



**BYLAW NO. 03.24**

*BEING A BYLAW TO ADOPT MUNICIPAL DEVELOPMENT PLAN NO. 03.24*

**WHEREAS**, the Municipal Government Act, R.S.A. 2000 c M-26, authorizes Council to adopt a Municipal Development Plan; and

**WHEREAS**, the Municipal Government Act, R.S.A. 2000 c M-26, s632(1) requires Council to adopt a Municipal Development Plan; and

**AND WHEREAS**, Yellowhead County has complied with the Municipal Government Act, R.S.A. 2000 c M-26, Part 17;

**NOW THEREFORE**, the Yellowhead County Council, in the Province of Alberta, duly assembled, hereby enacts as follows:

- 1) This Bylaw may be cited as the “Yellowhead County Municipal Development Plan”,
- 2) That the document titled “Yellowhead County Municipal Development Plan no. 03.24” and attached hereto as “Schedule A” is hereby adopted as part of this Bylaw,
- 3) That Bylaw no. 15.13, being the previous Yellowhead County Municipal Development Plan is hereby repealed including all amendments thereto,
- 4) This Bylaw comes into force and effect after Third Reading and upon being signed.

READ a first time this \_\_\_\_\_ Day of \_\_\_\_\_ A.D., 2024.

PUBLIC HEARING held this \_\_\_\_\_ Day of \_\_\_\_\_ A.D., 2024.

READ a second time this \_\_\_\_\_ Day of \_\_\_\_\_ A.D., 2024.

READ a third time this \_\_\_\_\_ Day of \_\_\_\_\_ A.D., 2024.

SIGNED this \_\_\_\_\_ Day of \_\_\_\_\_ A.D., 2024.

\_\_\_\_\_  
Mayor, Wade Williams

\_\_\_\_\_  
Chief Administrative Officer, Luc Mercier



## Municipal Development Plan

Bylaw no. 03.24

DRAFT



# Land Acknowledgment



DRAFT

We respectfully acknowledge that Yellowhead County is located on Treaty 6 and Treaty 8 Territory, the traditional gathering places for diverse Indigenous peoples whose histories, languages, and cultures continue to enrich and influence our vibrant communities.

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# 1.0 The Municipal Development Plan



## 1.1 The Purpose of the Plan

The *Municipal Development Plan* (MDP) is established to provide a framework for decision making regarding land use in Yellowhead County (the County). The MDP will:

- a. Guide future policy, land use, and infrastructure investment decisions in a way that respects the community's vision for the future,
- b. Confirm the County's desire to remain predominantly rural with outstanding employment and recreational opportunities created by proximity to diverse resources,
- c. Provide a clear description of the County's preferred direction with respect to future development, infrastructure, and servicing for the varied community interests,
- d. Establish the County's commitment to working with the Province of Alberta (the Province) with respect to Crown Land and to other areas of Provincial jurisdiction.

## 1.2 The Vision

The County's Vision will provide an overall guidance in the development and implementation of this Plan:

**"A Responsible and Diverse Community of Choice where Quality of Life Matters."**



### 1.3 Plan Area

Map 1 (Plan Area) outlines the general location and municipal boundary of the County. The MDP applies to all the private lands located within the corporate boundaries of the County, but does not include lands that are within the County boundary that are within First Nation Reserves.

Yellowhead County, located in western-central Alberta approximately 100 kilometers from Edmonton, spans over 22,058 km<sup>2</sup>. The County shares its borders with the MD of Greenview No. 16 and Woodlands County to the north; Lac St. Anne County, Parkland County, and Brazeau County to the east; Clearwater County to the south; ID No. 12 Jasper National Park and ID No. 25 Willmore Wilderness to the west. Located within the County are the Town of Edson and the Town of Hinton.

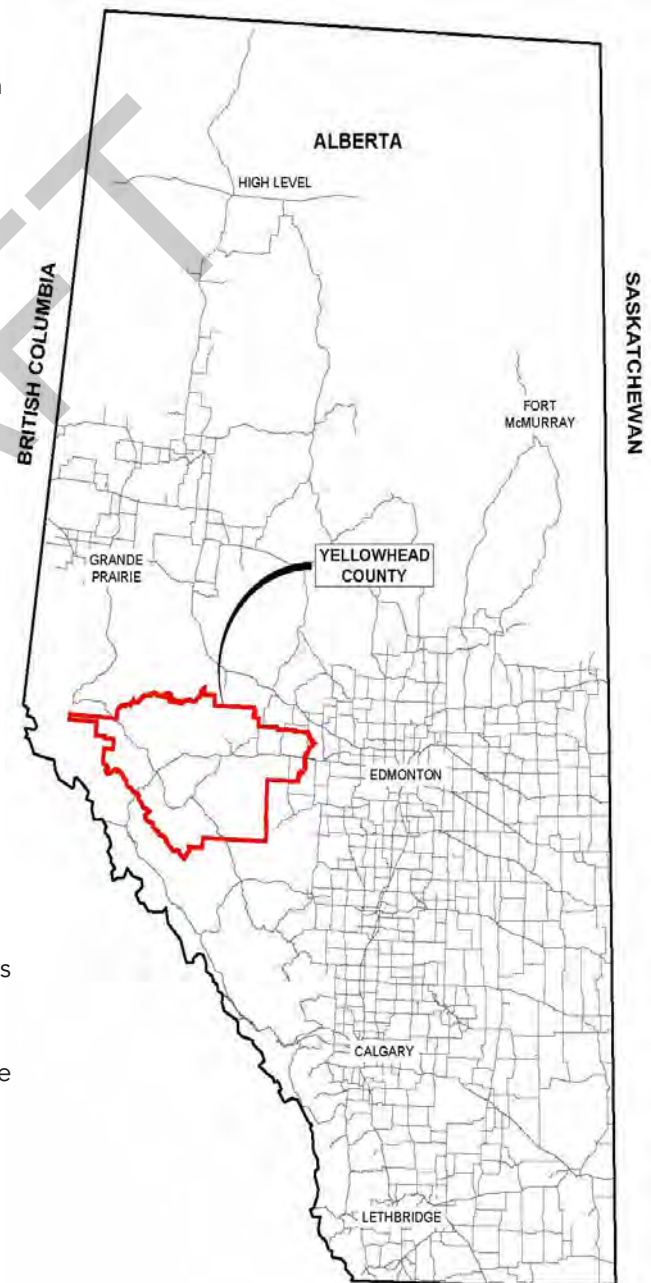
The County contains a diverse landscape with agricultural lands dominating the east and mountainous terrain in the west. Residents are encouraged to refer to the Yellowhead County Rural Code of the West section in Appendix A for more information on living in agricultural lands. Several Hamlets are located within the County including Brule, Cadomin, Evansburg, Marlboro, Niton Junction, Peers, Robb, and Wildwood. Alexis Cardinal Indian Reserve 234 is located in the southern region of the County.

The County contains a significant Crown Land base located primarily within western parts of the municipality. The MDP can provide some strategic direction in terms of future land use policies but decisions regarding land use within Crown Land are made by the Province.

### 1.4 Historical Context

The vast natural landscape of the County is filled with unique and diverse history. In the east, agriculture and rail services have created small service centres within a broader context of farming and ranching operations. Coal mining has left a lasting mark on the west's landscape and the people. A strong sense of history and emotion permeates the area known as the "Coal Branch", to the east of the Rocky Mountains.

The County, formerly Yellowhead No. 14, was officially incorporated on January 1, 1994, as the MD of Yellowhead No. 94 after a plebiscite. Since the County's incorporation, its Planning Department has served as the Subdivision and Development Authority, replacing Yellowhead Regional Planning Commission. In 1998, the municipality changed its name to Yellowhead County.



## 1.5 Demographic Information

Population and dwellings	Total
Population, 2021	10,426
Population, 2016	10,995
Population percentage change, 2016 to 2021	-5.2
Total private dwellings	4,859
Private dwellings occupied by usual residents	4,160
Population density per km <sup>2</sup>	0.5
Land area in km <sup>2</sup>	22,238.56

STATISTICS CANADA (2021)

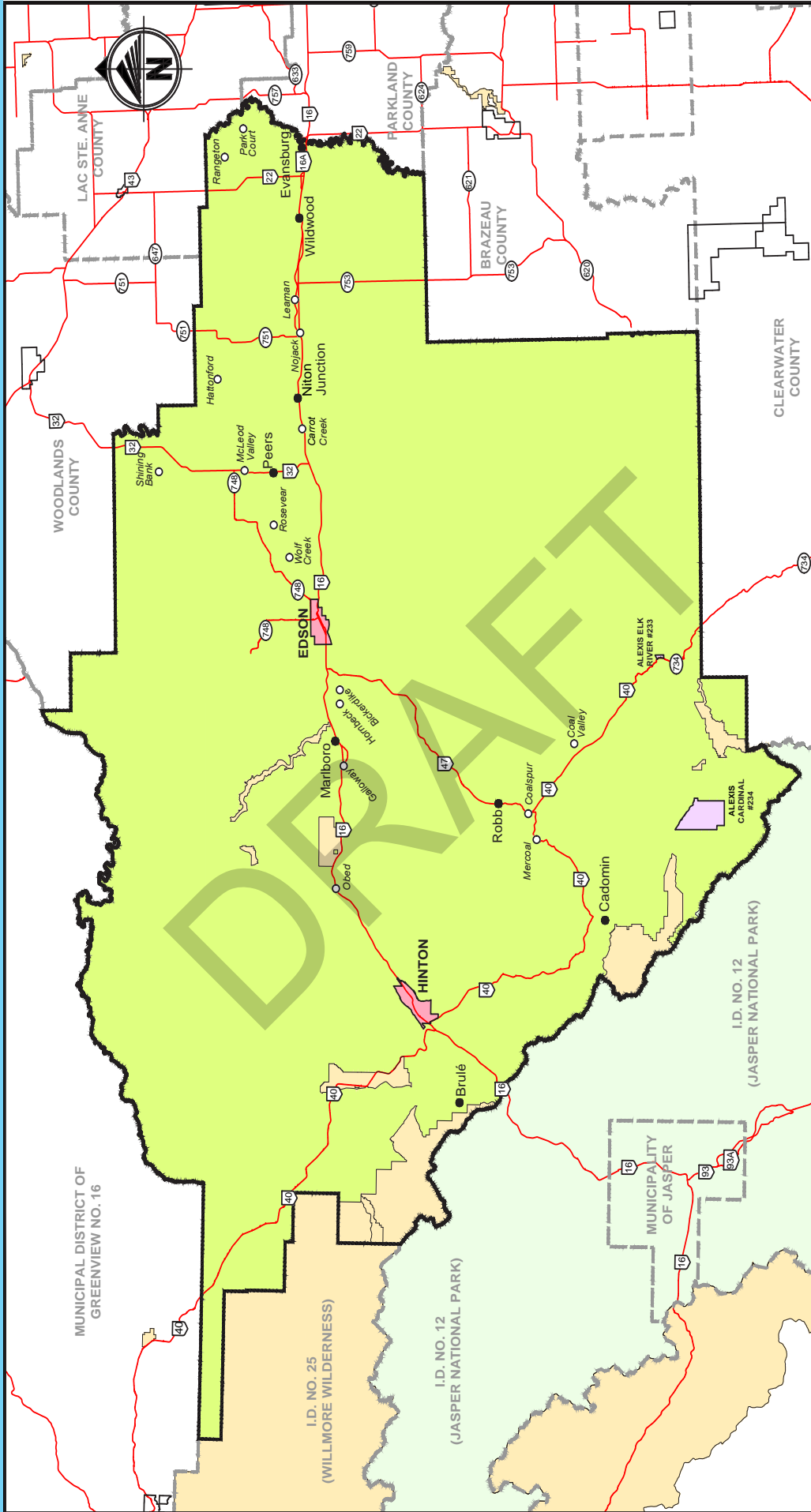
## 1.6 MDP Review Process and Timeline

The horizon for this Plan is 20 years and should be viewed as a policy prescription for growth and development rather than a rigid path to be followed. Although the MDP has been developed to be adaptable to emerging trends and conditions, it should also be reviewed and amended on a regular basis as the community grows, and with consideration to more in-depth future studies. These amendments should stay consistent within the overall intent and direction of this Plan. In developing the Plan, all existing statutory and non-statutory documents were reviewed to ensure their policies and regulations align.

The following seven (7) key stakeholder groups were consulted to seek their input:

- Members of the Public
- Municipal Staff of Yellowhead County
- Alexis Cardinal Indian Reserve 234
- Local School Boards
- Yellowhead County Council
- Municipal staff of neighbouring municipalities
- Athabasca Watershed Council

# Yellowhead County Municipal Development Plan



## MAP 1 - PLAN AREA

### Legend

- Yellowhead County
- Towns of Hinton & Edson
- First Nation / Metis Settlements
- Adjacent Municipalities
- Provincial Parks
- National Parks
- Hamlet
- Locality
- Highway

## 2.0 Planning Context



Under the *Municipal Government Act (MGA)*, the MDP is considered a Statutory Document/Plan. Part 17 of the MGA provides the overall planning and development framework for the Province and establishes various roles and responsibilities including municipal planning authority.

The County has a variety of strategic and planning documents that provide direction in varying levels of detail. The MDP works together with all the County's planning documents and within the greater planning framework described below to achieve the objectives identified within the MDP and building towards the County's vision.

Municipal Government Act (MGA)

Alberta Land Stewardship Act (ALSA)

Intermunicipal Development Plan (IDP)

Municipal Development Plan (MDP)

Area Structure Plan (ASP)

Concept Plan

Land Use Bylaw (LUB)

General Municipal Servicing Standards

## 2.1 Statutory Planning Framework

### **Municipal Government Act (MGA)**

Provides for the overall purpose and powers of the municipalities in the Province of Alberta. The MGA outlines the roles and responsibilities throughout and in particular in Part 17 as it relates to planning and development. This document has been prepared in accordance with Section 632 of the MGA.

### **Alberta Land Stewardship Act (ALSA)**

The *Alberta Land Stewardship Act* (ALSA) authorizes the provincial Cabinet to establish planning regions and adopt a statutory plan for each region. Seven planning regions have been established corresponding to the natural watersheds in the province. The overarching purpose is to implement the Land Use Framework by harmonizing land use policies throughout the province. Yellowhead County is located within the Upper Athabasca Region as defined in the ALSA.

### **Intermunicipal Development Plans (IDP)**

An Intermunicipal Development Plan (IDP) is a mutually agreed upon framework between two adjoining municipalities and adopted by both councils. The purpose is to foster among other things coordination of land use planning, economic development, servicing, and transportation needs of the areas adjoined by the municipal boundaries. The County currently has IDPs in place with the Town of Edson, Town of Hinton, and Parkland County.

### **Municipal Development Plan (MDP)**

The MDP is intended to provide broad goals, objectives, and policy direction for land use planning within the County. Where a policy in the MDP conflicts with a policy or requirement in an Area Structure Plan (ASP), Concept Plan, or Land Use Bylaw (LUB), the MDP will prevail.

### **Area Structure Plan (ASP)**

Area Structure Plans (ASPs) are statutory plans defined by the MGA that direct future land use, transportation, utilities, and sequence of development in communities within the County.

### **Concept Plan**

Concept Plans provide a more specific planning framework for an area included within an ASP and conform to the general principles and concepts established in the ASP.

### **Land Use Bylaw (LUB)**

The Land Use Bylaw (LUB) regulates subdivision and development within the County and is intended to implement the policies of the MDP and other statutory plans within the overall planning framework.

### **General Municipal Servicing Standards**

These are non-statutory documents and County policies that provide minimum standards for municipal infrastructure. They are typically related to transportation, water, sanitary, stormwater, drainage, park space, and utilities.





## 2.2 Legislative Requirements

Under the requirements of the MGA, all municipalities must adopt an MDP. As a general best planning practice it is recommended that the MDP should be reviewed and updated over time.

This MDP review and update has been undertaken upon Council's request and on recommendation from County Administration in order to respond to current economic and market trends and to supplement and support more recent strategic plans and initiatives.

The MDP is a statutory plan, prepared and adopted by bylaw, in accordance with Section 632 of the MGA. The MGA also allows an MDP to address several other matters including:

- a. The future land use within the municipality,
- b. The manner of and the proposals for future development in the municipality,
- c. The co-ordination of land use, future growth patterns, and other infrastructure with adjacent municipalities if there is no IDP with respect to those matters with the municipalities,
- d. The provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities and,
- e. The provision of municipal services and facilities either generally or specifically.

The MDP will conform other legislation such as *The Matters Related to Subdivision and Development Regulation* for the Province. It is intended that Council will use the policies of this Plan in evaluating proposals for land use change, subdivision, and development, and that Council will abide by the policies of this Plan.

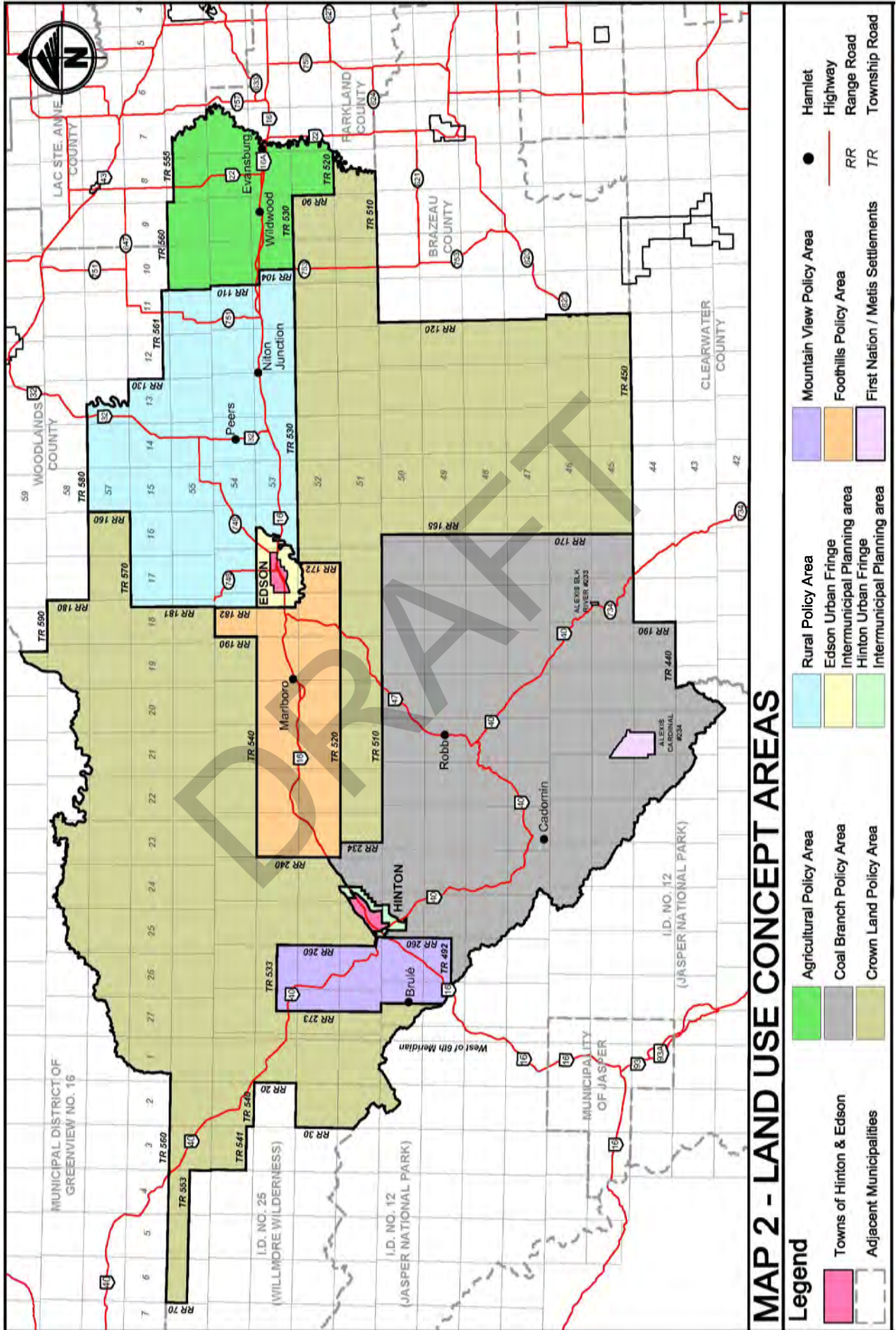
## 2.3 Related Plans and Policies

The MDP does not function in isolation and is an integral part of the planning framework within which the County must function. Each Plan within the framework fulfills a specific purpose affording access to the tools for the County to manage, support, and plan for growth and development within its borders.

## 2.4 Land Use Concept Areas

The Land Use Concept Areas for the County are outlined in Map 2. The majority of land in the County consists of Crown Land which has been made available under certain regulations for forestry, agriculture, trapping, mining, petroleum related activities, and recreational use. This is not expected to change in the foreseeable future. The Land Use Concept Areas have been developed to provide a broad overview of the future land use framework for the County.

# Yellowhead County Municipal Development Plan



## 3.0 Agricultural Policy Area



### 3.1 Overview

The overall intent in the Agricultural Policy Area is to recognize agriculture as the predominant land use in this area. However, within the Agricultural Policy Area a wide variety of land uses may occur. The intent of the MDP is to outline a strategy for dealing with many different, and often competing, land uses in the Agricultural Policy Area. The Hamlets of Evansburg and Wildwood are located within the Agricultural Policy Area.

### 3.2 Objectives

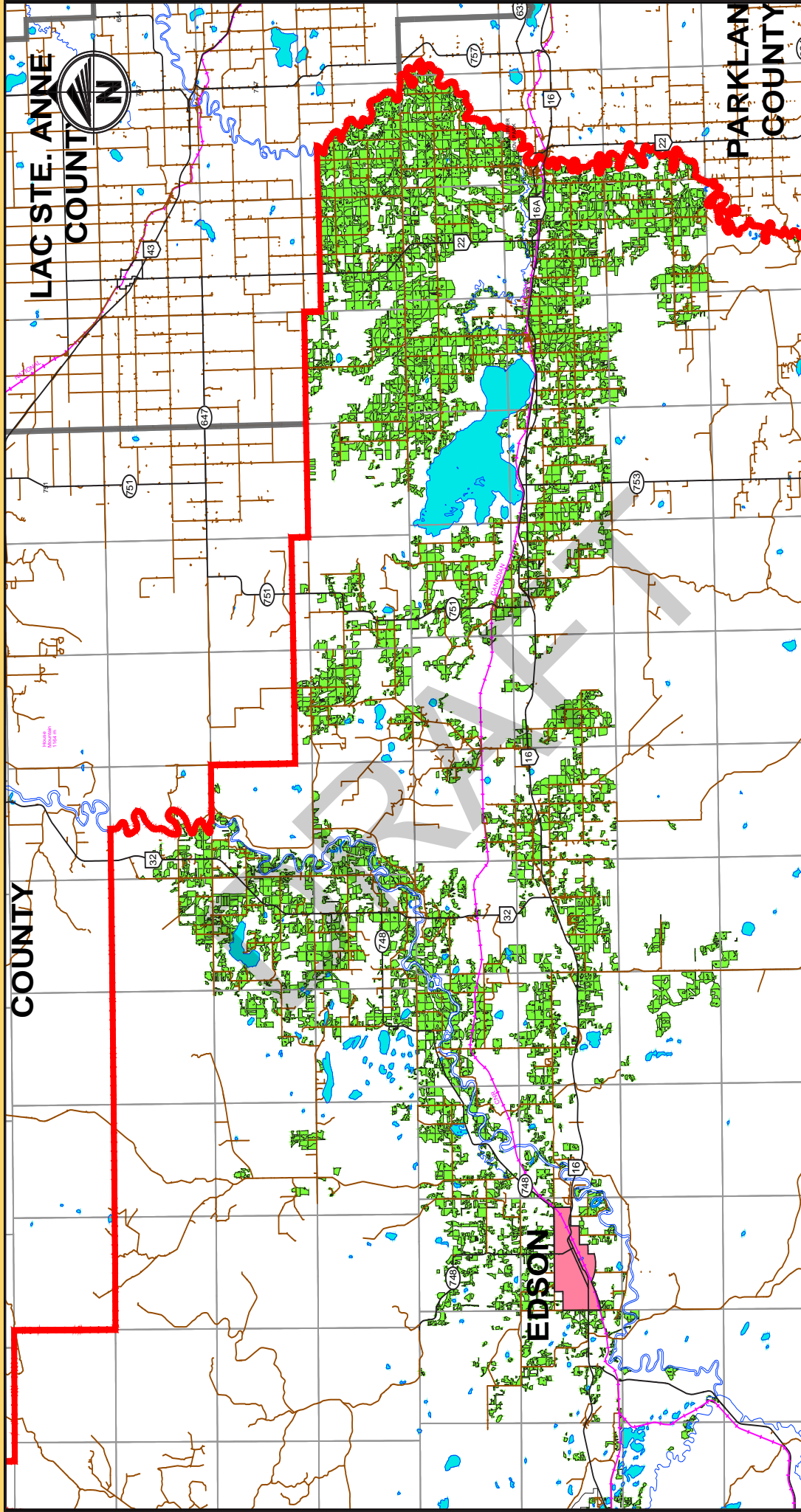
- a. To support agricultural operations and preserve the agricultural land base within the County,
- b. To protect “Better Agricultural Lands” within the County,
- c. To recognize the value of Agri-Tourism focusing on Farm-to-Table producers and enabling the farm experiences for locals and tourists,
- d. To explore innovative agricultural product types and manufacturing techniques through development and research opportunities,
- e. To maintain and support agriculture as an important industry and way of life in the County,
- f. To recognize and ensure that agricultural uses are the primary use in this policy area,
- g. To encourage the viability of agriculture through the conservation of agricultural land,
- h. To discourage the fragmentation of agricultural lands by limiting the subdivision of lands,
- i. To encourage the siting of Confined Feeding Operations (CFOs) in areas which will not result in land use conflicts.



### 3.3 Policies


- 3.3.1 Any development shall be in general conformance with the MDP Land Use Concept Areas (Map 2).
- 3.3.2 The recommended maximum parcel size is 4.0 hectares (9.88 acres).
- 3.3.3 Notwithstanding the foregoing, where a quarter section is fragmented by a topographic or man-made feature the land may be subdivided using the fragmenting feature as the parcel boundary provided that the proposed lot complies with the MDP and the LUB.
- 3.3.4 The subdivision of one lot from an intact quarter section is permitted on lands designated Rural District (RD) under the LUB provided the lot conforms to the minimum size and development requirements of the RD in the LUB.
- 3.3.5 Notwithstanding the foregoing, a quarter section that has one (1) lot previously subdivided out, may be considered for one (1) additional lot to be subdivided without rezoning if:
- There is a topographic or a man-made feature that fragments the quarter section and,
  - The fragmented land to be subdivided is a minimum of 1.0 hectares (2.47 acres) in size and contains a minimum developable area of 0.40 hectare (1.0 acres) and,
  - It is not within 0.8 km (0.5 miles) of a CFO as defined by the *Agricultural Operation Protection Act (AOPA)*.
- 3.3.6 Any further subdivision of lands designated RD under the LUB in this policy area will require rezoning to Country Residential District (CRD).





**MAP 3 - BETTER AGRICULTURAL LAND**

**Legend**

 Rural Farmland Assessment 50% or greater

 Yellowhead County

## 4.0 Rural Policy Area



### 4.1 Overview

The intent of the Rural Policy Area is to allow for a variety of housing options while protecting “Better Agricultural Land” from the impacts of fragmentation. This policy area has been developed to encourage residential development to occur on parcels not considered “Better Agricultural Land”. Map 3 illustrates the “Better Agricultural Land” in the County which is based on the Farmland Assessment Rating (FAR) that considers soil type, topography, and drainage.

### 4.2 Objectives

- a. To encourage residential development in areas not considered “Better Agricultural Land”,
- b. To support country residential development which is planned, clustered, and sequential,
- c. To provide opportunities for country residential development and country living,
- d. To protect “Better Agricultural Land” by limiting subdivision in those areas,
- e. To encourage continued development of agricultural operations,
- f. To encourage the orderly siting of CFOs in areas which will not result in land use conflicts, and does not result in a concentration of CFOs in a single area,
- g. To direct, where possible, non-agricultural development to areas where such development will not constrain agricultural activities.

## 4.3 Policies

- 4.3.1 "Better Agricultural Land" means those lands where at least fifty percent (50%) of a quarter section has an FAR rating of thirty percent (30%) or higher, except in the following circumstances:
- a. Lands that are located within the urban fringe area of the Town of Edson, and
  - b. Lands districted CRD under the LUB.
- 4.3.2 Any development shall be in general conformance with the MDP Land Use Concept Areas (Map 2).
- 4.3.3 On "Better Agricultural Land" the recommended maximum parcel size is 4.0 hectares (9.88 acres).
- 4.3.4 Notwithstanding the foregoing, where a "Better Agricultural Land" quarter section is fragmented by a topographic or man-made feature the land may be subdivided using the fragmenting feature as the parcel boundary provided that the proposed subdivision complies with the MDP and the LUB.
- 4.3.5 The subdivision of one (1) lot out of an intact "Better Agricultural Land" quarter section is permitted on lands designated RD under the LUB provided the lot conforms to the minimum size and development requirements of the RD in the LUB.
- 4.3.6 Notwithstanding the foregoing, a "Better Agricultural Land" quarter section that has one (1) lot previously subdivided out, may be considered for one (1) additional lot to be subdivided without rezoning if:
- a. There is a topographic or a man-made feature that fragments the quarter section and,
  - b. The fragmented land to be subdivided is a minimum of 1.0 hectares (2.47 acres) in size and contains a minimum developable area of 0.40 hectare (1.0 acres) and,
  - c. It is not within 0.8 km (0.5 miles) of a CFO as defined by the AOPA.
- 4.3.7 Any further subdivision of "Better Agricultural Land" will require rezoning to Country Residential District (CRD).
- 4.3.8 Lands not considered "Better Agricultural Land" may be permitted to subdivide a maximum of five (5) lots per quarter section, which includes the remainder, on lands designated RD under the LUB provided the lots conform to the minimum size and development requirements of the RD in the LUB.
- 4.3.9 Any more than five (5) lots per quarter section on lands not considered "Better Agricultural Land" will require rezoning to CRD in accordance with the LUB.
- 4.3.10 There is no maximum lot size on lands not considered "Better Agricultural Land".
- 4.3.11 The County may require the proponent of a subdivision application resulting in the creation of six (6) to eleven (11) additional parcels per quarter section to prepare a Concept Plan.
- 4.3.12 The County may require the proponent of a subdivision application resulting in the creation of twelve (12) or more parcels per quarter to prepare an ASP.

- 4.3.13 In considering an amendment to the LUB to accommodate a country residential development, Council shall consider all the following criteria:
- a. The suitability of the site to accommodate proposed use,
  - b. The soils, topography, and site characteristics,
  - c. The availability and adequacy of water supply,
  - d. 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,
  - e. If on-site sewage disposal cannot be accommodated, pump-out sewage tanks may be considered at the discretion of the County, but this is not the County's preferred method of sewage disposal,
  - f. Access to the proposed parcels which is satisfactory to the approving authority,
  - g. The adequacy of road networks in the area and the implications to additional volumes of traffic on the County,
  - h. The potential for conflicts with adjacent lands uses,
  - i. Conformity to the *Matters Related to Subdivision and Development Regulation*,
  - j. Drainage patterns within the land to be subdivided and the impact to adjacent lands.
- 4.3.14 The County may establish a Direct Control District to accommodate residential subdivisions and development that have characteristics which are unique and significantly different than other developments allowed by this Plan. Developments which can be accommodated under one or more of the districts in the LUB will not be considered for Direct Control.



## 5.0 Foothills Policy Area



### 5.1 Overview

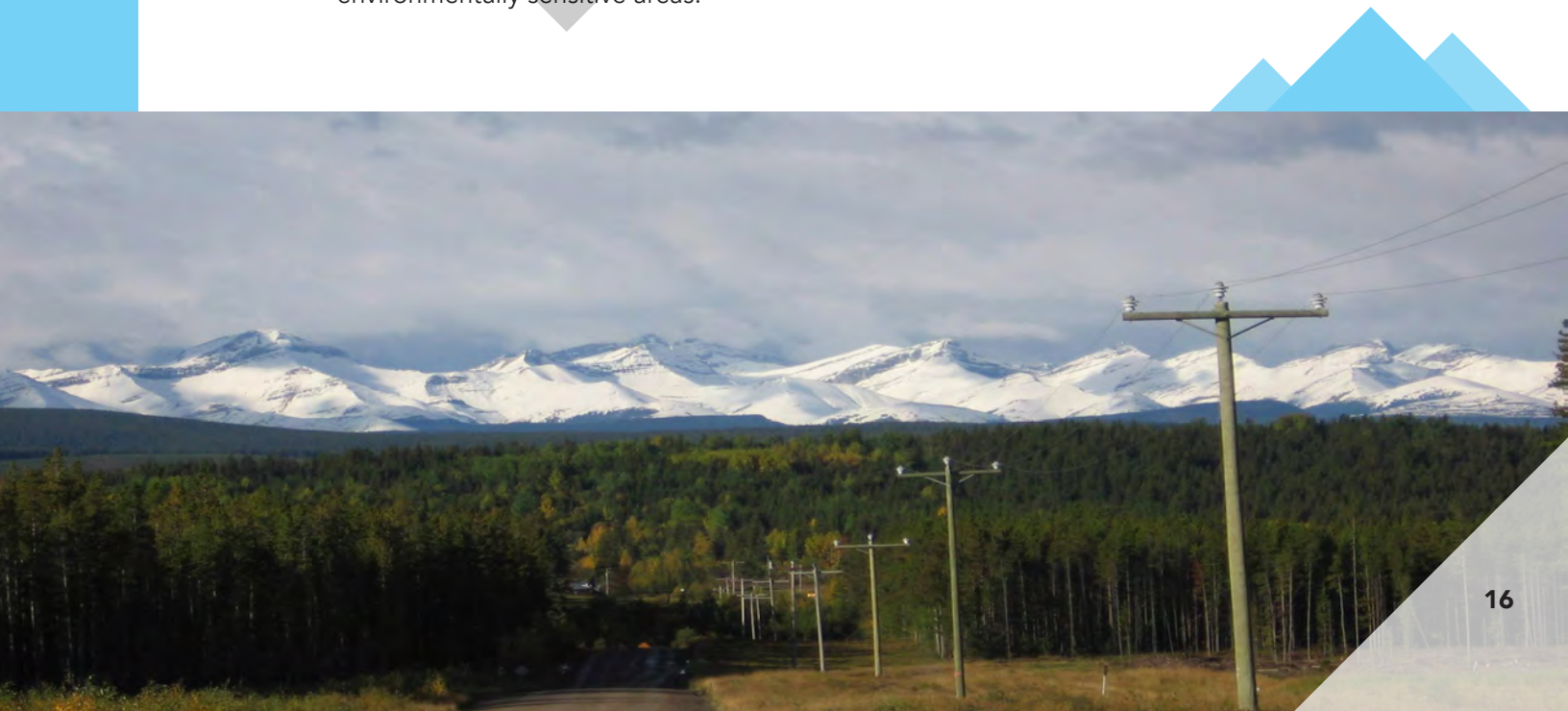
The Foothills Policy Area encompasses portions of Highway 16 and Highway 47 between the Towns of Edson and the Town of Hinton. The area has excellent transportation connections which has made the area economically attractive for development. This policy area has an assortment of existing land uses with residential and recreational uses being the most predominant which is reflective of the easy commuting distance to amenity centres.

### 5.2 Objectives

- a. To recognize residential as the predominant municipal land use within the Foothills Policy Area,
- b. To promote the concentration of commercial and industrial development opportunities adjacent to rural major collector and rural arterial roads, highways or the Branch Corner,
- c. To encourage the expansion of recreational development elevating tourism within the County.
- d. To support sand and gravel uses provided that they are sited in such a manner to ensure minimal conflicts with other land uses,
- e. To oppose new or expanded CFOs.

## 5.3 Policies

- 5.3.1 Any development shall be in general conformance with the MDP Land Use Concept Areas (Map 2).
- 5.3.2 The location of commercial, industrial, and energy facilities will be reviewed to ensure the development will create minimal land use conflicts with the existing land uses and that the development meets the district requirements of the LUB.
- 5.3.3 Lands designated RD under the LUB may be permitted to subdivide a maximum of five (5) lots per quarter section, which includes the remainder, provided the lots conform to the minimum size and development requirements of the RD in the LUB.
- 5.3.4 A country residential subdivision of six (6) lots or more will be evaluated in accordance with the following criteria:
- The subject lands should not be subject to natural or man-made hazards. All hazards are to be identified and the proposed mitigation of any hazard is to be demonstrated,
  - 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 proposed development area,
  - If the report prepared pursuant to 5.3.4.b 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,
  - In all cases, proposed sewage disposal will be in accordance with the current *Alberta Private Sewage Systems Standard of Practice*.
- 5.3.5 The County may require the proponent of a country residential subdivision resulting in the creation of six (6) to eleven (11) lots per quarter section to prepare a Concept Plan.
- 5.3.6 The County may require the proponent of a country residential subdivision resulting in the creation of twelve (12) lots or more per quarter section to prepare an ASP.
- 5.3.7 It is recommended that proposed country residential subdivisions are designed in a clustered pattern to minimize the road construction and road maintenance and to protect environmentally sensitive areas.



## 6.0 Coal Branch Policy Area



### 6.1 Overview

Located in the southwestern area of the County, the Coal Branch Policy Area has undergone significant social and economic changes in recent years. 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. The County would like to work with the Province to make good decisions for the Coal Branch and its residents and visitors.

### 6.2 Objectives

- a. To recognize and protect the character and unique historical quality of this area,
- b. To work with the Province to promote growth and tourism expansion within this area,
- c. To continue facilitating the leases within Mercoal.

### 6.3 Policies

- 6.3.1 Any development shall be in general conformance with the MDP Land Use Concept Areas (Map 2).
- 6.3.2 The County will work with the Province and industry to ensure the preservation of public access to Crown Land for recreational and industrial purposes.
- 6.3.3 Lands designated RD under the LUB may be permitted to subdivide a maximum of five (5) lots per quarter section, which includes the remainder, provided the lots conforms to the minimum size and development requirements of the RD in the LUB.
- 6.3.4 The location of industrial and recreational facilities will be reviewed to ensure the development will create minimal to no conflict with the character and historical quality of this area.
- 6.3.5 The County recognizes the transferability of the Mercoal leases and will craft these leases with that intention in mind.
- 6.3.6 The County will continue to work with the Province and other municipalities to develop a framework to promote responsible ATV use in the area while minimizing the environmental impact.



## 7.0 Mountain View Policy Area



### 7.1 Overview

The Mountain View Policy Area is located along Highway 40 and Highway 16 between the Town of Hinton and Jasper National Park. The area fosters a variety of existing land uses with residential being the most predominant and capitalizes on the natural attraction of the landscape. The County will continue to support economic development and growth opportunities in this area.

### 7.2 Objectives

- a. To recognize country residential development as the predominant land use,
- b. To promote the concentration of commercial and industrial development opportunities adjacent to Highway 40,
- c. To encourage recreational development and explore collaboration opportunities with the Province to expand tourism in the area,
- d. To support sand and gravel uses provided that they are sited in such a manner to ensure minimal conflicts with other land uses.

### 7.3 Policies

- 7.3.1 Any development shall be in general conformance with the MDP Land Use Concept Areas (Map 2).
- 7.3.2 The location of proposed commercial and industrial development will be reviewed to ensure the development will create minimal land use conflicts with the existing land uses and that the development meets the district requirements of the LUB.



- 7.3.3 Recreation and tourism ventures may be explored by the County and supported in this area.
- 7.3.4 The County may require the proponent of a country residential subdivision resulting in the creation of six (6) to eleven (11) lots per quarter section to prepare a Concept Plan and the amend the LUB to CRD.
- 7.3.5 The County may require the proponent of a country residential subdivision resulting in the creation of twelve (12) lots or more per quarter section to prepare an ASP and amend the LUB to CRD.
- 7.3.6 It is recommended that proposed country residential subdivisions are designed in a clustered pattern to minimize road construction and maintenance and to protect environmentally sensitive areas.
- 7.3.7 During the review of subdivision and development proposals, the County will consider any floodplain study specific to the area proposed for development.

## 8.0 Crown Land Policy Area

### 8.1 Overview

Crown Land often operates outside the jurisdiction of the municipality and the County has a limited ability to influence how development occurs within this area. Crown Land is often leased for grazing purposes, or for the development of natural resources. It is the intent of this Plan to encourage the maintenance and development of Crown Land in a manner that considers the best interests of County residents, and natural environment.

### 8.2 Objectives

- a. To ensure the viability of Crown Land in the County for a wide range of interests and users,
- b. To develop policies and procedures designed to minimize conflicts between residents and industry,
- c. To serve as a liaison between County residents and the Province when dealing with Crown Land issues that involve the County.

### 8.3 Policies

- 8.3.1 Any development shall be in general conformance with the MDP Land Use Concept Areas (Map 2).
- 8.3.2 The County will work with the Province to resolve issues of mutual interest in recognition of the large amount of Crown Land within the County.
- 8.3.3 The County will focus its energy and investment in Crown Land initiatives toward collaborative ventures (e.g. integrated decision making processes) such as:
  - a. Alberta Tourism Recreational Leasing Process,
  - b. Where there is likely to be an increase in tangible benefits increase to County residents, the Province, and industry.

- 8.3.4 The County will support the disposition of lands adjacent to private land where it may resolve land issues or enhance developability of a parcel and where County standard public access is available.
- 8.3.5 The County will support the sale or long-term lease of Crown Land that are considered as having County standard public access, agricultural value, and use of existing farms or tourism and recreational development.
- 8.3.6 The County will continue to be an active participant in AER (Alberta Energy Regulator) and Natural Resources Conservation Board (NRCB) approval processes.
- 8.3.7 The County will 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.
- 8.3.8 Recreation and tourism ventures will be explored and supported where conflicts can be mitigated by the County within this area.
- 8.3.9 The policies of the Rural Policy area will be applied to privately owned lands within the Crown Land Policy Area as these lands may have access issues which limit or prohibit development.



## 9.0 Hamlet Policy Area



### 9.1 Overview

The County's eight (8) Hamlets range in both population, size, and service levels. The Hamlet locations are identified in Map 4 (Hamlets). Future development and growth in the County will continue to be encouraged and supported within and around the existing Hamlets.

### 9.2 Objectives

- a. To encourage growth and expansion of residential, commercial, and industrial where appropriate within the Hamlets as part of maintaining a rural character and lifestyle,
- b. To encourage the provision of a variety of housing, businesses, and amenities within the Hamlets and to suit the needs of County residents,
- c. To support future development within the Hamlets through municipal infrastructure accessibility,
- d. To encourage the development of Hamlets as regional centres.

### 9.3 Policies

- 9.3.1 The following urban centres are considered Hamlets within the County:
- a. Brule,
  - b. Cadomin,
  - c. Evansburg,
  - d. Marlboro,
  - e. Niton Junction,
  - f. Peers,
  - g. Robb, and
  - h. Wildwood.

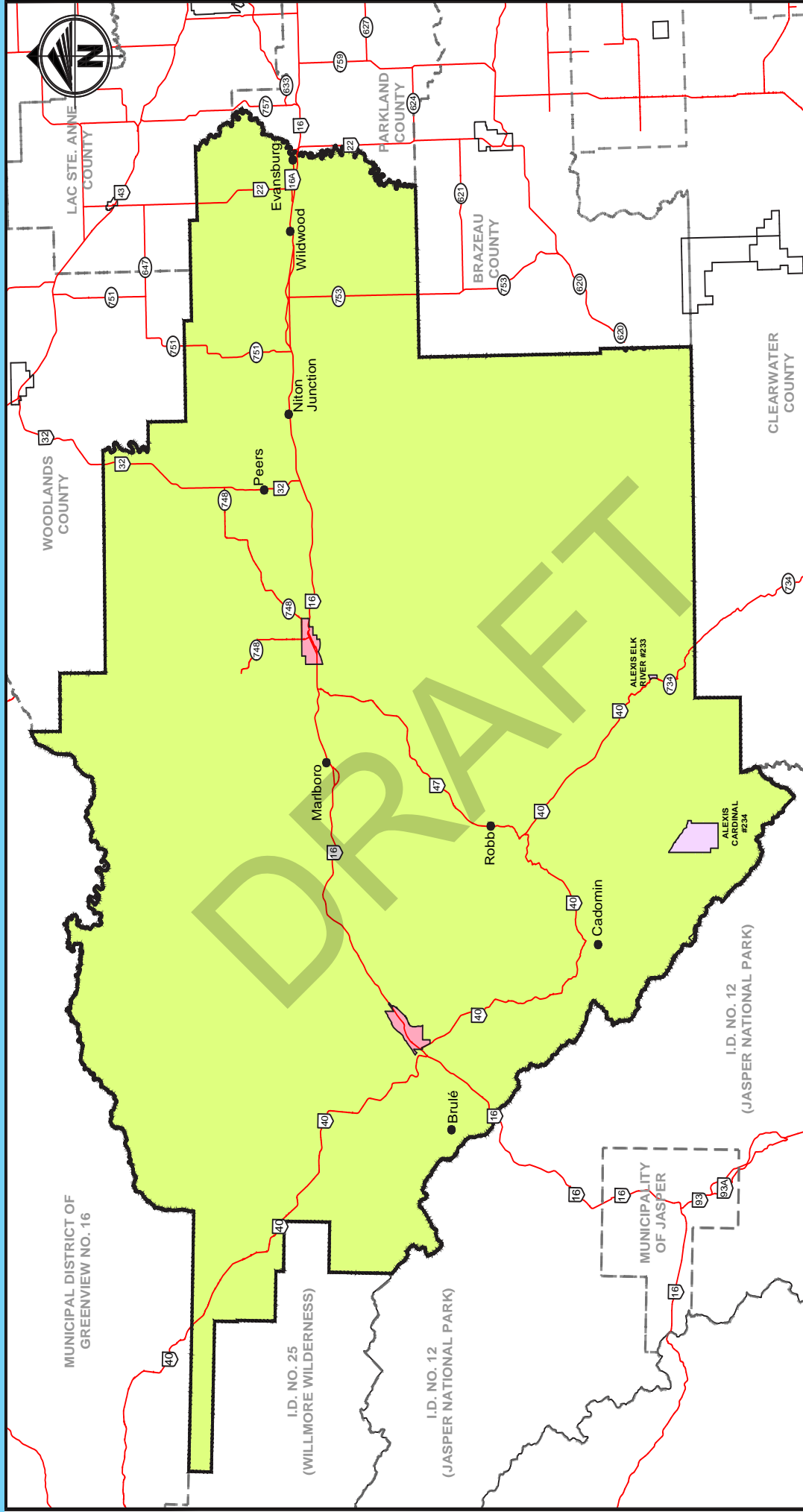
- 9.3.2 The County may require the proponent of a residential subdivision of six (6) to eleven (11) lots to prepare a Concept Plan.
- 9.3.3 The County may require the proponent of a residential subdivision of twelve (12) lots or more to prepare an ASP.
- 9.3.4 It is recommended that proposed residential subdivisions are designed in a clustered pattern to minimize the road construction and maintenance and to protect environmentally sensitive areas.
- 9.3.5 Within Hamlet boundaries it is recommended to provide a wide variety of housing options and community-orientated institutional uses.
- 9.3.6 Within Hamlet boundaries it is recommended to provide a wide variety of businesses and amenities for day-to-day use.
- 9.3.7 Compatible land uses may be mixed within buildings or on individual lots.
- 9.3.8 The County will encourage employment opportunities and services to locate within Hamlets as a part of mixed-use development.
- 9.3.9 Within Hamlets, developments are required to connect to existing services which may include water, sanitary sewer, and stormwater infrastructure.
- 9.3.10 Infrastructure servicing methods will be identified by the proponent and proven adequate to the satisfaction of the Planning Authority during the application review process.
- 9.3.11 The County encourages the efficient use of land and infrastructure through the promotion of infill and redevelopment of vacant and/or underutilized lots within the Hamlets.
- 9.3.12 The County will support seniors within Hamlets by:
- a. Considering 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 within the Hamlets,
  - b. Continuing to support the provision of seniors housing developments in the region through the Evergreen Foundation,
  - c. Continuing to advocate for seniors access to adequate, affordable, housing, and safe and convenient access to necessary services,
  - d. Supporting local seniors groups through provision of seniors services, facilities, and programs when appropriate,
  - e. Supporting in principle through the re-designation process proposals for new multi-unit and seniors housing developments including congregate care facilities and other facilities that will enable the County's seniors to age in their communities.

The table below is a summary of the opportunities and constraints to development in each Hamlet:

### Hamlet Servicing and Lot Development

Hamlet	Municipal Servicing Currently Available	Limiting Features
Evansburg	Water, Sewer	Different limits in different areas See Evansburg ASP
Upper Robb	Sewer	Capacity of current sewer system (confirm industrial dumping has not eroded development capacity) High water table
Lower Robb	None available	High water table, flood hazard Existing private sewage systems
Brule	Water	Water Larger trunk main needed for significant additional development to occur No sewage or storm collection or treatment due to geotechnical issues
Peers	Water, Sewer	High water table Potential development is based on existing sewage lagoon capacity
Cadomin	Communal treated water Sewer (no distribution)	Capacity of current sewer system Flood hazard in some areas
Niton Junction	Sewer	High water table Potential development is based on existing sewage lagoon capacity
Marlboro	Communal treated water (no distribution)	Existing lot sizes are too small for on-site sewage treatment
Wildwood	Water, sewer	Lagoon has capacity to accommodate annual growth. In 2006 the County purchased a 43 acre parcel for future residential development. To date, no subdivision or development has occurred.

# Yellowhead County Municipal Development Plan



## MAP 4 - HAMLETS

### Legend

- Yellowhead County
- Towns of Hinton & Edson
- First Nation / Metis Settlements
- Adjacent Municipalities
- Hamlet
- Highway

SCHEDULE A



# Hamlet of Brule

## 9.4 Hamlet of Brule

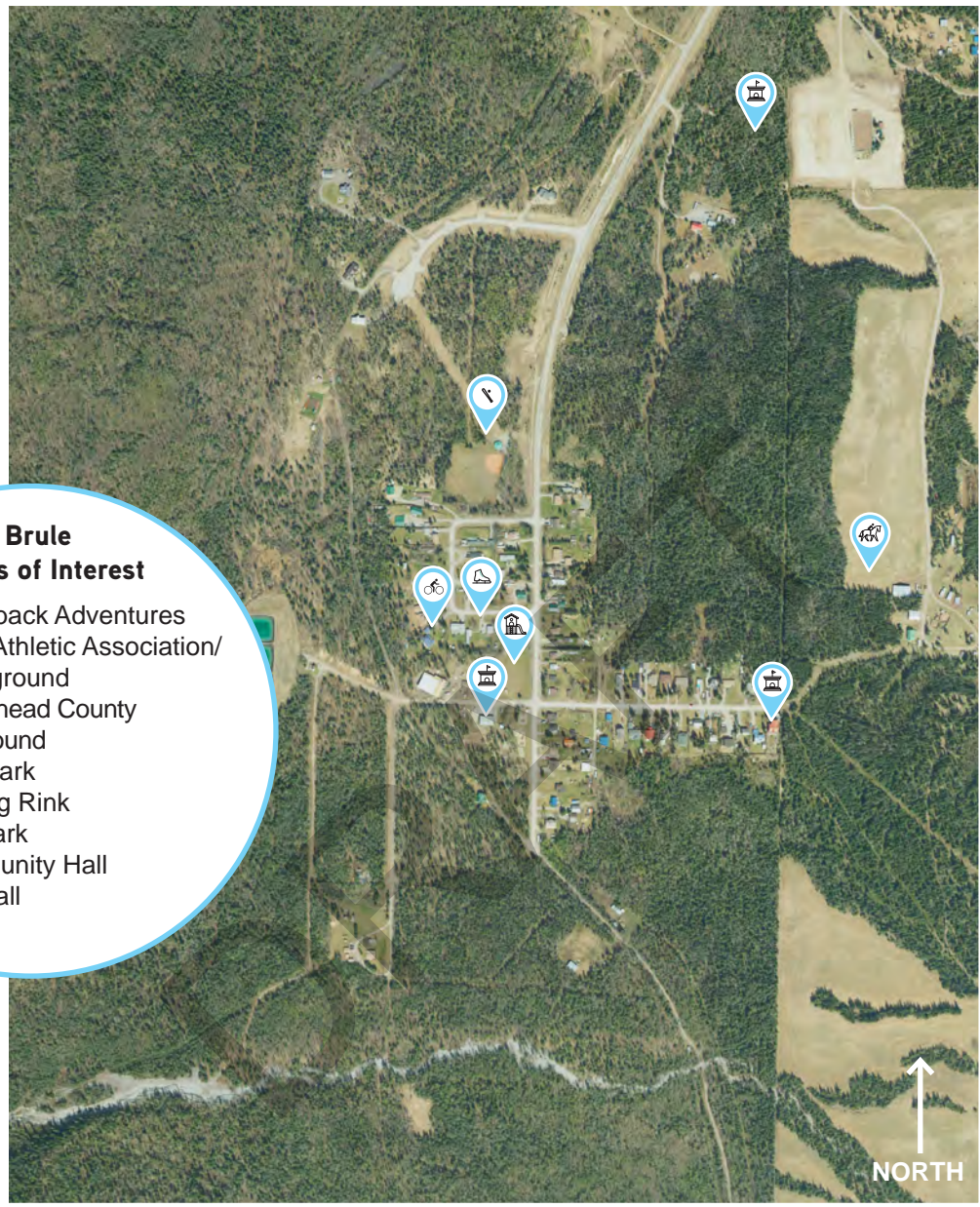
The Hamlet of Brule is located approximately 20km southwest of the Town of Hinton. Access to the Hamlet is only available from Brule Road, which is a single all season improved roadway extending from Highway 40. The Hamlet is uniquely known for its riding trails and hunting outfitters. The location of the Hamlet affords an opportunity for outfitters to locate many of their horse holding and grazing areas directly adjacent to and within the community.

Brule was initially established as a gathering area for trappers, traders, and explorers before their passage through the mountains. In the early 1900s, Brule became a coal mining community. After a successful century of mining, the coal mine closed and most evidence of a coal mining legacy was removed. Brule is attractive to residents who value affordability, privacy, and nature. The residents of Brule are passionate about their rural lifestyle, protecting the natural environment, and conserving the unique historic character of the Hamlet.

### 9.4.1 Policies

- a. The Hamlet of Brule shall be developed in accordance with the Brule ASP,
- b. Municipal water services are available within the Hamlet and any new development may be required to upgrade the municipal water services as part of a development or subdivision approval,
- c. On-site private sewage systems are allowed where suitable conditions permit their use,
- d. Piped sanitary servicing and underground stormwater management will not be supported within the Hamlet of Brule due to geotechnical considerations,
- e. Support limited and careful growth in Brule with a minimum of disturbance to the existing lifestyle of its residents,
- f. Encourage sensitive residential, recreational housing, and low impact uses in Brule,
- g. Support the formalization of recreation trail linkages in the community as per the Brule ASP,
- h. Support the conservation of Brule's unique historic character,
- i. It is recommended that the Fire Smart Program be applied within the Hamlet of Brule,
- j. Ensure any new lots are of a size to adequately deal with on-site sewage disposal.

# Map 5 - Hamlet of Brule



## Brule Points of Interest

- Horseback Adventures
- Brule Athletic Association/  
Campground
- Yellowhead County  
Playground
- Bike Park
- Skating Rink
- Ball Park
- Community Hall
- Fire Hall



# Hamlet of Cadomin



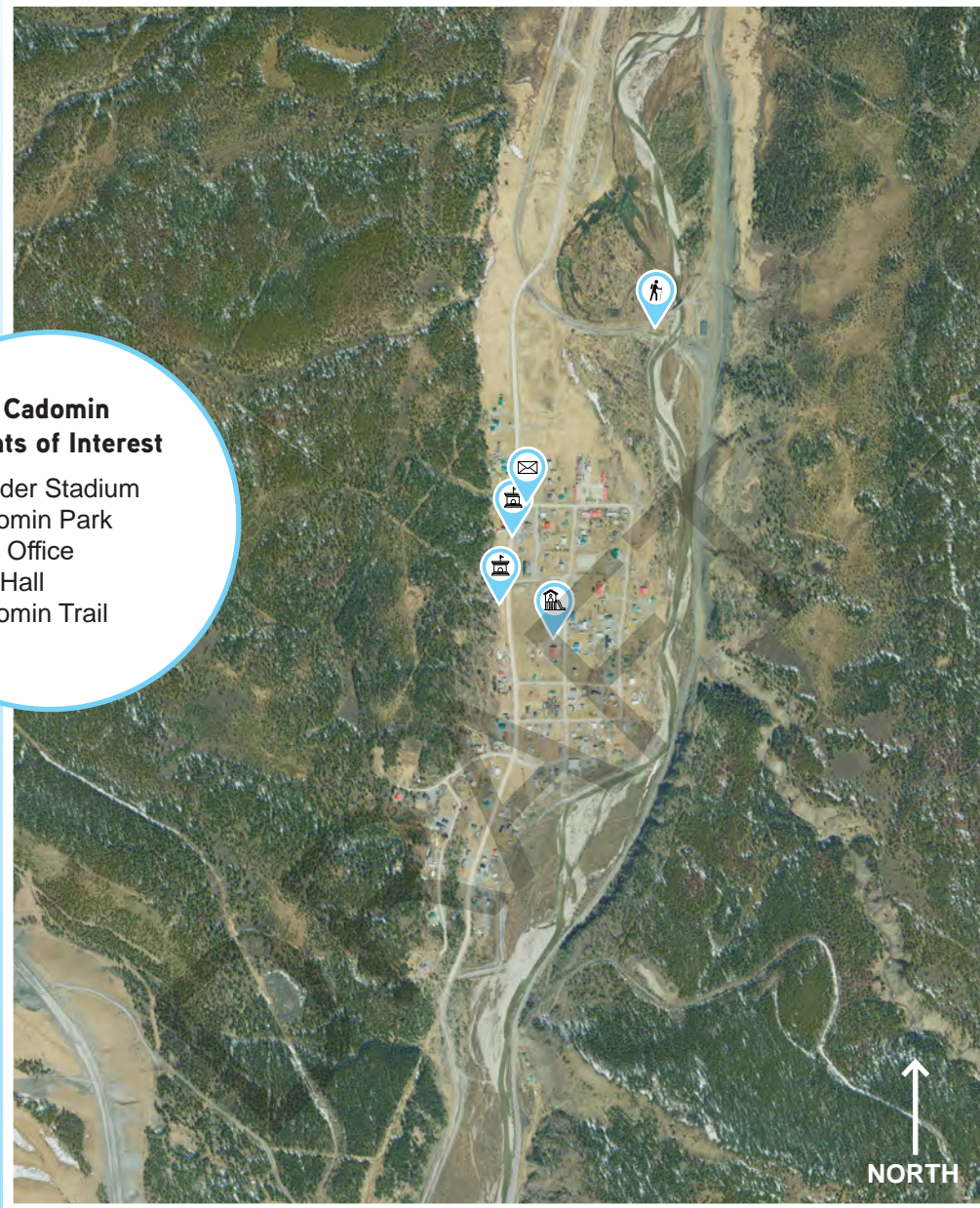
## 9.5 Hamlet of Cadomin

The Hamlet of Cadomin is located 100km southeast of the Town of Hinton. The Hamlet is situated in the valley of the McLeod River where the foothills meet the Rocky Mountains. As with other Hamlets in the County, Cadomin peaked in population with the economic prosperity of the coal mining industry. Since the closure of the coal mine in the 1950s the population has been declining. The Hamlet consists of mainly seasonal residents however there is a small population of full time residents.






### 9.5.1 Policies

- a. The Hamlet of Cadomin shall be developed in accordance with the Cadomin ASP,
- b. Municipal sanitary sewer services are available within the Hamlet of Cadomin and any new development may be required to connect to available municipal sanitary sewer services as part of development or subdivision approval,
- c. The proponent may be required to provide a Sanitary Servicing Report as part of a development or subdivision application at the discretion of the Planning Authority. The purpose of this report is to determine if the proposed development can be supported by the existing infrastructure or if upgrades are required,
- d. Potable water is generally available through cisterns or water wells however residents also have access to a water plant ensuring that safe drinking water is available year-round,
- e. The County will support initiatives to preserve the heritage and unique character of Cadomin as those features attract tourism to the community,
- f. It is recommended that the Fire Smart Program be applied within the Hamlet of Cadomin,
- g. Any subdivision and development approvals must have regard for the *Floodplain Delineation of the Hamlet of Cadomin (1996)*.

# Map 6 - Hamlet of Cadomin



## Cadomin Points of Interest

-  • Boulder Stadium
-  • Cadomin Park
-  • Post Office
-  • Fire Hall
-  • Cadomin Trail





## 9.6 Hamlet of Evansburg

The Hamlet of Evansburg is located on the eastern boundary of the County. The Hamlet of Entwistle within Parkland County is located nearby and historically the two hamlets developed together with Evansburg becoming the main commercial and institutional service centre. The Pembina Provincial Park and campgrounds are well used during the summer season providing an economic benefit to the community.

### 9.6.1 Policies

- a. The Hamlet of Evansburg shall be developed in accordance with the Evansburg ASP,
- b. The County will encourage commercial, residential, and industrial development within the Hamlet,
- c. Municipal water and sanitary sewer services are offered within the Hamlet and any proposed development must connect to the existing infrastructure or be responsible for upgrading the existing infrastructure to accommodate the proposed development,
- d. In locations where municipal water and sanitary sewer services are not readily available, the proposed development shall provide access to a potable water source and accommodate a private sewage system that meets provincial regulations. A water availability report and geotechnical report issued by a Professional Engineer may be required to prove suitability of the proposed development,
- e. The County shall support the development of county owned land within the Hamlet where it benefits Evansburg and surrounding area,
- f. It is recommended that the Fire Smart Program be applied within the Hamlet of Evansburg,
- g. Evaluate opportunities to complete investments in infrastructure servicing of County owned lands to be offered for future residential development,
- h. The County will support initiatives to revitalize the Main Street in Evansburg if municipal capital investment funding is available.

# Map 7 - Hamlet of Evansburg



- Evansburg  
Points of Interest:**
- Pump Track
  - Tipple Park Museum
  - Pembina Rec-Plex/  
Evansburg Arena
  - RCMP
  - Playground
  - Health Center





# Hamlet of Marlboro

## 9.7 Hamlet of Marlboro

The Hamlet of Marlboro is within commuting distance to both the Town of Edson and the Town of Hinton, which offers the residents of Marlboro the benefit of the amenities offered by those centres while still maintaining a rural lifestyle. Marlboro was established in the early 20<sup>th</sup> century resulting from the development of Marl Mine.

The primary land use within the Hamlet is residential. Private water wells and sewage treatment systems are prevalent and due to the current servicing constraints. The financial implications of constructing water and sewer infrastructure has deterred new development from the Hamlet. The municipal water service has been extended into the Hamlet to service the community hall.

### 9.7.1 Policies

- a. The County may complete an ASP for the Hamlet of Marlboro identifying strategies to address servicing challenges,
- b. It is recommended that the Fire Smart Program be applied within the Hamlet of Marlboro,
- c. The County will support the consolidation of existing lots to allow for proper private sewage disposal systems,
- d. New development within the Hamlet of Marlboro will be evaluated on a case-by-case basis in absence of a feasible strategy to address municipal servicing,
- e. The County will discourage further subdivisions and development in Marlboro until servicing decisions are made and implemented,
- f. The County will retain County owned lands within Marlboro until the completion of an ASP and the resolution of servicing issues,
- g. The County will undertake enforcement action to address non-compliant developments and encroachments within the Hamlet.

# Map 8 - Hamlet of Marlboro

- Marlboro  
Points of Interest:**
- 🚲 • Pump Track
  - 🏰 • Yellowhead County Park
  - 🏠 • Community Hall







Hamlet of

# Niton Junction

## 9.8 Hamlet of Niton Junction

The Hamlet of Niton Junction is located 55km east of the Town of Edson. Niton Junction evolved during the 1930s to service the motoring community and continues to function as a commercial node along Highway 16. Potable water is available to residents through cisterns or water wells and municipal sanitary sewer services are available within the Hamlet.

### 9.8.1 Policies

- a. It is recommended that the County complete a Niton Junction ASP,
- b. The County shall support Niton Junction as a highway commercial node along Highway 16,
- c. It is recommended that the Fire Smart Program be applied within the Hamlet of Niton Junction,
- d. A geotechnical investigation may be required prior to the installation of new or extension of existing municipal services due to high water table,
- e. Any new development must connect to readily available municipal sanitary services as a part of development or subdivision approval,
- f. The proponent may be required to provide a Sanitary Servicing Report as part of a development or subdivision application at the discretion of the Planning Authority. The purpose of this report is to determine if the development proposed can be supported by the existing infrastructure or if upgrades are required.

# Map 9 - Hamlet of Niton Junction



- Niton Junction  
Points of Interest:**
- 🚴 • Yellowhead County Pump Track
  - 🏊 • Green Grove Swimming Pool
  - 🏠 • Yellowhead County Niton Park
  - 🏛️ • Community Hall
  - 📖 • Niton Public Library
  - ⚠️ • Campground & RV Park



# Hamlet of Peers



## 9.9 Hamlet of Peers

Peers is located 30km northeast of the Town of Edson and was first settled in the early 20<sup>th</sup> century by homesteaders originating from the western United States. Many people continued to settle in the region establishing farms until the 1940s when farm consolidation resulted in fewer but larger farming operations. The Hamlet is the agricultural hub for the surrounding area.

The Hamlet is serviced with municipal water and sewer services. A municipal stormwater management system has been constructed and consists of ditches, culverts, minor storm drains, and a stormwater detention pond. January Creek splits Peers in two and is considered a unique water feature.

### 9.9.1 Policies

- a. The Hamlet of Peers shall be developed in accordance with the Peers ASP,
- b. Parks and trails within the Hamlet will be planned in accordance with the *Parks and Outdoor Spaces Plan*,
- c. New development and subdivision proposals within the Hamlet must comply with the floodplain risk assessment report for January Creek,
- d. The County may require the dedication of Environmental Reserve adjacent to January Creek,
- e. Sustain and enhance the level of community services and facilities in and around Peers,
- f. The County will encourage residential, commercial, recreation, industrial development within the Hamlet,
- g. It is recommended that the Fire Smart Program be applied within the Hamlet of Peers,
- h. All new development must connect to readily available County infrastructure services.

# Map 10 - Hamlet of Peers





# Hamlet of Robb

## 9.10 Hamlet of Robb

Robb is in the southwest portion of the County adjacent to Highway 47 in the heart of the Coal Branch region. Robb was established in the early 20<sup>th</sup> century as a coal mining communities. The Hamlet is separated into two neighbourhoods referencing the geographic locations, Upper Robb and Lower Robb, referenced in Map 11 (Hamlet of Robb). The main distinction between Upper Robb & Lower Robb is sanitary sewer service. All sanitary sewer infrastructure is located within Upper Robb enabling a variety of land use options to be developed. Lower Robb is only serviced by private sewage systems due to topographic constraints therefore limiting the type of development to primarily residential. The entire Hamlet is serviced with water by private water wells with the available option to retrieve water from a public well at the fire hall.

### 9.10.1 Policies

- a. The Hamlet of Robb shall be developed in accordance with the Robb ASP,
- b. The County will support and encourage new development locating within Upper Robb.
- c. The County will discourage new development locating within Lower Robb. However, the County may consider the enlargement of existing lots within Lower Robb,
- d. It is recommended that the Fire Smart Program be applied within the Hamlet of Robb,
- e. All new development must comply with the floodplain study which was conducted for the Hamlet of Robb,
- f. All new development must connect to readily available County infrastructure services,
- g. If requested, the County will work with the community to identify, map, and possibly enhance specified components of the informal trail system within and surrounding the Hamlet of Robb,
- h. Explore further development options as per the Robb ASP.

# Map 11 - Hamlet of Robb



### Robb Points of Interest:

- Robb Outdoor Park
- Pump Track
- Skating Rink
- Ball Park





# Hamlet of Wildwood

## 9.11 Hamlet of Wildwood

The Hamlet of Wildwood is located 85km east of the Town of Edson and hosts one of the County's offices. Wildwood has significant capacity for services and developable land which the County will support for future development in the community.

### 9.11.1 Policies

- a. The Hamlet of Wildwood shall be developed in accordance with the Wildwood ASP,
- b. Parks and trails within the Hamlet shall be planned in accordance with the *Parks and Outdoor Spaces Plan*,
- c. The County will sustain and enhance the level of community services and facilities in and around Wildwood,
- d. The County will encourage residential, commercial, recreational, and industrial development within the Hamlet,
- e. All new development must connect to the available County infrastructure services,
- f. It is recommended that the Fire Smart Program be applied within the Hamlet of Wildwood,
- g. Encourage and stimulate the provision of a supply of land to support a variety of new housing needs,
- h. The County will consider, in the context of the ASP, 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 the Hamlet of Wildwood,
- i. Encourage owners of abandoned or dilapidated buildings to demolish or renovate their buildings so as to provide infill housing opportunities or commercial uses,
- j. Support citizen and business owner led initiatives to revitalize the Main Street (commercial core) in the Hamlet,
- k. Develop a local trail system, which would potentially link to a regional trail system, for transportation and recreation, including Chip Lake.

# Map 12 - Hamlet of Wildwood



**Wildwood  
Points of Interest:**

- 🚴 • Yellowhead County Pump Track
- 🏠 • Wildwood Recreation Complex
- 📖 • Wildwood Public Library
- ⚾ • Ball Park
- 🏛️ • County Office
- 🚒 • Fire Hall
- 🚶 • Hiking Trail
- ✉️ • Canada Post
- 🏇 • Rodeo Grounds





## 10.0 Commercial and Industrial Development



### 10.1 Overview

Commercial and industrial development is essential to the viability and success of the County. To that end the County supports a wide range of commercial and industrial uses within its borders creating the reputation that “we are open for business”. Primary resource extraction and development mainly occur on Crown Land within the County and are governed under provincial jurisdiction and need to adhere to the LUB. With an abundance of Crown Land, the County has a wealth of area ideal for natural resource development.

Commercial recreation and tourism oriented uses are generally supported throughout all areas of the County in order to take advantage of the unique sense of place. However, because this is a broad range of land uses, it is acknowledged that not every use would be appropriate in each area. One major factor in determining suitability will be the compatibility with adjacent land uses. In areas of residential development, low density or low impact recreation uses may be considered. In areas of the County consisting primarily of Crown Land, a greater range of uses may be considered. Each specific policy area provides further direction regarding potential uses or specific issues and conditions.

### 10.2 Objectives

- a. To ensure adequate serviced land is available to accommodate future commercial and industrial development,
- b. To explore serviced commercial and industrial developments and business parks in conjunction with the Town of Hinton (east of current Town boundaries) and/or the Town of Edson,
- c. To minimize the potential negative impacts associated with commercial and industrial activity,
- d. To plan logically and sequentially for industrial development, ASPs and regulatory bylaws will be utilized when possible,
- e. To minimize the potential negative impacts associated with resource based industrial activity,
- f. To accommodate industrial uses that may require large tracts of land providing services to industry and the rural population.

## 10.3 Policies

- 10.3.1 The County will encourage commercial and industrial development to develop adjacent to and/or within Hamlets with acceptable infrastructure servicing.
- 10.3.2 The County will support new commercial and/or industrial developments close to existing commercial nodes along Highway 16, major transportation corridors, and County rural major collector and rural arterial roads.
- 10.3.3 The County will encourage development access Provincial Highways from service roads.
- 10.3.4 The County will support the collaboration with neighbouring municipalities to develop serviced and/or unserviced commercial and industrial lands.
- 10.3.5 The County may require a proponent of a commercial or industrial development to prepare a Concept Plan or ASP.
- 10.3.6 The County will work in collaboration with the appropriate Provincial ministries and AER when considering a commercial or industrial development.
- 10.3.7 The County will require new commercial and/or industrial developments to comply with the LUB.
- 10.3.8 The County will consider approval of aggregate extraction if the development complies with the requirements of the LUB.
- 10.3.9 The County may require supplementary reports to determine the impacts to and suitability of the site that is proposed for commercial/industrial development.
- 10.3.10 The County will require that any commercial/industrial developments adjacent to Highway 16 to be landscaped as per the requirements of the LUB.



## 11.0 Economic Development

### 11.1 Overview

The County is committed to providing certainty for investors, through clear municipal policy development processes, transparency, and consistency in County decision-making. The County works actively with customers and stakeholders to facilitate efficient approval processes and to provide cost-effective services. When asked about sectors that will create future economic development for the County, residents indicated that the municipality needs to focus its energies in sectors where:

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

Currently 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 believe that considerable focus will be necessary to foster growth in the following economic sectors:

- a. Value added niche market agriculture and agri-tourism,
- b. Value added forest product processing,
- c. Heritage based, outdoor recreation based, and eco-tourism,
- d. Alternative energy production,
- e. Service industries related to primary resource extraction,
- f. Technology development and export related to alternative and conventional energy sources in the County.

### 11.2 Objectives

- a. To participate in activities that will foster a prosperous County through the development of a diversified economy,
- b. To provide security to investors in the County through transparent and consistent decision-making processes,
- c. To build a true regional economy through collaboration with the Towns of Edson and Hinton,

- d. To ensure the completion of plans, LUB regulations, and infrastructure required to facilitate the development of industry and tourism opportunities,
- e. To encourage industry clustering in areas where raw materials are abundant,
- f. To support the preservation of County heritage resources for future tourism development,
- g. To support recreational trail development,
- h. To advance the development of the Provincially supported West Yellowhead Corridor tourism nodes where Council has passed a motion of support for a specific node or recreational/ tourism opportunity.

### 11.3 Policies

- 11.3.1 The County will support upgrades to regional airport services and initiatives to increase air service in the region.
- 11.3.2 The County will review policies and approval processes to streamline and reinforce the County as a place that is proactive at maintaining a competitive business environment.
- 11.3.3 The County will support bed and breakfast and nonevasive short term accommodations as a means to diversify income and to offer alternative accommodation arrangements for travelers.
- 11.3.4 The County will support campgrounds as a cost-effective means of accommodation providing access to the County's expansive natural areas.
- 11.3.5 The County will ensure marketing resources to be coordinated to leverage the best and most cost-effective marketing possible.
- 11.3.6 The County acknowledges that the economic health and overall quality of life for its residents is connected to the economic health of the Towns of Edson and Hinton and their recreation and cultural amenities. The County has entered into long-term revenue sharing agreements with the Town of Edson and and the Town of Hinton.
- 11.3.7 The County will support eco-tourism operations as an environmentally friendly means of employment creation for County residents and as a means of providing opportunities for income diversification.
- 11.3.8 The County will facilitate economic development through pro-active planning and implementation strategies developed through IDPs, ASPs, subdivision regulations, and the LUB.
- 11.3.9 The County will enhance transportation, water, sewer, and stormwater management infrastructure in accordance with the MDP, recognizing that this serves as a platform for investment in the community.
- 11.3.10 The County will continue joint planning with the Towns of Edson and Hinton for the development of industrial and commercial nodes through the adoption of IDPs and future ASPs.
- 11.3.11 The County will work with the Province on Crown Land divestment policies to facilitate new economic development.
- 11.3.12 The County is supportive of innovative and responsive live/work arrangements, including home based businesses and small rural residential/industrial operations.
- 11.3.13 The County recognizes the West Yellowhead Regional Integrated Decision and supports the advancement and implementation of commercial recreation and tourism development in these nodes subsequent to determining the impacts of the proposal.
- 11.3.14 The County recognizes the opportunity that diverse land tenure approaches may contribute within the West Yellowhead Corridor Regional Integrated Decision to facilitate recreation and tourism node development.

## 12.0 Transportation



### 12.1 Overview

The County is committed to developing, supporting, and maintaining safe and efficient transportation systems. The road classifications within the County are shown on Map 15 (Transportation Network).

### 12.2 Objectives

- a. To ensure the ongoing maintenance and expansion of the County's transportation network to promote the safe and efficient transportation of the movement of goods and residents,
- b. To promote regional connectivity through a variety of transportation modes,
- c. To plan and manage transportation systems in cooperation with the Province.

### 12.3 Policies

- 12.3.1 The County will require proponents to pay for the cost of infrastructure to facilitate their development.
- 12.3.2 The County will support the coordination and integration of local, regional, intra-provincial, and inter-provincial transportation networks.
- 12.3.3 The County may support partnership agreements with industry where roads can be developed jointly for mutual benefit.
- 12.3.4 The County may proactively complete Traffic Impact Assessments (TIA) in potential development areas.
- 12.3.5 The County will work with Alberta Transportation to coordinate land uses in the vicinity of provincial highways.

- 12.3.6 Prior to issuing a decision, the County will ensure that the road network can accommodate the increased traffic resulting from a proposed subdivision or development.
- 12.3.7 The County will require the proponent to provide the necessary road widths in accordance with the *Design Guidelines and Construction Standards* adopted by the County.
- 12.3.8 The County may require a proponent to provide a TIA as a part of an ASP, Concept Plan, subdivision, or development permit application to determine the impact to the road network. The TIA should identify any required improvements based on estimated traffic flows, assign costs, timing, and responsibilities for the costs of improvements.
- 12.3.9 The County will support the development of active transportation networks by:
- a. Encouraging the design, development, and maintenance of multi-use trails and pedestrian connectivity throughout the County with linkages and extensions to the existing trail system focused natural features of the *Parks and Outdoor Spaces Plan*,
  - b. Linking tourism opportunities through active transportation infrastructure where possible,
  - c. Working with Canadian National Railway Company on any future rail development,
  - d. Operating the Jasper-Hinton Airport and supporting and promoting commercial air services to locate at the airport,
  - e. Supporting and encouraging highway commercial development to locate within existing highway commercial nodes.
- 12.3.10 Support the development, maintenance and expansion of transportation networks in the County by clearly defining the responsibility for roadway construction and maintenance:
- a. Alberta Transportation is responsible for provincial highways,
  - b. The County is responsible for the care and control of the local road system, including rural major collector roads, rural arterial roads, and rural local roads,
  - c. Proponents are responsible for the construction of any new roads required for new development or subdivision. Upon acceptance of the road by the County, and subject to any applicable warranty period, the road becomes the maintenance responsibility of the County, unless other arrangements have been agreed to with the proponent.
- 12.3.11 Roads constructed as private roads in a bare land condominium shall not be eligible for municipal maintenance programs or services.
- 12.3.12 The County may require a security deposit to be provided by the proponent to ensure that road construction is to County standard.
- 12.3.13 A License of Occupation (LOC) or an easement agreement does not constitute legal access for the purposes of securing development and subdivision approvals. In the case of commercial, industrial, or recreation developments (excludes residential) on Crown Land, LOCs or lease roads may be considered at the discretion of the County.
- 12.3.14 Where the County has previously approved development or subdivision access by easement, LOC, or other legal arrangement, the County may recognize this as legal access for compliance purposes, if constructed to municipal standards, but not for subdivision purposes to create additional properties or for the issuance of additional development permits.

## 13.0 Infrastructure and Utilities



### 13.1 Overview

The County will continue to develop, support, and maintain safe and efficient infrastructure and utility systems.

### 13.2 Objectives

- a. To promote utility systems in cooperation with the Province and neighbouring municipalities,
- b. To plan for long term extension of infrastructure systems reflective of the growth needs of the County,
- c. To protect the integrity of the County's infrastructure and utility systems.

### 13.3 Policies

- 13.3.1 All developments shall connect to water servicing when located adjacent to existing water infrastructure. The proponent may be required to provide a Water Design Report completed by a Professional Engineer to demonstrate that the existing water infrastructure can support the new development or if any upgrades to the existing infrastructure are required.
- 13.3.2 If water servicing is not available, a Ground Water Availability Report completed by a Professional Engineer may be required as a part of the subdivision or development application to ensure the aquifer can support the new development.

- 13.3.3 All developments shall connect to sanitary servicing when located adjacent to existing sanitary infrastructure. The proponent may be required to provide a Sanitary Design Report completed by a Professional Engineer to demonstrate that the existing sanitary infrastructure can support the new development or if any upgrades to the existing infrastructure are required.
- 13.3.4 If sanitary servicing is not available a report based on the *Draft Environmental Guidelines for the Review of Subdivisions in Alberta (1998)* or equivalent addressing soil suitability and water table depth may be required as a part of the subdivision or development application to ensure the new development can accommodate a private sewage disposal system.
- 13.3.5 The County prefers the expansion of existing lagoons to the construction of new lagoons. For every development that may require additional treatment facilities, every effort should be made to provide service through the expansion of the existing lagoons before the construction of a new lagoon is considered.
- 13.3.6 Weeping tile or other foundation drains shall not be connected to the wastewater system as it can contribute directly to basement flooding and overload the system. These drains shall discharge to the surface outside of the home and away from the foundation.
- 13.3.7 To encourage the safe disposal of solid waste materials, the County should:
- Locate solid waste disposal site(s) in a manner which provides convenient access to communities its serves,
  - Cooperate with adjacent municipalities for the maintenance of regional waste management initiatives,
  - Ensure that solid waste disposal sites are located and developed in a manner that will minimize the impacts on the surrounding lands.







- 13.3.8 The County will require all new subdivision and development to manage and consider quality and quantity control of stormwater in accordance with Alberta Environment guidelines.
- 13.3.9 A Stormwater Management Report prepared by a Professional Engineer may be required for potential drainage easements issues and requirements if the new development results in the creation of six (6) lots or more from a quarter section.
- 13.3.10 Protect regional water supplies from potential negative impacts that may occur from improperly maintained onsite septic systems and/or stormwater management issues.
- 13.3.11 Continue to support the protection of aquifers in the region.
- 13.3.12 When considering subdivision and/or development applications, the AER subdivision and development setback regulations and guidelines directive in respect of sour gas and other oil and gas facilities, including pipelines, will be applied.

## 14.0 Recreation and Open Space



### 14.1 Overview

Recreational developments provide opportunities for residents and visitors. When developed logically, these developments bring a range of employment and community benefits to County residents. Examples of recreational development include trail riding, snowmobiling, picnic grounds, boat launches, and private clubs. The County will continue to invest in recreational amenities, cultural services, and supporting infrastructure to ensure residents and visitors can experience multicultural and recreational diversity. County residents value the open space, trail systems, intensive and extensive recreational amenities and civic gathering areas that are offered. The County's diverse and rural landscape allows for endless recreational development and open space opportunities.

### 14.2 Objectives

- a. To offer facilities and programs that promote the diversity and rural character of the municipality,
- b. To ensure recreational opportunities are available, accessible, and affordable,
- c. To ensure municipal reserves are planned and developed in the best interests of the municipality.

### 14.3 Policies

- 14.3.1 The County encourages the enjoyment of its many environmental assets through tourism and recreation development that is sensitive to its environmental context.
- 14.3.2 Recreational development should benefit residents of all ages and abilities and may be in close proximity to transportation networks.
- 14.3.3 Recreation and open space development should adhere to the *Parks and Open Spaces Plan*.

- 14.3.4 The County will seek to coordinate recreation development planning with adjacent provincial recreation or areas of provincial policy support to ensure compatibility of land use, protection of environmental areas, preservation of viewpoints and minimization of impacts from traffic, noise, and other nuisances.
- 14.3.5 Agri-tourism and responsible eco-tourism is supported throughout the County as a way of supporting agricultural operations, promoting agricultural products, preserving natural areas, encouraging economic diversification, and showcasing the rural lifestyle.
- 14.3.6 End land use plans for reclaimed natural resource extraction areas may be directed to facilitate further recreation opportunities where appropriate.
- 14.3.7 Proposals for recreation and resort development should provide a regional, community and/or employment benefit.
- 14.3.8 Opportunities for public/private funding arrangements may be supported where recreation and tourism development provide opportunities for public use.
- 14.3.9 Low impact recreational activities, such as community playgrounds, interpretive trails and facilities, parks, and community gardens are encouraged in the County's Hamlets and multi-parcel subdivisions.
- 14.3.10 New parks, open spaces, and recreational facilities should be planned to be multi-use areas and available to people of all ability levels whenever possible. Planning and design of parks and open spaces shall be consistent with the findings from the *Parks and Open Spaces Plan*.
- 14.3.11 The County will work cooperatively with the Grande Yellowhead Public School Division, Living Waters Catholic Regional Division No. 42, and Evergreen Catholic School Regional District.
- 14.3.12 The County will use school reserve and/or municipal and school reserve as land where a school division has identified future land needs for a school location.
- 14.3.13 The County will enter into joint use and planning agreements with school divisions operating within its borders as required under the MGA.
- 14.3.14 When Municipal Reserve (MR) lands are acquired at the time of subdivision, the County may:
- Dedicate lands as MR where there is immediate benefit for public use,
  - Require payment of cash-in-lieu in place of MR lands when the reserve land is not required at present or in the future,
  - Defer the MR by caveat when the reserve land is not needed at present but may be provided through future subdivision,
  - Request a combination of land and cash-in-lieu.
- 14.3.15 The acquisition, deferral, disposition of MR land and use of cash-in-lieu shall adhere to the requirements of the MGA.
- 14.3.16 MR shall be identified at ASP, Concept Plan, or subdivision stages.
- 14.3.17 The County will examine, in partnership with community groups, innovative ways to adapt underused reserve land to benefit the local community.

14.3.18 Vacant or underused lots may be purchased by the County on a site-by-site basis to provide additional amenity space in local Hamlets when a need is identified.

14.3.19 The County may develop further policy to guide the disposal of its land holdings.

14.3.20 As per the MGA, the County may require land to be provided as Environmental Reserve (ER) only for one or more of the following purposes:

- a. To preserve the natural features of the land, where in the opinion of the County, those features should be preserved,
- b. To prevent pollution of the land or of the bed and shore of an adjacent body of water,
- c. To ensure public access to and beside the bed and shore of a body of water lying on or adjacent to the land,
- d. To prevent development of the land where, in the opinion of the County, the natural features of the land would present a significant risk of personal injury or property damage occurring during development or use of the land.

14.3.21 ER will be taken in accordance with the MGA as Environmental Reserve Easement (ERE) or as ER 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 ER is required to grant public access to a natural feature, it may be taken as ER or an ERE.



- 14.3.22 The County will collaborate with regional stakeholders, neighbouring municipalities, and adjacent provincially designed areas to develop an integrated regional trail system, when appropriate.
- 14.3.23 The County supports the development of trail systems on existing reserve parcels to enhance public access to natural and recreational areas.
- 14.3.24 Multi-purpose trails should be developed as part of new multi-parcel subdivisions, the County may evaluate the following:
- a. May be proposed in MR parcels and along subdivision road right-of-ways,
  - b. Should be designed to allow access for people of all abilities,
  - c. Should support connectivity between adjacent subdivisions and Hamlets where possible.
- 14.3.25 Concept Plans and/or ASPs may include public gathering places such as parks, open spaces, and community facilities that are safe and accessible and create linkages between on-site and off-site pathways and open spaces when practical.
- 14.3.26 Future lands for cemeteries must be approved by the County through subdivision prior to being submitted to the Province. Land designated for cemeteries must comply with the *Provincial Cemeteries Act*.
- 14.3.27 Prior to the County approving a Short Term Accommodation (vacation rental) development, the proponent is required to have obtained approval for the vacation rental from the condominium board (as applicable).

## 15.0 Natural Areas

### 15.1 Overview

Environmental stewardship is a guiding principle for development in the County in order to achieve healthier watersheds and to protect environmentally sensitive areas. The County is committed to the protection and sustainability of the valuable natural assets their residents and visitors enjoy. Maintaining the health and viability of the landscape is the County's priority for both its residents and economic development opportunities. Development within these environmentally sensitive areas must create a balance between environmental protection and development pressures. All types of development in these areas should aim to reduce impacts on the surrounding environment.

### 15.2 Objectives

- a. To ensure natural assets are sustained for current and future generations to enjoy,
- b. To develop operations that lead by example with respect to environmental sustainability,
- c. To ensure growth and development are encouraged while not compromising our natural assets,
- d. To ensure appropriate and effective use of agricultural land,
- e. To protect and maintain the rural landscape of the County.

### 15.3 Policies

- 15.3.1 The County will consider the ecological integrity of ecosystems, wildlife habitat and corridors, and the potential cumulative impacts of development on the landscape as part of planning and development decisions.

- 15.3.2 The County will consider the ecological integrity of its natural environmental features and overall ecosystem health when undertaking or updating statutory plans, policies, bylaws, and other planning documents.
- 15.3.3 Planning and development projects initiated by the County or private proponents that require municipal approvals are recommended to undertake the following technical assessments related to the environment as required by the County:
- a. Biophysical Assessment, either a desktop or a comprehensive biophysical assessment to be completed by a qualified engineer,
  - b. Flood Hazard Study, if all or part of a development site may be located within the floodplain of a watercourse or waterbody.
- 15.3.4 All planning and development projects initiated by the County or private proponents shall adhere to relevant Federal and Provincial Acts, standards, and regulations.
- 15.3.5 The County will partner with the Province, Indigenous communities, industry, non-governmental organizations, and the public to ensure the protection of appropriate environmental features within and connected to the County.
- 15.3.6 The County will seek to protect, enhance, and restore the water quality and aquatic ecosystems whenever possible by:
- a. Retaining natural areas along waterbodies and watercourses,
  - b. Incorporating best practices to minimize soil erosion, to protect and enhance riparian zones and to conserve and enhance areas that contain habitat for federally or provincially listed plant or wildlife species,
  - c. Conserving wetlands and establishing riparian setbacks around wetlands.
- 15.3.7 The County acknowledges the implementation of the *Alberta Wetland Policy*.
- 15.3.8 Stormwater management facilities may be encouraged to be designed as wetland features.
- 15.3.9 The County will seek to maintain and protect the quality and quantity of surface and groundwater resources in the region by requiring all necessary technical studies concerning surface water or groundwater quantity or quality be completed to ensure any proposed planning and development processes and activities will not negatively impact surface water or groundwater resources, including recharge ones, in the area.
- 15.3.10 The County supports growth, development, and implementation of sustainable infrastructure projects including but not limited to:
- a. Low impact development concepts such as bioswales, green roof technology, and rain gardens,
  - b. Energy efficient buildings,
  - c. Eco-industrial parks, compact community design, or other innovative development models that reduce the overall environment footprint of a development.
- 15.3.11 The County may consider the use of incentives to encourage use of implementation of sustainable infrastructure or development initiatives.



- 15.3.12 The County will 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 (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.
- 15.3.13 For areas of the County where no floodplain study has been adopted as policy by the County and where the application is for development on lands that are or may be subject to flooding, the proponent will be required to provide certification from a Professional Engineer as to whether the proposed development is within the floodway, the flood fringe, or is not affected by flooding.
- 15.3.14 No development will be allowed within the floodway except as listed in the LUB.
- 15.3.15 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 development applications to include preventive engineering and construction measures that are to be used to floodproof the building(s) and/or structure(s).
- 15.3.16 In areas of the County where a floodplain study has been adopted, the specific requirements of that study shall govern the review of development and/or subdivision applications made within the floodplain.
- 15.3.17 The County may require that any development within 100m (328ft) of a water course or water body have the top of bank identified by a surveyor.
- 15.3.18 The County may require development proposed within 20m (66ft) of a watercourse or body to provide engineering and geotechnical analysis addressing at minimum the flood plain and bank stability. Site specific conditions may require additional setbacks.



- 15.3.19 The County may require all development proposed within 100m (328ft) of a major river to prepare an engineered and/or geotechnical analysis to determine the active erosion of the river.
- 15.3.20 The County may require any development on or within 20m (66ft) of slopes greater than 20% to assess slope stability through a geotechnical study prepared by an accredited professional engineer and to implement measures to mitigate slope stability.
- 15.3.21 The County will 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 to be prepared which identifies measures to mitigate the substandard soils to ensure a safe and suitable building site.
- 15.3.22 The County requires proponents for development to provide information on the location and ownership of abandoned wells and sour gas facilities as supplied by the AER.
- 15.3.23 The County will apply the AER setback regulations and guidelines as a minimum with respect to sour gas and other oil and gas facilities, including pipelines, when considering subdivision and development applications.
- 15.3.24 The County will encourage landfills to be located in areas of Crown Land, where there is less potential for conflicts with other land uses.
- 15.3.25 The County may require proponents of subdivision or development 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"*. Proponents may be required to implement wildfire mitigation as a condition of subdivision or development.
- 15.3.26 Proponents for subdivision or development may be required to provide details of adequate water supply for firefighting purposes as required by the *Alberta Safety Code Act*.
- 15.3.27 Construction of any development or structure cannot begin until evidence is provided, to the satisfaction of the County, that the requirements of the *Alberta Safety Code Act* have been met with respect to the requirement for an adequate water supply for firefighting purposes.
- 15.3.28 Where feasible the County requires that natural landforms and vegetation be preserved through the development process as a means to protect the natural visual quality in the County and to provide screening of new development.
- 15.3.29 The County encourages development that will not interfere with or detract from views from transportation corridors (highways, recreational trails, etc.).
- 15.3.30 The County will consider the preservation of existing views when evaluating development proposals.



## 16.0 Border Relations

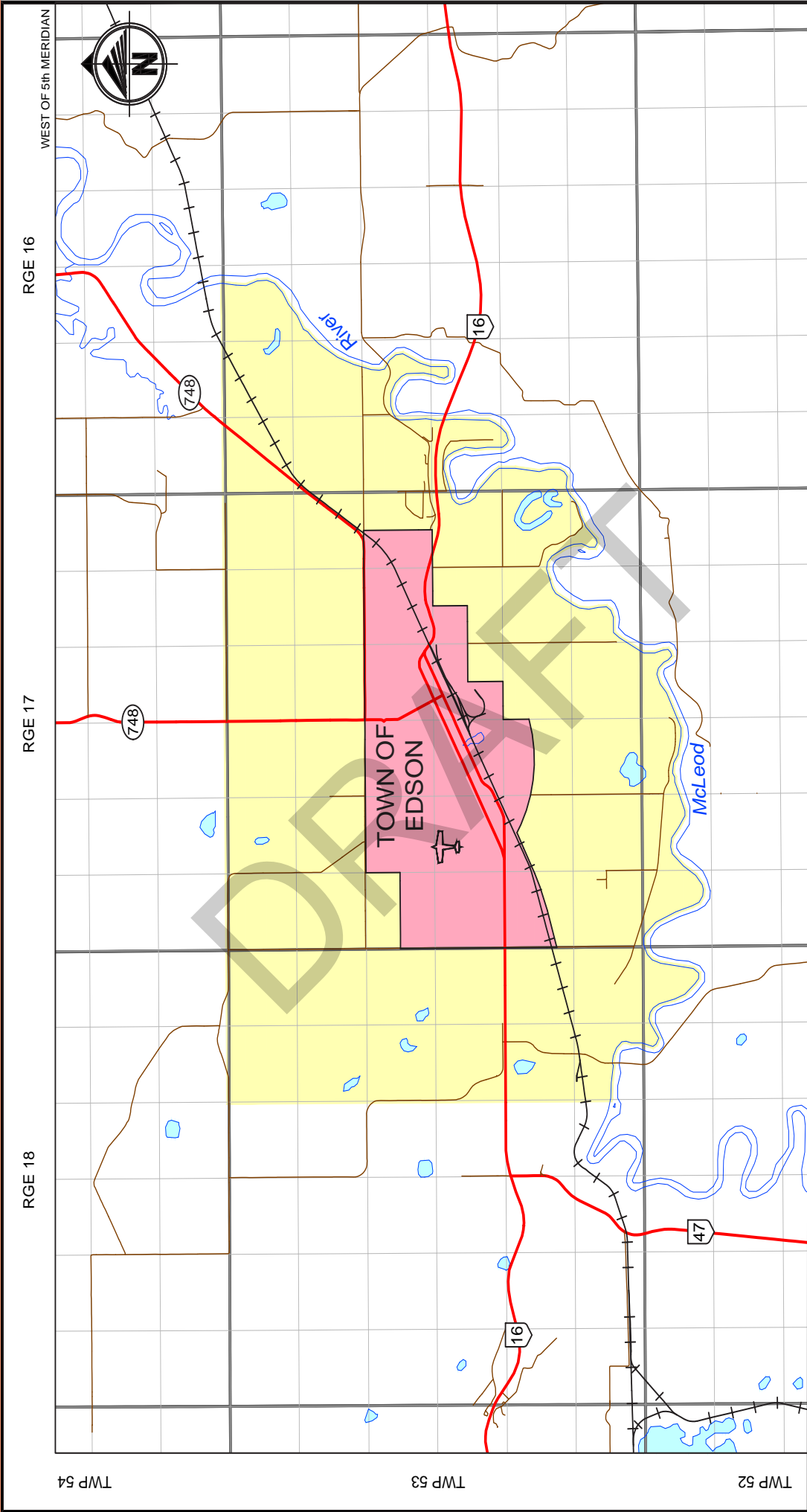
### 16.1 Overview

The County values its strong relationships with its neighbours and is committed to establish long-term visions for its intermunicipal referral areas, and cost and revenue sharing agreements. Potential partnerships will be established through various intermunicipal development agreements and with each neighbouring municipality.

### 16.2 Intermunicipal Development Plans

The purpose of an IDP is to foster an intermunicipal approach to planning issues on lands that connect adjacent municipalities and establish an agreed upon development vision for the area.

- 16.2.1 Town of Edson and Yellowhead County IDP - Adopted in August 2017, this IDP area consists of agricultural lands and forested areas that contain a significant country residential component.
- 16.2.2 Town of Hinton and Yellowhead County IDP - Adopted in August 2019, this IDP area consists predominantly of agricultural with industrial and residential development.
- 16.2.3 Parkland County and Yellowhead County IDP - Adopted in February 2018, this IDP area consists predominantly of agricultural and Crown Land.
- 16.2.4 The MGA does not require adjacent municipalities to adopt an IDP with each other if both agree that one is not required. Exemptions have been ordered by the Province between Yellowhead County and MD of Greenview No. 16, Woodlands County, Lac Ste. Anne County, Brazeau County, and Clearwater County.
- 16.2.5 The towns of Hinton and Edson Urban Fringe Areas and their major transportation networks are illustrated in Maps 13 and 14.

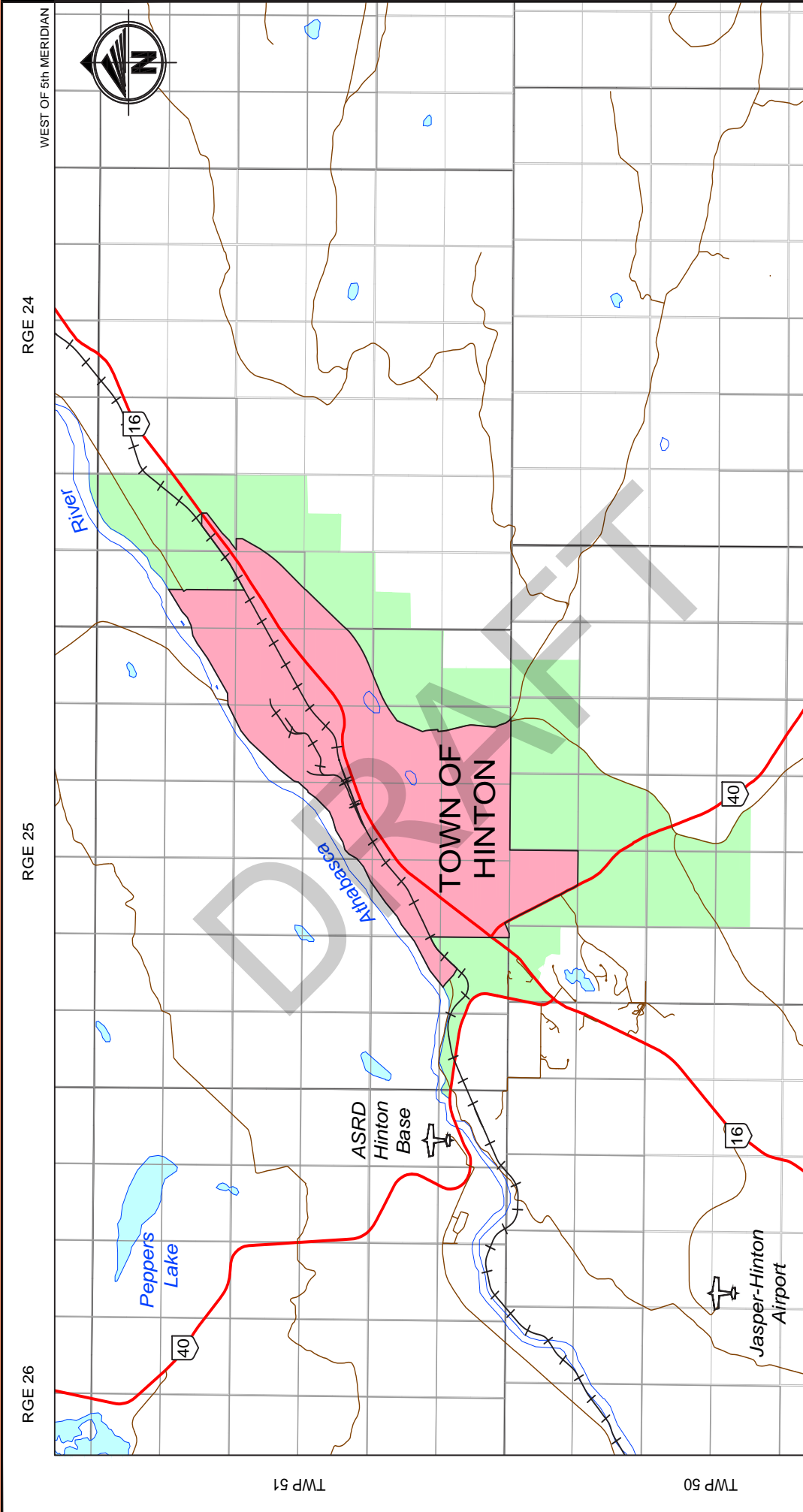


**MAP 13 - EDSON URBAN FRINGE**

SCHEDULE A

**Legend**

- Edson-Yellowhead County IDP Boundary/Fringe
- Town of Edson
- Highway
- Improved Road
- Railway
- Airport

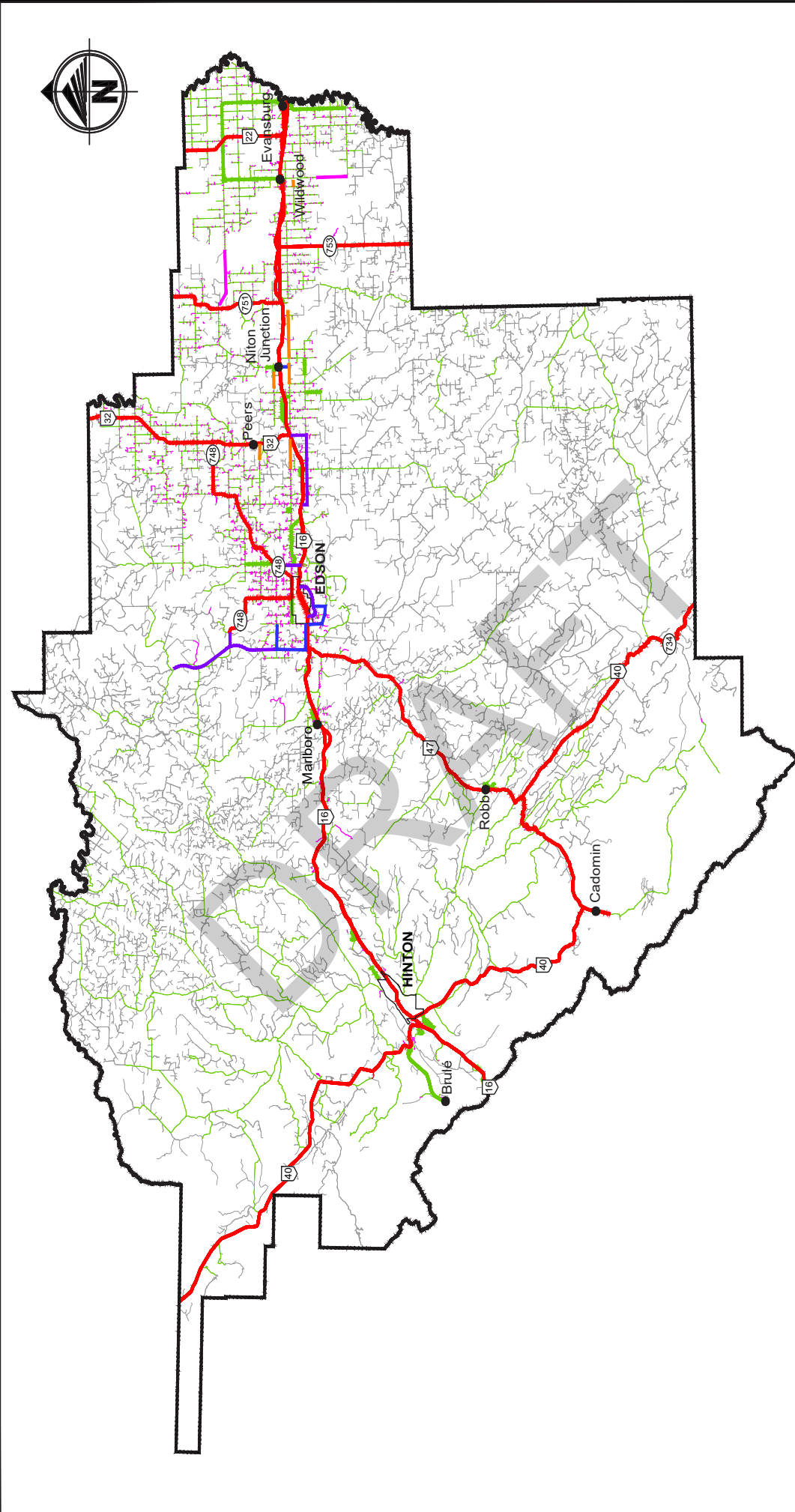


**MAP 14 - HINTON URBAN FRINGE**

SCHEDULE A

**Legend**

- Hinton Fringe - Referral Area Boundary
- Town of Hinton
- Highway
- Improved Road
- Railway
- Airport



# MAP 15 - TRANSPORTATION NETWORK

SCHEDULE A

- Legend**
- Yellowhead County
  - Existing Provincial Highway
  - Future Provincial Highway
  - Existing Collector Roadway (Paved)
  - Proposed Collector Roadway (Paved)
  - Existing Collector Roadway (Gravel)
  - Proposed Collector Roadway (Gravel)
  - Budgeted Collector Roadway (Gravel)
  - Existing Resource-Recreation Roadway
  - Private Roadway/Driveway
  - Existing Collector Roadway (Unpaved)
  - Existing Resource-Recreation Roadway

YELLOWHEAD COUNTY IS NOT RESPONSIBLE FOR OUTDATED OR INACCURATE DATA

## 17.0 Plan Implementation



### 17.1 Overview

The purpose of the implementation section is to tie the MDP together with other legislation and to establish policy on how the plan will be implemented. The MDP is the land use policy document for the County. It is intended that the Plan is utilized to evaluate all development proposals. The Plan will require monitoring to adapt it to a continuously changing economic and development landscape. While it is intended that the MDP provide a policy framework, the day to day implementation will be through the LUB.

### 17.2 Objectives

- a. To ensure the economic development goals of the County are reflected in its land use policy,
- b. To ensure consistency between the MDP and other statutory and non-statutory documents,
- c. To ensure the MDP remains valid and current.

### 17.3 MDP Amendments and Review

17.3.1 This Plan and all maps attached shall constitute the Yellowhead County MDP. The Plan shall only be amended if an application to amend it is made in writing to the County. An amendment is required where:

- a. Any major policy intent is to be changed
- b. Other statutory plans may conflict with policies of the Plan

17.3.2 Council shall consider the provisions of the MGA when evaluating amendments to the MDP.

17.3.3 The County will review the need for an update to the MDP every 5 years. Minor amendments will be completed as required.

## 17.4 Land Use Bylaw

- 17.4.1 Council will update its LUB to reflect the policies in this Plan.
- 17.4.2 Council will review all LUB amendment proposals based on the policies of this Plan and will receive input from the public during the public hearing process.
- 17.4.3 The County may also consider some or all of the following criteria, in addition to the MDP, to judge the appropriateness of a subdivision or development.
  - a. That the proposal is within the financial capability of the County to absorb any of the costs relating to the development,
  - b. The adequacy of schools, recreation facilities and other community facilities to absorb the development,
  - c. The adequacy of road networks in, adjacent to, or leading to the development,
  - d. The impact to wetlands, waterbodies, wildlife, and waterfowl habitats.

## 17.5 Area Structure Plans

- 17.5.1 The purpose of the ASPs are to guide land uses and infrastructure development more efficiently. An ASP shall, at minimum, address any or all of the following:
  - a. Transportation networks,
  - b. Broad land use categories,
  - c. Population or employment densities,
  - d. Contours, drainage patterns and proposed stormwater management,
  - e. Potable water supply and sewage disposal system,
  - f. Phasing and sequence of development,
  - g. Existing and future land uses,
  - h. Existing and proposed utilities,
  - i. Environmentally sensitive features/historical resource clearance,
  - j. Adequate water for fire protection,
  - k. Soil analysis for private sewage systems,
  - l. Provision of MR and/or ER,
  - m. Geotechnical analysis,
  - n. Development specification (Architectural Controls),
  - o. Any other information the County may deem appropriate.

## 17.6 Concept Plans

- 17.6.1 A concept plan provides a visual representation of the long-term vision for a specific area and shall at minimum address any or all of the following:
- A future land use concept including preliminary lot layout and parcel sizes,
  - The sequence of development proposed for the area,
  - Identification of all constraints to development including but not limited to topography, environmentally sensitive areas, hazard lands, and historical sites,
  - Servicing plans in both map and text format for how water, sewer, transportation, and stormwater management will be provided,
  - Text explaining how the proposed development will be integrated with adjacent land uses,
  - Any other matter deemed necessary by the County.

## 17.7 Public Participation

- 17.7.1 The County will endeavor to carry out all planning activities in a fair, considerate, and equitable manner in accordance with its *Engagement & Communications Policy*.
- 17.7.2 The County will provide appropriate opportunities and sufficient information to allow meaningful input by all affected parties.
- 17.7.3 The County may require a proponent to hold open houses or utilize other public engagement best practices for contentious subdivision and development prior to formal public hearings.

## 17.8 Development Agreements

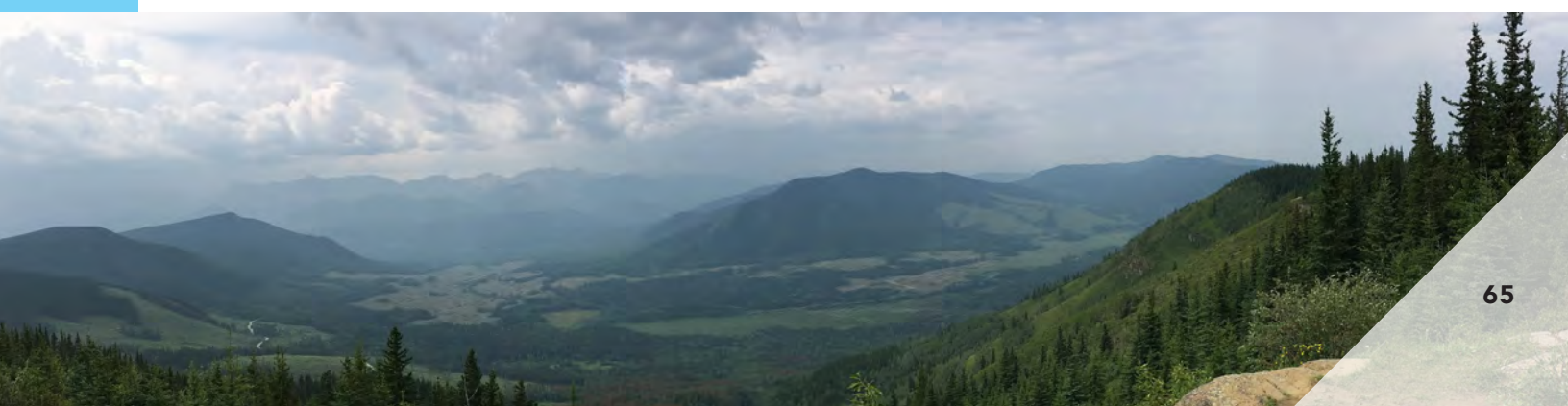
- 17.8.1 The County may require proponents of subdivisions or developments to enter into a development agreement with the County. The agreement may include any or all of the provisions permitted by the MGA.
- 17.8.2 The County may require a developer to oversize any of the improvements identified.

## 17.9 Direct Control

- 17.9.1 The County may utilize a Direct Control District to accommodate development that is unique and outside of the development permitted by the LUB.

## 17.10 Land Reserves

- 17.10.1 The County will require the proponent of a subdivision, as granted by the MGA, to provide land for MR, money-in-lieu of reserve or a combination of money and land.
- 17.10.2 The County may enter into an agreement with school authorities to share in the allocation of MR for school purposes.





# Interpretation

MDP utilizes acronyms in place of certain terms and agency names. The following list is provided for the convenience of the reader:

<b>AER</b>	Alberta Energy Regulator
<b>ALSA</b>	<i>Alberta Land Stewardship Act</i>
<b>AOPA</b>	<i>Agricultural Operation Practices Act</i>
<b>ASP</b>	Area Structure Plan
<b>ATV</b>	All Terrain Vehicle
<b>Council</b>	Council for Yellowhead County
<b>CFO</b>	Confined Feeding Operation
<b>CRD</b>	Country Residential District
<b>ER</b>	Environmental Reserve
<b>ERE</b>	Environmental Reserve Easement
<b>ESA</b>	Environmentally Sensitive Area
<b>FAR</b>	Farmland Assessment Rating
<b>FMA</b>	Forest Management Agreement
<b>ID</b>	Improvement District
<b>IDP</b>	Intermunicipal Development Plan
<b>LOC</b>	Licence of Occupation
<b>LUB</b>	Land Use Bylaw
<b>MD</b>	Municipal District
<b>MDP</b>	Municipal Development Plan
<b>MGA</b>	<i>Municipal Government Act</i>
<b>MR</b>	Municipal Reserve
<b>NRCB</b>	Natural Resource Conservation Board
<b>Plan</b>	Municipal Development Plan
<b>PUL</b>	Public Utility Lot
<b>RD</b>	Rural District
<b>The County</b>	Yellowhead County
<b>The Province</b>	Province of Alberta
<b>TIA</b>	Traffic Impact Assessment

## Definitions

**ACCESSIBLE:** means the design of environments that ensures full access and use by individuals who experience disabilities. This may include people who use wheelchairs, visual aids or other mobility aids.

**ADJACENT LAND:** means land or portion of land that is contiguous to the lot that is the subject of the application and includes land or portion of land that would be contiguous if not for public roadway, railway, utility right-of-way, river, or stream, and in the opinion of the County any other land.

**AGRICULTURE:** means those agricultural operations producing crops or livestock which require larger tracts of land. This also includes buildings and other structures incidental to farming and farm-related uses but does not include tree clearing and forestry activities.

**AGRI-FOOD:** mean the commercial production of food by farming.

**AGRI-TOURISM:** means any agriculturally based operation or activity that brings visitors to a farm or ranch.

**BETTER AGRICULTURAL LAND:** "Better Agricultural Land" means those lands where at least fifty percent (50%) of a quarter section has an FAR rating of thirty percent (30%) or higher, except in the following circumstances:

- a. Lands that are located within the urban fringe area of the Town of Edson, and
- b. Lands districted CRD under the LUB.

**BIOPHYSICAL ASSESSMENT:** means review of an area defined as ESA by the Environmental Conservation Plan or an area proposed for subdivision that contains natural features. The review must be prepared by an environmental scientist that identifies and assesses the environmental significance and sensitivity of existing vegetation, wetlands and other water features, wildlife habitat and unique physical features.

**COMMERCIAL DEVELOPMENT:** Development that includes the sales, service and support industries.

**COUNCIL:** means the elected Council of Yellowhead County.

**COUNTY:** means Yellowhead County.

**DEVELOPMENT:** means:

- a. An excavation or stockpile and the creation of either of them,
- b. A building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under of any of them,
- c. A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
- d. A change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

**DEVELOPMENT PERMIT:** refers to a specific type of development on a specific parcel of land in the community to proceed with the zoning and development bylaws of the municipality.

**DEVELOPMENT AGREEMENT:** means legal contract between the County and a proponent outlining the obligations and provisions for the constructions of infrastructure such as roads, water, storm, and sanitary sewer to support the development of lands.

**EASEMENT:** means a right to use land, generally for access to other property or as a right-of-way for a public utility.

**ECONOMIC DEVELOPMENT:** refers to creating a positive environment from which local businesses can succeed and grow and attract new enterprise to the community.

**ENVIRONMENTAL IMPACT ASSESSMENT:** refers to processes and activities designed to contribute pertinent environmental information to land use decision making. An Environmental Impact Assessment attempts to predict and measure the environmental effects of specific human activities and identify means of mitigating those effects.

**ENVIRONMENTAL SITE ASSESSMENT:** refers to an evaluation of a property to determine the likelihood or presence of potential contamination on the property.

**ENVIRONMENTALLY SENSITIVE AREA:** means land which because of its sensitivity cannot withstand intensive use, including steep slopes, unstable soils, certain wildlife habitat and wetlands, and lands which are unique natural environments.

**FARM TO TABLE:** means constituting, consisting of, or relating to fresh locally grown or produced food.

**FLOOD FRINGE:** means the portion of the flood hazard area outside of the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the floodway. New development in the flood fringe may be permitted subject to being flood-proofed.

**FLOODPLAIN:** means the area of land bordering a river, other watercourse or water body that would be inundated by a 1 in 100 (1:100) year flood.

**FLOODWAY:** means the channel of a watercourse and the adjacent areas where the majority of floodwaters will flow and where flow velocities and depths are potentially destructive to development. This is normally kept free of encumbrances to allow the free flow of water during a flood.

**FLOOD HAZARD ASSESSMENT:** refers to an assessment of the risk of flooding from all flooding mechanisms, the identification of flood mitigation measures and should provide advice on actions to be taken before and during flooding.

**GEOTECHNICAL REPORT/STUDY:** refers to an assessment, by a qualified professional, of the earth's subsurface and the quality and/or quantity of environmentally mitigative measures that would be necessary for development to occur.

**HAMLET:** means an unincorporated community within a municipal district or specialized municipality that is designated by bylaw and consists of 5 or more buildings used as dwellings, a majority of which are on parcels of land smaller than 1850m<sup>2</sup>, has a generally accepted boundary and name, and contains parcels of land that are used for non-residential purposes. In the County this includes Brule, Cadomin, Evansburg, Marlboro, Niton Junction, Peers, Robb, and Wildwood.

**HAZARD:** means a natural feature or man-made facility that creates a potentially negative impediment to development, and may include poor 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 (over 20%), unstable slopes and others.

**INFILL:** refers to development that occurs on vacant previously developed lots or underutilized lands in an already built up part of a community.

**INFRASTRUCTURE:** refers to systems and facilities (roads, water and wastewater treatment and distribution networks, power lines, telephone and cable systems) that service development.

**LOT:** means:

- a. A quarter section,
- b. A river lot shown on an official plan referred to in Section 32 of *The Surveys Act (Chapter S-27 R.S.A. 1980)*, that is filed or lodged in a Land Titles Office; or
- c. A settlement lot shown on an official plan referred to in Section 32 of *The Surveys Act (Chapter S-27 R.S.A. 1980)*, that is filed or lodged in a Land Titles Office; or
- d. A part of a lot described in a Certificate of Title if the boundaries of the part are described in the Certificate of Title other than by reference to a legal subdivision; or
- e. A part of a lot described in a Certificate of Title if the boundaries of the part are described in the Certificate of Title by reference to a plan of subdivision.

**MULTI-PARCEL SUBDIVISION:** means a subdivision developed with an internal road structure.

**MUNICIPAL RESERVE:** means land (or money-in-lieu of land) required in accordance with the MGA at the time of subdivision for park and/or school purposes.

**MUNICIPAL SERVICES:** means roads, piped water and sanitary sewer systems that are under the ownership of the County or other regional authority, developed in accordance with County standards and are licensed by the Province. This includes communal water and sewer systems if the development in question is to be registered as a condominium development and the services are defined as common property.

**OPEN SPACE:** refers to passive and structured leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community. Urban and rural open space includes parks, recreation and tourism nodes, as well as natural areas.

**PARKS:** means any public outdoor land used specifically for passive or active recreation. It includes all natural and man-made landscaping, facilities, sports fields, accesses, trails, buildings and structures consistent with the general purpose of public park land whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park.

**PLANNING DOCUMENT:** refers to a tool used to provide long-range or current land-use planning direction. It can refer to either a Regional or Local Planning Document.

**POLICY:** refers to a statement identifying a specific course of action for achieving objectives.

**RESIDENTIAL USE:** means the use of a development for the purpose of a residence by a person or persons and does not include a Short Term Accommodation.

**ROAD:** means a road as defined in Section 1(1) of the MGA, but does not include highways.

**SHORT TERM ACCOMMODATION:** means development consisting of a dwelling unit or portion thereof, operating as an accommodation unit and accessory to an approved principle use. Short Term Accommodations are differentiated from a residence by the commercial nature that may include the use of a reservation system.

**SPECIAL RISK AREA:** means an area identified that may be impacted in the event of flooding.

**STAKEHOLDER:** refers to individuals, groups or organizations who have a specific interest or stake in a particular need, issue, situation or project and may include members of the local community such as residents, businesses, workers, councillors or politicians, community groups, services, interest groups, cultural groups, clubs, associations, churches, mosques, temples, and/or local, provincial and federal governments.

**STRATEGIC PLAN:** means an overarching document that determines how Council establishes policies and how the County enacts the established policies into programming, services and infrastructure.

**STATUTORY PLAN:** means an Intermunicipal Development Plan, a Municipal Development Plan or an Area Structure Plan adopted by a municipality under Part 17 Division 4 of the MGA.

**SUBDIVISION:** means the division of a parcel of land by an instrument. The term 'subdivide' has a corresponding meaning.

**SUSTAINABLE DEVELOPMENT:** refers to development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**TRAFFIC IMPACT ASSESSMENT:** refers to a report, prepared by a recognized traffic engineer, outlining the impact of a proposed development on traffic volumes on relevant road network.

**WATER BODY:** any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to, wetlands and aquifers.

**WATERCOURSE:** means a flow or movement of the water in rivers, creeks and other streams and/or a moving body of water of any size.

**WETLAND:** means land having the water table at, near, or above the land surface or that is saturated for a long enough period to promote wetland or aquatic processes as indicated by hydric soils, hydrophytic vegetation, and various kinds of biological activities which are adapted to the wet environment.

# Appendix A: 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.

### 1.1 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:

- 1.1.1 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.
- 1.1.2 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.
- 1.1.3 You can experience problems with the maintenance and cost of maintenance of your road. Yellowhead County maintains 2276km 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.
- 1.1.4 Extreme weather conditions can impact roads. You may want to determine whether your road was properly engineered and constructed.
- 1.1.5 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.
- 1.1.6 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.
- 1.1.7 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.
- 1.1.8 The County will repair and maintain County roads but 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.
- 1.1.9 Residents served by private roads and/or bridges may be responsible for the cost of repairs and/or reconstruction after floods.

- 1.1.10 Unpaved roads generate dust. When traffic reaches specific levels, the 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.
- 1.1.11 If your road is unpaved, it is unlikely that the County will pave it in the foreseeable future.
- 1.1.12 Mail delivery is not available to all areas of the county. Ask Canada Post to explain the system for your area.
- 1.1.13 Newspaper delivery is not available to rural areas.
- 1.1.14 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.
- 1.1.15 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.

## 1.2 Utility Services

Water, sewer, electric, natural gas, telephone, internet, 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:

- 1.2.1 Telephone communications can be a problem, especially in the mountainous areas of the County. Cellular phones will not work in all areas.
- 1.2.2 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.
- 1.2.3 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.
- 1.2.4 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.
- 1.2.5 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 Protection Areas.
- 1.2.6 Not all wells can be used for irrigation of landscaping and/or watering livestock. Licenses from Alberta Environment and Protection Areas may be required. If you have needs other than for your household, make certain that you have the proper approvals before you invest.
- 1.2.7 Electric and natural gas service is generally available in most areas of the County, but it is important to determine the proximity of these services. It can be expensive to extend power and gas lines to remote areas.

- 1.2.8 It may be necessary to cross property owned by others in order to extend electric and natural gas 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 these lines to be built to your property.
- 1.2.9 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.
- 1.2.10 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 inquire as to the potential future of the area with this in mind.
- 1.2.11 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.
- 1.2.12 Household waste removal can be more expensive in a rural area than in an urban centre. In some cases, your transfer station may be several kilometers 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.

### 1.3 The Property

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

- 1.3.1 Not all lots can be built on. You must check with the County to confirm that a piece of land is developable.
- 1.3.2 Easements may require you to allow construction and maintenance of roads, power lines, gas lines, water lines, sewer lines, etc. across your land. There may be easements that are not on record. Check these issues carefully.
- 1.3.3 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 the County can be used for mining. Be aware that adjacent mining uses can expand and may negatively affect your property and quality of life.
- 1.3.4 Fences that separate properties are often misaligned with the property lines. You can confirm the location of your property lines through a survey of the land.
- 1.3.5 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.



- 1.3.6 The surrounding properties may not remain the same indefinitely. You can check with the County to find out the zoning of surrounding properties and to see what future developments may be in the planning stages. The view from your property may also change.

## 1.4 Mother Nature

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

- 1.4.1 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.
- 1.4.2 Steep slopes can slide in unusually wet weather. Large rocks can also roll down steep slopes and present danger to people and property.
- 1.4.3 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.
- 1.4.4 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.
- 1.4.5 Nature can provide you with some wonderful neighbours. 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.

## 1.5 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:

- 1.5.1 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.
- 1.5.2 Land preparation and other operations can cause dust especially during windy and dry weather.
- 1.5.3 Chemicals, such as fertilizers and herbicides, are often used in growing crops. You may be sensitive to these substances.
- 1.5.4 Animals and their manure can cause objectionable odours.
- 1.5.5 Agriculture is an important business in the County. If you choose to live among the farms and ranches of our rural countryside, do not expect the County to intervene in the normal day-to-day operations of your agri-business neighbours. 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.

- 1.5.6 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.
- 1.5.7 Animals can be dangerous. Children should know that it is not safe to enter pens where animals are kept.
- 1.5.8 Dogs harassing livestock are detrimental to the livestock's health. You are responsible to keep your animals/pets on your property and under your direct control.
- 1.5.9 Livestock will eat loose garbage which can harm them. Keep your garbage enclosed and on your own property.

## 1.6 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 may have been overlooked and you are encouraged to explore and examine those things that could cause your move to be less than you expect. These comments are offered in the sincere hope that it can help you enjoy your decision to reside in Yellowhead County. This information is intended to be informative and not to dissuade your decision.