

County of Grande Prairie

Municipal Development Plan 2026



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Contact

Phone: 780-513-3950

Email: planyourcounty@countygp.ab.ca

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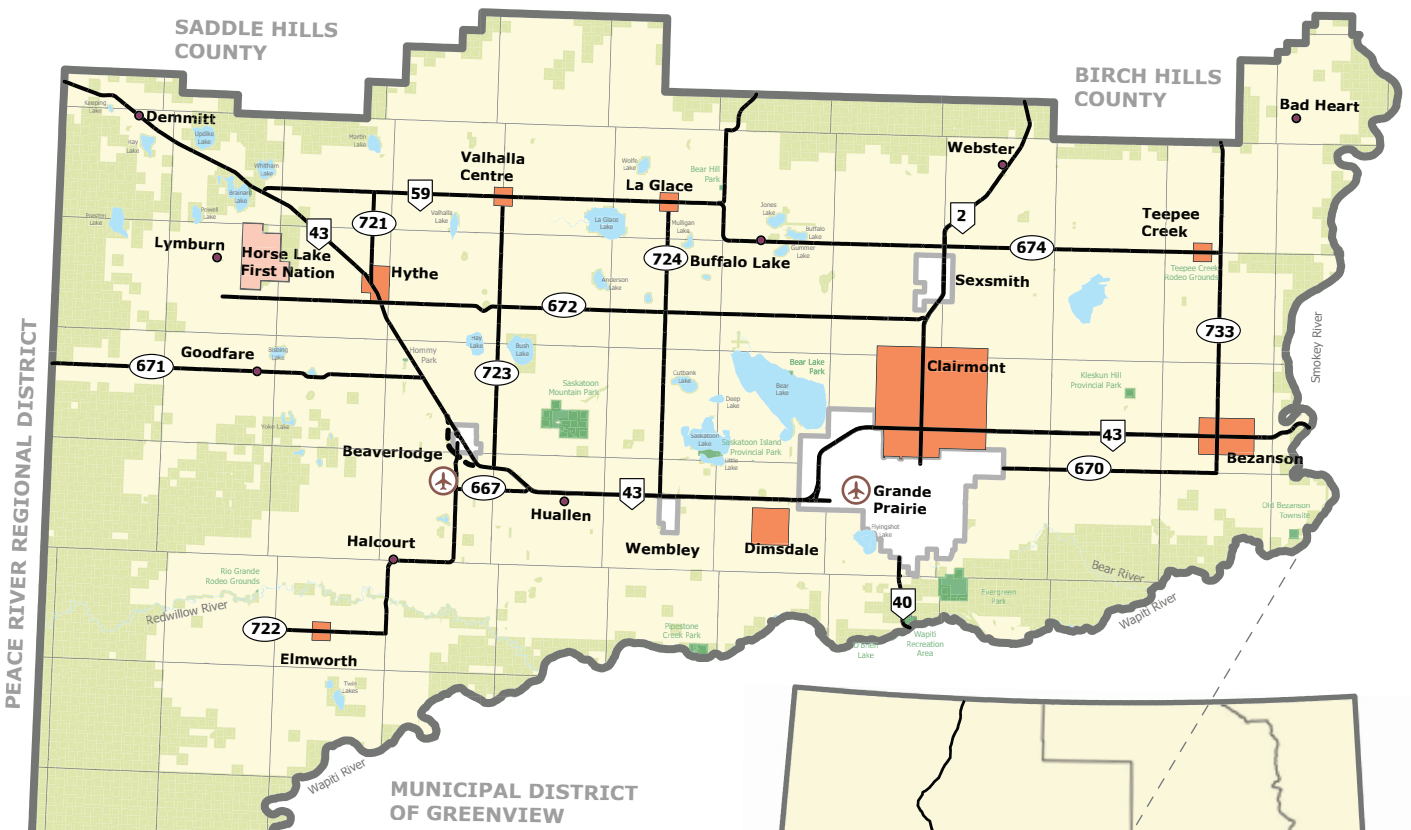
A. Introduction



Part A – Introduction provides an overview of the context of this plan as well as a strategy for the **County's** long-term growth with the following sections:

- **Section 1 - Introduction** describes the **County** and the general context for this plan.
- **Section 2 - How to Use this Plan** explains how the policies of this plan apply to a development proposal.
- **Section 3 - Vision and Goals** establishes the overall direction for the plan.
- **Section 4 - Growth Management Strategy** contains background and policies regarding how the **County** will manage growth to support efficient use of infrastructure and fiscal sustainability.





MUNICIPAL DISTRICT OF GREENVIEW



LOCATION MAP

Map 1 - Municipal Development Plan

ADMINISTRATIVE BOUNDARIES AND FEATURES

- Provincial Boundary
- County Boundary
- Municipal Boundaries
- City/Town Boundaries
- First Nation
- Hamlets and Centres
- Crown Land
- Settlements

NATURAL FEATURES AND OPEN SPACE

- Lakes & Rivers
- Recreation Areas

TRANSPORTATION

- Provincial Highway
- Airport

N Scale: N/A
 Date: 2025-12-22

1. Introduction

The **County** of Grande Prairie No. 1 (the **County**) is in Northwestern Alberta, approximately 460 kilometers north of Edmonton. See **Map 1 – Location**. The **County** has an area of approximately 5,978 square kilometers (km) and a population of 26,701, according to the 2024 municipal census.

The **County** is part of one of the most dynamic areas of Alberta. A diversified resource base of agriculture, oil and gas, and forestry has provided the area with an extremely strong economy.

As with any growing economy, a municipality must strive to balance the need to grow and develop in a sustainable and efficient fashion, while maintaining a balance between the rights of the individual and the needs of the entire community.

The **County** features a large **rural area** with various unique communities, as well as several **Hamlets** and **Centres** that range from rural to urban. This comes with various complexities that require careful planning and consideration. The **County** also shares the region with several other municipalities and the Horse Lake First Nation. The **County** aims to work collaboratively with its regional partners to provide effective planning and services for our residents.

The key to decision making on any development proposal is to give it a complete evaluation to determine the implications for the community. This involves a public consultation process. The purpose of the **Municipal Development Plan (MDP)** is to provide policy direction for growth and development and to guide the staff, the public and Council on how development proposals are evaluated.

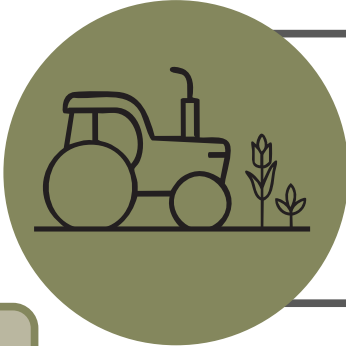
The **MDP** establishes a vision for how the **County** will grow over the next 50 years and the policies to direct development in a way that will achieve that vision.

The **MDP** is the result of a multi-year consultation process called Plan Your **County**. The Plan Your **County** initiative encompasses a review and update to the documents that make up the **County's** land use planning framework starting with the **MDP** and including the **Land Use Bylaw (LUB)**, **Area Structure Plans (ASP)**, and other strategies and plans.



A. Introduction

See **Part A – Introduction** for general context information about the County and the County’s vision and goals for development.



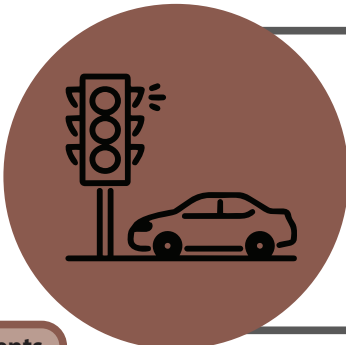
B. Rural Area

See **Part B – Rural Area** for policies that guide development in the areas outside the County’s hamlets and centres.



C. Hamlets and Centres

See **Part C – Hamlets and Centres** for policies that guide development in the County’s hamlets and centres.



D. General Requirements for All Development

See **Part D – General Requirements for All Development** for general policies that apply to all development, such as environmental protection and infrastructure requirements.



E. Implementation

See **Part E – Implementation** for context about how this plan fits in with other documents and potential requirements for development applications such as Area Structure Plans and rezoning.



F. Interpretation

See **Part F – Interpretation** for an explanation of how to interpret certain terms used in policies, as well as definitions of key terms used throughout the plan.

2. How to Use this Plan

MDP policies are applied when someone proposes to change the use of land and/or divide it into multiple parcels through a **lower-level plan**, rezoning and/or subdivision.

The **MDP** is structured based on how development applications are typically reviewed. It begins with general context about the **County** and the long-term vision for growth here in **Part A – Introduction**.

The next two parts contain policies that are location specific. For land that is outside of the **County’s hamlets and centres**, go to **Part B – Rural Area**. For land that is within a **hamlet or centre**, go to **Part C – Hamlets and Centres**. These sections provide direction for what types of land uses can be developed in specific areas and what requirements there are that are specific to that area.

Next, **Part D – General Requirements for All Development** provides policies on specific topics that apply to all development, anywhere in the **County**. This includes considerations such as protecting **natural areas**, providing land for parks and schools and ensuring that there is appropriate infrastructure to support the development.

Part E – Implementation provides details about how this plan is implemented. It provides some context about how this plan relates to other regulations and plans. It also provides information about the required steps in the development process, such as creating a **lower-level plan**, rezoning and **development agreements**.

Lastly, **Part F – Interpretation** explains the meaning of key policy terms such as “shall, may, and should” and provides definitions for important terms. Words that are defined in **Part F** are identified throughout the document by bold and green font.



3. Vision and Goals

The **MDP** is guided by the **County**'s vision statement and a set of goals for how we will achieve that vision. Other parts of this plan contain objectives to highlight how the policies of the sections are meant to contribute to the overall goals.

3.1 Vision

The **County** of Grande Prairie is a vibrant region with diverse communities ranging from rural to urban. The vision for the **County** is summarized as follows:

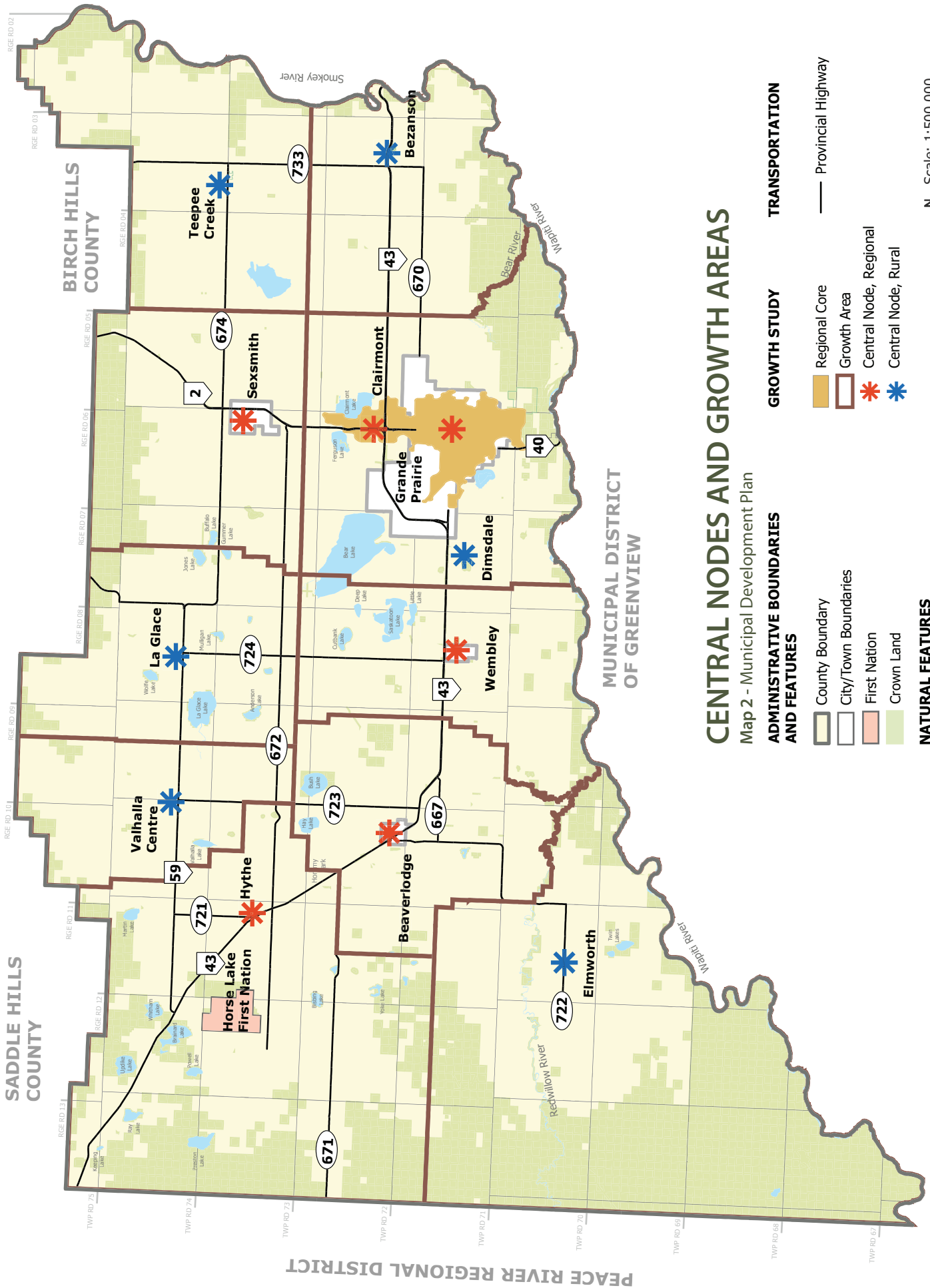
The County of Grande Prairie No. 1 first in building sustainable, prosperous and safe communities.

The **MDP** was designed to help the **County** achieve this vision based on the goals outlined below.

3.2 Goals

General

- A. Establish a land use concept and supporting policies that will meet the needs of the **County** for the next 50 years.
- B. Support the long-term sustainability of the **County**'s various communities.
- C. Minimize and mitigate potential land use conflicts.
- D. Plan for a balanced assessment base that will maintain financial sustainability.
- E. Manage growth in a way that supports the efficient provision of services.
- F. Establish a framework of planning documents to support comprehensively planned development.
- G. Support economic development.
- H. Coordinate with other municipalities and agencies to ensure effective planning.



CENTRAL NODES AND GROWTH AREAS

Map 2 - Municipal Development Plan

ADMINISTRATIVE BOUNDARIES AND FEATURES

- County Boundary
- City/Town Boundaries
- First Nation
- Crown Land
- Lakes & Rivers

GROWTH STUDY

- Regional Core
- Growth Area
- Central Node, Regional
- Central Node, Rural

TRANSPORTATION

- Provincial Highway

N Scale: 1:500,000
Date: 2025-06-06

4. Growth Management Strategy

The **MDP** is the **County's** primary tool for managing growth. It is intended to provide opportunities for a broad range of development types while also aiming to make efficient use of land and infrastructure. The **MDP** was developed to plan for the next 50 years of growth. The concept is intended to meet the needs of residents and businesses with plans and policies that offer the flexibility to address emerging opportunities.

Land management plays an important role in a municipality's fiscal sustainability. Effective land use patterns can help reduce costs by supporting the efficient delivery of services, maximizing the utilization of infrastructure and growing the tax base.

The growth management strategy outlined in this section identifies the approach the **County** has taken throughout the plan to manage growth efficiently and the direction for implementing the plan.

4.1 Regional Structure

The **County** uses a regional structure to understand growth patterns and as a framework for managing growth. It is illustrated on **Map 2 – Central Nodes and Growth Areas**.

The regional structure includes the **regional core, central nodes, and growth areas**.

- The **Regional Core** is a concentrated area of urban development that serves as the main regional hub for **residential, commercial, and institutional** uses and services. It includes the densely developed areas of the City of Grande Prairie and of the **County**.
- **Central Nodes** are key locations in the region that serve as focal points for activities and uses including **residential, commercial, industrial and institutional**. Nodes are categorized as regional or rural.
 - **Regional Central Nodes** are primary centers that are expected to experience most of the region's growth. They include the city, towns and the **County's** larger **hamlets** (Clairmont and Hythe).
 - **Rural Central Nodes** are secondary centers that provide important functions to surrounding areas but are expected to experience lower levels of growth than the regional nodes.
- **Growth Areas** are defined as geographic areas where development and expansion is expected to occur based on influence from **Central Node** activity.

4.2 Trends and Projections

The **MDP** was developed with consideration for the historical factors that shaped development, current trends and projections for future growth. It was prepared with supporting information from the *Regional Growth Study 2024-2076 (2025)*. The study included an analysis of infrastructure and future land demands, which were used to update the development concepts, as well as inform the policies in this plan.

Historical Patterns

The current form of the **County** continues to reflect land use management structures that were first established to support homesteading and early **settlement**. In the early 1900's, the region was surveyed and subdivided using the township system. This system established a grid of half mile by half mile parcels known as **quarter-sections**. This grid system is the foundation for how development is organized in the **County**. Early communities were subdivided using a standard townsite grid and were typically located along railways. As the highways developed, new **settlements** formed along them. This resulted in the pattern of **hamlets**, villages and towns that we currently have. Over time, with greater urbanization, some of these places grew significantly while others declined.

Until the mid-1990's development within the **County** was limited to **rural residential** and **industrial** forms. By the early 2000's most of the infrastructure and policy constraints that prevented more intensive development were gone and the **County** experienced rapid growth along with more urban forms of development.

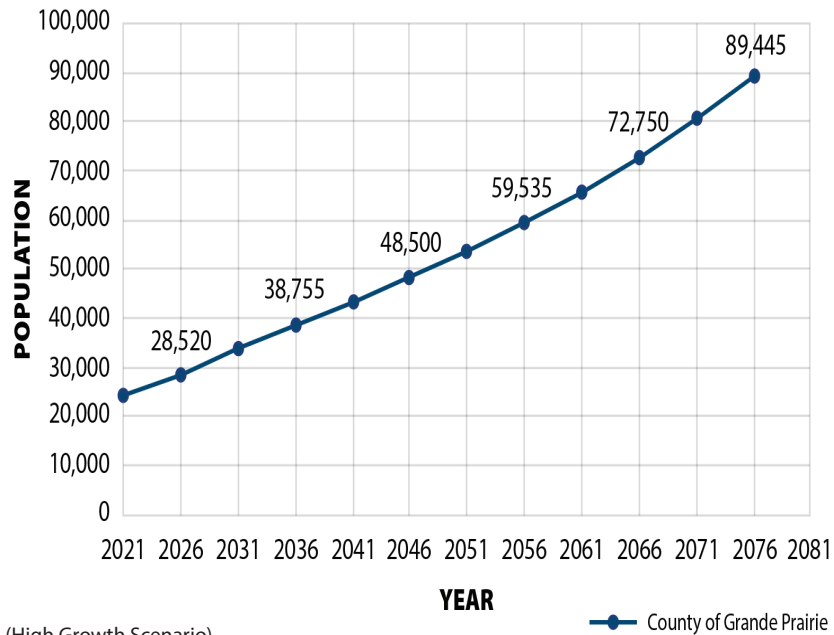
The **County** continues to experience significant rural and urban growth. In the rural areas, development is typically in the form of **farmstead** separations, **minor country residential subdivisions**, and resource based **industrial** development. In the urban areas, there is on-going **residential**, **commercial** and **industrial** development with more compact forms supported by municipal services.

The result of these development patterns is that the **County** has a diverse range of **neighborhoods** and communities to meet the preferences and needs of residents. There are also great opportunities for different types of businesses including **industrial parks** and **commercial** areas. Some of the challenges with the development patterns result predominantly from development being spread out over such a large area. It creates operational inefficiencies for things like snow removal, parks maintenance, and other municipal services. It also requires more infrastructure to support than more compact forms. It can also make it challenging to attract **commercial** businesses, as there is not an area with a concentrated population. The plan aims to continue to provide the range of development opportunities that the **County** has historically had while directing more efficient development patterns.

Population Growth

Between 1971 and 2024 the **County's** population increased from 8,496 to 26,701. Growth is expected to continue at varied rates over the next 50 years. To be prepared for potential rapid growth, the **MDP** is based on a high growth scenario with a projected population of 89,445 by 2076.

The rapid population growth has created an increasing demand for **residential** development. This has led to increased urban development, as well as pressure on **agricultural** land for acreage subdivisions. The plan was developed to accommodate projected **residential** demand while preserving **agricultural** land.



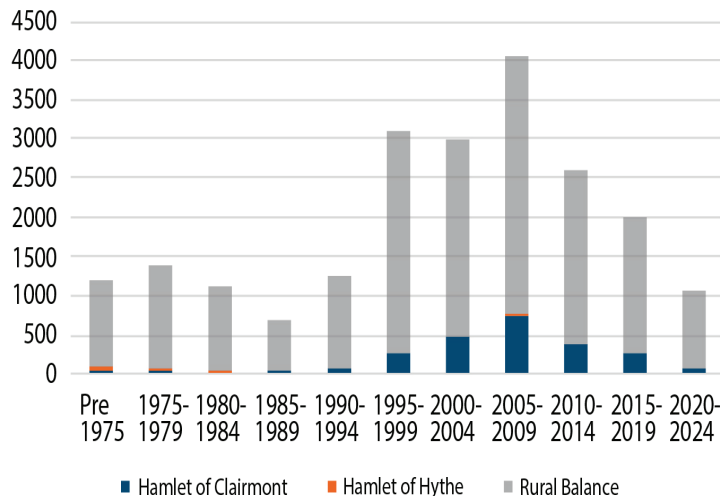
Graph 01: Projected Growth 2024-76 (High Growth Scenario)

Land Supply

The **County's** current land base totals 573,045 hectares. Of these, 498,089 hectares (86.9%) are undevelopable or unavailable such as **agricultural** lands estimated to remain in long-term production, **Crown land**, and environmental lands. The remaining 74,957 hectares (13.1%) makes up the **County's** developable land supply.

Prior to 1975, approximately 1,202 gross developable hectares (gdha) of land had been subdivided. In the following 50 years, another 20,290 gdha were subdivided. This is an average annual consumption of 406 gdha. Most of this consumption is due to fragmentation of **agricultural** areas for **farmstead** separations, **rural** acreages, and **country residential subdivisions**. Much of the remainder is due to urban subdivisions in **hamlets** and business parks.

The plan was developed partly based on this land supply analysis. The land use concepts and policies provide enough land to meet projected demand and additional land to account for various factors such as owners that don't want to develop, providing different areas for people to live or businesses to locate, and different infrastructure investment scenarios.



Graph 02: Land Absorption 1975 to Mid-2024

Fiscal Impact

Development patterns have a significant impact on the **County's** finances including tax base, operating costs and mill rates.

The municipality's tax base is largely dependent on development. Generally, **residential** areas require more services and pay lower taxes than non-**residential** development. As such, municipalities need to have a sufficient amount of non-**residential** assessment to offset **residential** development. Since the early 2000's, the **County** has experienced rapid **residential** growth which has shifted the tax base ratio. In 1997, the **County's** tax base was 22% **residential** and in 2023 it was 42%.

This shift in tax base coincides with a change in operating costs. More **residential** development results in increased operating costs. Further, the shift to urban style development came with a significant increase in costs related to the new infrastructure such as streetlights, sidewalks and playgrounds. Operating costs increased an average of 5.31% per year from 2001 to 2021. The most rapid increase was in the early 2000's when initial urbanization occurred. The **County's** average operating expenditure per resident went from \$2,981 in 2001 to \$5,483 in 2021 (dollar values are adjusted for inflation). This increase in costs coincided with an increase in non-residential mill rates. Between 1997 and 2023, the non-**residential** mill rate increased by 66% and the **residential** mill increased by 1%. Maintaining a low non-**residential** mill rate is an important factor in attracting businesses to the **County**.

To support fiscal sustainability, this plan aims to direct development in a way that creates a balanced tax base including more multi-family, **mixed-use**, **commercial** and **industrial** development. It also directs development to make efficient use of existing infrastructure and to take a cautious approach to new infrastructure investments.

4.3 Growth Management Strategy

The growth management strategy is reflected in the land use concepts and various policies throughout this document and the plan for implementation. It is broken down into four themes: land use management, infrastructure, economic development and governance.

- Land use management relates to where and how we direct growth to create efficient development patterns.
- Infrastructure relates to how land use and infrastructure planning align to create efficient patterns and a sustainable municipality.
- Economic development relates to how we balance managing growth with supporting development.
- Governance relates to how we implement the plan and strategy to achieve our growth management goals.

LAND USE MANAGEMENT	INFRASTRUCTURE	ECONOMIC DEVELOPMENT	GOVERNANCE
Direct multi-lot development to nodes and strategically chosen areas.	Direct development to provide an efficient transportation network.	Provide flexibility to adapt to changing conditions and support emerging opportunities.	Establish a clear framework of lower-level plans .
Minimize the fragmentation of agricultural land.	Maximize utilization of existing infrastructure.	Support diversification of agriculture and other industries.	Use a data driven approach to long-range planning including growth tracking and fiscal impact analysis.
Plan based on the rapid growth scenario.	Make strategic infrastructure investments that will support efficient land use patterns.	Create strategic partnerships for the provision of new or improved infrastructure to support development.	Create lower-level plans to provide more detailed direction for development in key areas.
Develop land use concepts based on projected land supply needs.	Protect land needed for future infrastructure projects.	Develop land use concepts that provide different options for where growth can occur to account for market factors.	Update existing lower-level plans and the Land Use Bylaw to align with this plan.
Encourage contiguous development.		Create new development opportunities through the land use concepts and other policies.	Develop master plans to guide key County infrastructure.
Direct development in a way that creates a balanced tax base.			Develop materials that communicate planning processes and requirements.
Encourage a greater mix of housing types and higher densities.			Involve the public in planning processes.
Encourage mixed-use development.			
Support infill development.			

Table 01: Growth Management Strategy



B. Rural Area



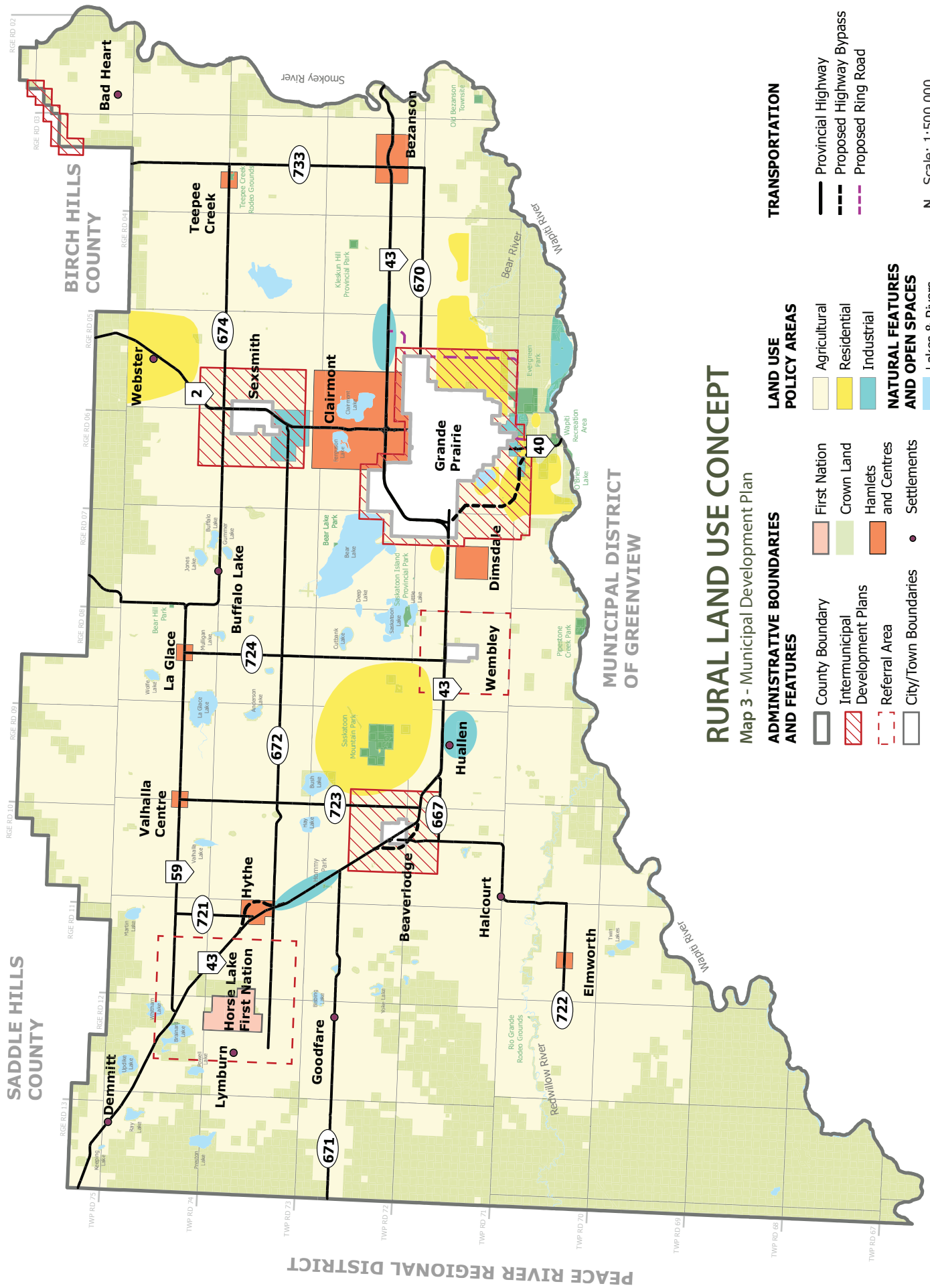
Part B – Rural Area establishes the policies that guide development for the entirety of the **County** outside of **hamlets** and **centres** with the following sections:

- **Section 5 - Rural Area General Requirements** contains the general requirements that apply to the entire **Rural Area**.
- **Section 6 - Agricultural Policy Area** contains policies that guide development on lands identified as **Agricultural** on **Map 3 – Rural Land Use Concept**.
- **Section 7 - Settlements** contains policies regarding the **County's settlements**.

Rural Area Objectives

- A. Recognize agriculture as the predominant land use.
- B. Preserve **agricultural** land.
- C. Protect **agricultural operations**.
- D. Identify **better agricultural land**.
- E. Direct non-**agricultural** development away from **better agricultural land**.
- F. Direct non-**agricultural** development to minimize and mitigate potential impacts
- G. Support the sustainability and diversification of agriculture.
- H. Direct the location of **Confined Feeding Operations**.
- I. Provide a variety of **Residential** options that accommodate a range of different lifestyles.
- J. Promote effective development patterns by directing **residential** and **industrial** development to growth areas.
- K. Acknowledge the significance of the **County's settlements**.





RURAL LAND USE CONCEPT

Map 3 - Municipal Development Plan

ADMINISTRATIVE BOUNDARIES AND FEATURES

- County Boundary
- Intermunicipal Development Plans
- Referral Area
- City/Town Boundaries
- Settlements
- First Nation
- Crown Land
- Hamlets and Centres
- Settlements

LAND USE POLICY AREAS

- Agricultural
- Residential
- Industrial

NATURAL FEATURES AND OPEN SPACES

- Lakes & Rivers
- Recreation Areas

TRANSPORTATION

- Provincial Highway
- Proposed Highway Bypass
- Proposed Ring Road

N Scale: 1:500,000
Date: 2025-12-22

5. Rural Area General Requirements

The majority of the **County** is under the **Rural Area** policies. The **Rural Area** is all the land in the **County** that is not within a **hamlet** or **centre**. It is illustrated in **Map 3 – Rural Land Use Concept**. This section provides direction for the **Rural Area**, including **settlements**.

The **Rural Area** consists mainly of farmland, **farmsteads** and acreages. Most of the **County** is rural and used for **agricultural** purposes; however, a wide variety of land uses can occur in this area. The purpose of the rural development policies is to manage the many different land uses in the **Rural Area**.

Agriculture is the predominant land use in the **County** and the policies of this plan aim to preserve **better agricultural land**, protect **agricultural operations** and minimize land use conflicts.

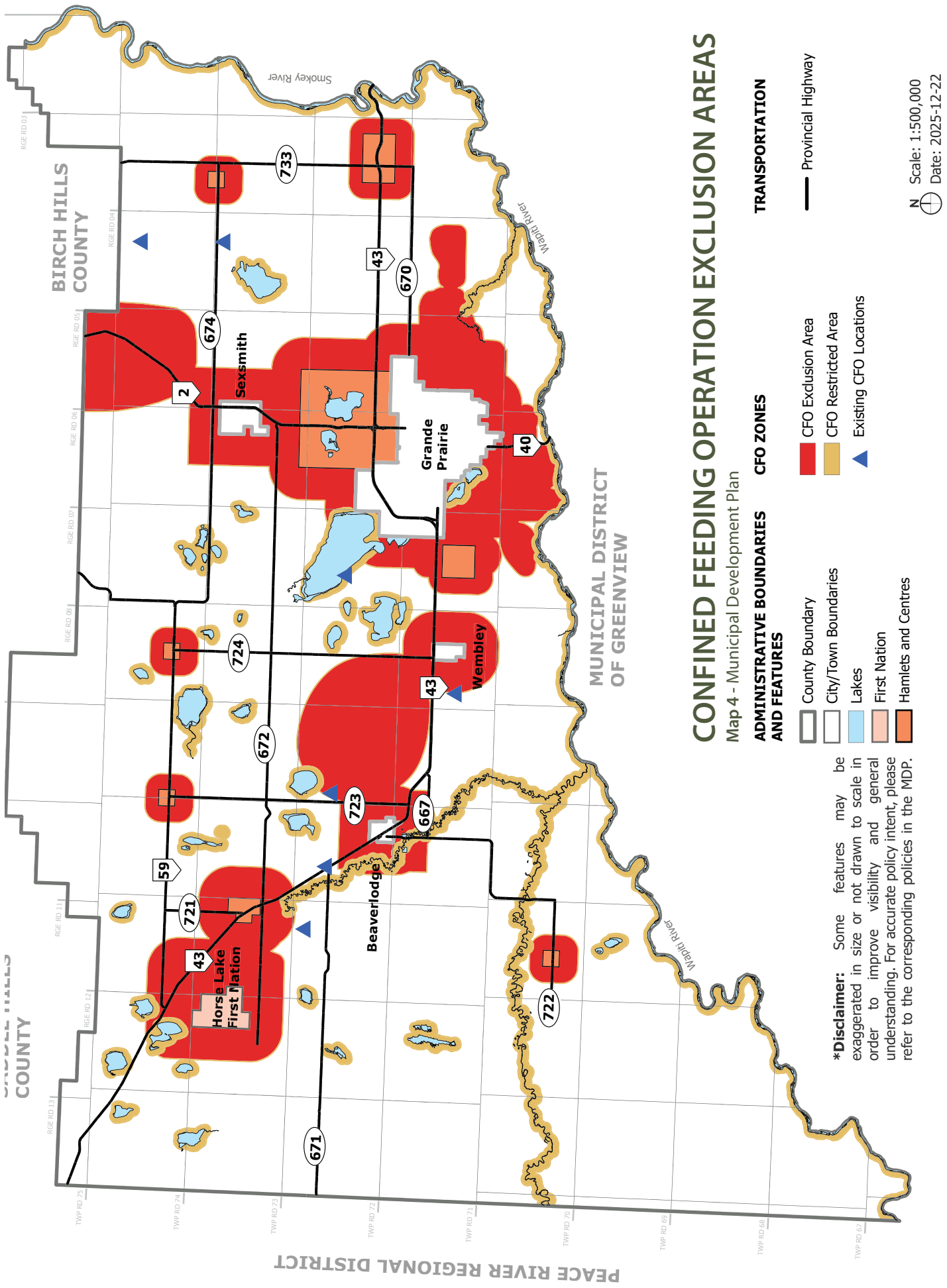
The **Rural Area** experiences significant development pressure. On average, 449 ha of land per year is subdivided in the **Rural Area**, the majority of which is converting **agricultural** land to **residential** use. This also includes some **industrial** development, which is typically for resource-based industries.

Non-**agricultural** development in the **Rural Area** can create a range of land use conflicts and impacts. This includes, but is not limited to noise from equipment, conflicting traffic, dust, trespassing, and litter. Appropriate land use management can help avoid and mitigate these conflicts. Additionally, the **County** wants to avoid creating circumstances where land is more valuable for development than farming, contributing to further loss of farmland.

The concept for the **Rural Area** aligns with the Growth Management Strategy outlined in **Part A** of this plan. The land use concept identifies areas that are intended to remain **agricultural** and specific areas for **residential** and **industrial** growth. Further, the policies direct development in a way that is intended to reduce **agricultural** land fragmentation, support contiguous development and create more efficient land use patterns. The land use concept and policies were also designed to support economic development by having a variety of locations for growth, support for **agricultural** diversification, and flexibility to adapt.

Demand for **residential** development in the **Rural Area** is expected to continue to grow. The population of the **Rural Area** is 19,360 (2024 Municipal Census) and it is projected to grow to up to 49,827 by 2076, according to the *Regional Growth Study 2024-2076 (2025)*. This plan aims to address that demand by directing **residential** development to specific parts of the **Rural Area** and the **County's hamlets** and **centres**. The **County** has a range of rural **residential** districts in its **LUB** to accommodate a variety of lifestyles including different combinations of style of subdivision, scale of home businesses, and the keeping of **livestock**. **Residential** development in the **Rural Area** will predominantly be **Country Residential**, **Rural Estate** and **Manufactured Home Communities**.

Demand for **industrial** development is expected to continue due to the abundance of natural resources in the **County**. The plan includes policies to support **industrial** development in the **Rural Area** through the designation of **industrial** land use areas as well as policies that allow **industrial** development in the **agricultural** area to be considered based on specific criteria.



PEACE RIVER REGIONAL DISTRICT

CONFINED FEEDING OPERATION EXCLUSION AREAS

Map 4 - Municipal Development Plan

ADMINISTRATIVE BOUNDARIES AND FEATURES	CFO ZONES	TRANSPORTATION
<ul style="list-style-type: none"> County Boundary City/Town Boundaries Lakes First Nation Hamlets and Centres 	<ul style="list-style-type: none"> CFO Exclusion Area CFO Restricted Area Existing CFO Locations 	<ul style="list-style-type: none"> Provincial Highway

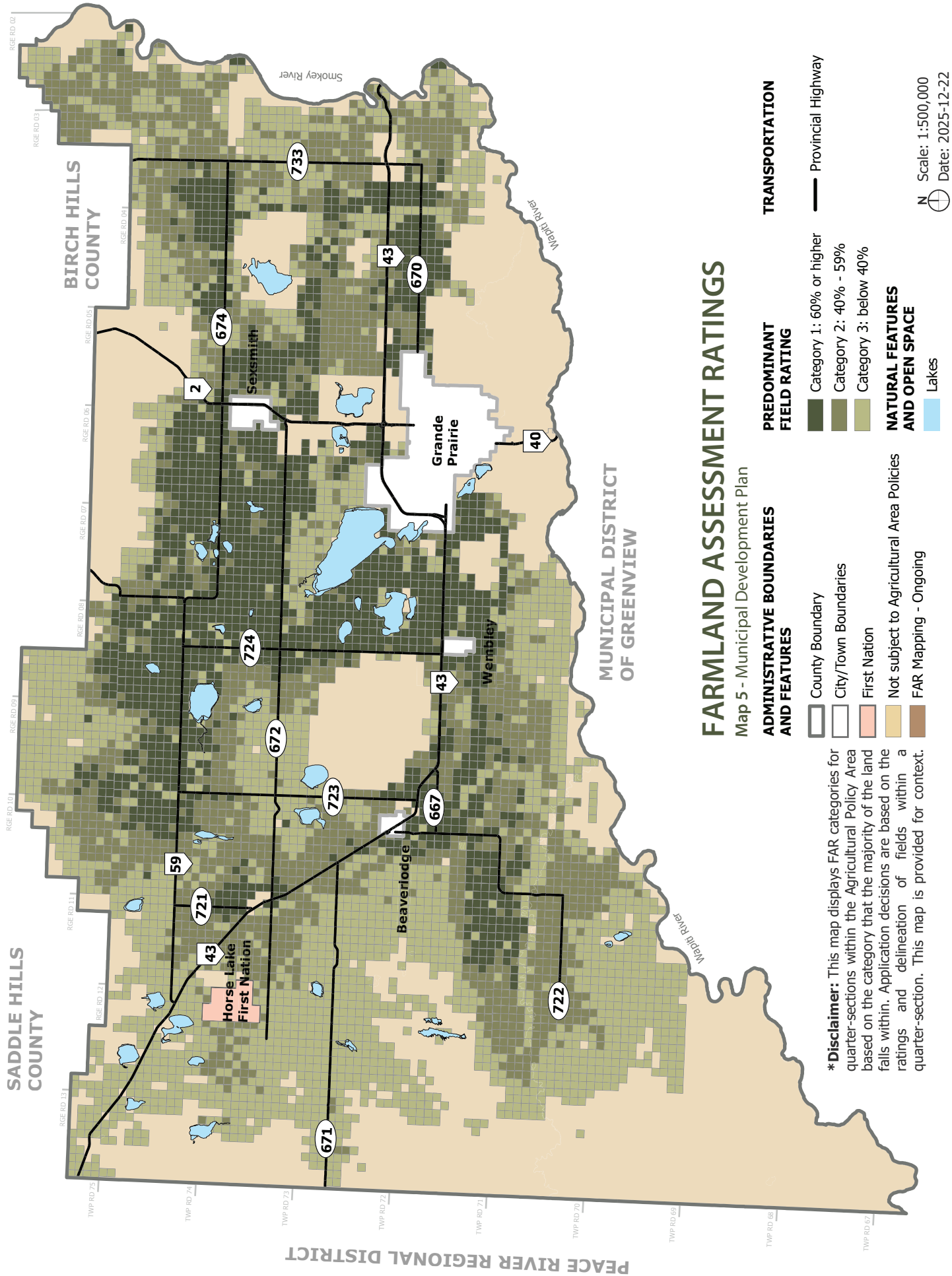
***Disclaimer:** Some features may be exaggerated in size or not drawn to scale in order to improve visibility and general understanding. For accurate policy intent, please refer to the corresponding policies in the MDP.

N Scale: 1:500,000
Date: 2025-12-22

Within the parts of the **Rural Area** that are designated for **agricultural** land use, development is directed based on preserving **better agricultural land**. The quality of farmland is determined using the **Farmland Assessment Rating (FAR)**. The **FAR** is a provincially regulated rating system used for taxation that evaluates farmland based on a range of criteria such as soil quality, field size, and location. The policies of this plan divide **agricultural** fields into categories based on **FAR** ranges. **Map 5 – Farmland Assessment Ratings** shows the category for each **quarter-section** in the **Agricultural Policy Area** based on what category the majority of the land in the **quarter-section** falls within. This map is provided for general context, and the policies of this plan will be applied based on more detailed mapping of the fields within each **quarter-section**.

The Rural Land Use Concept is established in **Map 3 – Rural Land Use Concept**. It shows where the rural land use policies apply and where the **County** is directing different forms of development within the **Rural Areas**. Most of the **County** is expected to remain **Agricultural**, as indicated on the map. Areas identified for future **residential** and **industrial** development are where the **County** is directing those forms of development.

Confined Feeding Operations (CFO) are regulated by the province, and the **Natural Resources Conservation Board (NRCB)** is the agency responsible for **CFO** approvals. The **NRCB** is required to consider the provisions of a municipality's **MDP** when making decisions. The **NRCB** requirements address potential impacts such as protecting waterbodies and nuisance odors, as well as requirements for various technical studies. The **County** has included provisions in this **MDP** to mitigate potential impacts that are of particular interest to the municipality. The policies direct **CFOs** to areas with lower concentrations of residents and employment. The policies include setbacks to avoid potential conflicts with the long-term growth of **hamlets, centres,** and other municipalities. They also include setbacks from **institutional, residential** and **commercial** uses to avoid land use conflicts. The policies do not support **CFOs** adjacent to important natural features because the **County** aims to preserve these areas either in their natural state or for recreational or **residential** uses. **Map 4 – Confined Feeding Operation Exclusion Areas** illustrates the policies of this section. It only shows exclusion and restricted areas that are practical to display at a large scale. Exclusion Areas identify areas where **CFOs** are not permitted. Restricted Areas highlight lands adjacent to natural features that **CFOs** need to be setback from.



PEACE RIVER REGIONAL DISTRICT

FARMLAND ASSESSMENT RATINGS

Map 5 - Municipal Development Plan

- ADMINISTRATIVE BOUNDARIES AND FEATURES**
 - County Boundary
 - City/Town Boundaries
 - First Nation
 - Not subject to Agricultural Area Policies
 - FAR Mapping - Ongoing
- PREDOMINANT FIELD RATING**
 - Category 1: 60% or higher
 - Category 2: 40% - 59%
 - Category 3: below 40%
- NATURAL FEATURES AND OPEN SPACE**
 - Lakes
- TRANSPORTATION**
 - Provincial Highway

***Disclaimer:** This map displays FAR categories for quarter-sections within the Agricultural Policy Area based on the category that the majority of the land falls within. Application decisions are based on the ratings and delineation of fields within a quarter-section. This map is provided for context.



N Scale: 1:500,000
Date: 2025-12-22

5.1 General

- 5.1.1. Shall provide for the following types of uses in the **Rural Area**:
 - a. **Agricultural**;
 - b. **Residential**;
 - c. **Industrial**;
 - d. **Commercial**; and
 - e. **Institutional** and **Public Uses**.
- 5.1.2. Shall permit development in the **Rural Area** in accordance with the land use concept established on **Map 3 – Rural Land Use Concept**.
- 5.1.3. Shall permit existing **extensive agriculture** operations to continue and expand in any part of the **Rural Area**, including those identified for **residential** and **industrial** uses subject to compliance with the **Land Use Bylaw (LUB)** and applicable setback, **buffering**, and nuisance mitigation requirements

5.2 Residential

- 5.2.1. Shall permit the following uses in parts of the **Rural Area** identified for **residential** land use on **Map 3 – Rural Land Use Concept**:
 - a. **Country Residential Subdivisions**;
 - b. **Rural Estate** subdivisions; and
 - c. **Manufactured Home Communities**.
- 5.2.2. May permit other **residential** forms in parts of the **Rural Area** identified for **residential** land use on **Map 3 – Rural Land Use Concept** where there is adequate servicing and it is supported by a **lower-level plan**.
- 5.2.3. May permit the subdivision of existing **residential** parcels in areas where the introduction of water and/or sanitary services created an opportunity for smaller lot sizes.

5.3 Commercial

- 5.3.1. May permit **commercial** uses in any part of the **Rural Area**, subject to the following:
 - a. The development is not located on **better agricultural land**;
 - b. The proposal would not unduly interfere with any other land uses in the area; and
 - c. The proposal is not at a location that would generate excessive traffic through internal subdivision roads.

5.4 Industrial

- 5.4.1. Shall consider **industrial** uses in parts of the **Rural Area** identified for **industrial** land uses on **Map 3 – Rural Land Use Concept**.
- 5.4.2. Shall require multi-lot **industrial** development to be in an **industrial park** comprehensively planned through a **lower-level plan**.
- 5.4.3. May consider **Natural Resource Extractive Industries** in areas designated as **Agricultural** or **Crown Land** on **Map 3 – Rural Land Use Concept** through a **Direct Control District** within the **LUB**.
- 5.4.4. Shall require a 30 metre landscaped **buffer** between **industrial** development and potentially sensitive land uses, such as **residential** and **institutional**, as well as **natural areas**.

5.5 Institutional and Public Uses

- 5.5.1. May permit **Institutional** and **Public Uses** in any part of the **Rural Area**, subject to the following:
 - a. The development is not located on **better agricultural land**;
 - b. The proposal would not unduly interfere with any other land uses in the area; and
 - c. The proposal is not at a location that would generate excessive traffic through internal subdivision roads.

6. Agricultural Policy Area

6.1 General

- 6.1.1. Shall permit the following uses in areas identified for **agricultural** land uses on **Map 3 – Rural Land Use Concept**:
- a. **Extensive agriculture**;
 - b. **Intensive agriculture**;
 - c. **Confined feeding operations**;
 - d. **Secondary agricultural industries**;
 - e. **Agri-tourism**; and
 - f. Limited non-**agricultural** land uses, such as **Farmsteads** and **Minor Country Residential Subdivisions**.

6.2 Farmland Assessment Ratings

- 6.2.1. Shall categorize **agricultural** land as follows:
- a. **Category 1 – Better Agricultural Land 1** is land that has a **FAR** of 60% or higher;
 - b. **Category 2 - Better Agricultural Land 2** is land that has a **FAR** between 40% and 59%;
 - c. **Category 3 – Poor to Marginal Agricultural Land** is land that has a **FAR** between 0% and 39%;
 - d. **Category 4 – Unimproved Agricultural Land** is land that does not have a **FAR** due to it not being cleared for agriculture, such as forested land and shrubland.
- 6.2.2. Shall permit applicants to have the **FAR** of their **quarter-section** reassessed by making a request to the **County**.
- 6.2.3. May consider the pre-disturbance rating of existing subdivisions and developments within a **quarter-section** when applying the policies of this section. A subdivision or development can result in an area of land having an **FAR** of 0; however, the loss of that **agricultural** land needs to be considered in applying the overall subdivision limits for the **quarter-section**. To determine how much land can be subdivided from the **quarter-section**, the **County** may need to determine what the ratings for those areas were before they were subdivided or developed. The pre-disturbance rating may be determined based on historical records and/or an approximation based on the surrounding land characteristics.

6.3 Subdivision Limits

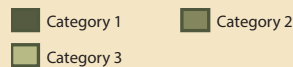
- 6.3.1. Shall permit a maximum of 16 hectares (40 acres) to be subdivided from a **quarter-section** in an area identified for **agricultural** land use, subject to the following limits:
- 2 hectares (5 acres) from **Category 1 - Better Agricultural Land 1**;
 - 4 hectares (10 acres) from **Category 2 - Better Agricultural Land 2**;
 - 16 hectares (40 acres) from **Category 3 - Poor to Marginal Agricultural Land**; and
 - 16 hectares (40 acres) from **Category 4 - Unimproved Agricultural Land**.
- 6.3.2. May consider variances to **Policy 6.3.1** based on the following:
- The proposed subdivision is on a **fractional quarter-section**;
 - The proposed subdivision aligns with a **physical severance**;
 - The proposed subdivision requires a variance to allow for a logical lot configuration due to the physical characteristics of the site, such as the presence of a wetland, treed area, well site or other features;
 - The proposed subdivision is the **first parcel out** of a previously **unsubdivided quarter-section** for a **farmstead** separation and the variance supports the logical configuration of land such as accommodating a driveway panhandle, or an open-discharge wastewater system; or
 - The proposed subdivision is for **intensive agriculture** or a **secondary agricultural industry**.

FAR and Subdivision Limits Examples

Agricultural Land Categories

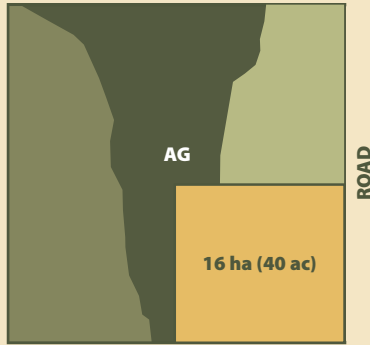


The **County** limits how much land can be subdivided from a **quarter-section** in the **agricultural** area based on the quality of the farmland. **Quarter-sections** typically have multiple fields of varying quality. The policies allow for up to 16 hectares (40 acres) to be subdivided from a **quarter-section** depending on the quality of the fields and the proposed configuration of the subdivision.

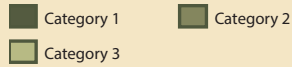


DISCLAIMER: The **County** limits how much land can be subdivided from a **quarter-section** in the **agricultural** area based on the quality of the farmland. This policy may be varied in accordance with **Policy 6.3.2**.

Example 1



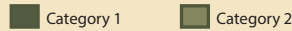
The **quarter-section** has 3 fields. Each field has a different rating. Up to 2 ha (5 ac) can be subdivided from the Category 1 field, up to 4 ha (10 ac) can be subdivided from the Category 2 field, and up to 16 ha (40 ac) can be subdivided from the Category 3 field.



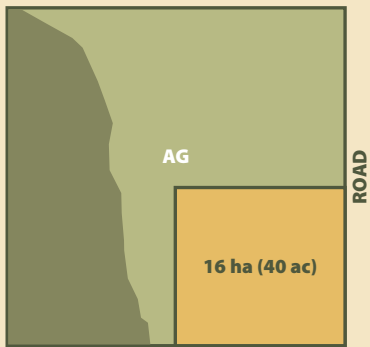
Example 2



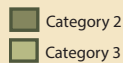
The **quarter-section** has two fields with different ratings. Up to 2 ha (5 ac) can be subdivided from the Category 1 field and up to 4 ha (10 ac) can be subdivided from the Category 2 field. Because the Category 2 field is so far from the road, the effective subdivision limit is 2 ha (5 ac) from the Category 1 field that abuts the road.



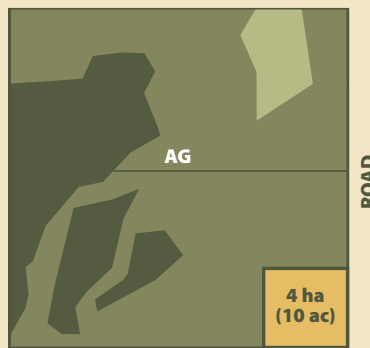
Example 3



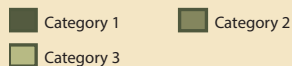
The **quarter-section** has two fields with different ratings. Up to 4 ha (10 ac) can be subdivided from the Category 2 field, and up to 16 ha (40 ac) can be subdivided from the Category 3 field. Because the Category 3 field is adjacent to the road, the effective subdivision limit is 16 ha (40 ac).



Example 4



The **quarter-section** has six fields with different ratings. Up to 2 ha (5 ac) can be subdivided from the Category 1 field and up to 4 ha (10 ac) can be subdivided from the Category 2 field. Because of the configuration of the fields relative to the road, the effective subdivision limit is 4 ha (10 ac) from the Category 2 fields and potentially additional lands from the Category 3 fields depending on the lot configuration.





6.4 Extensive and Intensive Agriculture

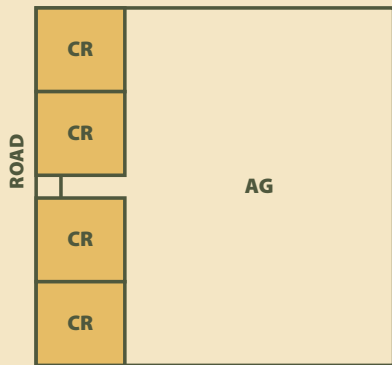
- 6.4.1. Shall require the minimum parcel size for **extensive agriculture** to be an **unsubdivided quarter-section** (approximately 64 hectares (160 acres)).
- 6.4.2. Shall require the remainder of a **quarter-section** that has had smaller parcels subdivided off to remain **extensive agriculture**, notwithstanding **Policy 6.4.1**.
- 6.4.3. May consider proposals for **extensive agriculture** parcels under 64 hectares (160 acres) where the land has a **physical severance**, notwithstanding **Policy 6.4.1**.
- 6.4.4. May permit the consolidation of land for **extensive agriculture** by subdivision to accommodate combining adjacent fields.
- 6.4.5. May support subdivisions to create **agricultural** parcels that are smaller than 64 hectares (160 acres) for **intensive agriculture**, subject to the following criteria:
 - a. The site is rezoned to a **Direct Control district** in the **LUB** where any other use shall be secondary to the **extensive agriculture** use; and
 - b. The proposal would not unduly interfere with any other land uses in the area.
- 6.4.6. Should consider additional opportunities to support **agri-tourism** development through updates to the **LUB**.

6.5 Confined Feeding Operations

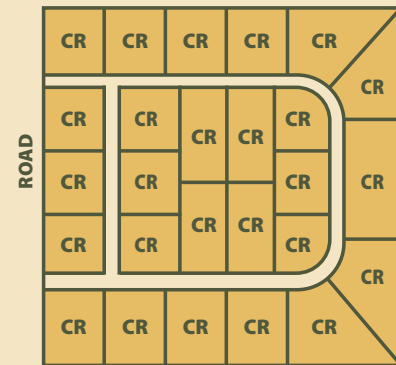
- 6.5.1. Shall consider new or expanded large **CFOs** for approval subject to the following criteria:
 - a. The site is not located within 3.2 km (2 miles) of any city, village, town or Horse Lake First Nation;
 - b. The site is not located within 3.2 km (2 miles) of Hythe or Clairmont or 1.6 km (1.0 miles) of any other **hamlet** or **centre**;
 - c. The proposed site complies with the requirements of any applicable **Intermunicipal Development Plan**;
 - d. The site is not within 0.8 km (0.5 mile) of any **institutional** use, **commercial** use, or **major country residential subdivision**, or lands designated or zoned for such uses (measured nearest property line to nearest property line);
 - e. The site is not within 500 meters of Saskatoon Lake or Little Lake, as per **Policy 18.1.17.a**;
 - f. The site does not abut a lake that supports existing or planned **commercial** or public recreation facilities (i.e. parks, campgrounds, and golf courses); and
 - g. The site does not abut a **natural area** as identified in this Plan or any other important natural heritage feature in the **County**, including major river valleys.

Country Residential Subdivision Examples

Minor Country Residential Subdivision



Major Country Residential Subdivision

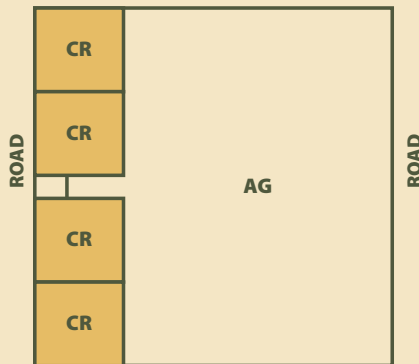


The **quarter-section** on the left is situated in the **agricultural** policy area of the **MDP**, up to four **residential** lots not including the remainder, with the lots clustered along the road and the balance of the land remaining in **agricultural** use, this is considered a **Minor Country Residential subdivision**. (DISCLAIMER - This is the most optimum configuration, it may vary depending on the individual **quarter-section**.)

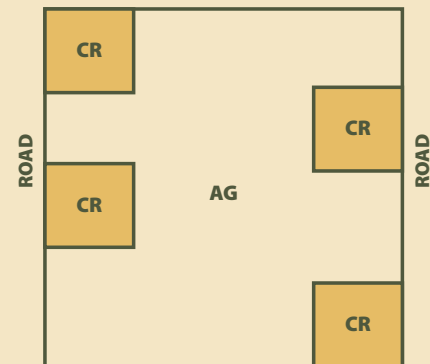
The **quarter-section** on the right is situated in the **residential** policy area of the **MDP**, it can be developed as a full rural residential subdivision with internal roads, and a planned layout across most of the quarter, requiring comprehensive planning and supporting studies, this is considered a **Major Country Residential subdivision**. (DISCLAIMER - This is only an example, configuration may vary depending on the individual **quarter-section**.)

Clustered v/s Fragmented Subdivision Examples

Clustered Subdivision



Fragmented Subdivision



The **quarter-section** on the left shows how clustered (adjacent and contiguous) development occurs when residential lots are grouped together in one area, typically along an existing road, so that the remainder of the land stays intact and can continue to be used for **agriculture**. This approach minimizes land fragmentation, reduces the number of access points, and preserves larger, functional **agricultural** parcels. (DISCLAIMER - This is the most optimum configuration, it may vary depending on the individual **quarter-section**.)

In contrast, the **quarter-section** on the right shows how fragmented development occurs when lots are scattered across the **quarter-section**, breaking the land into multiple disconnected pieces, increasing access points, and reducing the ability to farm the remaining land efficiently. (DISCLAIMER - This is only an example, configuration may vary depending on the individual **quarter-section**.)

- 6.5.2. Shall prohibit wild boar operations including the raising and keeping of wild boar in the **County**.
- 6.5.3. May redistrict the subject site of an approved **CFO** to the **Confined Feeding Operation** District of the **LUB**, upon receipt of **NRCB** registrations/approvals for **medium and large CFOs**.
- 6.5.4. May consider variances to the restrictions on **CFOs** established in this plan through an application to rezone the subject site to the **Confined Feeding Operation** District of the **LUB**.

6.6 Secondary Agricultural Industries

- 6.6.1. May permit **Secondary agricultural industries** subject to the following:
 - a. The site is redesignated to an appropriate **Direct Control District** in the **LUB**;
 - b. The development is not located on **better agricultural land**;
 - c. The site is within 0.8 kilometers (0.5 miles) of a provincial highway;
 - d. The site is not within 0.8 kilometers (0.5 miles) of a **Major Country Residential subdivision**; and
 - e. The proposal would not unduly interfere with any other land uses in the area.

6.7 Farmsteads and Minor Country Residential Subdivisions

- 6.7.1. Shall prohibit subdivisions for **residential** use within 500 meters of an approved **CFO**, except for a **farmstead** subdivision which is the **first parcel out**.
- 6.7.2. Shall permit **farmstead** separations that are the **first parcel out** of a previously **unsubdivided quarter-section** to be up to 6 hectares (15 acres), notwithstanding **Policy 6.3.1**. The size may be expanded to allow for a logical lot configuration due to the physical characteristics of the site, such as the presence of a wetland, treed area, well site or other features.
- 6.7.3. Shall permit multi-lot **residential** development in the **agricultural** area up to **Minor Country Residential subdivisions** which are subject to the following criteria in addition to the other requirements of this plan:
 - a. A maximum of four lots may be subdivided out of a **quarter-section**, not including the remainder;
 - b. Access to a Range Road, Township Road, or Highway is managed by stub roads or service roads so that there are no more than 3 direct road accesses on any side of a **quarter-section**;
 - c. The parcels are clustered (adjacent and contiguous) to reduce premature fragmentation of **agricultural** land;
 - d. Notwithstanding **Policy 6.7.3.c** alternative configurations will be considered if they would result in preserving a larger area or more effective configuration of **better agricultural land**; and
 - e. The subdivision does not unduly infringe upon existing **agricultural operations** surrounding the subject lands.



7. Settlements

Settlements exist within the **Rural Area** and generally do not have strictly defined boundaries. A **settlement** is an area with a local name, which is not large enough to be a **hamlet** or **centre** and is not expected to grow. Historically, these places played important roles in the community as the locations of amenities such as a post office, train station, school, or grain elevator. This includes but is not limited to the following locations: Bad Heart, Buffalo Lakes, Demmitt, Goodfare, Halcourt, Huallen, Lymburn, and Webster.

In many cases, the name of the **settlement** is used to identify the community of residents in a larger area near the original **settlement**. These communities are an important part of the **County** and its identity. Several **settlements** are identified on **Map 3 – Rural Land Use Concept**, based on the location of current or historical amenities, however there may be additional areas of the **County** that would be considered **settlements**.

7.1 Settlements

- 7.1.1. Shall consider development applications in **settlement** areas as per the land use concept established in **Map 3 – Rural Land Use Concept** and the policies of **Section 5 – Rural Area General Requirements** and **Section 6 – Agricultural Policy Area**.
- 7.1.2. Should explore opportunities to acknowledge the historical significance of **settlements**, as well as the continued use of their names for the communities in the area. This may include identity features, such as signage, or other forms of recognition.
- 7.1.3. Shall permit new or expanded community amenities in **settlements**.



C. Hamlets and Centres

Part D – Hamlets and Centres contains policies that guide development in the **County's hamlets and centres** with the following sections:

- **Section 8 - Hamlets and Centres General Requirements** contains the general requirements that apply in all of the **County's hamlets and centres**.
- **Section 9 - Bezanson** contains policies to guide development in the Hamlet of Bezanson.
- **Section 10 - Clairmont** contains policies to guide development in the Hamlet of Clairmont.
- **Section 11 - Dimsdale** contains policies to guide development in the Dimsdale Centre.
- **Section 12 - Elmworth** contains policies to guide development in the Elmworth Centre.
- **Section 13 - Hythe** contains policies to guide development in the Hamlet of Hythe.
- **Section 14 - La Glace** contains policies to guide development in the Hamlet of La Glace.
- **Section 15 - Teepee Creek** contains policies to guide development in the Hamlet of Teepee Creek.
- **Section 16 - Valhalla Centre** contains policies to guide development in the Hamlet of Valhalla Centre.

Hamlets and Centres Objectives

- A. Establish the **County's hamlets and centres**.
- B. Establish 50-year growth boundaries for the **hamlets and centres**.
- C. Protect **hamlets and centres** growth areas from premature development.
- D. Establish general land use concepts for the **hamlets and centres**.
- E. Ensure comprehensive planning of **hamlets and centres**.
- F. Direct the orderly growth of **hamlets and centres**.
- G. Accommodate a range of uses within the **hamlets and centres** to meet community needs.
- H. Identify water and wastewater servicing options within the **hamlets and centres**.





8. Hamlets and Centres

General Requirements

The **County** has a variety of communities that range from small rural communities to larger urban centers. Each serves as a hub for services and amenities. The location of the **County's Hamlets and centres** are identified on **Map 1 – Location**.

The **County** has eight **central nodes** that serve as regional centers for growth. These are communities with an identifiable core area and a mix of uses. Six of these communities meet the **MGA** definition that allows them to be designated as **hamlets**: Bezanson, Clairmont, Hythe, La Glace, Teepee Creek and Valhalla Centre. The **County** has identified two other communities as **centres** to support long-term growth and development: Dimsdale and Elmworth.

In accordance with the growth management strategy outlined in **Part A** of this plan, **hamlets** and **centres** are intended to be the locations where the **County** will direct major development and regional recreational and institutional facilities.

Clairmont and Hythe are **regional central nodes**. This means that they have amenities that serve the broader region beyond their growth areas. They are projected to experience more growth and to develop to an urban design standard.

The other **hamlets** and **centres** are **rural central nodes**. This means that they are smaller **nodes** that have amenities that generally service people within their **growth area**. They are projected to experience minimal growth and to develop to a rural standard with some more urban areas.

The growth management strategy is reflected in the land use concepts and policies for the **hamlets** and **centres**. They provide a range of development options to meet the needs over the next 50 years. They support a broad range of land uses, encourage a range of densities and **infill** development, and provide for various servicing scenarios.

This part establishes the **County's hamlets and centres** and a 50-year vision for their growth. This includes growth boundaries and long-term land use concepts to guide development.

8.1 General

8.1.1. Shall declare the following as **hamlets** within the **County**:

- a. Bezanson;
- b. Clairmont;
- c. Hythe;
- d. La Glace;
- e. Teepee Creek; and
- f. Valhalla Centre.

- 8.1.2. Shall provide for the following types of uses in the **hamlets** and **centres**:
- a. **Residential**;
 - b. **Commercial**;
 - c. **Industrial**;
 - d. **Mixed-use**;
 - e. **Institutional** and **public uses**; and
 - f. Continuation of existing **agricultural operations**.
- 8.1.3. Shall permit existing **extensive agriculture** operations to continue and expand within **hamlets** and **centres** in areas designated for other land uses in the future land use concepts.
- 8.1.4. May identify **agricultural** areas within the **hamlets** and **centres** boundaries as areas for future growth by applying the Urban Reserve (UR) District in the **LUB**.

8.2 Residential

- 8.2.1. Shall require multi-lot **residential** development in **hamlets** and **centres** to be in a comprehensively planned **neighborhoods** supported by a **lower-level plan**.
- 8.2.2. Shall permit a mix of compatible land uses within **residential** areas including **commercial, institutional** and **public uses**.
- 8.2.3. Shall require non-**residential** land uses within **neighborhoods** to be located and designed to integrate with the community and mitigate potential land use impacts through **lower-level plans** and the **LUB**.
- 8.2.4. Shall encourage a mix of housing types in **residential** areas.
- 8.2.5. Shall require new **residential neighborhoods** to have a clear focal point. This focal point may be a public space, an **institutional** site, a **commercial** core (i.e. Town Centre concept), a combination of parks, **commercial** and medium or high-density housing or some other concept that achieves the objective of creating a community focus in each new **neighborhood**.
- 8.2.6. May support **infill residential** development within established **neighborhoods**. This may include resubdivision of land to marginally higher density or the consolidation of lots to allow for multi-dwelling development.
- 8.2.7. May require an **Area Redevelopment Plan (ARP)** to support **infill** development.

8.3 Commercial

- 8.3.1. Shall permit a range of **commercial** development in **hamlets** and **centres** to meet the needs of residents and provide regional amenities.
- 8.3.2. Shall require the location and design of **commercial** development to minimize potential land use conflicts through **lower-level plans** and the **LUB**.

8.4 Mixed-Use

- 8.4.1. Shall permit a range of **mixed-use** development in **hamlets** and **centres** to accommodate vibrant downtowns, **nodes**, and **village centers**.

8.5 Industrial

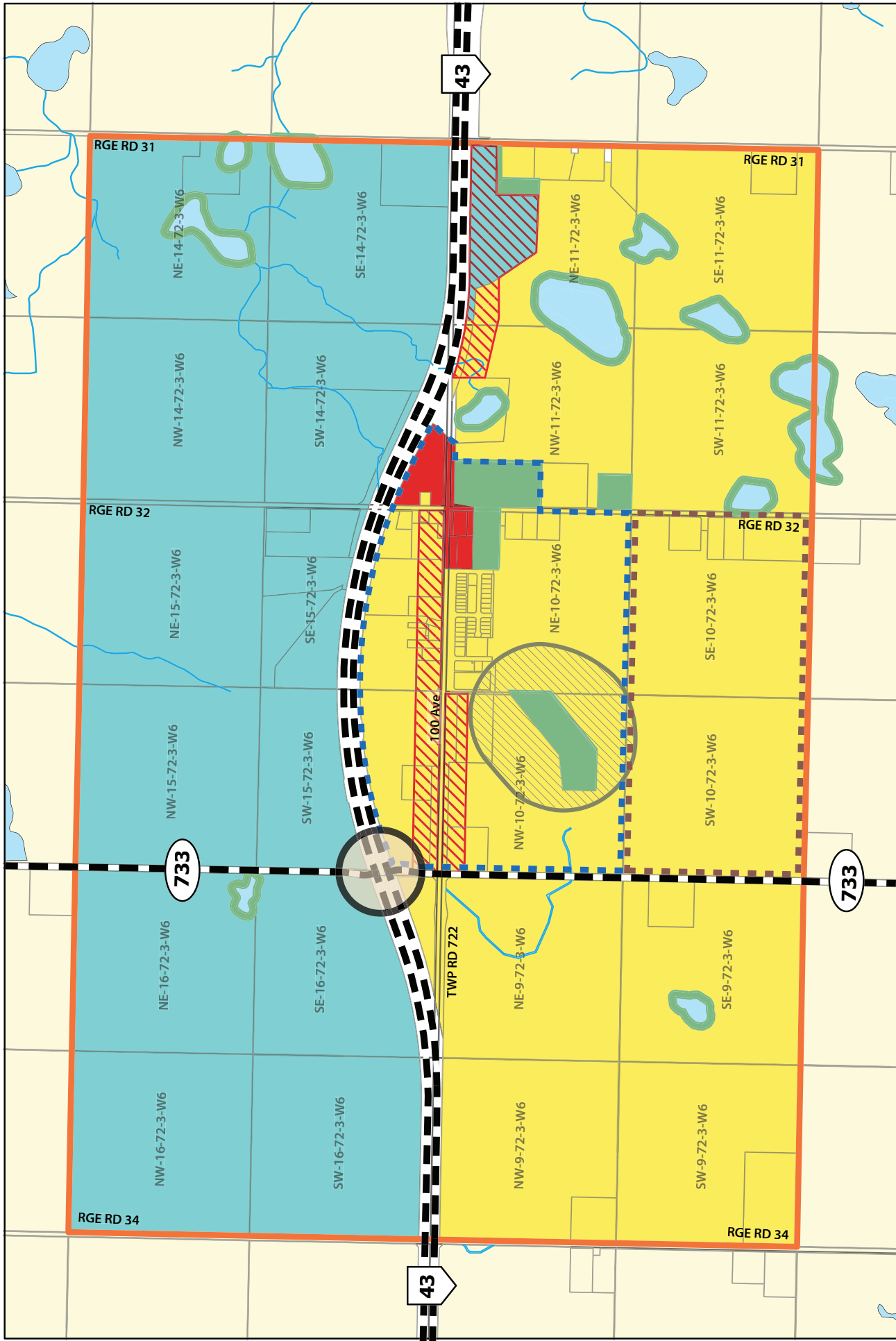
- 8.5.1. Shall permit a range of **industrial** development in **hamlets** and **centres** to accommodate opportunities for a variety of businesses and to support economic development
- 8.5.2. Shall require multi-lot **industrial** development to be in an **industrial park** comprehensively planned through a **lower-level plan**.
- 8.5.3. Shall require appropriate setbacks and **buffering** between **industrial** development and potentially sensitive land uses, such as **residential** and **institutional**, as well as **natural areas**.

8.6 Institutional and Public Uses

- 8.6.1. May consider applications for **institutional** and **public uses** in any part of the **hamlets** and **centres**.
- 8.6.2. Shall encourage regional **institutional** and recreation facilities to locate in **hamlets** and **centres**.

8.7 Future Planning Area

- 8.7.1. Shall protect **Future Planning Areas** identified on the land use concept maps from premature development to provide for long-term **hamlet** or **centre** growth.



HAMLET OF BEZANSON

LAND USE CONCEPT
 Map 6 - Municipal Development Plan
 N Scale: 1:22,000
 Date: 2025-12-22

ADMINISTRATIVE BOUNDARIES AND NATURAL FEATURES	TRANSPORTATION	SERVICE AREAS	LAND USE POLICY AREAS
<ul style="list-style-type: none"> Hamlet Boundary Lakes & Rivers 	<ul style="list-style-type: none"> Future Interchange Provincial Highway 	<ul style="list-style-type: none"> Serviced Development Area Future Serviced Development Area 	<ul style="list-style-type: none"> Residential Industrial Agricultural Commercial Institutional/Public Use Residential / Commercial Industrial / Commercial Industrial / Commercial Wastewater Lagoon Setback

9. Bezanson

Bezanson is a community near the eastern boundary of the **County** along Highway 43, approximately 33 kilometers east of the City of Grande Prairie. The core area of the **hamlet** is approximately 2.5 km² and the long-term **growth area** is approximately 16 km².

Bezanson is a small community in a **rural area** with easy access to the highway. This may make it attractive to residents who would prefer the smaller community environment but need to commute to a larger center for work. The community's amenities serve a broader **rural area**, as well as travelers along Highway 43. As such there may be opportunities for some **commercial** development, especially if the population continues to increase. Additionally, convenient access to the highways and the presence of housing and other amenities provide potential opportunities for an **industrial** employment center.

Bezanson is considered a **rural central node** and is expected to experience moderate growth over the next 50 years. Bezanson's population is 146, according to the 2024 municipal census. Bezanson is projected to grow to a population of up to 247 by 2076, according to the *Regional Growth Study 2024-2076 (2025)*.

The land use concept for Bezanson envisions the community as staying predominantly **residential** south of Highway 43 with opportunities for a future **industrial park** north of the highway. The concept includes opportunity for **commercial** development along 100 Ave to provide amenities to residents and travelers. The concept and related policies also include direction on development options based on the availability of municipal services and potential upgrades.

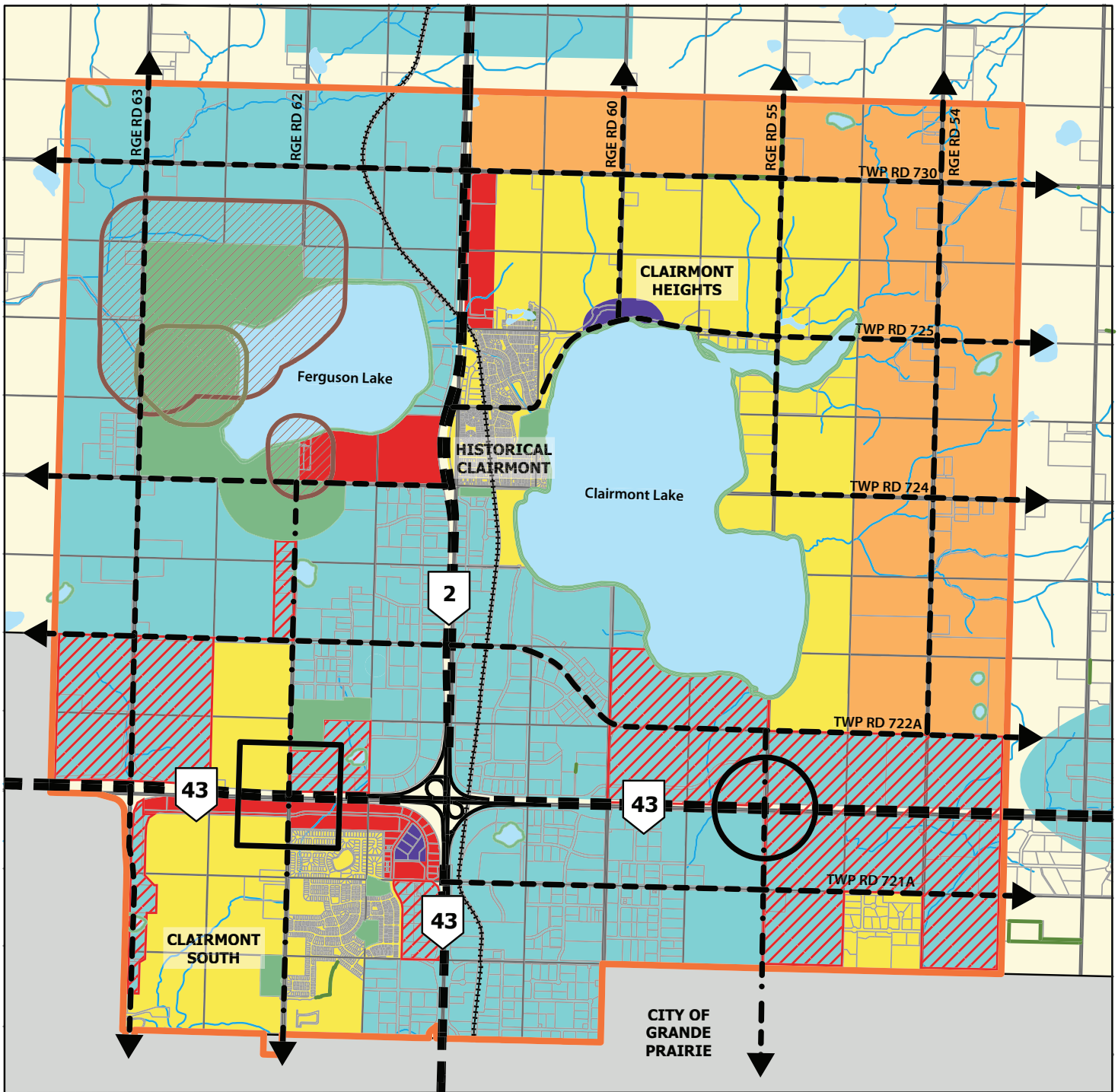
The land use concept is illustrated in **Map 6 - Hamlet of Bezanson Land Use Concept**. The concept is generalized to show the main land use for an area; however, a greater mix of uses is expected to be identified through more detailed planning.

9.1 Bezanson

- 9.1.1. Declares the unincorporated community and area shown on **Map 6 - Hamlet of Bezanson Land Use Concept** as the Hamlet of Bezanson.
- 9.1.2. Shall permit development in Bezanson in accordance with the land use concept established on **Map 6 - Hamlet of Bezanson Land Use Concept**.
- 9.1.3. Shall permit **Country Residential** and **Rural Estate** development in the areas identified for **residential** land use on **Map 6 - Hamlet of Bezanson Land Use Concept**.
- 9.1.4. May permit other **residential** forms where it is supported by adequate servicing.
- 9.1.5. Shall direct **commercial** development to lands adjacent to 100 Avenue identified for **commercial** or **residential / commercial** land use on **Map 6 - Hamlet of Bezanson Land Use Concept**.
- 9.1.6. May permit **mixed-use** development, adjacent to 100 Avenue, identified for **commercial** or **residential / commercial** land use on **Map 6 - Hamlet of Bezanson Land Use Concept**.

- 9.1.7. Shall direct **industrial** development to locate north of Highway 43, as identified on **Map 6 - Hamlet of Bezanson Land Use Concept**.
- 9.1.8. Shall permit existing **industrial** development south of Highway 43 identified as **industrial / commercial** on **Map 6 – Bezanson Land Use Concept** to continue and may be redeveloped to another **industrial** or **commercial** use that is compatible with adjacent uses.
- 9.1.9. Shall require development within the serviced development area, as identified on **Map 6 – Bezanson Land Use Concept**, to connect to municipal water and sanitary services.
- 9.1.10. Shall require development within the future serviced development area, as identified on **Map 6 – Bezanson Land Use Concept**, to connect to municipal water and sanitary services if capacity is available at the time of approval.
- 9.1.11. May permit privately serviced development within the future serviced development area, as identified on **Map 6– Bezanson Land Use Concept**, prior to municipal services becoming available.
- 9.1.12. Shall require that subdivisions within the future serviced development area, as identified on **Map 6 – Bezanson Land Use Concept**, that are to be serviced on-site be designed in a manner that would allow for the future extension of and connection to municipal utilities, such as through appropriate lot configuration and the provision of **public utility lots** and/or utility rights-of-way.
- 9.1.13. May extend municipal water and sanitary services outside of the serviced development area and future serviced development area, as identified on **Map 6 – Bezanson Land Use Concept**, to support development in other areas.
- 9.1.14. Should prepare an **ASP** for Bezanson to replace the 1985 **ASP** and include the new, larger **hamlet** boundary.
- 9.1.15. Should consider relocating the lagoon to increase capacity and allow for **residential** development in the area, as per the generalized land use concept.
- 9.1.16. Should consider the following during more detailed planning processes:
 - a. Delineating a trail network to connect residents to **commercial** and community uses;
 - b. Creating crosswalks to improve pedestrian safety;
 - c. Opportunities for public uses on the wastewater lagoon site for after remediation, if it is relocated; and
 - d. Identifying additional opportunities for community amenities.





HAMLET OF CLAIRMONT

LAND USE CONCEPT

Map 7 - Municipal Development Plan

Scale: 1:55,000
Date: 2025-12-23

ADMINISTRATIVE BOUNDARIES AND NATURAL FEATURES

- Hamlet Boundary
- Municipal Boundary
- Creek/Stream
- Lakes

TRANSPORTATION

- Rail Line
- Provincial Highway
- Arterial Road
- Proposed Flyover
- Proposed Interchange

LAND USE POLICY AREAS

- Agricultural
- Residential
- Commercial
- Industrial
- Mixed - Use
- Industrial / Commercial
- Institutional/Public Use
- Future Planning Area
- Wastewater Lagoon Setback
- Landfill Setback

10. Clairmont

Clairmont is the **County's** largest urban area located at the intersection of Highways 2 and 43. It is directly north of the City of Grande Prairie. The currently built-out area of the **hamlet** is approximately 19 km² and the long-term **growth area** is approximately 90 km².

Clairmont's **residential** areas mainly feature single family **residential** development with a mix of single-detached dwellings and manufactured homes. There is limited **commercial** development such as a gas stations and strip malls. There are a range of **institutional** and **public uses** such as schools, halls and parks.

The **hamlet** has three major **residential** areas:

- **Historical Clairmont** is the original townsite and surrounding area. It is located on the eastern side of Highway 2 along the railway and bounded to the east by Clairmont Lake.
- **Clairmont Heights** is a planned urban center / downtown area located to the northeast of Historical Clairmont along the north of Clairmont Lake.
- **Clairmont South** is located to the north of the City of Grande Prairie boundary, south of Highway 43 and west of Highway 2/43. This includes Westlake Village, Whispering Ridge and the proposed Windsor subdivisions.

Commercial development in Clairmont is mostly highway **commercial** / **industrial** development along the highways. It includes a variety of uses ranging from RV dealerships to drive-through restaurants.

Industrial development is the dominant land use in Clairmont. **Industrial** development is generally located along Highways 2 and 43 with most **industrial** development occurring within 0.8 km (0.5 miles) of a highway. It includes a broad range of **industrial** development from light to heavy. Medium **industrial** development is the most common, followed by highway **industrial** / **commercial**.

Clairmont has **institutional** development throughout. Most amenities such as schools and playgrounds are located within **residential** areas. There are some features such as the **County** administrative building and the sportsplex, located in **industrial** areas.

Clairmont is considered a **regional central node** and forms part of the **regional core** which is expected to experience significant growth over the next 50 years. Clairmont's population is 6,123, according to the 2024 municipal census. The *Regional Growth Study 2024-2076 (2025)* projects Clairmont to grow to a population of up to 37,547 by 2076.

Clairmont is intended to develop as a serviced urban development. The land use concept is illustrated in **Map 7-Hamlet of Clairmont Land Use Concept**. The concept is generalized to show the main land use for an area; however, a greater mix of uses is expected to be identified through more detailed planning. The land use concept is intended to support development over the next 50 years based on the land supply assessment and projections from the *Regional Growth Study 2024-2076 (2025)*.

Clairmont is envisioned to have a range of housing options across several **residential** areas. The dominant **residential** land use is anticipated to be low density; however, there are opportunities for medium density, high density and **mixed-use** development. Much of the growth over the next 50 years will occur in the three existing **residential** nodes: Clairmont South, Historical Clairmont and Clairmont Heights. There are additional opportunities for long-term **residential** growth to the north and east of Clairmont Lake.

Clairmont has opportunities for various types of urban **commercial** development. **Commercial** development is generally expected to be identified more specifically through **ASPs** and integrated into **residential** areas. The **commercial** areas in the land use concept map are those that have already been identified through **ASPs**.

Industrial development is the dominant land use in Clairmont. There are major **industrial** areas, as well as planned **industrial growth areas** along the corridors of Highways 2 and 43, and the railway. There are also significant areas for **industrial** expansion west of Highway 2. There are opportunities for a wide range of **industrial** development from light to heavy.

The land use concept identifies two **mixed-use** areas. A **mixed-use downtown** in Clairmont Heights and a **mixed-use node** near Westlake Village and Whispering Ridge at the southwest of the intersection of Highways 2 and 43. The **mixed-use** areas are intended to accommodate a mixture of **commercial** and medium to high density **residential** development, as well as **mixed-use** buildings. Additional **mixed-use** areas may be identified through more detailed planning work.

Clairmont has a variety of **institutional** and **public uses** including regional facilities such as the sportsplex and local facilities like playgrounds. **Institutional** and **public uses** are generally allowed in any area of Clairmont. The **hamlet** is intended to be a regional hub for services and amenities.

There are several government owned parcels of land around the intersection of Range Road 62 and Township Road 724. This area includes an existing County administrative building and several planned government facilities. This area has the potential to serve as an **institutional** hub for the region.

The long-term vision for Clairmont is intended to improve connectivity between the three major **residential** areas by including more opportunities for **residential**, **commercial** and **institutional** and **public uses** along Range Road 62 and Township Road 724 than previous plans.

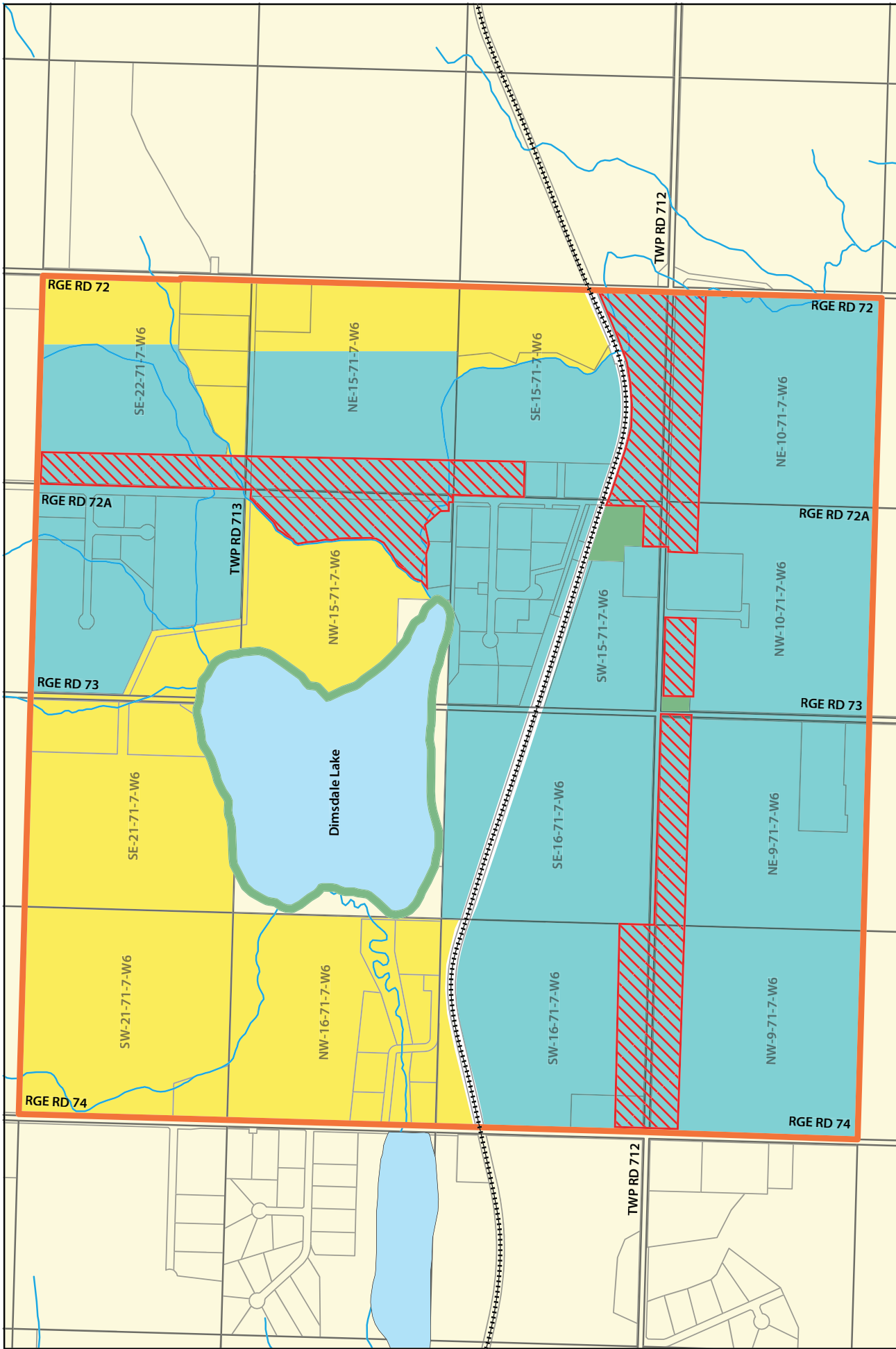
The land use concept and plan policies will also result in a trail network that connects from Clairmont Lake all the way to O'Brien Park in the Municipal District of Greenview.

10.1 Clairmont

- 10.1.1. Declares the unincorporated community and area shown on **Map 7 - Hamlet of Clairmont Land Use Concept** as the Hamlet of Clairmont.
- 10.1.2. Shall permit development in Clairmont in accordance with the land use concept established on **Map 7 - Hamlet of Clairmont Land Use Concept**.
- 10.1.3. Shall require **residential neighborhoods** to have a minimum density of 10 units per net **residential** hectare.
- 10.1.4. Shall permit **mixed-use** development at locations identified on **Map 7- Hamlet of Clairmont Land Use Concept** and/or that are supported by an **ASP**.
- 10.1.5. Shall prohibit development and subdivision on lands needed for future interchanges and overpasses over Highways #2 and #43.
- 10.1.6. May require development adjacent to Clairmont Lake to be in accordance with the *Clairmont Open Space Plan (2003)* and the *Touching the Water Clairmont Lake Concept Plan (2018)*.

- 10.1.7. Shall require all new subdivisions in Clairmont to be serviced with municipal / Aquatera water and wastewater utilities.
- 10.1.8. May permit privately serviced subdivisions that are for a **first parcel out** of a previously **unsubdivided quarter-section**; notwithstanding **Policy 10.1.7**.
- 10.1.9. Should prepare an **ARP** for Historical Clairmont to support new development and revitalization.





DIMSDALE CENTRE
 LAND USE CONCEPT
 Map 8 - Municipal Development Plan
 N Scale: 1:19,000
 Date: 2025-12-23

ADMINISTRATIVE BOUNDARIES AND NATURAL FEATURES
 Centre Boundary
 Lakes & Rivers

TRANSPORTATION
 Rail Line

LAND USE POLICY AREAS
 Residential
 Institutional / Public Use
 Industrial
 Industrial / Commercial
 Agricultural

11. Dimsdale

Dimsdale is a community southwest of the City of Grande Prairie and south of Highway 43, which surrounds Dimsdale Lake. The core area of the **centre** is approximately 0.9 km² and the long-term **growth area** is approximately 10.4 km².

Dimsdale is a small community in a **rural area** with proximity to the City of Grande Prairie and the Town of Wembley. The **centre** is adjacent to the railway and is near Highway 43. Proximity to the Highway 43 bypass and the proposed Highway 40 bypass will further support **industrial** opportunities in the **centre**. There is significant opportunity for continued **industrial** development in the **centre**. There are also several areas that are well suited for **Country Residential** development providing a rural lifestyle adjacent to an **industrial** hub and a short driving distance from the city.

Dimsdale is considered a **rural central node** and is not anticipated to experience significant population growth in the next 50 years. The **centre's** population is 29 according to the 2024 municipal census. Generally, Dimsdale is not expected to experience significant **residential** growth over the next 50 years. Dimsdale is part of the Grande Prairie – Clairmont **Growth Area**, which is anticipated to experience significant population growth due to its proximity to the City of Grande Prairie and Clairmont, according to the *Regional Growth Study 2024-2076 (2025)*. Significant growth in the region may lead to increased **residential** demand in Dimsdale as development expands further outward from the **Regional Core**.

The land use concept for Dimsdale envisions the community as staying predominantly **industrial**. It includes opportunities for **residential** development and some **commercial** development along major thoroughfares.

The land use concept is illustrated in **Map 8 - Dimsdale Centre Land Use Concept**. The concept is generalized to show the main land use for an area; however, a greater mix of uses is expected to be identified through more detailed planning. The land use concept is based on the current *Dimsdale Area Structure Plan Bylaw 3012*.

11.1 Dimsdale

- 11.1.1. Identifies the unincorporated community and area shown on **Map 8 - Dimsdale Centre Land Use Concept** as Dimsdale Centre.
- 11.1.2. Shall permit development in Dimsdale in accordance with the land use concept established on **Map 8 - Dimsdale Centre Land Use Concept**.
- 11.1.3. Shall permit **Country Residential** and **Rural Estate** development in the areas identified for **residential** land use on **Map 8 - Dimsdale Centre Land Use Concept**.
- 11.1.4. May permit other **residential** forms where it is supported by adequate servicing.
- 11.1.5. Shall permit **commercial** development in areas identified as **industrial / commercial** on **Map 8 - Dimsdale Centre Land Use Concept**.
- 11.1.6. May consider opportunities to extend water services to Dimsdale.

- 11.1.7. Should prepare an update to the 2014 Dimsdale **ASP**.
- 11.1.8. Should consider the following during more detailed planning processes:
 - a. Recreational uses adjacent to Dimsdale Lake; and
 - b. Opportunities for a trail network connecting **residential** subdivisions and **natural areas**; and
 - c. Identifying additional opportunities for community amenities.





ELMWORTH CENTRE

LAND USE CONCEPT

Map 9 - Municipal Development Plan

N Scale: 1:10,000

Date: 2025-12-23

- ADMINISTRATIVE BOUNDARIES AND NATURAL FEATURES**
 - Centre Boundary
 - Lakes & Rivers
- TRANSPORTATION**
 - Provincial Highway
- LAND USE POLICY AREAS**
 - Agricultural
 - Residential
 - Residential / Commercial
 - Institutional/Public Use

12. Elmworth

Elmworth is a community near the western boundary of the **County** along Highway 722. It is approximately 19 kilometers southwest of the Town of Beaverlodge. The core area of the **centre** is approximately 6.5 hectares, and the long-term **growth area** is approximately 2.6 km².

The **centre** is an **institutional** hub for the broader community. There is very little development within the **centre**. There is a school, a curling rink, a residence, a farm and a general store that is currently closed. There is a community hall approximately 5 kilometers east of the **centre**. The **centre** provides valuable amenities to the community, such as the school and library.

Elmworth is considered a **rural central node** and is not expected to experience significant growth in the next 50 years. It is designated as a **centre**, rather than a **settlement**, to encourage some **residential** growth to support the long-term sustainability of community amenities, such as the school. Elmworth's population is 5, according to the 2024 municipal census. The Elmworth **Centre** is not projected to grow significantly over the next 50 years based on current trends. However, the Elmworth **Growth Area** is expected to grow to up to 1,147 by 2076, according to the *Regional Growth Study 2024-2076 (2025)*.

The land use concept identifies nearly all the **centre** as potential future **residential**. Due to the lack of municipal water and wastewater services, the **residential** development is expected to predominantly be **Country Residential**. The intent is to create opportunities for **residential** development around the **institutional** and **public use** node in this **centre**. Further, the plan aims to direct the projected **residential** growth in the area to the **centre** to reduce the fragmentation of **agricultural** land and support more efficient use of infrastructure and provision of services.

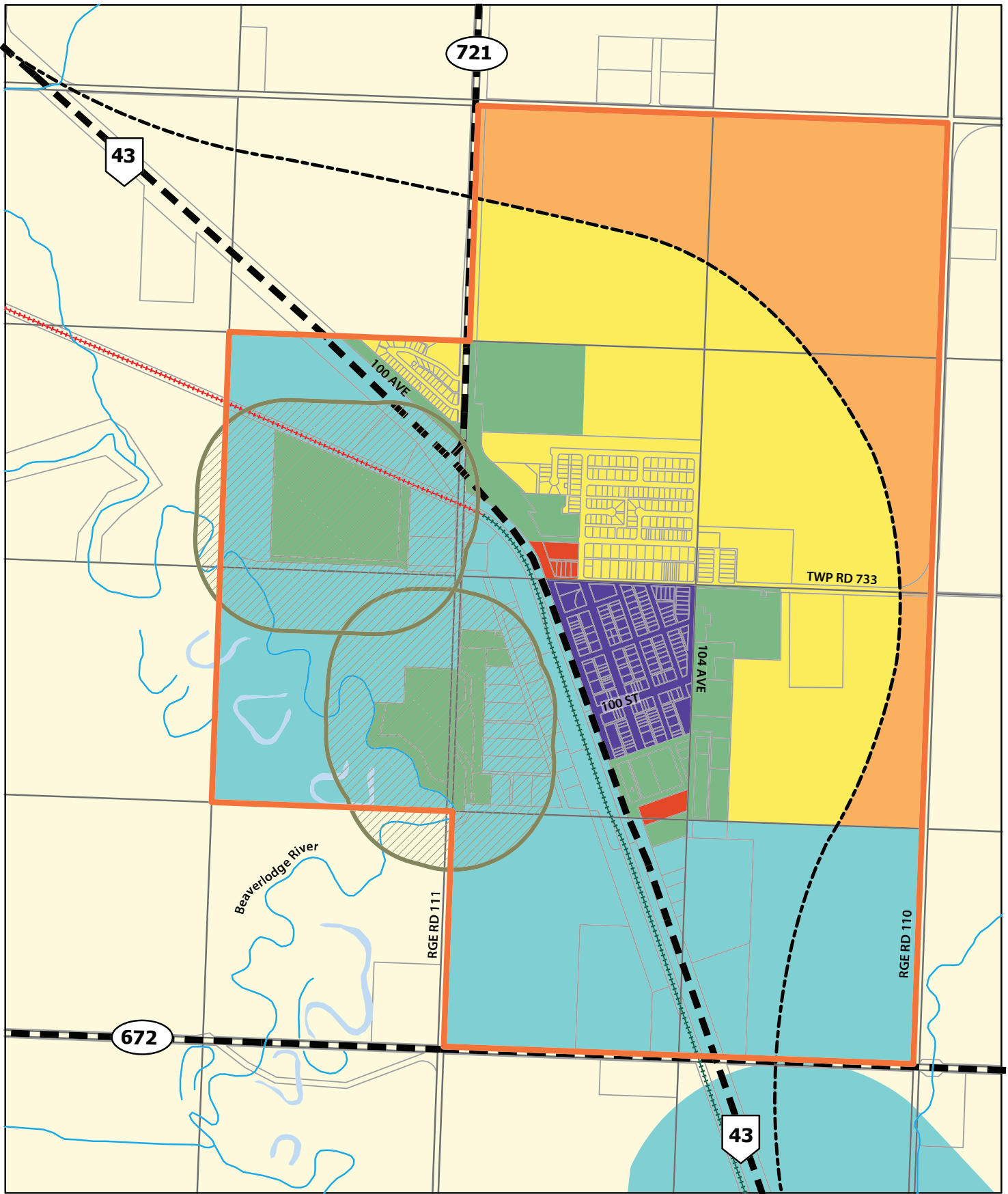
The land use concept is illustrated on **Map 9 - Elmworth Centre Land Use Concept**. The concept is generalized to show the main land use for an area; however, a greater mix of uses may be identified through more detailed planning.

12.1 Elmworth

- 12.1.1. Identifies the unincorporated community and area shown on **Map 9 - Elmworth Centre Land Use Concept** as Elmworth Centre.
- 12.1.2. Shall permit development in Elmworth in accordance with the land use concept established on **Map 9 - Elmworth Centre Land Use Concept**.
- 12.1.3. Shall permit **Country Residential** development in the areas identified for **residential** land use on **Map 9 - Elmworth Centre Land Use Concept**.
- 12.1.4. May permit other **residential** forms where it is supported by adequate servicing.
- 12.1.5. Shall direct **commercial** development to lands adjacent to Highway 722 identified for **commercial** or **residential / commercial** land use on **Map 9- Elmworth Centre Land Use Concept**.
- 12.1.6. May permit **mixed-use** development, adjacent to 100 Avenue identified for **commercial** or **residential / commercial** land use on **Map 9 - Elmworth Centre Land Use Concept**.

- 12.1.7. May permit proposals for **industrial** development in Elmhurst that are supported by an **ASP**.
- 12.1.8. Should consider the following during more detailed planning processes:
 - a. Delineating a trail network to connect residents to **commercial** and community uses;
 - b. Creating crosswalks to improve pedestrian safety; and
 - c. Identifying additional opportunities for community amenities.





HAMLET OF HYTHE

LAND USE CONCEPT

Map 10 - Municipal Development Plan

N Scale: 1:16,500
 Date: 2025-12-23

ADMINISTRATIVE BOUNDARIES AND NATURAL FEATURES

- Hamlet Boundary
- Creek/Stream

TRANSPORTATION

- Provincial Highway
- Proposed Bypass
- + + + Active Rail Line
- + + + Inactive Rail Line

LAND USE POLICY AREAS

- Residential
- Commercial
- Industrial
- Institutional/Public Use
- Mixed - Use
- Future Planning Area
- Wastewater Lagoon Setback

13. Hythe

Hythe is the **County's** second largest **hamlet** located near the western boundary of the municipality along Highway 43. The currently built-out area of the **hamlet** is approximately 3 km² and the long-term **growth area** is approximately 6.5 km².

The central area of Hythe along 100 Avenue (Highway 43) and 100 Street is a **mixed-use village center** with a main street (100 Street) that transitions from predominantly **commercial** and **institutional** use near 100 Avenue to mainly low-density **residential** development toward 104 Ave. The surrounding area has a mix of **commercial**, **institutional** and **residential** land uses, which is mostly low density **residential**.

Residential development in the **hamlet** is predominantly low density including a mix of single-family dwellings and manufactured homes.

There are two main **industrial** areas. The largest is the west side of 100 Avenue (Highway 43). The second is to the south of the **hamlet** on the east side of 100 Avenue (Highway 43). It is predominantly highway **industrial** / **commercial** and medium **industrial**.

There is a large area of **institutional** development on the eastern edge of the **hamlet**. This includes several seniors' living facilities, sports fields, the community center and a school.

Hythe is considered a **regional central node** which is expected to experience moderate growth over the next 50 years. Hythe's population is 835 according to the 2024 municipal census. The *Regional Growth Study 2024-2076 (2025)* projects Hythe to grow to a population of up to 1,415 by 2076.

The land use concept is illustrated in **Map 10 - Hamlet of Hythe Land Use Concept**. The concept is generalized to show the main land use for an area; however, a greater mix of uses is expected to be identified through more detailed planning.

The land use concept is intended to support development over the next 50 years. The concept significantly exceeds the long-term land needs projected in the *Regional Growth Study 2024-2076 (2025)*. The concept allows options for growth to occur in different areas and maintains the general land use concept that has been in place for a number of years.

The development concept for Hythe follows the existing development patterns described above. It is intended to support potential redevelopment of the **mixed-use village center** area with a range of compatible **commercial** and **residential** uses.

The concept also encourages continued **industrial** growth in the western and southern areas of the **hamlet**.

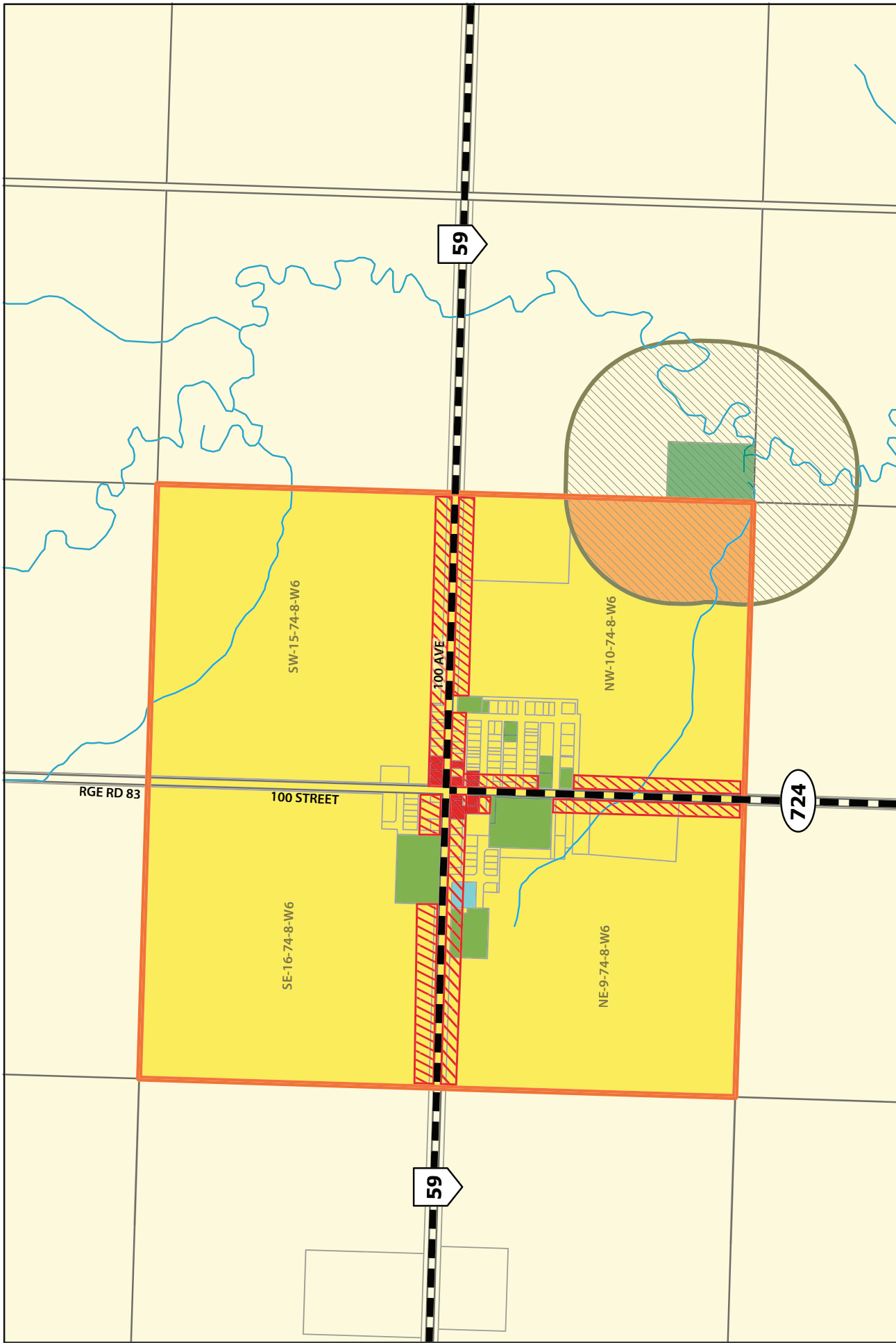
The development concept includes opportunities for **residential** growth to the east and north. These areas are anticipated to be predominantly low density **residential**; however, the **County** supports a range of housing options in the area if adequate servicing can be provided.

The long-term **growth area** is severed by the future Highway 43 bypass. The areas to the east and north of the proposed bypass are designated as **Future Planning Area**. Based on current growth projections, this area will not be needed for the long-term. More detailed planning will be done for this area when it is needed for growth.

13.1 Hythe

- 13.1.1. Declares the unincorporated community and area shown on **Map 10 - Hamlet of Hythe Land Use Concept** as the Hamlet of Hythe.
- 13.1.2. Shall permit development in Hythe in accordance with the land use concept established on **Map 10 - Hamlet of Hythe Land Use Concept**.
- 13.1.3. Shall permit a range of **residential** typologies including **Country Residential** and **Rural Estate** to allow for development that can be supported by current water and wastewater servicing capacity.
- 13.1.4. Shall encourage **infill** housing in established **neighborhoods**.
- 13.1.5. Shall direct the area identified as **mixed-use** on **Map 10 - Hamlet of Hythe Land Use Concept** to develop as a **mixed-use village center**.
- 13.1.6. May permit privately serviced development to accommodate development in Hythe where the extension of municipal services is not feasible or there is not sufficient capacity.
- 13.1.7. May permit privately serviced subdivisions that are for a **first parcel out** of a previously **unsubdivided quarter-section**.
- 13.1.8. Shall prohibit development and subdivision on lands required for the future Highway 43 bypass and its intersections.
- 13.1.9. Should prepare an **ARP** for downtown Hythe to support new development and revitalization.
- 13.1.10. Should integrate Hythe into the **County's LUB**. Most of Hythe is currently regulated by the Village of Hythe **LUB**, as it was at the time of dissolution in 2021. Integrating Hythe into the **County's LUB** will help to facilitate development.





HAMLET OF LA GLACE

LAND USE CONCEPT

Map 11 - Municipal Development Plan

N Scale: 1:10,000

Date: 2025-12-23

ADMINISTRATIVE BOUNDARIES AND NATURAL FEATURES

- Hamlet Boundary
- Lakes & Rivers

TRANSPORTATION

- Provincial Highway

LAND USE POLICY AREAS

- Agricultural
- Residential
- Commercial
- Institutional/Public Use
- Industrial
- Future Planning Area
- Residential / Commercial
- Industrial / Commercial
- Wastewater Lagoon Setback

14. La Glace

La Glace is a community near the northern boundary of the **County** at the intersection of Highways 59 and 724. It is approximately 22 kilometers northwest of the Town of Sexsmith. The core area of the hamlet is 27 hectares, and the long-term **growth area** is approximately 2.6 km².

La Glace is a small community with a lot of amenities compared to other rural **hamlets**. It may attract residents who are looking for a small community with **commercial** and community services to meet day-to-day needs. Access to Highways 59 and 724 may also make it appealing to people who work within the surrounding **rural area** of the **County** or a nearby community. There may be opportunities for **commercial** development to support the needs of residents and people in the surrounding area, especially if the population grows.

La Glace is considered a **rural central node** and is expected to experience some moderate growth over the next 50 years. The **hamlet's** population is 174, according to the 2024 municipal census. La Glace is projected to grow to a population of up to 295 by 2076, according to the *Regional Growth Study 2024-2076 (2025)*. Growth within the **hamlet** is currently limited by servicing capacity and increases to capacity may result in a higher rate of growth.

The land use concept identifies La Glace as predominantly **residential**. There are opportunities for a range of low-density **residential** options. There may be opportunities for a greater mix of housing types, including multi-unit development in the central area, if municipal servicing capacities are increased. There is some existing **commercial** development in the **hamlet** along the highways. The land use concept identifies areas along the highways as **residential / commercial** where the **County** may support additional **commercial** development. This is generally envisioned to be local convenience developments to support the day-to-day needs of residents. Larger-scale proposals may be considered on a case-by-case basis, considering impacts on adjacent **residential** areas.

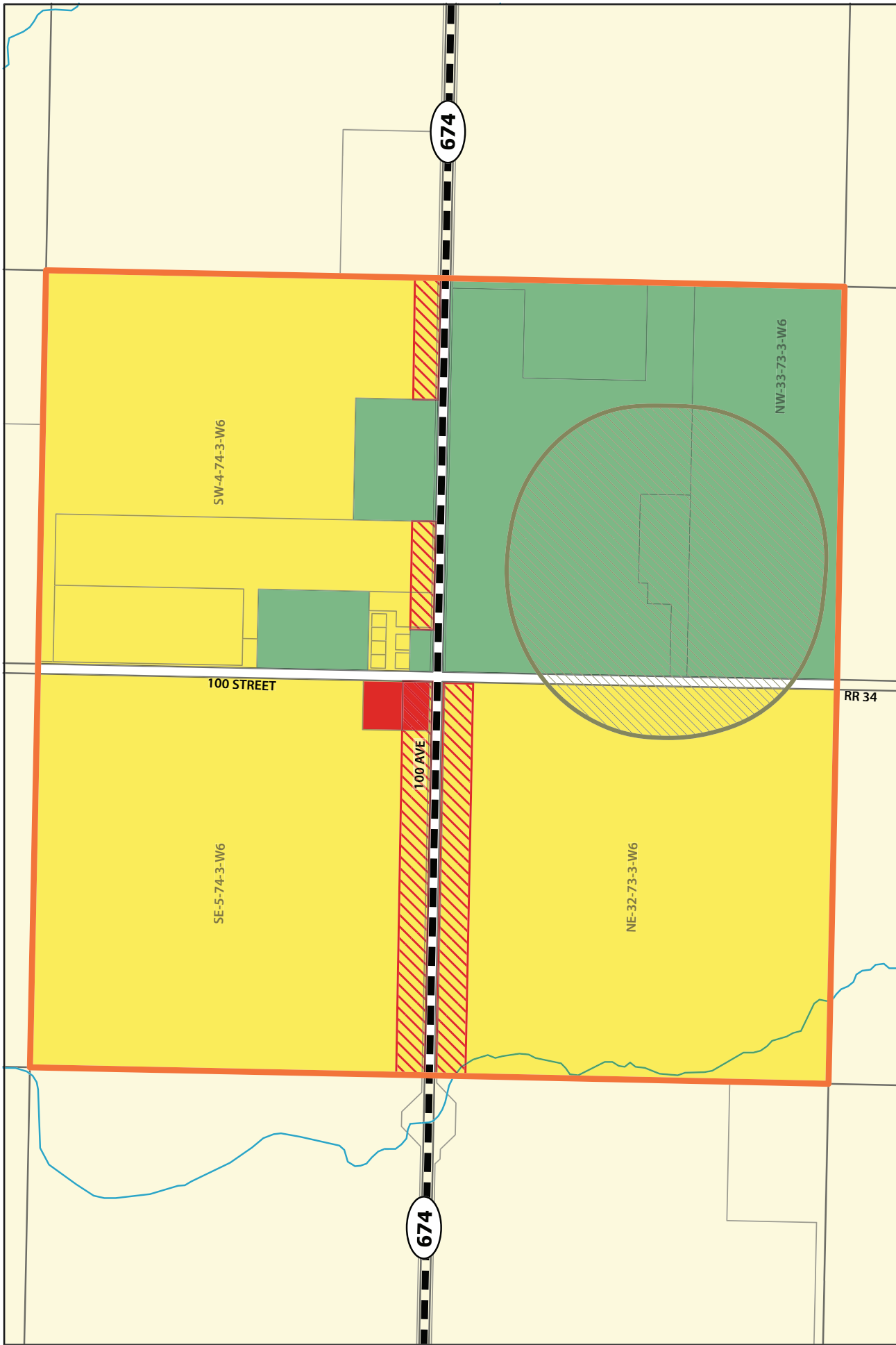
The land use concept is illustrated in **Map 11 - Hamlet of La Glace Land Use Concept**. The concept is generalized to show the main land use for an area; however, a greater mix of uses is expected to be identified through more detailed planning.

14.1 La Glace

- 14.1.1. Declares the unincorporated community and area shown on **Map 11 - Hamlet of La Glace Land Use Concept** as the Hamlet of La Glace.
- 14.1.2. Shall permit development in La Glace in accordance with the land use concept established on **Map 11 - Hamlet of La Glace Land Use Concept**.
- 14.1.3. Shall permit **Country Residential** and **Rural Estate** development in the areas identified for **residential** land use on **Map 11 - Hamlet of La Glace Land Use Concept**.
- 14.1.4. May permit other **residential** forms where it is supported by adequate servicing.
- 14.1.5. Shall direct **commercial** development to lands adjacent to 100 Street (Highway 724) and 100 Avenue (Highway 59) identified for **commercial** or **residential / commercial** land use on **Map 11 - Hamlet of La Glace Land Use Concept**.

- 14.1.6. May permit **mixed-use** development, adjacent to 100 Street (Highway 724) and 100 Avenue (Highway 59) identified for **commercial** or **residential / commercial** land use on **Map 11 - Hamlet of La Glace Land Use Concept**.
- 14.1.7. Shall permit existing **industrial** development south of 100 Avenue (Highway 59) to continue, or to be redeveloped to another **industrial** or **commercial** use that is compatible with adjacent uses.
- 14.1.8. May permit development with private water servicing where it is not currently feasible to extend municipal services.
- 14.1.9. Shall require subdivisions that are to be serviced on-site to be designed in a manner that would allow for the future extension of and connection to municipal utilities, such as through appropriate lot configuration and the provision of **public utility lots** and/or utility rights-of-way.
- 14.1.10. Should consider upgrades to the water treatment facility and the wastewater lagoon to support additional development.
- 14.1.11. Should prepare an **Area Concept Plan / Area Redevelopment Plan** for La Glace to plan for potential redevelopment of underutilized sites and future growth.
- 14.1.12. Should consider the following during more detailed planning processes:
 - a. Delineating a trail network to connect residents to **commercial** and community uses;
 - b. Creating crosswalks to improve pedestrian safety; and
 - c. Identifying additional opportunities for community amenities.





HAMLET OF TEEPEE CREEK

LAND USE CONCEPT
 Map 12 - Municipal Development Plan
 N Scale: 1:10,000
 Date: 2025-12-23

ADMINISTRATIVE BOUNDARIES AND NATURAL FEATURES

- Hamlet Boundary
- Lakes & Rivers

TRANSPORTATION

- Provincial Highway

LAND USE POLICY AREAS

- Agricultural
- Residential
- Commercial
- Institutional/Public Use
- Residential / Commercial
- Wastewater Lagoon Setback

15. Teepee Creek

Teepee Creek is a community in the northeast of the **County** located near the intersection of Highways 674 and 733. It is approximately 22 kilometers east of the Town of Sexsmith. The core area of the **hamlet** is approximately 6 hectares and the long-term **growth area** is approximately 2.6 km².

Teepee Creek is best known for the annual Teepee Creek Stampede, a rodeo that dates to 1917. It is also a hub for rodeo activities and other community events. The stampede grounds and rodeo events may support opportunities for some tourism-based development in the area. There may be some opportunities for **commercial** development to meet the needs of residents in the area.

Teepee Creek is considered a **rural central node** and is not anticipated to experience significant population growth in the next 50 years. Teepee Creek's population is 20, according to the 2024 municipal census. The **hamlet** is not projected to grow significantly over the next 50 years, however the Teepee Creek **Growth Area** is expected to grow to up to 1,780 by 2076, according to the *Regional Growth Study 2024-2076 (2025)*.

The land use concept is predominantly **residential** except for the southeast **quarter-section** (NE-33-73-3-W6) where the Stampede grounds are. There are opportunities for a range of low-density **residential** options. There may be opportunities for a greater mix of housing types, including multi-unit development in the central area, if municipal servicing capacities are increased. The concept also allows for some limited **commercial** development to support the needs of residents.

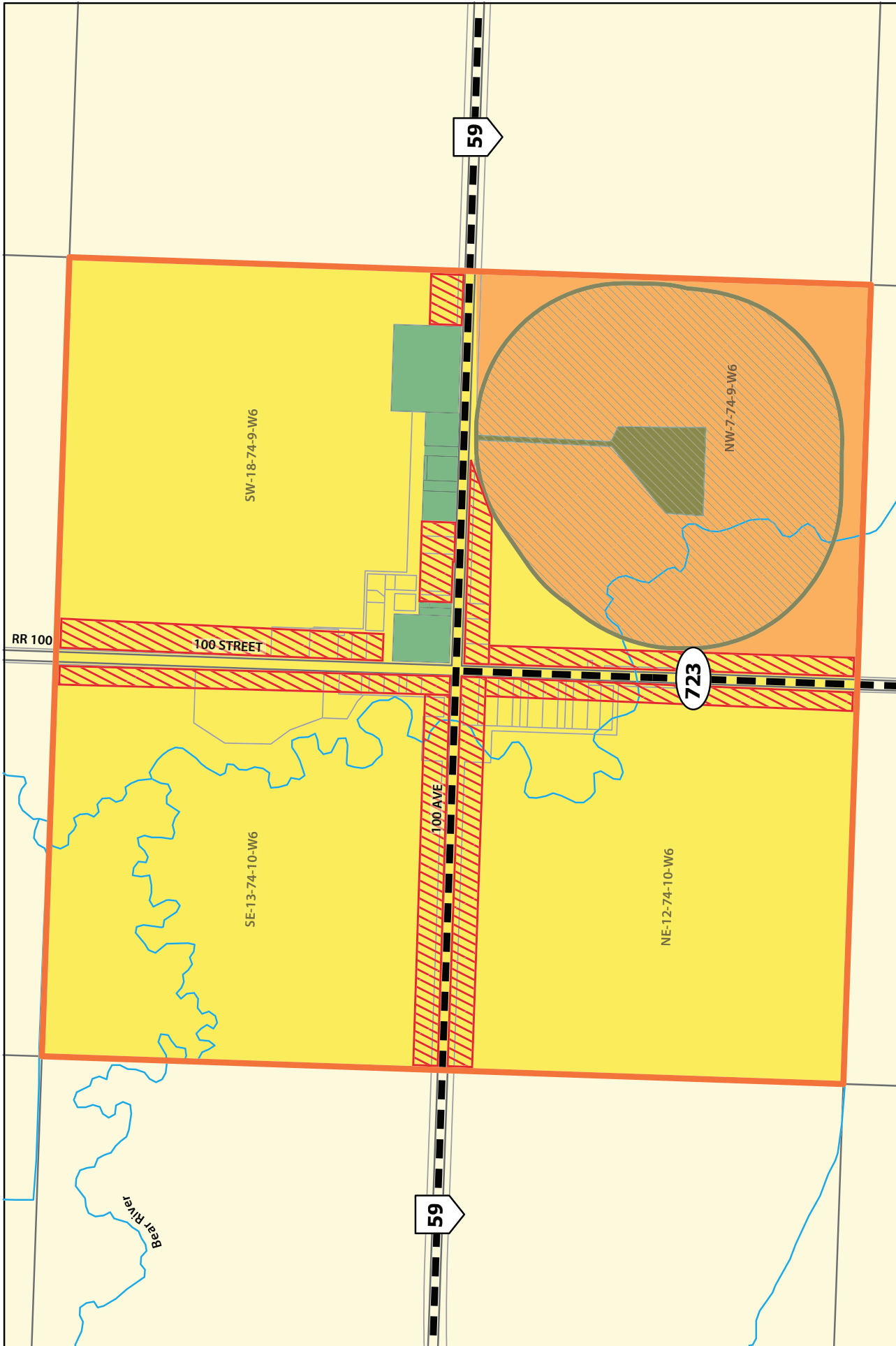
The land use concept is illustrated on **Map 12 - Hamlet of Teepee Creek Land Use Concept**. The concept is generalized to show the main land use for an area; however, a greater mix of uses is expected to be identified through more detailed planning.

15.1 Teepee Creek

- 15.1.1. Declares the unincorporated community and area shown on **Map 12 - Hamlet of Teepee Creek Land Use Concept** as the Hamlet of Teepee Creek.
- 15.1.2. Shall permit development in Teepee Creek in accordance with the land use concept established on **Map 12 - Hamlet of Teepee Creek Land Use Concept**.
- 15.1.3. Shall permit **Country Residential** and **Rural Estate** development in the areas identified for **residential** land use on **Map 12 - Hamlet of Teepee Creek Land Use Concept**.
- 15.1.4. May permit other **residential** forms where it is supported by adequate servicing.
- 15.1.5. Shall direct **commercial** development to lands adjacent to Highway 674 identified for **commercial** or **residential / commercial** land use on **Map 12 - Hamlet of Teepee Creek Land Use Concept**.
- 15.1.6. May permit **mixed-use** development, adjacent to Highway 674, identified for **commercial** or **residential / commercial** land use on **Map 12 - Hamlet of Teepee Creek Land Use Concept**.

- 15.1.7. May permit **industrial** development in Teepee Creek that is supported by an **ASP**.
- 15.1.8. May permit development to connect to municipal wastewater services without connecting to municipal water services, due to current capacity limitations.
- 15.1.9. May permit development with private water servicing where it is not currently feasible to extend municipal services.
- 15.1.10. Shall require subdivisions that are to be serviced on-site to be designed in a manner that would allow for the future extension of and connection to municipal utilities, such as through appropriate lot configuration and the provision of **public utility lots** and/or utility rights-of-way.
- 15.1.11. Should prepare an **Area Concept Plan** for Teepee Creek to plan for future growth.
- 15.1.12. Should consider the following during more detailed planning processes:
 - a. Delineating a trail network to connect residents to **commercial** and community uses;
 - b. Creating crosswalks to improve pedestrian safety;
 - c. Accommodating a trail network that allows horse riding; and
 - d. Identifying additional opportunities for community amenities.





HAMLET OF VALHALLA CENTRE

LAND USE CONCEPT
 Map 13 - Municipal Development Plan
 N Scale: 1:10,000
 Date: 2025-12-23

- ADMINISTRATIVE BOUNDARIES AND NATURAL FEATURES**
 - Hamlet Boundary
 - Lakes & Rivers
- TRANSPORTATION**
 - Provincial Highway
- LAND USE POLICY AREAS**
 - Agricultural
 - Residential
 - Institutional/Public Use
 - Future Planning Area
 - Residential / Commercial
 - Wastewater Lagoon Setback

16. Valhalla Centre

Valhalla Centre is a community in the northwest of the **County** at the intersection of Highways 59 and 723. It is approximately 20 kilometers north of the Town of Beaverlodge. The core area is approximately 19 hectares, and the long-term **growth area** is approximately 2.6 km².

Valhalla Centre is best known for the Mercantile Café and the community's Norwegian heritage. The **hamlet's** amenities such as the school and library support the needs of the broader community. The Mercantile Café serves people working in the area and draws visitors from long distances away. The **hamlet** is expected to remain stable and continue to serve as a community hub in the long term.

Valhalla Centre is considered a **rural central node** and is not anticipated to experience significant population growth in the next 50 years. Valhalla Centre's population is 38, according to the 2024 municipal census. Valhalla Centre is projected to grow to a population of up to 64 by 2076 and the surrounding **growth area** is projected to grow from 434 to up to 736 over the same period, according to the *Regional Growth Study 2024-2076 (2025)*.

The land use concept is predominantly **residential** except for the southeast **quarter-section** (NW-7-74-9-W6) where the wastewater lagoon is. There are opportunities for a range of low-density **residential** options. There may be opportunities for a greater mix of housing types, including multi-unit development in the central area, depending on groundwater capacities. The concept also allows for some limited **commercial** development to support the needs of residents.

The land use concept is illustrated on **Map 13 - Hamlet of Valhalla Centre Land Use Concept**. The concept is generalized to show the main land use for an area; however, a greater mix of uses is expected to be identified through more detailed planning.

16.1 Valhalla Centre

- 16.1.1. Declares the unincorporated community and area shown on **Map 13 - Hamlet of Valhalla Centre Land Use Concept** as the Hamlet of Valhalla Centre.
- 16.1.2. Shall permit development in Valhalla Centre in accordance with the land use concept established on **Map 13 - Hamlet of Valhalla Centre Land Use Concept**.
- 16.1.3. Shall permit **Country Residential** development in the areas identified for **residential** land use on **Map 13 - Hamlet of Valhalla Centre Land Use Concept**.
- 16.1.4. May permit other **residential** forms where it is supported by adequate servicing.
- 16.1.5. Shall direct **commercial** development to lands adjacent to 100 Street (Highway 773) and 100 Avenue (Highway 59) identified for **commercial** or **residential / commercial** land use on **Map 13 - Hamlet of Valhalla Centre Land Use Concept**.
- 16.1.6. May permit **mixed-use** development that includes **residential** and **commercial** uses, adjacent to 100 Street (Highway 773) and 100 Avenue (Highway 59), identified for **commercial** or **residential / commercial** land use on **Map 13 - Hamlet of Valhalla Centre Land Use Concept**.

- 16.1.7. May permit **industrial** development in Valhalla Centre that is supported by an **ASP**.
- 16.1.8. Shall require development adjacent to municipal wastewater services to connect if there is sufficient capacity.
- 16.1.9. May require developers to extend sanitary services to a site to support development and/or contribute to infrastructure improvements required to increase capacity to service the development.
- 16.1.10. May permit development with private water servicing where there is sufficient ground-water capacity.
- 16.1.11. Should consider the following during more detailed planning processes:
 - a. Delineating a trail network to connect residents to **commercial** and community uses;
 - b. Providing trails and recreation space adjacent to Bear River; and
 - c. Identifying additional opportunities for community amenities





D. General Requirements for All Development

Part D – General Requirements for All Development establishes development policies that apply to all development applications with the following sections:

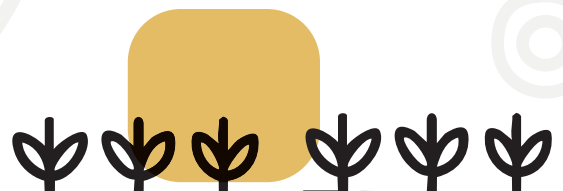
- **Section 17 - General** provides an overview of general considerations that will be applied to all development applications.
- **Section 18 - Natural Environment** contains policies regarding the preservation of environmental areas in the development process and managing potential hazards such as flooding, slope erosion, and wildfire.
- **Section 19 - Recreation and Schools** contains policies regarding how the **County** will utilize **Municipal Reserve** to provide school sites, parks, trails and other public amenities.
- **Section 20 - Infrastructure** contains policies regarding infrastructure requirements such as water and sanitary services, stormwater management and the transportation network.

General Objectives

- A. Ensure comprehensive review of all development applications.

Natural Environment Objectives

- A. Preserve key natural features and habitats.
- B. Provide recreational opportunities adjacent to **natural areas**, where appropriate.
- C. Mitigate potential hazard risks, such as flooding, erosion, and wildfires.



Recreation and Schools Objectives

- A. Direct **Municipal Reserve** allocation to meet community needs.
- B. Provide for a range of recreational amenities including local and regional facilities to meet the needs of residents.
- C. Provide for recreation opportunities in both rural and urban areas.
- D. Provide for school sites.
- E. Provide for a connected active transportation network.

Infrastructure Objectives

- A. Promote the efficient utilization of **County** infrastructure.
- B. Support the cost-efficient provision of infrastructure.
- C. Ensure that new development does not exceed the capacity of infrastructure.
- D. Provide a safe and efficient transportation network.
- E. Ensure adequate water and wastewater servicing for new development.
- F. Ensure appropriate stormwater management for new development.
- G. Preserve lands needed for future infrastructure projects.

17. General

The **County** is required to consider numerous items when evaluating a development proposal. This section provides a general description of those considerations. The specific requirements for each topic are contained in other sections of this plan, other **County** Planning documents and legislation and guidelines from other levels of government.

17.1 General Requirements for All Development

- 17.1.1. Shall consider the following for any development application in the form of a **lower-level plan, LUB** amendment, subdivision, or development permit:
- a. Potential impacts on the environment and naturally sensitive areas;
 - b. Potential hazards such as erosion, flooding or wildfire;
 - c. Potential impacts on the transportation network;
 - d. Potential impacts on stormwater drainage;
 - e. Availability and adequacy of water and sanitary services;
 - f. Availability and adequacy of schools, recreation facilities and other community facilities;
 - g. Availability and adequacy of emergency services;
 - h. The **County's** financial capacity to support the long-term infrastructure maintenance and necessary services for the proposed development;
 - i. Potential land use conflicts on the use and enjoyment of neighboring properties due to impacts, including but not limited to the following:
 - i. Noise;
 - ii. Light pollution;
 - iii. Odors or fumes;
 - iv. Airborne pollutants, such as dust, smoke, or silica sand;
 - v. The presence of hazardous materials;
 - vi. Risk of fire and/or explosion;
 - vii. Hours of activity;
 - viii. The keeping of animals such as domestic pets and **livestock**; and
 - ix. Appearance and effect on the character of an area.

- j. Presence of oil and gas facilities, landfills, lagoons and any other developments with regulated setbacks;
- k. Requirements of any other **County** bylaw;
- l. Requirements of the ***Matters Related to Subdivision and Development Regulation***; and
- m. Requirements of any applicable Provincial or Federal regulations.

18. Natural Environment

The **County** of Grande Prairie values its diverse landscapes, such as rivers, lakes, forests, and hills, as well as the wildlife that thrives in these **natural areas**. Preserving them not only supports the environment but also enhances the well-being of residents and visitors, offering opportunities for recreation, reflection, and connection with nature.

The **County's** environmental policies align with provincial guidelines, including Alberta's **MGA**, which emphasizes sustainable development and responsible land use. Through these policies, the **County** aims to protect and enhance its natural and recreational areas, carefully manage hazard-prone lands, and support critical habitats for waterfowl and other wildlife.

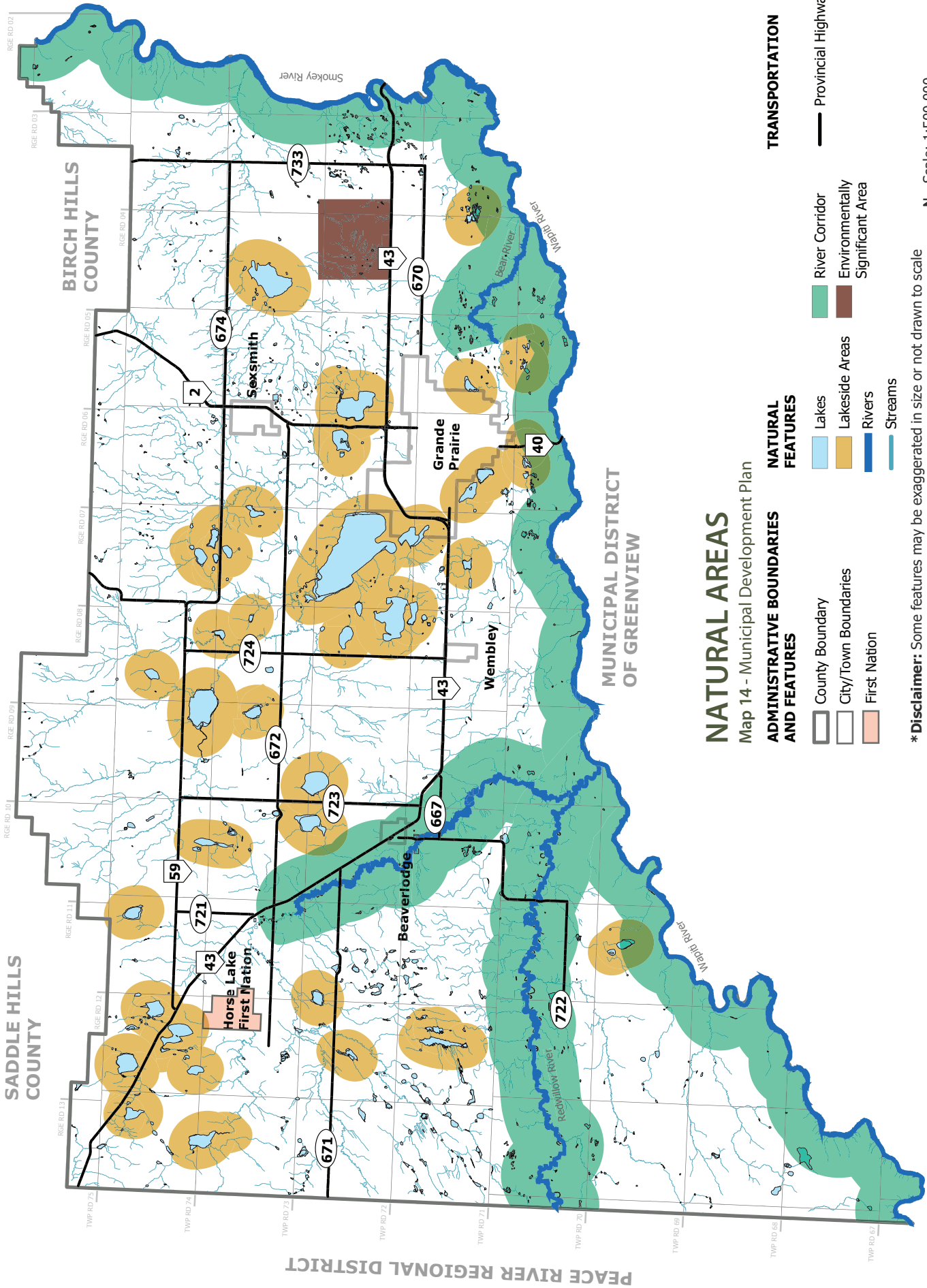
The **County's** approach to environmental management is also guided by historical policy documents, including the *Provincial Land Use Policies (1996)*, the *Saskatoon Lake Wildlife Management Plan (2005)*, and the *Special Places 2000 Program (1998)*, which identified key **natural areas** for protection.

Important **natural areas** are highlighted on **Map 14 – Natural Areas** to provide general context. The **natural areas** policies shall be implemented through more specific identification of features during the development proposal review processes.

By integrating these standards, the **County's** policies ensure that valuable landscapes, recreation spaces, scenic vistas, and essential wildlife habitats are preserved and responsibly managed. This balanced approach reflects a commitment to sustainable growth and environmental stewardship, ensuring that the **County's** natural assets are enjoyed by both current and future generations.

18.1 Natural Areas

- 18.1.1. Shall require the following **natural areas** and their setbacks be provided as **Environmental Reserve**:
 - a. A swamp, gully, ravine, coulee or natural drainage course;
 - b. Land that is subject to flooding or is, in the opinion of the **planning authority**, unstable; and
 - c. A strip of land, not less than 6 meters in width, abutting the bed and shore of any body of water.
- 18.1.2. May accept **Environmental Reserve Easement** in cases where the following applies, notwithstanding **Policy 18.1.1**:
 - a. The proposed development is within the **Rural Area** of this plan;
 - b. The site will be developed for a low impact use such as agriculture, low density **residential** development or **institutional** use; and
 - c. The **County** does not want public access to the subject area.
- 18.1.3. Shall prohibit the development of permanent structures in a **floodplain**.
- 18.1.4. May require steep slopes and any required setbacks that are not part of a required **Environmental Reserve** to be identified as **no-build zones** to be registered on title by caveat or easement at the time of subdivision.



PEACE RIVER REGIONAL DISTRICT

NATURAL AREAS

Map 14 - Municipal Development Plan

ADMINISTRATIVE BOUNDARIES AND FEATURES

- County Boundary
- City/Town Boundaries
- First Nation

NATURAL FEATURES

- Lakes
- Lakeside Areas
- Rivers
- Streams

TRANSPORTATION

- River Corridor
- Environmentally Significant Area
- Provincial Highway

***Disclaimer:** Some features may be exaggerated in size or not drawn to scale in order to improve visibility and general understanding. For accurate policy intent, please refer to the corresponding policies in the MDP.

Scale: 1:500,000
Date: 2025-12-23

- 18.1.5. May require erosion control measures for development on or adjacent to steep slopes, such as erosion control products, vegetative stabilization, or drainage systems.
- 18.1.6. Shall require a minimum 6-meter setback from the **high-water mark** of all retained **water bodies**, which may be increased based on the following:
 - a. The type of **water body** (stream order or wetland class);
 - b. Slope;
 - c. Cover type; and
 - d. Hydraulic connectivity.
- 18.1.7. Should prepare a riparian setback policy to provide further direction on setbacks from **water bodies**.
- 18.1.8. Shall require development adjacent to **natural areas** to manage stormwater run-off for quality and control to meet Provincial requirements.
- 18.1.9. May require development in **wildfire risk areas** to include mitigation measures including:
 - a. Fire breaks;
 - b. Emergency exit routes;
 - c. Water sources for firefighting; and
 - d. Other applicable measures.
- 18.1.10. May create a policy to direct wildfire risk assessment requirements for development proposals in **wildfire risk areas**.
- 18.1.11. Shall require **residential** development in **wildfire risk areas** to be low density to reduce risks and potential challenges for emergency responses.
- 18.1.12. May require recreational access to the following **natural areas**:
 - a. Bear Lake;
 - b. Bear River;
 - c. Clairmont Lake;
 - d. Cutbank Lake;
 - e. Flying Shot Lake;
 - f. Kleskun Hills;
 - g. Little Lake;
 - h. Pipestone Creek;

- i. Red Willow Falls;
 - j. Saskatoon Lake;
 - k. Saskatoon Mountain;
 - l. Smoky River;
 - m. Updike Lake;
 - n. Wapiti River; and
 - o. Wapiti Sand Dunes.
- 18.1.13. May identify additional **natural areas** where recreational access should be provided through recreation plans or during development proposal review.
- 18.1.14. May require additional mitigation measures for important **waterfowl habitat**, as determined by relevant studies, legislation or guidelines.
- 18.1.15. The **Environmental Reserve setback** adjacent to Saskatoon Lake and Little Lake may be increased to up to 100 meters for areas that include areas of higher importance to waterfowl, such as areas with abundant vegetation.
- 18.1.16. An applicant for development may contest the setbacks by providing a **Biophysical Site Assessment** prepared by a qualified professional to support a different setback.
- 18.1.17. Within 500 meters of Saskatoon Lake and Little Lake the following uses are prohibited:
- a. **Confined Feeding Operations;**
 - b. **Residential** development with a density exceeding 24 lots per **quarter-section;**
 - c. Intensive recreational development;
 - d. **Industrial** development;
 - e. **Commercial** development;
 - f. Water intensive operations;
 - g. Uses that generate light, noise and pollution disturbances; and
 - h. Uses that create noise during the breeding and foraging period (April to October).
- 18.1.18. **Residential** development shall be located outside a 100-meter setback from the **high-water mark** of Lake Saskatoon and Little Lake.

19. Recreation and Schools

Recreational development and open spaces are key to creating vibrant, inclusive, and well-structured communities. These spaces enhance resident's quality of life by providing opportunities for recreation, social connection, and access to nature. The **County** offers abundant opportunities for outdoor recreation and tourism. This section outlines how the **County** will ensure recreational open spaces for current and future generations, along with policies for the development, management, and preservation of **reserve lands**, school sites, parks, recreational infrastructure, and trail networks.

The **MGA** allows municipalities to require 10% of an area as **Municipal Reserve** either as land or **cash-in-lieu** at the time of subdivision. These lands and funds are used to provide community amenities such as schools, parks, trails and other recreation facilities. The strategic dedication and use of **Municipal Reserve** lands play an important role in creating livable, complete communities by ensuring access to green space, schools, recreational amenities, and other essential community services.

The **County** has a range of unique areas with differing recreational needs. This ranges from low impact recreation such as trails, boat launches and fishing ponds, to more intensive facilities such as skateparks, playgrounds, and arenas. The **County** will utilize recreation lands to provide for the needs of the range of communities across the **County**.

The **County** works collaboratively with developers, local school divisions and the province to identify and secure school sites. School site selection and planning is guided by growth projections, accessibility, and integration with parks and community facilities.

19.1 Recreation and Schools

- 19.1.1. Shall use **Municipal Reserve** lands and funds to develop school sites, parks, recreation facilities, and trail networks in alignment with **County** recreation plans.
- 19.1.2. May defer required **Municipal Reserve** contributions from a subdivision to the remainder of the **quarter-section** if the **County** will require **Municipal Reserve** to be provided as land during a later phase of development.
- 19.1.3. May accept **cash-in-lieu** of **Municipal Reserve** in areas where land is not required to provide public amenities.
- 19.1.4. Shall require that lands provided as **Municipal Reserve** be suitable for development. Lands deemed unsuitable, including but not limited to potentially contaminated soil, stormwater facilities, wetlands or steep slopes, shall not be accepted as **Municipal Reserve**.
- 19.1.5. Shall require **residential, mixed-use** and **commercial** areas adjacent to **residential neighborhoods** to be designed to integrate with the **County's** broader pedestrian network (sidewalks, trails and crossings). This includes providing connectivity throughout, as well as connecting to existing pedestrian networks, and providing opportunities for future development areas to connect.

- 19.1.6. Shall require **residential** areas within **hamlets** and **centres** to have a range of park types and recreation amenities to serve the needs of different age groups and levels of physical ability within the community.
- 19.1.7. May use **Municipal Reserves** adjacent to **public utility lots** to integrate them into the open space network, such as to provide for a trail around a stormpond.
- 19.1.8. Shall require the dedication of **Municipal Reserve** lands for school sites in alignment with the Joint Use Planning Agreements (JUPAs) held with local school divisions, to ensure school needs are considered in the allocation of **Municipal Reserve** lands or **cash-in-lieu** funds.
- 19.1.9. Shall support shared use of land and facilities between schools and recreational amenities to maximize public benefit.
- 19.1.10. May require the design of subdivisions and development plans to connect **Environmental Reserve** areas with parks, trails, **Public Utility Lots**, and **Municipal Reserve** lands, where appropriate, to create a cohesive and accessible open space system.
- 19.1.11. May require recreation and open space development to conform to the **County's Design Guidelines** and align with the draft *Recreation Master Plan*. In the absence of a finalized *Recreation Master Plan*, development shall be guided by the draft plan's principles and emerging priorities, as they are refined.

20. Infrastructure

The **County** maintains a significant amount of infrastructure to provide essential services to residents. Development can have major impacts on the infrastructure networks that need to be carefully considered. The main infrastructure systems are transportation, water, and sewer services and stormwater management. In accordance with the direction set in the growth management strategy in **Part A** of this plan, the policies of this section aim to make efficient use of our infrastructure and provide effective systems.

The **County's** transportation network is vital to ensure the safe and efficient movement of people and goods through the region. It is crucial to economic growth and day-to-day life. An overview of the **County's** transportation network is included in **Map 15 - Transportation**.

The **County** is covered by an expansive network of roads consisting primarily of municipal roads and Provincial Highways. Growth and development continue to put pressure on the **County's** transportation network. Locating development in a way that maximizes the efficiency of existing infrastructure and reduces the need for upgrades or increased maintenance can greatly reduce these impacts and their costs for the **County**.

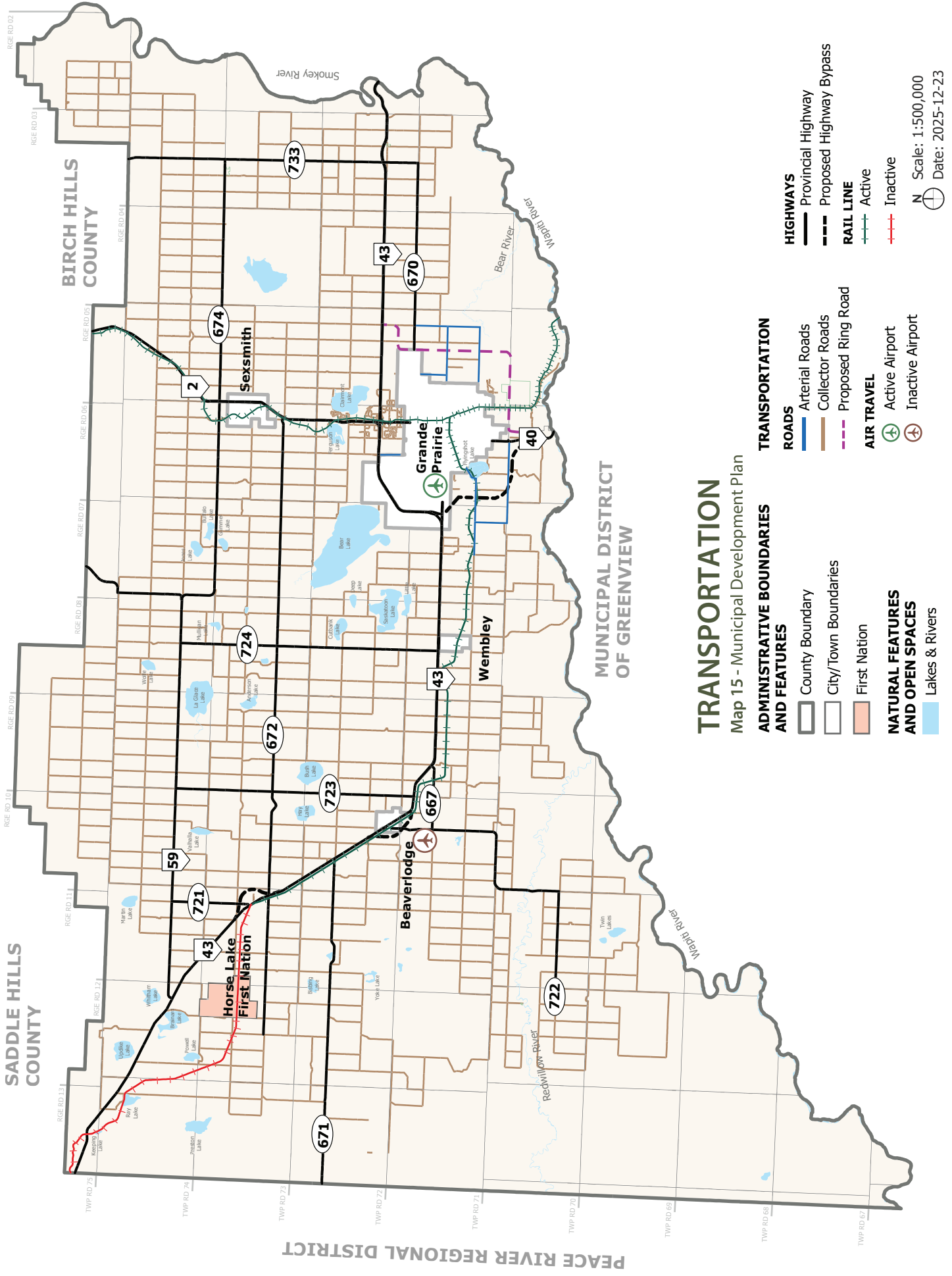
The **County** is served by the Canadian National Railway offering high load capacity lines south to Hinton and connecting with lines to Vancouver, Prince Rupert and the rest of North America. Access to rail is important for the region's industries to allow for the efficient movement of materials and products.

The **County** is served by the Grande Prairie Airport, which is in the City of Grande Prairie. The Grande Prairie Airport offers daily flights to Edmonton and Calgary. Passengers and goods can connect from those destinations onward to locations all over the world. The airport serves as a pivotal link for business and leisure travelers to the Peace Region of Alberta and British Columbia.

Access to these essential services plays a vital role in sustaining the quality of life for **County** residents. The **County** remains dedicated to providing these services safely and efficiently, considering factors such as capacity, functionality, and viability as the **County** continues to grow.

The **County** offers a combination of municipal and private water and sewage systems to address the diverse needs of its communities. Municipal servicing is available in key areas of concentrated development, such as Clairmont, and in some parts of the urban fringe areas between the City of Grande Prairie and the **County**. These services are delivered through a utility provider that is separate from the municipality (Aquatera). The **County** also has and manages existing utility services in some **hamlets**. This mixed approach ensures that residents across the **County** have access to essential utility services, tailored to the specific needs and infrastructure capabilities of their respective areas.

The **County** of Grande Prairie supports a diverse range of lifestyles, which determines the availability and delivery of utility services across various areas, ranging from Rural to Urban developments. These services include water supply, sewage systems, solid waste, stormwater management, communication infrastructure and emergency services.



20.1 General Infrastructure Requirements

- 20.1.1. Shall require all development to be supported by sufficient infrastructure, including transportation, water, wastewater, stormwater, solid waste and utility systems.
- 20.1.2. Shall require developer provided infrastructure that is to be transferred to the **County** to be in accordance with a **development agreement** and the **County's** minimum design standards.
- 20.1.3. Shall require new developments to have infrastructure typologies that are the same or similar to adjacent development, such as the same type of road cross-sections, to allow for the efficient provision of municipal services.

20.2 Transportation

- 20.2.1. Shall require development and new infrastructure to align with the **County's Transportation Master Plan**.
- 20.2.2. Shall prohibit any development proposal where the road network does not have the capacity to accommodate the impacts, unless adequate measures are taken to provide the required capacity.
- 20.2.3. Shall work with the Province to coordinate land uses in the vicinity of highways. To this end the **County** may seek to adopt a highway vicinity agreement.
- 20.2.4. Shall coordinate land uses with neighboring municipalities in areas of mutual interest to maintain effective transportation networks.
- 20.2.5. May require a developer to provide a **Traffic Impact Assessment (TIA)** to determine the impact of the proposed development on the road network. The **TIA** should identify any required improvements based on estimated traffic flows, and assign costs, timing and responsibilities for the costs of improvements.
- 20.2.6. Shall collaborate with CN Rail on matters of mutual interest such as rail crossings and rail side development.
- 20.2.7. Shall encourage **industrial** and **commercial** development adjacent to rail lines, as the preferred uses for these locations.
- 20.2.8. Shall require potentially sensitive land uses such as **residential, institutional** and recreational adjacent to rail lines to be designed to mitigate potential impacts such as including a berm and a 30-meter setback.
- 20.2.9. Shall direct development adjacent to rail lines to be designed with consideration of the *Guidelines for New Development in Proximity to Railway Operations (2013)*.
- 20.2.10. Shall work with the City of Grande Prairie and the Town of Beaverlodge to jointly address issues affecting airport vicinity development.
- 20.2.11. Should include requirements for development adjacent to rail lines in the **LUB**.
- 20.2.12. Should explore developing airport vicinity development standards in the **LUB**.

20.3 Water and Wastewater Systems

- 20.3.1. Shall collaborate with utility providers to plan, maintain, and expand water and wastewater infrastructure in a manner that supports the **County's** long-term growth and development objectives.
- 20.3.2. Shall require new developments to connect to existing municipal / utility provider for water and wastewater services where available.
- 20.3.3. May permit alternative servicing proposals where municipal / utility provider for water and wastewater services cannot support the proposed development, notwithstanding **Policy 20.3.2**.
- 20.3.4. May require that applications proposing private, on-site water services be supported by groundwater testing completed by a qualified professional indicating the water is of suitable quality, and the well will not impact groundwater quality or quantity for other users when the proposal is for the fifth or more parcels out of the **quarter-section** (not including the remainder) or in areas where the previous studies have identified potential issues with groundwater capacity.
- 20.3.5. May require that applications proposing private, on-site wastewater services be supported by a report prepared by a qualified professional that assesses site suitability and compliance with applicable provincial standards and regulations.

20.4 Stormwater Management

- 20.4.1. Shall require that all development be graded and landscaped appropriately to ensure that surface runoff is contained to the subject property and directed off the lot in a manner that shall not result in soil erosion, excess downstream sedimentation, or other adverse impacts to surrounding lands, as per the *Design Guidelines and Construction Standards*.
- 20.4.2. Shall require that stormwater ponds that will be owned by the municipality be provided as a **public utility lot (PUL)**.
- 20.4.3. May develop and implement Watershed Management Plans and Drainage Master Plans. Any development proposals in the plan areas would be required to adhere to them.
- 20.4.4. May require the preparation of a stormwater management plan prepared by a certified engineer for **lower-level plans** and may require them for subdivisions. Plans shall indicate how post development run-off rates will not exceed pre-development levels in accordance with provincial regulations.
- 20.4.5. Shall encourage the retention of wetlands as part of stormwater management systems.

20.5 Solid Waste Management

- 20.5.1. Shall require that all **residential** subdivision or development proposed in the vicinity of an active or inactive landfill comply with the setback requirements of the *Matters Related to Subdivision and Development Regulation*.
- 20.5.2. Shall encourage the redevelopment of remediated sites for appropriate uses in accordance with the recommendations of appropriate studies, health and safety standards, and the **County's** long-term planning objectives.

20.6 Utilities

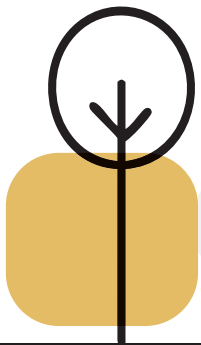
- 20.6.1. Shall require, where practical, that underground **shallow/franchise utility** infrastructure be co-located within the same right-of-way and registered in the **County's** name to reduce fragmentation of land.
- 20.6.2. Should develop a Telecommunications Infrastructure Siting Protocol as part of the implementation of this plan to provide more specific direction for the design and placement of telecommunications infrastructure, and alignment with federal guidelines, with consideration for the following:
 - a. Clarifying the **County's** letter of concurrence process;
 - b. Encouraging the co-location of telecommunication facilities; and
 - c. Providing design requirements to reduce visual impact on nearby residents.



E. Implementation

Part E – Implementation provides an overview of how the plan will be implemented with the following sections:

- **Section 21 - Legislative Framework** describes the legal context for this plan and how it functions in relation to other plans and documents.
- **Section 22 - Intermunicipal Planning** describes how the **County** will work with neighboring municipalities and Horse Lake First Nation, including **Intermunicipal Development Plan** implementation, referrals and **annexations**.
- **Section 23 - Municipal Development Plan Review and Amendments** explains how this plan will be maintained and when amendments are required.
- **Section 24 - Lower-Level Plans** explains requirements for municipal plans that are used to implement the **MDP** including **Area Concept Plans, Area Structure Plans, Area Redevelopment Plans** and **Conceptual Schemes**.
- **Section 25 - Land Use Bylaw** outlines how the **LUB** relates to this plan and requirements for rezoning to support development proposals and development standards.
- **Section 26 - Development Agreements** outlines how the **County** will work with developers to provide infrastructure and potential financing mechanisms.
- **Section 27 - Crown Land** explains how the **County** will treat applications for development on **Crown Land**.
- **Section 28 - Public Participation** provides direction for the public participation requirements for implementing this plan.



Implementation Objectives

- A. Align the **MDP** with Provincial acts and regulations.
- B. Align the **MDP** with **Intermunicipal Development Plans**.
- C. Support collaboration with neighboring municipalities and Horse Lake First Nation.
- D. Establish how this plan will be maintained.
- E. Establish a framework of **lower-level plans** to support implementation.
- F. Provide direction for **Land Use Bylaw** amendments.
- G. Address development on **Crown Land**.
- H. Establish public participation as a requirement for implementation.

21. Legislative Framework

The **MDP** is one of many documents that regulate development in the **County**. The legislative framework is how these documents relate to each other.

21.1 Provincial Legislation

The **MDP** must adhere to provincial legislation. The *Municipal Government Act (MGA)* is a provincial statute that outlines the powers and responsibilities of municipalities. The *MGA* outlines specific requirements for certain types of plans including the **MDP**. Part 17, Section 632 of the *MGA* requires municipalities to adopt a **MDP** to ensure coordinated growth and sustainability. This **MDP** was prepared in accordance with Section 632 of the *MGA*. The **MDP** is required to align with provincial plans which includes *Alberta Land Stewardship Act (ALSA)*, the Land-Use Framework and any applicable sub-regional plan. There is currently no sub-regional plan for the Grande Prairie area.

21.2 Municipal Planning Documents

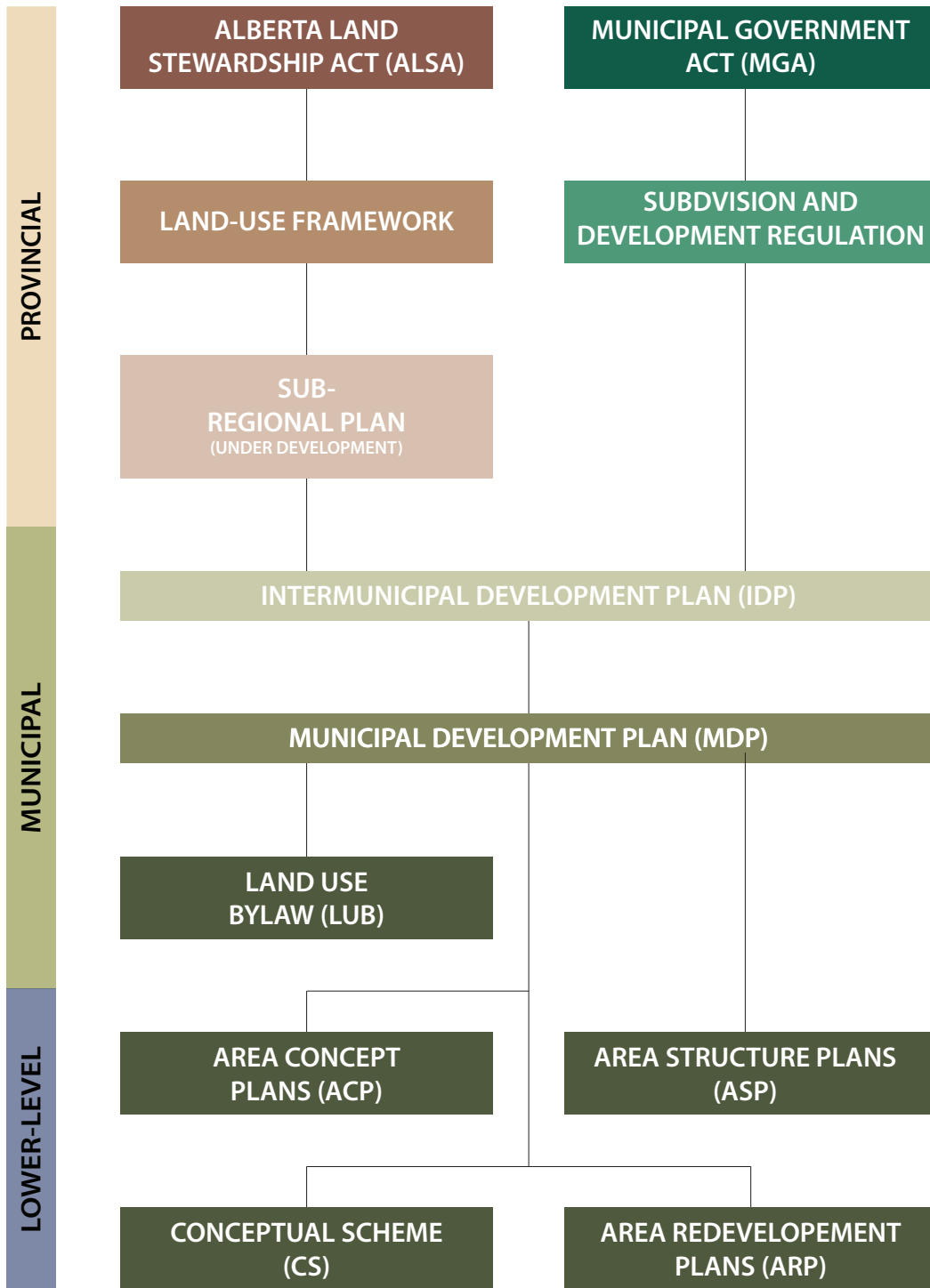
Municipal plans and bylaws are created by the municipality to direct development within its boundaries.

The municipal plans that are the highest in the hierarchy are the **Intermunicipal Development Plans (IDPs)** and the **MDP**. They establish requirements that the **lower-level plans** and the **Land Use Bylaw (LUB)** must adhere to.

Lower-level plans are plans that fall below the **MDP** in the hierarchy of plans and that are required to adhere to the policies of the **MDP** and **IDPs**. They include **Area Concept Plans (ACP)**, **Area Structure Plans (ASP)**, **Conceptual Schemes (CS)**, and **Area Redevelopment Plans (ARP)**. They are used to establish more detailed development concepts for specific areas of the **County**.

The **LUB** regulates the use and development of land and buildings through a set of districts. It is one of the main tools for implementing the **MDP** because it directs where different types of land uses are allowed, the standards for development and how to make applications.

The **County** may adopt other plans and bylaws to guide specific topics related to development and infrastructure such as *Design Guidelines*, a *Transportation Master Plan* or *Drainage Master Plans*.



Flowchart 01: Legislative Framework in Alberta

22. Intermunicipal Planning

The **County** shares boundaries with seven other municipalities and the Horse Lake First Nation. As regional partners, the **County** collaborates with these municipalities to support land use planning and the provision of services. This is primarily achieved through **Intermunicipal Plans (IDPs)** and Intermunicipal Collaboration Frameworks.

An **IDP** is a statutory document required by Section 631 of the **MGA** that addresses key planning considerations for development near municipal boundaries such as future land uses, transportation networks, and environmental preservation. They also include procedures for considering development applications, resolving conflicts and amending the plans.

The **County** has **IDPs** in place with Birch Hills County, the City of Grande Prairie, the Town of Sexsmith and the Town of Beaverlodge. The **County** does not currently have **IDPs** in place with the Municipal District of Greenview, Saddle Hills County, the Town of Wembley or Horse Lake First Nation.

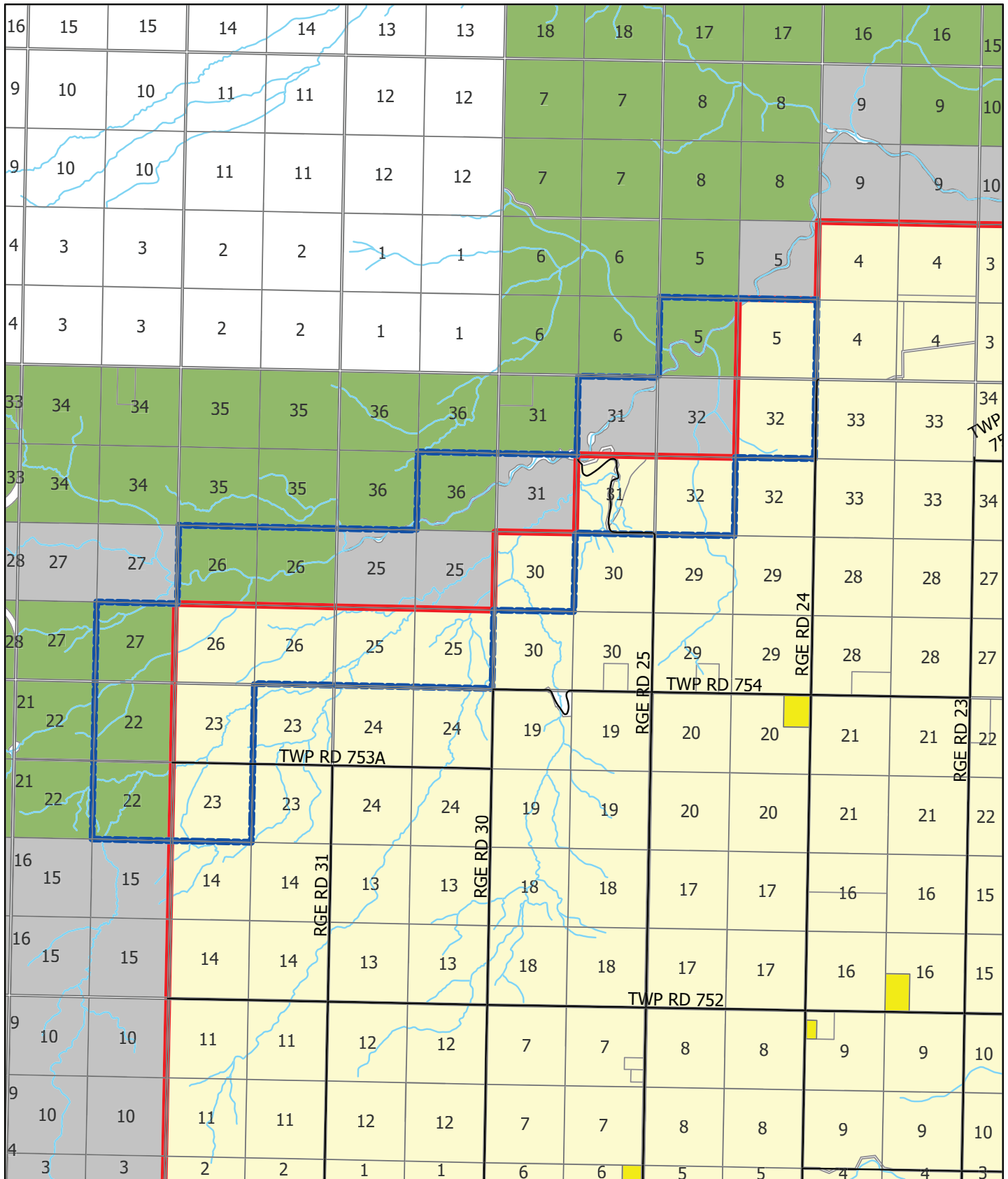
22.1 General Intermunicipal Planning Policies

- 22.1.1. Shall circulate any major development application on the boundary of an adjacent Municipal District to the other municipality for comment.
- 22.1.2. Shall give precedence to **IDPs** in the event that this **MDP** conflicts with an **IDP**.

22.2 Birch Hills County Intermunicipal Development Plan

The County of Grande Prairie and Birch Hills County developed an **IDP** to coordinate planning and development adjacent to their shared boundaries. The **County** adopted the **IDP** bylaw on November 4, 2019.

The future Land Use Policies Map from the **IDP** is included in this **MDP** as **Map 16 - Birch Hills County and County of Grande Prairie IDP Future Land Use Policies** for context.



BIRCH HILLS COUNTY AND COUNTY OF GRANDE PRAIRIE IDP

FUTURE LAND USE POLICIES

Map 16 - Municipal Development Plan

Scale: 1:50,000
Date: 2025-12-23



- Water Stream
- County Roads
- IDP Study Area
- County Boundary

- County of Grande Prairie No. 1 Land Use**
- Agriculture
 - Country Residential

- Birch Hills County Land Use**
- Agriculture
 - Crown

22.3 City of Grande Prairie Intermunicipal Development Plan (IDP)

The County of Grande Prairie and City of Grande Prairie developed an **IDP** to coordinate planning and development adjacent to their shared boundaries. The **County** adopted the **IDP** bylaw on October 30, 2024.

The **IDP** requires the **County** to establish a framework for the creation of **Intermunicipal Area Concept Plans** to guide development in lands adjacent to the City that fall within the **IDP** area. This framework is established in **Section 24 – Lower-Level Plans**. The **IDP** also requires the preparation of **lower-level plans** to allow for certain scales of development. These requirements are also covered in **Section 24 – Lower-Level Plans**.

The future Land Use Policies Map from the **IDP** is included in this **MDP** as **Map 17 - City of Grande Prairie and County of Grande Prairie IDP Future Land Use Concept** for context.

- 22.3.1. Shall prepare **Area Concept Plans** to establish direction for future land use distribution, servicing, transportation, and phasing of development in the **IDP** area.

22.4 Municipal District of Greenview

An **IDP** between the County of Grande Prairie and the Municipal District of Greenview is not required as per a letter dated June 11, 2019, from the Deputy Minister of Municipal Affairs.

- 22.4.1. Shall consult with the Municipal District of Greenview on matters of mutual interest involving land use policies.

22.5 Saddle Hills County

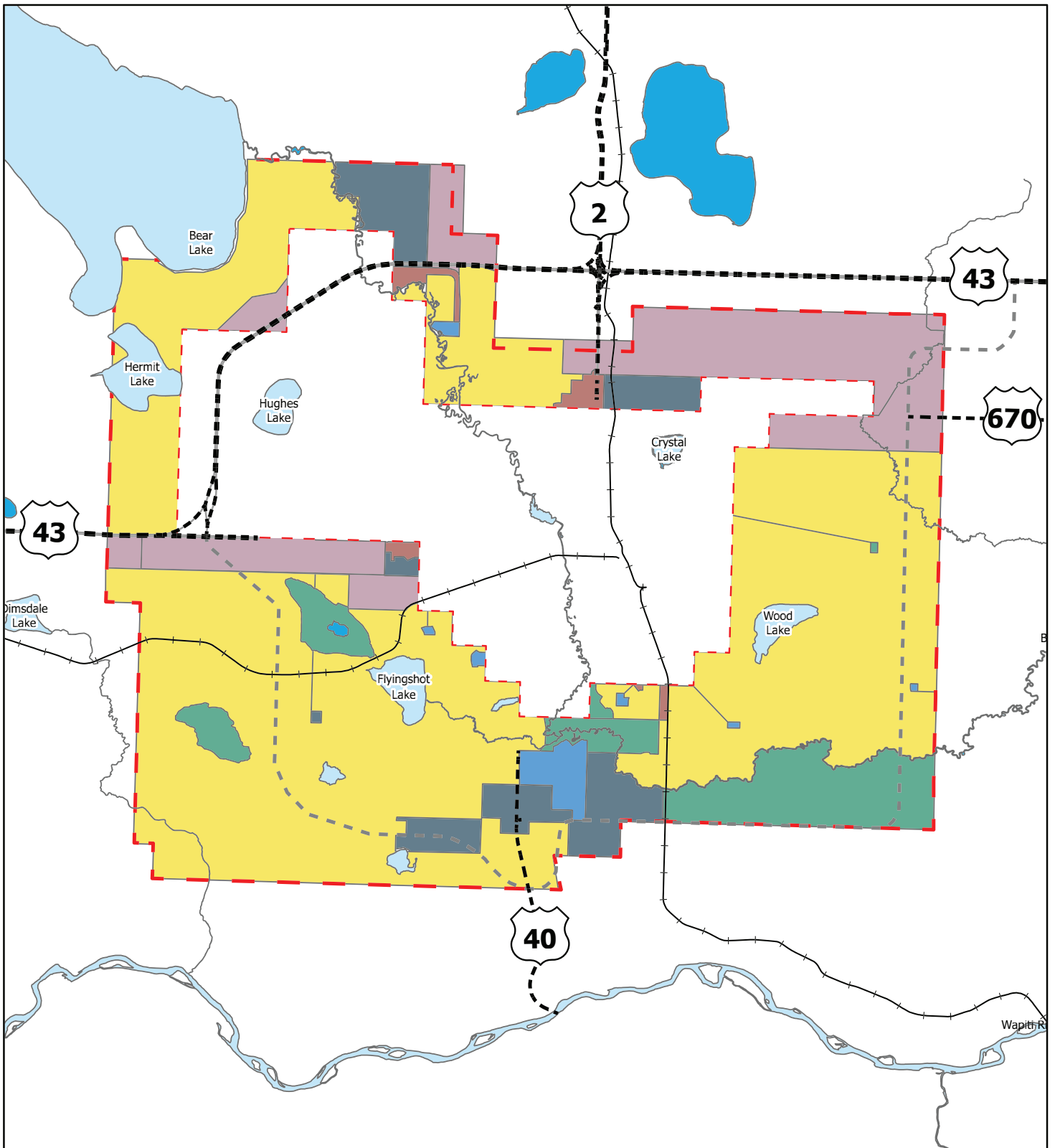
An **IDP** between the County of Grande Prairie and Saddle Hills County is not required as per a letter dated January 10, 2019, from the Deputy Minister of Municipal Affairs.

- 22.5.1. Shall consult with the Saddle Hills County on matters of mutual interest involving land use policies.

22.6 Town of Beaverlodge Intermunicipal Development Plan (IDP)

The County of Grande Prairie and the Town of Beaverlodge developed an **IDP** to coordinate planning and development adjacent to their shared boundaries. The **County** adopted the **IDP** bylaw on June 11, 2024.

The future Land Use Policies Map from the **IDP** is included in this **MDP** as **Map 18 - Town of Beaverlodge and County of Grande Prairie IDP Future Land Use Policies** for context.



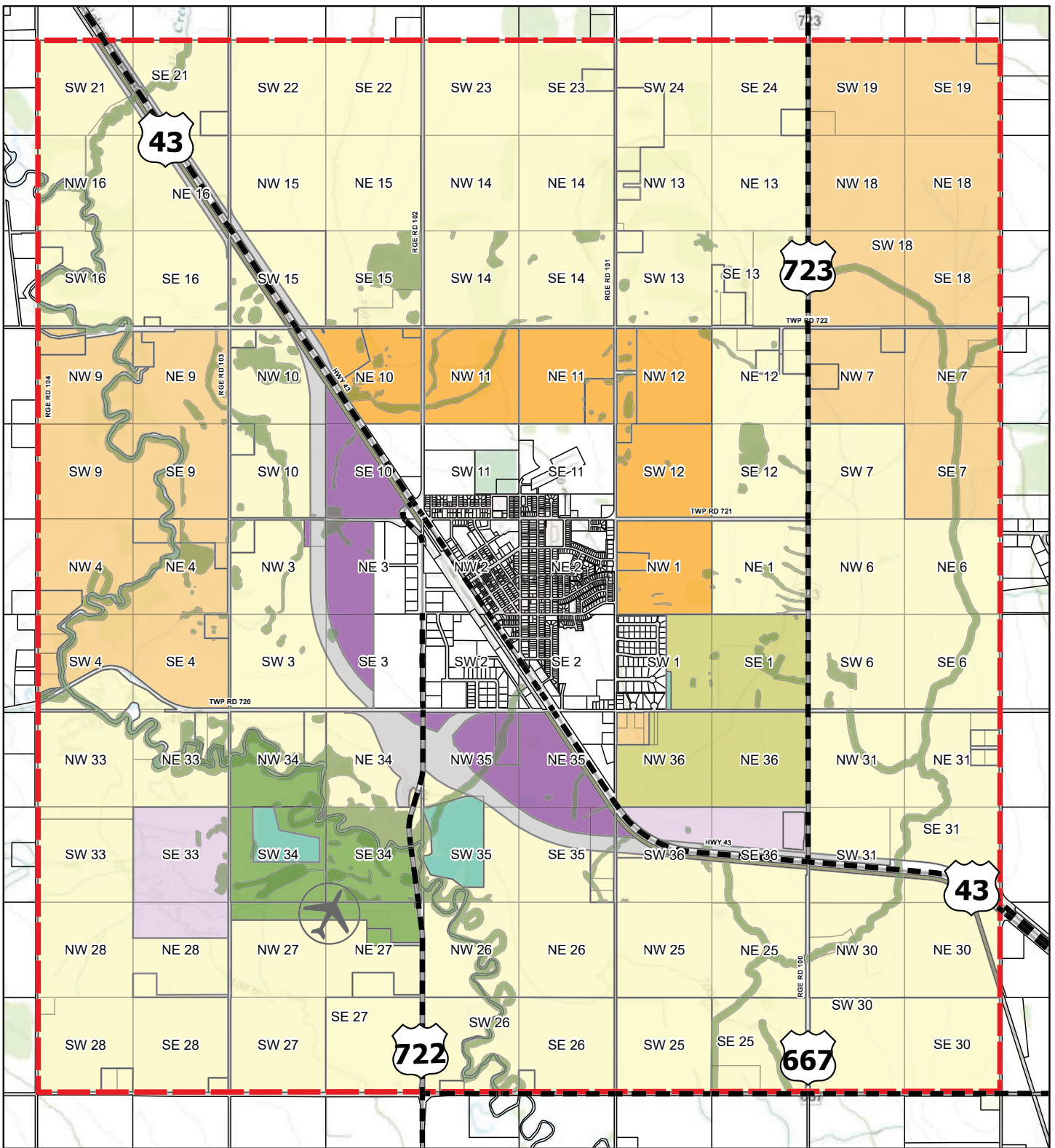
CITY OF GRANDE PRAIRIE AND COUNTY OF GRANDE PRAIRIE IDP

FUTURE LAND USE CONCEPT

Map 17 - Municipal Development Plan

- | | | |
|------------------------|----------------|--------------------------------|
| --- Provincial Highway | ▬ IDP Boundary | ■ Commercial/Industrial |
| - - - Proposed Bypass | ■ Residential | ■ Public Service/Institutional |
| — Highways | ■ Commercial | ■ Industrial |
| —+— Railway | ■ Industrial | ■ Recreation/Natural Area |
| ■ Lakes | | |

N
Scale: 1:120,000
Date: 2025-12-23



TOWN OF BEAVERLODGE AND COUNTY OF GRANDE PRAIRIE IDP

FUTURE LAND USE POLICIES

Map 18 - Municipal Development Plan

N Scale: 1:75,000
 Date: 2025-12-23



IDP Boundary

Agriculture

Country Residential

Environmentally Sensitive Lands

Future Highway 43 Alignment

Joint Development Area

Public Utility

Railway

Recreation

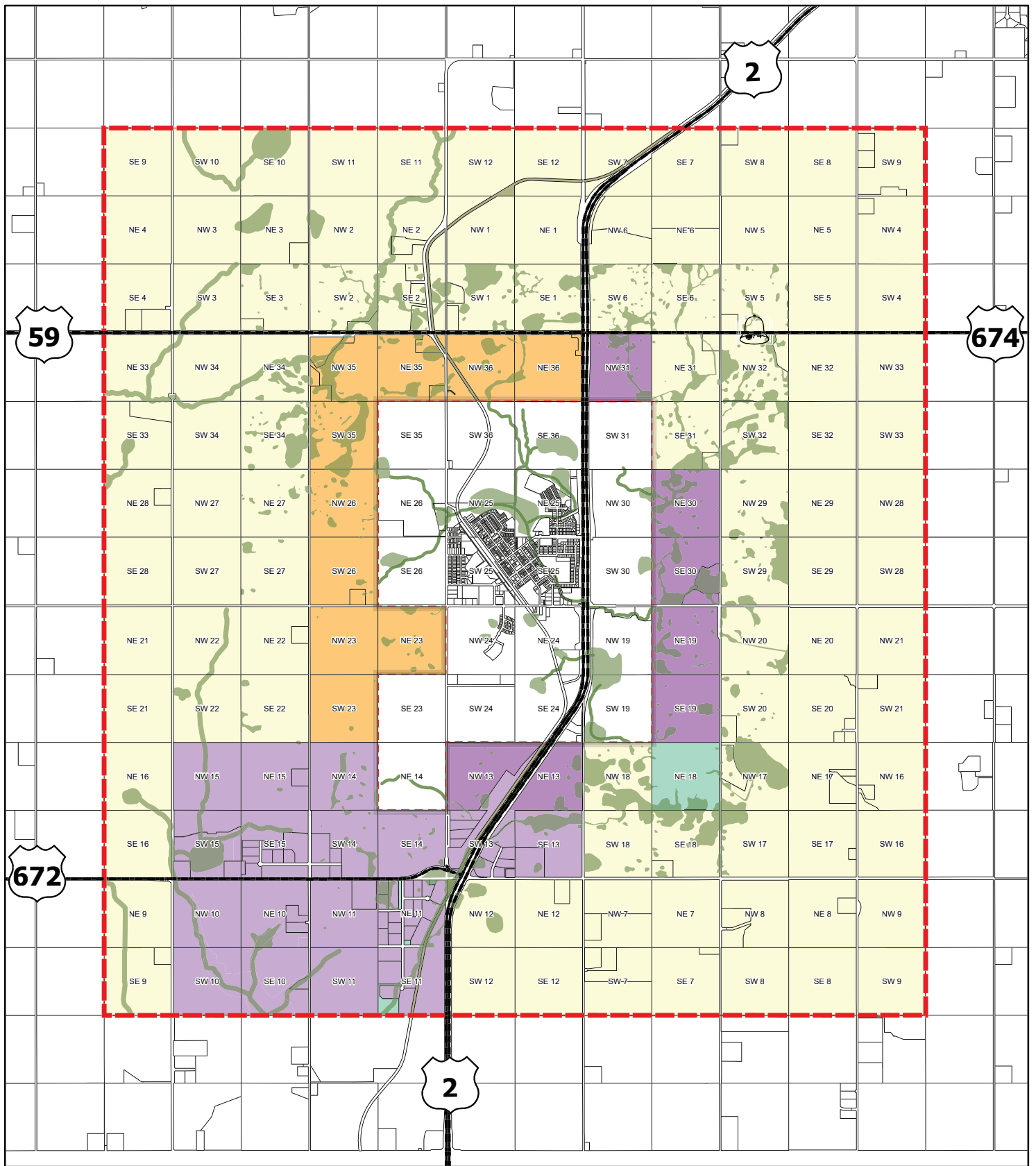
Beaverlodge Research Farm

Rural Industrial

Urban Industrial

Urban Residential

Provincial Highway



TOWN OF SEXSMITH AND COUNTY OF GRANDE PRAIRIE IDP

FUTURE LAND USE POLICIES

Map 19 - Municipal Development Plan

- Provincial Highway
- IDP Boundary
- Agriculture
- Urban Residential
- Urban Industrial
- Rural Industrial
- Public Utility
- Railway
- Environmentally Sensitive Lands

N
Scale: 1:105,000
Date: 2025-12-23

22.7 Town of Sexsmith Intermunicipal Development Plan (IDP)

The County of Grande Prairie and the Town of Sexsmith developed an **IDP** to coordinate planning and development adjacent to their shared boundaries. The **County** adopted the **IDP** bylaw on May 31, 2021.

The future Land Use Policies Map from the **IDP** is included in this **MDP** as **Map 19 - Town of Sexsmith and County of Grande Prairie IDP Future Land Use Policies** for context.

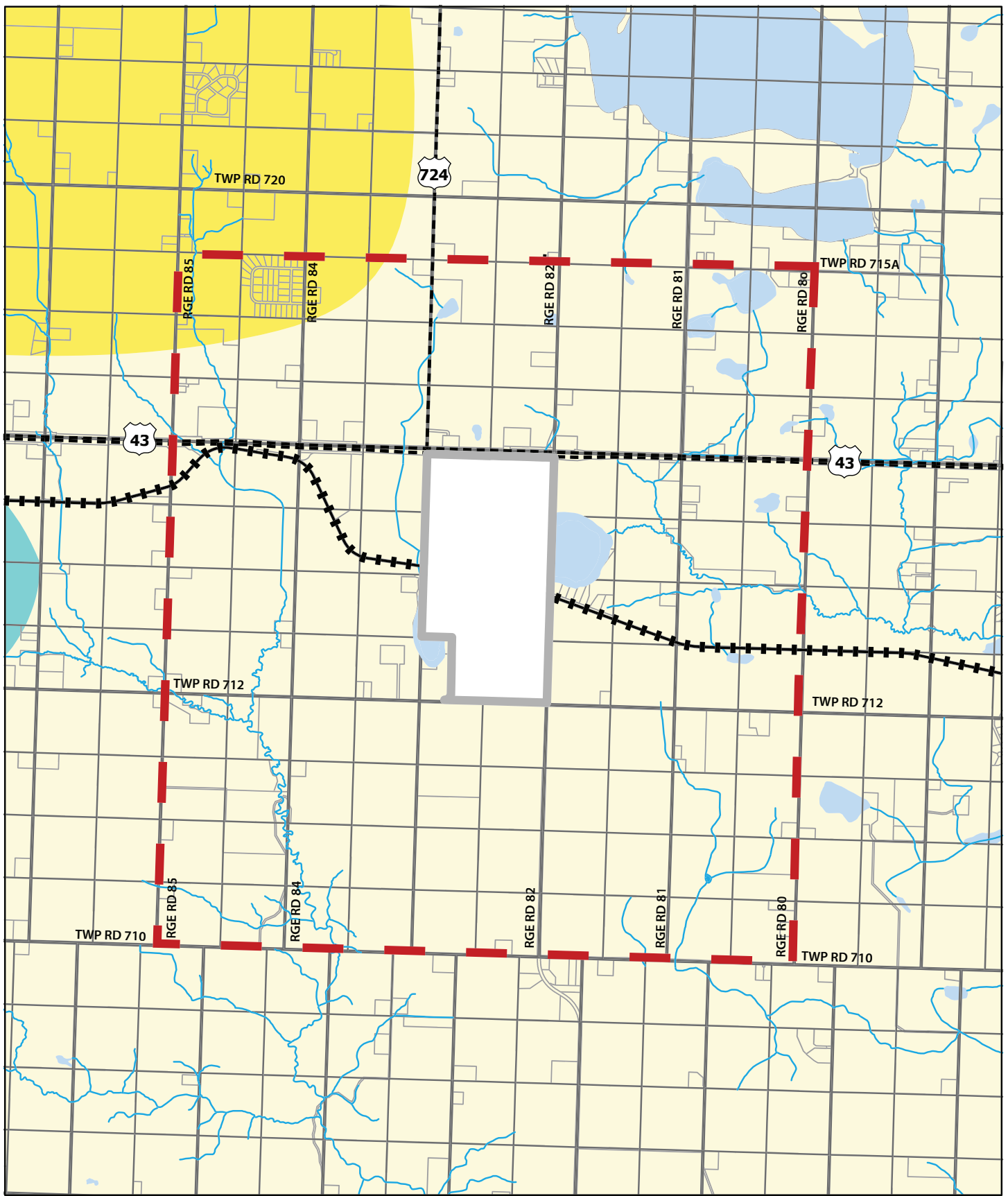
22.8 Town of Wembley

The Town of Wembley is 475 hectares in area and has an estimated population of 1,512 (2024). The Town is bordered by the **County** on all sides. The **County** and the Town of Wembley do not currently have an adopted **IDP**. The policies of this section are intended to manage intermunicipal planning matters as an interim measure prior to the adoption of an **IDP**.

The policies establish a referral area that applies to all lands located within a 3.2 km (2 miles) radius of the Town, an area consisting of approximately 7,700 ha of land as shown on **Map 20 – Town of Wembley Referral Area**. The referral area is intended to manage development and referral processes within an area of mutual interest.

The intent of the policies in this section are to recognize the rights of both the **County** and the Town and to avoid disputes. The **County** will discuss any major proposal on its boundaries with the Town of Wembley where required.

- 22.8.1. Establish a 3.2 kilometer (2 mile) referral area around the Town of Wembley, as identified on **Map 20 – Town of Wembley Referral Area**.
- 22.8.2. Shall refer all the following types of applications on land within the referral area to the Town of Wembley for comment:
 - a. New or amended **Municipal Development Plans**;
 - b. New or amended **lower-level plans**;
 - c. Multi-lot subdivisions; and
 - d. Permit applications for potentially contentious uses.
- 22.8.3. Shall work with the Town of Wembley to develop an **IDP**.
- 22.8.4. Shall consult with the Town of Wembley on matters of mutual interest involving land use policies.
- 22.8.5. Shall prohibit development on lands required for the future Highway 43 and Range Road 83 / Highway 724 interchange.



TOWN OF WEMBLEY REFERRAL AREA

INTERMUNICIPAL PLANNING

Map 20 - Municipal Development Plan

Scale: 1:61,961

Date: 2025-12-23

- Town of Wembley Boundary
- Referral Area
- Lakes & Rivers
- Residential
- Agricultural
- Industrial
- Provincial Highway
- +++ Rail Line

22.9 Horse Lake First Nation

Horse Lake First Nation Reserve 152B is 1,433 hectares in area and has a population of 489 (2021 Federal Census). The reserve is bordered by the **County** on all sides. The **County** and Horse Lake First Nation do not currently have an adopted **IDP**. The policies of this section are intended to manage planning matters of mutual interest.

The policies establish a referral area that applies to all lands located within approximately a 3.2 km (2 miles) radius of the reserve, an area consisting of approximately 14,253 ha of land as shown on **Map 21 – Horse Lake First Nation Referral Area**. The referral area is intended to manage development and referral processes within an area of mutual interest.

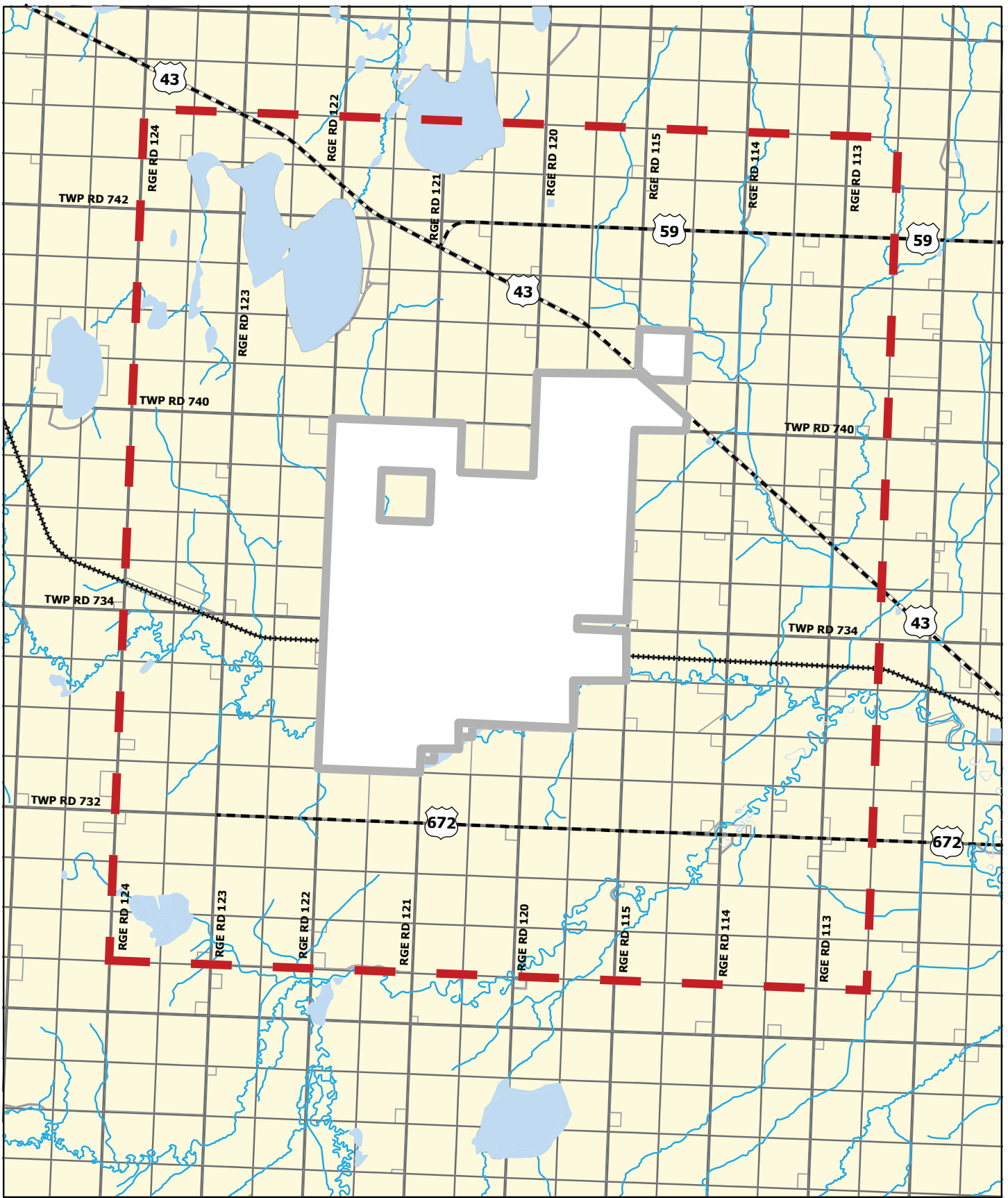
The intent of the policies in this section are to recognize the rights of both the **County** and the Horse Lake First Nation and to avoid disputes. The **County** will discuss any major proposal on its boundaries with Horse Lake First Nation where required.

- 22.9.1. Shall consult with Horse Lake First Nation on matters of mutual interest involving land use policies.
- 22.9.2. Establish a referral area around Horse Lake First Nation, as identified on **Map 21 – Horse Lake First Nation Referral Area**.
- 22.9.3. Shall refer all the following types of applications on land within the referral area to the Horse Lake First Nation for comment:
 - a. New or amended **Municipal Development Plans**;
 - b. New or amended **lower-level plans**;
 - c. Multi-lot subdivisions; and
 - d. Permit applications for potentially contentious uses.

22.10 Annexations

Annexation is a process where lands are transferred from one municipality to another to accommodate urban growth. The process is governed by the **MGA**. The **County** collaborates with its neighboring municipalities to ensure effective land use management. The main tool for this is **IDPs** and more specific policies relating to potential **annexations** from a neighboring municipality are included in their respective **IDPs**.

- 22.10.1. Shall support **annexation** applications if the **annexation** is consistent with the growth directions and policies of the **IDPs** and oppose any **annexation** application which is inconsistent with an **IDP** or detrimental to the interests of the **County**.









HORSE LAKE FIRST NATION REFERRAL AREA

INTERMUNICIPAL PLANNING

Map 21 - Municipal Development Plan

Scale: 1:78,000

Date: 2025-12-23

-  Horse Lake First Nation Boundary
-  Referral Area
-  Lakes & Rivers
-  Agricultural
-  Rail Line
-  Provincial Highway

23. Municipal Development Plan Review and Amendments

The **MDP** is a **statutory plan** adopted by the **County** under the provisions of Division 4 of the **MGA**. It address planning issues including but not limited future land uses, the provision of the transportation systems and municipal services, and the provision of **municipal reserves**.

The **MDP** is a living document because the planning context is continually changing. The **County** regularly undertakes new studies or updates to Master Plans that may impact the content of this **MDP**. As such, the **County** will endeavor to keep the document as up to date as possible. There may also be instances when a development proposal does not align with this plan and the applicant wishes to propose an amendment. The **County** will consider applications to amend this **MDP**, subject to all applicable regulations, **County** plans and strategies and any other relevant requirements.

23.1 Municipal Development Plan Review and Amendments

- 23.1.1. Shall review the plan whenever it is deemed necessary, but in any case, at least once every five years.
- 23.1.2. Shall consider applications to amend this plan.
- 23.1.3. Shall require amendments to this plan for the following:
 - a. A change to the intent of any major policy;
 - b. To accommodate an amendment to the **LUB** that conflicts with a Land Use Concept Map and/or the uses generally prescribed for that designation and where Council feels there are valid reasons for amending it; and
 - c. To address conflicts with other **statutory plans**.

24. Lower-Level Plans

This section establishes the framework of **lower-level plans** that will guide development in the **County**. **Lower-level plans** are municipal plans that fall below the **IDPs** and **MDP** in the hierarchy of plans. They are used to guide the development of a specific area of land in greater detail.

The **County's lower-level plan** framework includes four types of plans as follows:

- **Area Concept Plans (ACP)** establish a general vision and framework for development within a large area of the municipality outlining land use, transportation, and infrastructure concepts and requirements. They are typically initiated by the municipality and cover four **quarter-sections** or more. They may also be used for smaller areas with more complex development. While it sets the groundwork for coordinated planning, more detailed planning within an **ACP** area is addressed through **CSs**. **ACPs** will be adopted as **ASPs** in accordance with the **MGA**, making them **statutory plans**.
- **Area Structure Plans (ASP)** are **statutory plans** that establish detailed development concepts and requirements for specific areas within the municipality. An **ASP** is typically initiated by the **County** or a developer for an area of one to four **quarter-sections**. An **ASP** is intended to provide a detailed plan for development, supported by the necessary technical reports, to allow for subdivision without requiring a **CS**.
- **Conceptual Schemes (CS)** (sometimes referred to as Outline Plans) are non-statutory planning documents designed to guide the subdivision and development of specific parcels or small groups of parcels within a broader area. They contain more specific details regarding the development including land use, housing types, open spaces, and local road networks. They offer a finer level of detail on how the land will be subdivided, serviced, and developed. A **CS** is typically initiated by a developer for an area of one **quarter-section**. A **CS** is intended to provide a detailed plan for development, supported by the necessary technical reports, to allow for subdivision. A **CS** may be a stand-alone document to support development in an area where an **ASP** is not required or may be required to implement an **ACP**. A **CS** may also be used to plan and coordinate a complex development proposal on an individual site, such as a **mixed-use node**.
- **Area Redevelopment Plans (ARP)** are long-range **statutory plans** that provide a framework for the redevelopment and revitalization of a specific area within a municipality. They are typically initiated by the **County** to support redevelopment of an established area.

The **County** may prepare other non-**statutory plans** to help guide development. This may include but is not limited to a *Transportation Master Plan*, *Utility Master Plan*, *Watershed Management Plan*, or *Recreation Master Plan*.

	AREA CONCEPT PLAN	AREA STRUCTURE PLAN	CONCEPTUAL SCHEME
TYPE	Statutory (Adopted as ASP)	Statutory	Non-Statutory
ADOPTION METHOD	Bylaw	Bylaw	Bylaw
PURPOSE	To establish a general vision and framework for development within a large area of the municipality.	To establish a general plan for development within a specific area of the municipality, supported by the necessary technical reports, to coordinate rezoning, subdivision and development.	To provide a detailed plan for development, supported by the necessary technical reports, to coordinate rezoning, subdivision and development.
TYPICAL AREA	Four or more quarter-sections	One to four quarter-sections .	One quarter-section or smaller.
REQUIRED FOR:			
RURAL AREA	<ul style="list-style-type: none"> Prepared by the County to coordinate development over large or complex areas. As required by an IDP. 	<ul style="list-style-type: none"> Required for industrial subdivisions that would result in two or more industrial lots on a quarter-section. As required by the Province. As required by an IDP. 	<ul style="list-style-type: none"> Required for Major Country Residential Subdivisions, Manufactured Home Communities, and new Rural Estate subdivisions. As required to implement an ACP or ASP. May be required to coordinate complex proposals.
HAMLETS AND CENTRES	<ul style="list-style-type: none"> Prepared by the County to coordinate development over large or complex areas. As required by an IDP. 	<ul style="list-style-type: none"> Required for rezoning and subdivision of serviced subdivisions, except for the first parcel out; Required when the fifth lot or more is proposed in a quarter-section, not including the remainder, for privately serviced development. As required by the Province. 	<ul style="list-style-type: none"> As required to implement an ACP or ASP. May be required to coordinate complex development proposals.

Table 03: Summary of Lower-level plans

24.1 General

- 24.1.1. Shall prepare a policy to provide more specific direction for the creation of **lower-level plans**.
- 24.1.2. May vary or waive the requirement for a **lower-level plan** in cases where the site constraints result in the proposed subdivision being the only practical extent of development and a plan is not needed to outline future phases of development or integration with other development areas. This may include but is not limited to the following:
 - a. The parcel is a partial or fragmented **quarter-section** and cannot accommodate additional subdivisions;
 - b. The parcel contains significant areas that are to be provided as **Environmental Reserve** and as a result the **quarter-section** could not accommodate additional subdivisions; or
 - c. The proposed subdivision is the final phase of subdivision on a **quarter-section** that has already been partially developed.
- 24.1.3. Shall require technical studies, reports, and/or memos to support the proposed development concepts in **lower-level plans**.
- 24.1.4. Should review existing **ASPs** to align them with the new planning document framework.

24.2 Area Concept Plans

- 24.2.1. Shall prepare **ACPs** to coordinate development for large or complex areas and as required by an **IDP**.
- 24.2.2. Shall require that **ACPs** be prepared in accordance with the **ASP** requirements from the **MGA** and support the preparation of **CSs** by addressing the general concepts for the following:
 - a. Site Context and Development Considerations:
 - i. Location and background information of proposed area;
 - ii. Land ownership information;
 - i. Existing site characteristics, including environmental conditions, natural features, topography, existing land uses, adjacent land uses and existing **development constraints**;
 - ii. Existing transportation network, utilities/servicing, right of ways, historical resources and other applicable information as determined by **County Planning Authority**;
 - iii. Existing oil and gas facilities and their status in the proposed area. (Active, abandoned, sour level); and
 - iv. Existing and proposed sand, gravel or mine lands, extraction, processing or operation facilities.

- b. Land Use, Servicing and Transportation Framework:
 - iii. General future land use concept including **residential, commercial, industrial** and other applicable land uses;
 - iv. Planned densities showing expected population and capacity
 - v. Major roadways (arterial and collector) and linkages to existing transportation infrastructure;
 - vi. Future **CS** boundaries and phasing;
 - vii. General Servicing Concept (stormwater management plan, potable water and sanitary);
 - viii. Parks, open spaces, and school sites (if applicable); and
 - ix. Approximate allocation of required reserves.
- c. Public Consultation and Involvement:
 - iv. Public Engagement plan in accordance with Section 636 of **MGA** and **County** Public Participation Policies.
 - v. A summary including the method of public participation employed, feedback received and how feedback was incorporated into the proposed plan must be provided.
- d. Statutory Document Hierarchy - Information on how the **ACP** aligns with the **County's** higher-level plans such as this **MDP** and any applicable **IDP** or other **County** policies.

24.3 Area Structure Plans

- 24.3.1. Shall require **ASPs** for development proposals in the **Rural Area** for the following:
 - a. Proposed **industrial** subdivisions that would result in two or more **industrial** lots on the **quarter-section**; and
 - b. As required by the Province.
 - c. As required by an **IDP**.
- 24.3.2. Shall require **ASPs** for development proposals in **Hamlets** and **Centres** for the following:
 - a. Proposed rezoning and subdivision of serviced subdivisions, except for the **first parcel out**;
 - b. The fifth lot or more is proposed in a **quarter-section**, not including the remainder, for privately serviced development; and
 - c. As required by the Province.

- 24.3.3. Shall require that **ASPs** be prepared in accordance with the requirements of the **MGA** and address the following:
- a. Site Context and Development Considerations:
 - i. Purpose of the Plan – Goals and Objectives of the **ASP**;
 - ii. Location and background information of proposed area;
 - iii. Land ownership information;
 - iv. Existing site characteristics includes environmental conditions, natural features, topography, existing land uses, adjacent land uses and existing **development constraints**;
 - v. Existing transportation network, utilities, right of ways, historical resources and other applicable background information as determined by **County Planning Authority**;
 - vi. Existing oil and gas facilities and their status in the proposed area; and
 - vii. Existing and proposed sand, gravel or mine lands, extraction, processing or operation facilities.
 - b. Land Use, Servicing and Transportation Framework:
 - i. Detailed lot configuration and specific land uses as provided under the **LUB**;
 - ii. Proposed density showing expected population and capacity;
 - iii. Detailed transportation network including arterial, collector, local roads, lanes, sidewalks and trails;
 - iv. Location, dimension, area and boundaries of subject lands
 - v. Servicing concepts including stormwater management, water services and wastewater services;
 - vi. Parks, open spaces, and schools;
 - vii. Community services such as fire protection and recreational facilities; and
 - viii. **Municipal and Environmental Reserve** requirements.
 - c. Public Consultation and Involvement:
 - i. Public Engagement plan in accordance with the **MGA** and **County** Public Participation Policy; and
 - ii. A summary including the method of public participation employed, feedback received and how feedback was incorporated into the proposed plan must be provided.
 - d. Statutory Document Hierarchy:
 - i. Information on how the **ASP** Aligns with the **County's** higher-level plans such as **MDP** and **IDP**, and other applicable **County** plans or policies.

24.4 Conceptual Schemes

- 24.4.1. Require **CSs** to be adopted by bylaw.
- 24.4.2. Shall require **CSs** for development proposals in the **Rural Area** for the following:
 - a. **Major Country Residential Subdivisions;**
 - b. **Manufactured Home Communities;**
 - c. **Rural Estate** subdivisions; and
 - d. As required by an **ACP** or **ASP**.
- 24.4.3. Shall require **CSs** for development proposals in **Hamlets** and **Centres** in accordance with the requirements of an **ACP** or **ASP**.
- 24.4.4. May require **CSs** to coordinate the zoning, subdivision and/or development design requirements of complex or potentially contentious development proposals.
- 24.4.5. Shall require **CSs** to address the following:
 - a. Land use zoning plan;
 - b. Tentative lot configuration;
 - c. Existing site conditions including topography and environmental features;
 - d. Servicing plans for stormwater management, water and wastewater;
 - e. An assessment of subsurface characteristics of the land that is to be subdivided including, but not limited to, susceptibility to slumping or subsidence, depth to water table and suitability for any proposed on-site sewage disposal system, as per Provincial guidelines;
 - f. An assessment of traffic impacts; and
 - g. Additional information as requested by the **County** or referral agencies including but not limited to reports and studies such as a historical resource assessment and an environmental impact analysis.

24.5 Area Redevelopment Plans

- 24.5.1. May create **Area Redevelopment Plans** to support the revitalization and redevelopment of established areas, as needed.
- 24.5.2. May require **ARPs** to support proposals for resubdivision and **infill** development within established areas.
- 24.5.3. Shall require that **ARPs** be prepared in accordance with the requirements of the **MGA** and address the following:
 - a. The objectives of the plan;
 - b. Land uses for the redevelopment area;
 - c. Any proposed redevelopment levy;
 - d. Additional information as requested by the **County** or referral agencies including but not limited to reports and studies such as a historical resource assessment and an environmental impact analysis

25. Land Use Bylaw

The **LUB** is a bylaw adopted by the **County** in accordance with Division 5 of the **MGA** that regulates the use and development of land and buildings. It is one of the main tools for implementing the **MDP** because it directs where different types of land uses are allowed, the standards for development, and how to make applications.

25.1 General

- 25.1.1. Shall update the **LUB** to align with the policies of this plan.
- 25.1.2. Shall require an **LUB** amendment to redesignate the area of a proposed subdivision to an appropriate district for the proposal and in alignment with the policies of this plan prior to any subdivision.
- 25.1.2. May permit **farmstead** separations that are **first parcel out** subdivisions to remain **agricultural**, notwithstanding **Policy 25.1.2**. The **County** may rezone subdivided **farmsteads** to an appropriate **residential** district as part of **LUB** updates.

26. Development Agreements

Development agreements are agreements between the **County** and a developer to ensure that a development or the infrastructure to support a development will be constructed before the development is occupied and that it will be to the **County's** standards. They are also used to coordinate the payment of contributions towards off-site infrastructure, such as a transportation levy.

26.1 Development Agreements

- 26.1.1. May require a **development agreement** as a condition of subdivision or development permit approval to address infrastructure requirements. The agreement may include any or all the provisions allowed by the *MGA*.
- 26.1.2. May establish bylaws for the purposes of establishing offsite levies to recover all or part of the capital costs of new or expanded facilities for the treatment, storage, transmission or supply of water, the treatment, movement or disposal of sanitary sewer, new or expanded storm sewer drainage facilities, or the land required for any of the facilities.
- 26.1.3. May require a developer to oversize infrastructure improvements that are required as part of a subdivision or development permit approval. The **County** may provide mechanisms to reimburse a developer for costs associated with required over-sizing.
- 26.1.4. May require the developer to do the following to address infrastructure impacts, as part of an approval decision for a proposed subdivision or development permit:
 - a. Pay a levy, as per applicable bylaws;
 - b. Construct required infrastructure or upgrades;
 - c. Upsize infrastructure to accommodate additional development; and
 - d. Pay a recovery fee.

27. Crown Land

Crown Land is land owned by the provincial or federal government. **Crown Land** is identified on **Map 3 – Rural Land Use Concept** to provide a clearer overview of potential development in the **County**. There is such a large area of **Crown land** in the **Rural Area** that it will have a significant impact on long-term development patterns. Most **Crown land** in the **Rural Area** is not expected to develop. It is generally used for environmental conservation, **agricultural** and recreational leases, infrastructure projects, and natural resource development. These lands are governed by provincial and federal legislation, but the **County** recognizes the importance of aligning local land use policies to enhance stewardship, access, and responsible development of these areas. **Crown land** is not identified separately in the **hamlets** as it is generally designated for **institutional** uses in those places and does not have the same impact on the development context as it does in the **Rural Area**.

Generally, the **County's** approach is to consider proposals for development on **Crown land** based on the context and merits of individual applications.


27.1 General

- 27.1.1. Shall ensure that development plans consider the boundaries and regulations of **Crown land** to avoid conflicts and promote sustainable development.
- 27.1.2. May permit development on **Crown land** subject to the following:
 - a. Confirmation of appropriate **Crown land** disposition or authorization from the Province;
 - b. Relevant **County** land use policies and regulations;
 - c. Compatibility with adjacent uses and environmental constraints; and
 - d. Any other criteria deemed necessary by the **County** to ensure responsible planning and alignment with the **MDP**.



Rural Industrial

What factors are important to consider when choosing locations for Rural Industrial Development?



Rural industrial refers to industrial development such as warehouses, storage tank facilities, and autobody shops that occur outside of the County's hamlets. This development differs from urban industrial development in that it is on larger lots and typically involves large outdoor storage areas.



28. Public Participation

The **County** intends to carry out all planning activities in a fair and equitable manner. As such, the **County** will provide appropriate opportunities for meaningful input from impacted parties.

28.1 Public Participation

- 28.1.1. Shall provide appropriate opportunities and sufficient information to allow meaningful input by all affected parties. The **County** may require a developer to hold open houses on contentious subdivisions and development prior to formal public hearings.
- 28.1.2. Shall require public participation for planning applications to be in accordance with the requirements of the *MGA*, the **County's** Public Participation Policy, and any other applicable policies and bylaws.



F. Interpretation

Part F – Interpretation provides direction on how to interpret the policies in this plan as well as key terms, with the following sections:

- **Section 29 - Interpretation** explains how to interpret the policies of this plan.
- **Section 30 - Definitions** provides definitions for key terms used throughout this document.





29. Interpretation

The purpose of this section is to clarify the interpretation of certain words throughout this document, units of measurement and map boundaries for future land use concepts.

29.1 Rules of Interpretation

The rules for interpreting certain words regarding the intent of the policies of this document are as follows:

- a. The word **shall** indicates a mandatory requirement unless a variance is granted pursuant to another policy or regulation;
- b. The word **should** indicates a requirement where Council and/or the **Planning Authority** has discretion regarding the approach taken and the degree of compliance; and
- c. The word **may** indicates an alternative, or an optional standard.

In this document, words in the present/past tense include future; words in the singular number include the plural, unless specifically prohibited elsewhere in the bylaw; and words in the plural include the singular number.

Words, phrases, and terms not defined in this part may be given their definition in existing legislation and regulations, such as the **MGA**. All other words shall be interpreted as per their usual and customary meaning.

29.2 Units of Measurement

All measurements shall be metric. The Imperial standard measurement provided in the Bylaw is approximate and is indicated for convenience purposes only. In the event of any dispute between metric and imperial measurements, the metric measurement will be used.

29.3 Land Use Concept Maps

The boundaries of the future land use designations shown on land use concept maps are to be interpreted as general only. Areas immediately adjacent to a given land use designation on a land use concept map may be considered for amendments to the **LUB**, providing the use proposed is consistent with the policies of this plan.

30. Definitions

The following terms are defined for the purpose of interpreting this bylaw. Other terms not defined below may be further defined in the *Municipal Government Act, Matters Related to Subdivision and Development Regulation* and the *Land Use Bylaw*.

A

Agricultural	means relating to practice of cultivating the soil, producing crops, and raising livestock and in varying degrees the preparation and marketing of the resulting products
Agriculture, Extensive	means any farming operation conducted for the purpose of raising livestock, grains, oilseeds, grasses or any combination thereof and requiring large tracts of land but does not include large Confined Feeding Operations or intensive agriculture.
Agriculture, Intensive	means agricultural operations that have higher levels of inputs on an area of land that is typically less than 16.2 hectares (40 acres). This may include intensive horticultural operations, market gardens, greenhouses and other similar types of operations.
Agricultural Operation	means an agricultural activity conducted on agricultural land for gain and includes but is not limited to the cultivation of land, the raising of livestock, and the production of fruit, vegetables, trees, and other specialty horticultural crops.
Agricultural Policy Area	means lands designated for agricultural land use on Map 3- Rural Land Use Concept
Agri-tourism	means an agricultural based operation or activity on an agricultural parcel that brings visitors to the parcel to partake in a u-pick, camping, hunting, horseback riding, hayrides, harvest dinners, and other agricultural based activities.
Alberta Land Stewardship Act (ALSA)	means the provincial act that establishes the Land-use Framework, providing direction for regional planning across Alberta, aiming for coordinated environmental, economic, and social objectives. ALSA enables the creation of regional plans, which municipalities must comply with if available when developing and updating local statutory plans.
Annexation	means the process by which a municipality expands its boundaries to include land from an adjacent municipality, in accordance with the procedures set out in the Municipal Government Act.
Area Concept Plan (ACP)	means a statutory plan initiated by the County and adopted as an Area Structure Plan under the provisions of Division 4 of the Municipal Government Act. They provide high-level guidance for land use, infrastructure, and development over areas typically four or more quarter sections to ensure coordinated and strategic growth.
Area Redevelopment Plan (ARP)	means a statutory plan adopted by a municipality under the provisions of Division 4 of the Municipal Government Act for the purpose of guiding the future redevelopment, rehabilitation, or revitalization of a specific area within the municipality.
Area Structure Plan (ASP)	means a statutory plan adopted by a municipality under provisions of Division 4 of the Municipal Government Act to provide a framework for the future subdivision and development of a specific area of land.

B

Biophysical Site Assessment

means a technical study that evaluates the biological and physical characteristics of a site, including vegetation, wildlife, wetlands, soils, topography, and other natural features.

Buffer

means a row of trees, shrubs, a berm, or fencing to provide visual screening and separation and/or sound dampening between sites, districts or incompatible land uses, or an area left in its natural state separating development from a natural area.

C

Cash-in-Lieu

means a financial payment made instead of dedicating land for Municipal Reserves. The funds are used to acquire or develop land for public purposes, as outlined in the Municipal Government Act.

Central Node

means a key location in the region that serves as focal points for activities and uses including residential, commercial, industrial and institutions.

Central Node, Regional

means the primary centers that are expected to experience most of the region's growth. They include the city, towns and the County's larger hamlets (Clairmont and Hythe).

Central Node, Rural

means the secondary centers that provide important functions to surrounding areas but are expected to experience lower levels of growth than the regional nodes.

Centre

means an unincorporated community designated as a centre by the County with a specified name and boundary.

Commercial

means development that is intended for commercial activities. The primary intent is typically to offer retail goods or services to the public, but also include other business and trade activities, such as offices.

Community Services Reserve

means the land designated as community services reserve under Division 9 of the MGA (as per Municipal Government Act definition). This type of reserve may be used for libraries, police and fire stations, affordable housing and other community purposes allowed under the act.

Conceptual Scheme (CS)

means a non-statutory plan for a proposed multi-lot subdivision and how it relates to existing and future subdivisions, development of adjacent areas, access, servicing and reserves. Conceptual Schemes may also be created to coordinate complex development proposals, such as a mixed-use node.

Confined Feeding Operations (CFO)	means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, racetracks or exhibition grounds.
Confined Feeding Operation, Small	means a CFO where the number of animals is below the threshold that requires NRCB registration.
Confined Feeding Operation, Medium	means a CFO where the number of animals requires NRCB registration but is below the threshold that requires NRCB approval.
Confined Feeding Operation, Large	means a CFO where the number of animals is above the threshold that requires NRCB approvals.
Country Residential Subdivision	means a rural residential subdivision with private water and wastewater servicing. They typically only allow for single-detached dwellings and a density below 1 units per hectare. They are zoned a Country Residential district in the LUB.
Country Residential Subdivision, Major	means a Country Residential subdivision that has five or more parcels out of the quarter-section, not including the remainder.
Country Residential Subdivision, Minor	means a Country Residential subdivision that has a up to four parcels out of the quarter-section, not including the remainder.
County	means the County of Grande Prairie No. 1.
Crown Land	means land owned by the Government of Alberta or the Government of Canada, administered under provincial or federal legislation, and not held by private individuals. It may be leased or authorized for various uses, subject to conditions set by the Government of Alberta.

D

Development Agreement	means a legal agreement between a municipality and a developer that outlines the terms and conditions under which development may proceed. It typically includes requirements for the construction of infrastructure such as roads, water and sewer systems, stormwater management, and other services necessary to support the development, in accordance with County standards and policies.
Development Constraint	means any natural, physical, environmental, or regulatory condition that may limit, restrict, or influence the type, location, or extent of development on a parcel of land. Examples include steep slopes, flood-prone areas, wetlands, poor soil conditions, proximity to hazardous uses, or infrastructure limitations.

Direct Control District means a district in the LUB that enables Council to exercise particular control over development in a specific geographic area of the County where the regulation and control of any other district would be inappropriate or inadequate having regard to existing or future surrounding developments and to the interests of the applicant and the public.

E

Easement means an instrument registered on the title of a property granting the County or its delegates certain rights to access and use that property. It may also be used to restrict the use of that land in some way. The County typically uses easements to provide utilities and for protecting natural areas.

Environmental Impact Assessment (EIA) means a review process required by the County to identify and assess the potential environmental impacts of a proposed project, evaluate alternatives and formulate appropriate mitigation, management and monitoring measures. The process used, and the findings, results, and recommendations are presented in the form of an environmental management plan (EMP) or environmental impact statement (EIS). The EMP will generally include implementation strategies, including recommended policies, for guiding future land use management decisions in the vicinity of the feature(s) for which the EIA was prepared. Either an EMP or EIS may be required by the County, subject to the complexity of the issue(s) under study.

Environmental Reserve (ER) means the land designated as environmental reserve under Division 8 of the MGA (as per Municipal Government Act definition). This type of reserve may be used to preserve natural features such as swamps, natural drainage courses, lands subject to flooding, strips of land abutting the bed and shore of any body of water, and other natural features provided for in the act.

Environmental Reserve Easement (ERE) means an easement created under Division 8 of the MGA (as per Municipal Government Act definition). This type of easement may be used to preserve natural features such as swamps, natural drainage courses, lands subject to flooding, strips of land abutting the bed and shore of any body of water, and other natural features provided for in the act.

Environmentally Significant Areas (ESAs) means an area that is identified by the Province as an Environmentally Significant Area or is generally recognized to consist of unique topographical features, sensitive ecological habitat, or important wildlife habitat and corridors.

F

Farmland Assessment Rating (FAR)	means a measure of the land's productive value for agricultural use for property tax purposes. It reflects soil quality, climate, and other factors affecting agricultural potential, and is used to determine the assessed value of farmland under the Municipal Government Act.
Farmstead	means the first existing habitable dwelling unit on a property in the Agricultural District.
Farmstead, Abandoned	means either a demolished Farmstead or an existing Farmstead that is uninhabitable in the Agricultural District.
Farmstead Separation	means the subdivision of the first parcel of land on a previously unsubdivided quarter-section to accommodate an existing, habitable dwelling unit or a farmyard which was once established (abandoned farmstead).
First Parcel Out	means the first parcel to be subdivided out of an unsubdivided quarter-section.
Fiscal Impact Assessment	means a study that evaluates the projected financial costs and benefits of a proposed development in the County, including impacts on revenues, operating and capital expenditures, and long-term service provision. It is used to inform land use decisions and ensure sustainable growth.
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.
Future Planning Area	means an area that the County is protecting from pre-mature development to preserve for future growth of a hamlet but does not have a future land use designated.

G

Growth Area	means a defined geographic area where development and expansion is expected to occur based on influence from Central Node activity.
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H

Hamlet	means an unincorporated community designated as a hamlet by the County with a specified name and boundary.
High-Water Mark	High-Water Mark means the visible high point on the bank of a waterbody where the presence and action of water are common and sustained. This is used to determine the start of the required setback.

I

Infill	means the development of vacant lots within previously developed areas or resubdivision and development of lots in an established area.
Intermunicipal Development Plan (IDP)	means a statutory plan adopted by two or more municipalities that have common boundaries under the provisions of Division 4 of the Municipal Government Act. They address planning issues including but not limited to future land uses, transportation networks, environmental matters, referrals and dispute resolution processes.
Industrial	means development where the primary land uses are manufacturing, production, and other industrial activities.
Industrial Park	means a comprehensively planned area where the land uses are primarily industrial. Industrial parks are typically one quarter-section or more in size and coordinated through an Area Structure Plan.
Institutional	means the use of land and/or buildings to provide a service or amenity to the general public such as a community hall, hospital, parks, school.

L

Land Use Bylaw (LUB)	means a bylaw adopted by a municipality in accordance with Division 5 of the Municipal Government Act that regulates the use and development of land and buildings.
Livestock	means poultry, horses, cattle, sheep, swine, goats, bison, alpacas, donkeys, goats, llamas, mules, fur-bearing animals raised in captivity and diversified livestock animals within the meaning of the Livestock Industry Diversification Act, except wild boar.
Lower-Level Plans	means municipal plans that fall below the MDP in the hierarchy of plans and that are required to adhere to the policies of the MDP and IDPs. They include Area Concept Plans, Area Structure Plans, Conceptual Schemes, and Area Redevelopment Plans.

M

Manufactured Home Community	means a comprehensively planned residential community where the housing consists of pre-fabricated (manufactured), moved-in buildings.
Matters Related to Subdivision and Development Regulation	means a provincial regulation under the Municipal Government Act that sets out requirements and standards for subdivision and development, including referral agencies, setback distances, access to water and sewage disposal, and other conditions that must be considered in the approval process.
Mixed-Use	means a development or area that features a mix of residential with commercial and/or institutional uses.
Mixed-Use Downtown	means a mixed-use area featuring a high intensity of uses including medium and high density residential development, mixed-use buildings with apartments and/or offices, and a range of commercial and institutional uses.
Mixed-Use Node	means a development that features a mix of medium and high density residential with commercial and/or institutional uses on an individual site.
Mixed-Use Village Centre	means a lower intensity mixed-use area that combines low and medium density residential, commercial and institutional uses in a walkable area. They may include low density housing, small mixed-use apartment buildings, office buildings, and different types of commercial development.
Municipal Development Plan (MDP)	means a statutory plan adopted by a municipality under the provisions of Division 4 of the Municipal Government Act. They address planning issues including but not limited future land uses, the provision of the transportation systems and municipal services, and the provision of municipal reserves.
Municipal Government Act (MGA)	refers to the principal legislation governing municipalities in Alberta. It outlines the rules for land use planning, subdivision, and reserve dedication, including Municipal and Environmental Reserves
Municipal Reserve (MR)	means the land designated as municipal reserve under Division 8 of the MGA (as per Municipal Government Act definition). This type of reserve is used for parks, recreation areas, school board purposes and to separate areas of land that are used for different purposes.

N

Natural Areas	means an area of land or water that is dominated by native vegetation in naturally occurring patterns. This includes grasslands, forests, shrublands, wetlands, and areas along rivers or streams. For the purposes of the policies in this plan it includes water bodies, Environmentally Significant Areas, and waterfowl habitat.
Natural Resource Conservations Board (NRCB)	means the agency responsible for reviews of proposed major natural resource projects, and for the regulation of confined feeding operations in Alberta
Natural Resource Extractive Industries	means industries involved in the removal of natural resources from the earth, including the exploration, extraction, processing, and transportation of materials such as sand, gravel, clay, shale, oil, gas, and minerals. These activities may include gravel pits, quarries, mines, and related operations.
Neighborhood	means a distinct area within the County that is predominantly residential. They are typically less than a quarter-section in size and bound by major roadways, other land uses, and/or natural features such as a slope or river.
No-Build Zone	means a caveat or easement on a land title identifying an area within a parcel of land where development is restricted due to environmental sensitivity, hazard conditions, servicing limitations, or any other planning or regulatory considerations.

P

Physical Severance	means the division or isolation of a parcel of land due to the construction or presence of physical barriers such as roads, railways, water bodies, or utility corridors, which restrict access or connectivity to the remainder of the land.
Planning Authority	means the body or person authorized by the Council to exercise decision-making powers under the Municipal Government Act, including but not limited to the Development Authority and Subdivision Authority, as established by bylaw or resolution.
Public Uses	means the use of land and/or buildings to provide public amenities or spaces accessible to the general public, including but not limited to parks and trails.
Public Utility Lot (PUL)	means land required during subdivision, under the Municipal Government Act, for the placement and maintenance of public utilities such as water, sewer, stormwater, and other essential services.

Q

Quarter-Section

means a quarter of a square mile of land. Typically, 64.7 hectares (160 acres) of land. They are parcels of land resulting from the Alberta township survey system.

Quarter-Section, Fractional

means a quarter-section where due to the presence of a water body, one or more corners could not be fixed resulting in an irregular boundary.

Quarter-Section, Unsubdivided

means a quarter-section, settlement lot or river lot which has not been previously subdivided except for a public use such as a church, school, cemetery, public recreation facility, public or quasi public use.

R

Regional Core

means the concentrated area of urban development that serves as the main regional hub for residential, commercial, and institutional uses and services. It includes the densely developed areas of the City of Grande Prairie and of the County.

Reserve Land

means environmental reserve, conservation reserve, municipal reserve, community services reserve, school reserve or municipal and school reserve (as per Municipal Government Act definition).

Residential

means the use of land that is primarily for the provision of private dwellings.

Rural Area

means all the land in the County that is not within a hamlet or centre as illustrated on Map 3- Rural Land Use Concept

Rural Estate

means a rural residential subdivision with public utilities for water and wastewater. They typically only allow for single-detached dwellings and a density below 10 units per hectare. They are zoned Rural Estate or other similar district in the LUB.

S

Secondary Agricultural Industry

means an industrial use related to agriculture involving the initial processing or storage of farm products which because of odour, noise, or inflammable material require large tracts of land for environmental protection and without restricting the generality of above may include a grain elevator, seed cleaning plant, abattoir, pelletizing plant, bulk storage tank, anhydrous ammonia and fertilizer storage or area, auction market, livestock holding station or a use similar to those listed.

Settlement

means an area with a local name, which is not large enough to be a hamlet and is not expected to grow. Historically, these places played important roles in the community as the locations of amenities such as a post office, train station, school, or grain elevator.

Shallow/Franchise Utilities

means privately owned utility (power, gas, water, telephone & internet) which operates in a designated area through an exclusive franchise granted by the County.

Statutory Plan

means an Intermunicipal Development Plan, a Municipal Development Plan, an Area Structure Plan or an Area Redevelopment Plan adopted by a municipality under Division 4 of the MGA. (as per Municipal Government Act definition)

T

Traffic Impact Assessment (TIA)

means a report, prepared by qualified professional, outlining the impact of a proposed development on traffic volumes on relevant road network.

U

Unimproved Agricultural Land

means land that has not been developed or improved for crop production.

W

Water Body

"means 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 but does not include except for clause (nn) and section 99 "water body" that is part of an irrigation works if the irrigation works is subject to a license and the irrigation works is owned by the licensee, unless the regulations specify that the location is included in the definition of water body" (as per Water Act:).

Waterfowl Habitat

means wetlands or other natural areas that provide breeding, nesting, feeding, or migratory stopover habitat for waterfowl.

Wildfire Risk Areas

means an area that contains equal to or greater than 25% wildland fuels as determined by the Alberta Wildfire Hazard Identification Tool, or as determined by the County by other appropriate measure.