lots per quarter section:

- i. the subject lands should not be subject to natural or manmade hazards. All hazards are to be identified and the proposed mitigation of any hazard is to be demonstrated;
- ii. a report certified by a professional engineer, professional geologist or professional geophysicist, will be required to prove that the diversion of 1250 cubic meters of water per year for household purposes for each of the households within the subdivision will not interfere with any household users, licensees or traditional agriculture users who exist when the subdivision is approved, as per Section 23 of the Water Act.
- iii. if the a report prepared pursuant to Section 23 of the Water Act (and section ii above), does not state that wells would be adequate to support the proposed subdivision, the applicant may be required to provide either a community water treatment and distribution system satisfying the requirements of Alberta Environment and Yellowhead County, or a plan for water provision through the use of cisterns;
- iv. in all cases, proposed sewage disposal will be in accordance with the Alberta Private Sewage Systems Standard of Practice 2009 or all other Provincial standards as required;
- v. in cases where on-site sewage disposal is proposed, soil tests, certified by an accredited professional, must demonstrate the suitability of soils for on-site sewage disposal;
- vi. if on-site sewage disposal cannot be accommodated, pump-out sewage tanks may be approved at the discretion of the Development Authority, but this is not the preferred method of sewage disposal of Yellowhead County;
- vii. a stormwater management plan may be required for all subdivisions that will result in the creation of 5 or more lots;
- viii. the developer will be required to provide year-round access to County Access Management Policy standards;
- ix. lands must have access to a registered legal public road (See also sections regarding Access in the Municipal Development Plan and Land Use Bylaw);
- x. lands should not be located within 1.5 kilometres of an existing resource extraction use.

## **5. Subdivision: Reserves**

Further to the requirements in this bylaw and the Municipal Government Act the following summarizes the requirements for reserves as part of subdivision application

process:

- i. Subdivision applications are subject to a 10% MR dedication,(land dedication or cash in lieu) unless:
  - the subdivision will create residential parcels smaller than 0.8 ha in size,
  - The land to be subdivided into lots 16 ha or greater and is to be used only for agricultural purposes,
  - one lot to be subdivided out from a quarter section of land, or
  - if reserve dedication was already provided in respect of the land that is the subject of the proposed subdivision.
- ii. Municipal reserves owing are to be calculated using the net developable area. This is calculated by subtracting any environmental reserve and land required for road widening from the gross developable area.
- iii. Determine the cash in lieu requirements associated with a subdivision through a fair market appraisal of the undeveloped land, to be paid for by the applicant, which is to be completed, to the satisfaction of the Subdivision Authority, within 35 days of filing a subdivision application.
- iv. Environmental Reserve will be taken in accordance with the Municipal Government Act as environmental reserve easement (ERE) or as environmental reserve in the ownership of the County. If taken as an ERE the land must remain in a natural state as if it were owned by the municipality. If Environmental Reserve is required to grant public access to a natural feature, it may be taken as ER or an ERE.

## **6. Subdivision Design: Panhandle Lots**

- i. Where a parcel takes road frontage through a narrow strip of land, the strip of land is not included in the site area, but is included for purposes of Municipal Reserve calculation. The minimum width of the panhandle portion of the lot is 15m (±50 ft.).
- ii. Panhandle subdivisions should not be approved for the simple purpose of avoiding the construction of direct road access. Multiple parallel panhandles servicing multiple lots are prohibited.