



**MUNICIPAL
DEVELOPMENT
PLAN**

BYLAW 3074

THE COUNTY OF GRANDE PRAIRIE

**BY-LAW NO. 3074 OF THE
COUNTY OF GRANDE PRAIRIE NO. 1**

A By-law of the County of Grande Prairie No. 1, in the Province of Alberta, to rescind By-law 2360 Municipal Development Plan and adopt By-law 3074 Municipal Development Plan, in accordance with the Municipal Government Act.

WHEREAS section 632 of the Municipal Government Act, being chapter M-26 Revised Statutes of Alberta, 2000, and amendments thereto, requires that the Council of a municipality with a population of 3500 or more must adopt a Municipal Development Plan by way of by-law;

AND WHEREAS the Council has the authority pursuant to the provisions of the Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26 and amendments thereto, to rescind and adopt said By-laws

NOW THEREFORE the Council of the County of Grande Prairie No. 1, duly assembled, enacts as follows:

1. This By-law shall come into effect on the date of it finally being passed.
2. By-law no. 2360 and amendments thereto be hereby rescinded.

READ A FIRST TIME THIS 11TH DAY OF SEPTEMBER, A.D. 2017.



REEVE



COUNTY ADMINISTRATOR

READ A SECOND TIME THIS 25TH DAY OF SEPTEMBER, A.D. 2017.

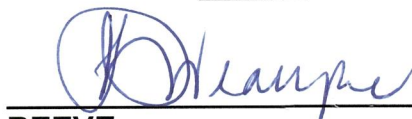


REEVE



COUNTY ADMINISTRATOR

READ A THIRD TIME AND FINALLY PASSED THIS 25TH DAY OF SEPTEMBER, A.D. 2017.



REEVE



COUNTY ADMINISTRATOR

COUNTY OF GRANDE PRAIRIE NO. 1

MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 3074

Bylaw 3074 Adopted: September 25, 2017

Bylaw Amendment 3174 Adopted: January 24, 2022

Office Consolidation: September 14, 2022

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1.0 INTRODUCTION

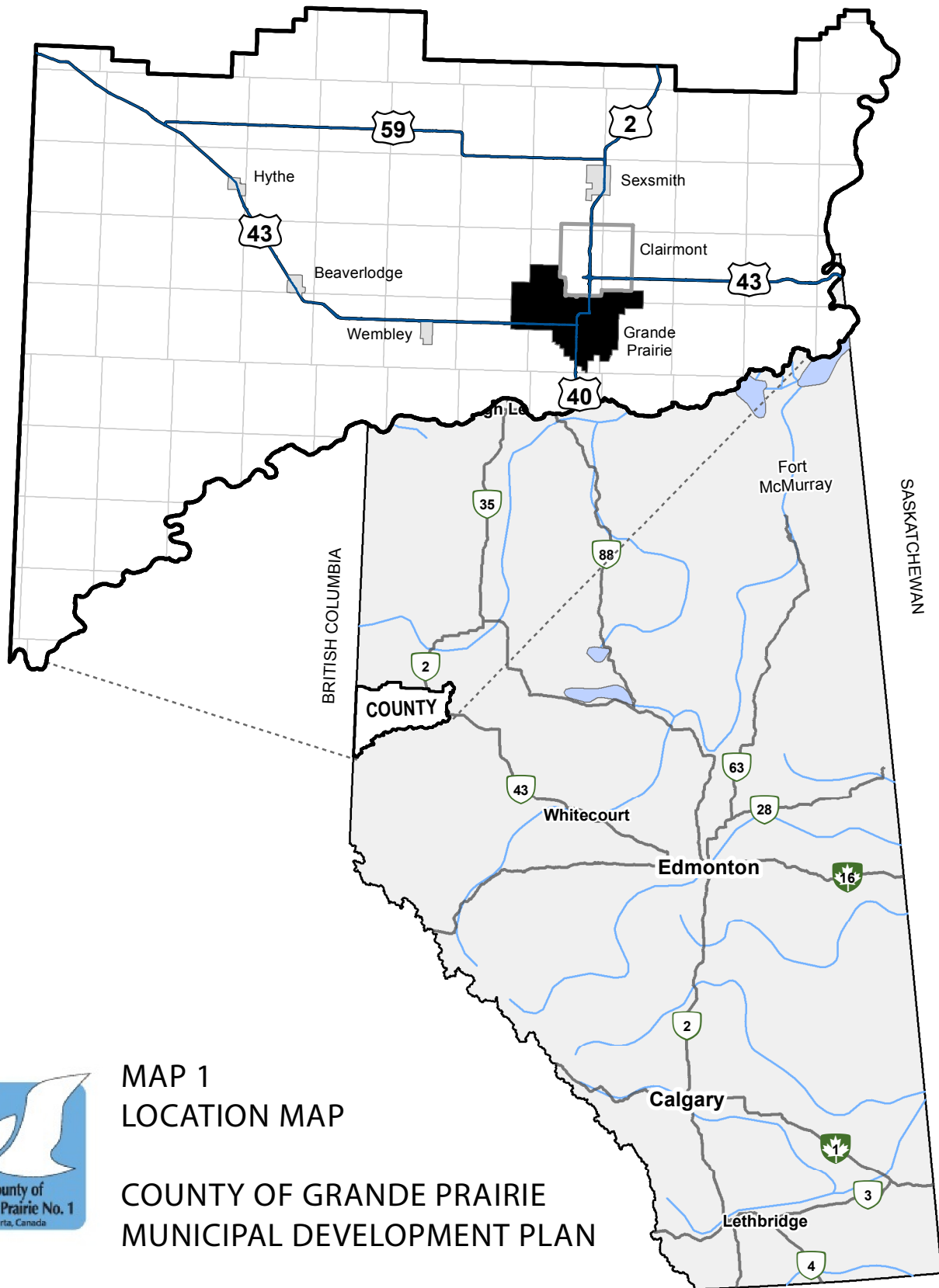
The County of Grande Prairie is located in northwestern Alberta, approximately 460 km north of Edmonton. With a population of 23,800 persons in 2016, the County has experienced 17% growth between 2012 and 2016 at a growth rate of 3.2% per year.

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 community as a whole.

Rural communities are as complex as their urban neighbours. Both require that all proposals for development be given full consideration before approval is given.

The key to decision making on any land use, subdivision or development proposal is to give the proposal a complete evaluation to determine the implications of the development to the community. This will involve a public evaluation process. The purpose of the Municipal Development Plan is to provide policy and guidance to the staff, the public and to Council on how to evaluate any proposal.



MAP 1 LOCATION MAP

COUNTY OF GRANDE PRAIRIE MUNICIPAL DEVELOPMENT PLAN



County Scale: 1: 800,000
Alberta Scale: 1: 7,000,000
09/18/2017



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2.0 LEGAL

The Municipal Development Plan has been prepared in accordance with Section 632 of the Municipal Government Act. The Act requires that municipalities with a population of greater than 3,500 must, by bylaw, adopt a Municipal Development Plan.

The County's Municipal Development Plan, first adopted in 1981 has received periodic updates, to ensure the plan functions as a dynamic and current planning tool. The population of the County of Grande Prairie in 2016 was approximately 23,800.

A municipal development plan must address the future land uses within the municipality. In addition, it must develop a method for dealing with proposals for future development, the coordination of land uses and future growth patterns with other municipalities, the provision of transportation systems, and the provision of municipal services and facilities.

In addition, Section 622 of the Municipal Government Act requires that every statutory plan be consistent with the land use policies adopted by the Province of Alberta in November 1996. The Municipal Development Plan will present policies which conform to the Provincial Land Use Policies.

Lastly, the plan will conform to other legislation such as the Subdivision and Development Regulation for the Province of Alberta.

It is intended that Council will use the policies of this plan in evaluating proposals for land use change and subdivision and development, and that Council will abide by the policies of this plan.

3.0 DEFINITIONS

In this plan:

Agricultural Operation means an agricultural activity conducted on agricultural land for gain or reward or in hope or expectation of gain or reward, and includes:

- (a) the cultivation of land,
- (b) the raising of livestock (but excluding 'Confined Feeding Operations'), including game production animals within the meaning of the Livestock Industry Diversification Act and poultry,
- (c) the raising of fur bearing animals, pheasants and fish,
- (d) the production of agricultural field crops,
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops,
- (f) the production of milk and eggs,
- (g) the production of honey,
- (h) the operation of agricultural machinery and equipment including irrigation pumps and the application of fertilizers, manure, insecticides, pesticides, fungicides and herbicides including application by ground and aerial spraying for agricultural purposes.

This use is not a "Confined Feeding Operation" but may include those small livestock operations that are not subject to Provincial approval.

Better Agricultural Land means any land which has a Rural Farmland Assessment rating of 40% or better. This rating is subject to confirmation by more current assessment ratings conducted by the Assessment Department of the County of Grande Prairie, independent soils analysis, site inspections or a combination thereof. The definition may exclude any land which by reason of size, shape, physical features, slope or surrounding land use may impair the ability of the land to be economically farmed.

Board means the Natural Resources Conservation Board (NRCB).

Confined Feeding Operation means an activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of feeding, growing, sustaining, finishing, sorting, or breeding by means other than grazing, but does not include seasonal feeding and bedding sites.

County means the County of Grande Prairie No. 1.

Environmental Impact Assessment (EIA) means a review process required by the County to identify and assess the potential environmental impacts of a proposed project (or activity), 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.

Extensive Agriculture means any farming operation conducted for the purpose of raising livestock, grains, oilseeds, grasses or any combination thereof and requiring large tracts of land at least one quarter section in area, but does not include “Confined Feeding Operations” (CFO’s) or intensive agriculture.

Farmstead Separation means the subdivision of the first parcel of land on a quarter section to accommodate an existing, habitable dwelling unit or a farmyard which was once established (abandoned farmstead).

Plan means a Municipal Development Plan prepared in accordance with the Municipal Government Act, RSA, 2000.

Unsubdivided Quarter Section 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.

Other terms not defined above may be further defined in the Act, the Subdivision and Development Regulation and the land use bylaw.

4.0 GOALS

The following statements are the overall goals of the municipal development plan. The intent of the goals is to establish a framework from which more specific objectives and policy statements will follow.

- To provide policies that will allow the County to develop as an agricultural, commercial, industrial and residential community.
- To develop land use policies that reflect the diversity of development potential in the County, that strive to find a balance between competing or conflicting uses, and that limit conflicts and promote the efficient use of the County's land base.
- To limit the potential for conflict between provincially approved Confined Feeding Operations (CFO's) and other land uses in the County including extensive agricultural operations.
- To identify areas suitable for the development of Confined Feeding Operations.
- To develop a planning strategy that coordinates land uses with transportation plans and the provision of other municipal services and facilities.
- To coordinate land uses with other adjacent municipalities.
- To develop policies which contribute to the development of a healthy, safe and viable County.
- To develop policies which promote resource conservation and protect significant environmental features.
- To respect the rights of individual citizens and landowners within the context of the overall public interest.

5.0 URBAN AREAS

This section is intended to provide policies that direct growth and development in areas designated “Urban Area” on the Land Use Map. Urban Areas are intended to accommodate more comprehensive and intense forms of municipally serviced urban development than has traditionally been found within the County’s hamlets. New Urban Areas may be identified by amendment to the Municipal Development Plan.

Urban Areas are intended to be focal points for major subdivision and development activity in the County and designed to accommodate much of the County’s overall demand for growth. By concentrating growth in these areas, the County will be encouraging the preservation of its rural land base for rural based uses.

Urban Areas in the County will be of sufficient size to accommodate approximately 50 years of growth. The purposes of these area will include the need to protect these areas from premature and inappropriate subdivision and development activity. It is not the intent of this Plan to prevent subdivision and development activity from occurring within the 50-year boundary, but any such development must be considered in the light of the broader community planning objectives that have been identified for the specific urban area within which the development is proposed.

OBJECTIVES URBAN AREAS

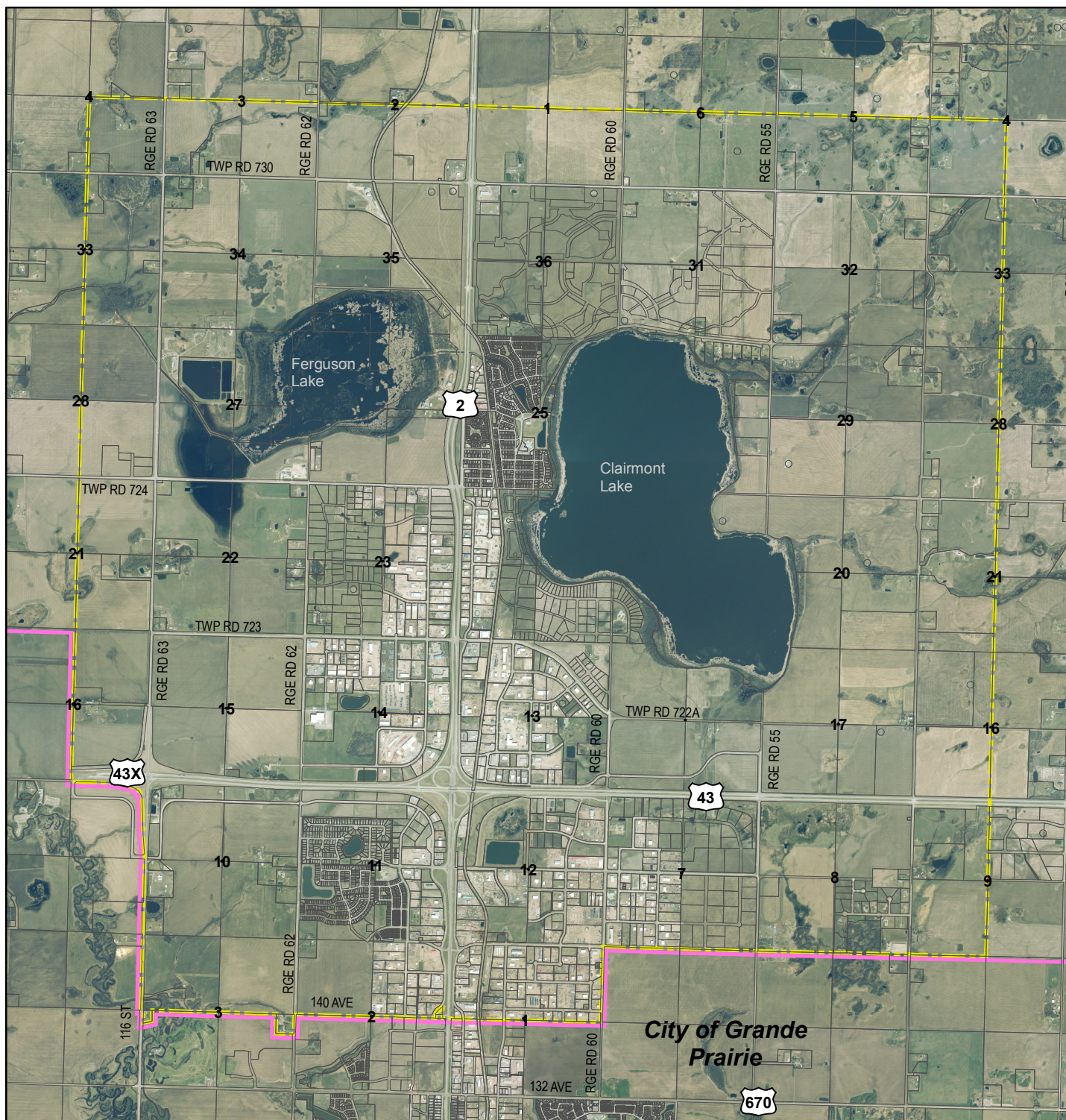
- To identify Urban Areas that are designed to be the focal points for serviced development in the County
- To protect areas suited for long term serviced development from premature subdivision and development
- To ensure that Urban Areas are comprehensively planned to reduce the potential for land use conflicts
- To identify growth areas of sufficient size that will provide a suitable urban land inventory for urban growth for up to 50 years.
- To protect urban areas from incompatible rural development
- To provide policies that will assist the promotion of economic development by providing the flexibility to accommodate growth and development.

5.1 URBAN AREA POLICIES

- 5.1.1 New or expanded Confined Feeding Operations shall not be permitted within 3.2 km (2 miles) of an area designated as an Urban Area.
- 5.1.2 Existing Agricultural operations shall be permitted to continue and may be permitted to and expand within an Urban Area.
- 5.1.3 New Urban Areas boundary shall be considered as a 50-year growth boundary.
- 5.1.4 The 50-year growth boundaries shall be used as the basis for establishing a hierarchy of land uses for the Urban Areas of the County.
- 5.1.5 The growth boundaries may be identified as growth boundaries for projected population and other growth over the next 50-year timeframe.
- 5.1.6 General or broad industrial, commercial and residential land use designations and preliminary collector and arterial road patterns may be established in the MDP for lands located in the growth boundary of every Urban Area.
- 5.1.7 More specific land use designations and collector and arterial road patterns shall be established as part of an Area Structure Plan prepared for developing areas within an Urban Area and shall be consistent with the Municipal Development Plan.
- 5.1.8 Area Structure Plans should generally be prepared for no less than one Section of land, but smaller areas may be considered.
- 5.1.9 Area Redevelopment Plans may be prepared for existing developed areas within an Urban Area.
- 5.1.10 Subdivision activity within the 50-growth boundary may be permitted, but shall be limited by more specific policies in the Municipal Development Plan for each specific Urban Area.

TWP 72

TWP 71



MAP 2

CLAIRMONT URBAN AREA

COUNTY OF GRANDE PRAIRIE
MUNICIPAL DEVELOPMENT PLAN

City of Grande Prairie Boundary
 Hamlet of Clairmont

Scale: 1: 60,000
09/18/2017


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5.2 CLAIRMONT URBAN AREA

The County considers Clairmont to be one of its key urban areas for which long term investment will continue to be made to help ensure long term economic prosperity for the municipality as a whole, in combination with its rural land base.

Area Structure Plans have been prepared for most of the Clairmont area. It is intended that future development will follow the land use patterns outlined in the Area Structure Plans. For areas that are not covered by an Area Structure Plan, it is expected that such plans will be prepared prior to any growth and development.

The Clairmont Heights Area Structure Plan, adopted in 2013, outlines a remarkably unique community in the region that offers a wide variety of housing choice, a vibrant and attractive downtown corridor and a variety of recreational amenities including parks, trails and an amphitheatre, to serve the anticipated 20,000 residents.

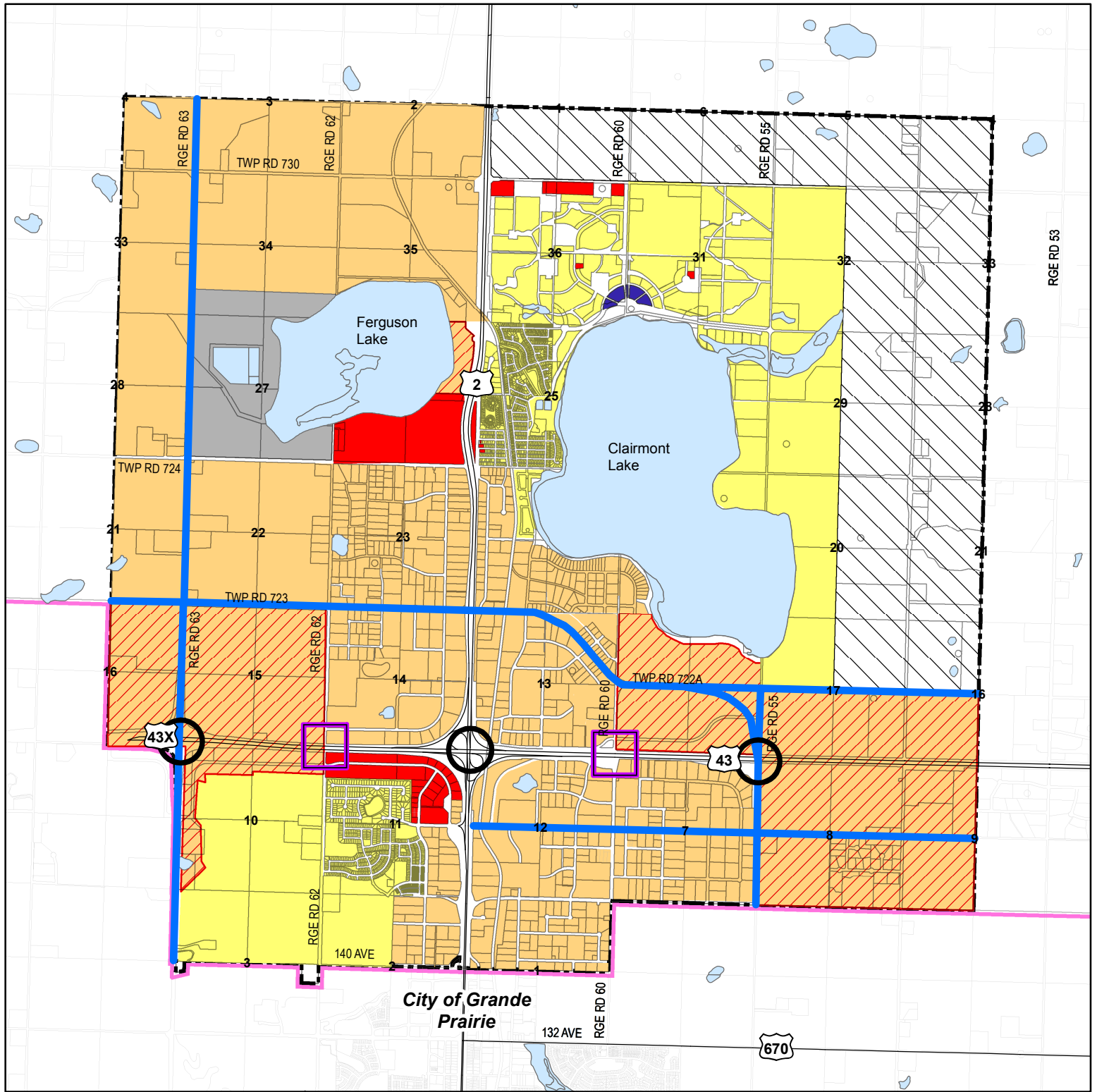
OBJECTIVES CLAIRMONT URBAN AREA

- To ensure that the Clairmont Urban Area is comprehensively planned to integrate a wide range of existing and proposed land uses into a cohesive urban fabric that limits potential for land use conflicts and contributes to the creation of a strong sense of community while offering clear guidance for future development decisions.
- To encourage private investment in urban development and redevelopment within the Clairmont Urban Area
- To promote a wider range of residential development opportunities and housing styles in the Clairmont Urban Area.
- To identify and protect key or strategic urban transportation routes within the Clairmont Urban area including future accesses to Highways #2 and #43.
- To protect public access to and along the Clairmont Lake shoreline.
- To ensure that sufficient land area is set aside for schools.
- To ensure that the Clairmont Urban Area has sufficient land for urban parks and recreation facilities that can serve County residents.
- To ensure that appropriate stormwater management controls are completed for all future development in order to manage both quantity and quality of urban storm water runoff into Clairmont Lake and the Bear Creek watershed.
- To ensure that there are appropriate and suitable land use transitions and buffers between incompatible uses.
- To identify major transportation routes through and within the Clairmont Urban Area,
- To set aside or protect sufficient ROW widths for major roads in the Clairmont Urban Area,
- To plan for pedestrian/ bike trails throughout the Clairmont area,
- To plan for rail access to Clairmont industrial areas.

- To maintain environmental reserve lands in a natural state,
- To allow for public access to along the Clairmont Lake lakeshore in a manner that preserves these areas in a predominately natural state,
- To allow for public access to and along all natural or manmade water features (e.g. recreation ponds/lakes/and stormwater management ponds) and encouraging the intergration of these features with Municipal Reserve as part of the County's parks system.
- To recognize the role Clairmont Lake plays in stormwater management in the area and to protect that function.

5.3 CLAIRMONT LAND USE POLICIES

- 5.3.1 The Clairmont Urban Area is established as shown on Map 2, and shall include a 50- year growth boundary.
- 5.3.2 Area Structure Plans (ASP's) shall be prepared to guide all future development in the Clairmont Urban Area.
- 5.3.3 All Area Structure Plan shall ensure that each new residential community has a clear community/neighbourhood focal point. This focal point may be open space or parks related, a commercial core (i.e. Town Centred 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 neighbourhood.
- 5.3.4 All Area Structure Plans shall be consistent with general land use pattern established in the MDP for the Clairmont area.
- 5.3.5 Manufactured housing in the new residential growth areas of Clairmont Heights and Clairmont south may be accommodated but areas for more traditional housing styles shall be specifically planned in each new community. The County will discourage development of larger new communities designed exclusively for manufactured housing.
- 5.3.6 Lands described as "Residential" on Map 3 are intended to be interpreted generally and may include lands that are to be used as open space, local commercial uses, as well as low, medium and high density residential as part of comprehensively planned neighbourhoods as provided for in Area Structure Plans.
- 5.3.7 Lands designated residential include the existing hamlet of Clairmont, as well as proposed growth areas identified as Clairmont Heights and Clairmont south.
- 5.3.8 An Area Redevelopment Plan may be prepared to guide future redevelopment in the established areas of Clairmont
- 5.3.9 Municipal Reserve may be acquired adjacent to the railway in Clairmont as part of a public trail system for this community. This may be addressed in greater detail as part of a Recreation Study or Area Redevelopment Plan (or both) for Clairmont.



- Residential
- Commercial
- Industrial
- Industrial / Commercial
- Landfill / Lagoon
- Future Planning Area
- Mixed Use
- Hamlet of Clairmont
- City of Grande Prairie
- Water
- Arterial Road
- Future Flyover
- Future Interchange

MAP 3

CLAIRMONT URBAN AREA FUTURE LAND USE

COUNTY OF GRANDE PRAIRIE
MUNICIPAL DEVELOPMENT PLAN

Scale: 1: 60,000
09/18/2017



- 5.3.10 Residential and commercial uses may be considered for lands located adjacent to the railway in Clairmont.
- 5.3.11 All statutory documents shall promote the development of a wide range of housing styles and residential densities, including traditional stick built single family dwellings and factory built housing.
- 5.3.12 All ASP's shall include policies that require minimum separation distances between residential and industrial land uses. Guidance shall be provided for buffering between uses and provisions for noise attenuation and aesthetic enhancement of residential areas.
- 5.3.13 ASP's for land adjacent to Clairmont Lake shall include policies that address the protection of public access to and along the shoreline of the lake.
- 5.3.14 All ASP's in the Clairmont Urban Area shall address the acquisition and development of Municipal Reserve for parks, recreation and schools.
- 5.3.15 All ASP's should be consistent with the County's parks and recreation plans.
- 5.3.16 Development and subdivision shall be prohibited on lands needed for future interchanges with and overpasses over Highways #2 and #43.
- 5.3.17 All ASP's shall address stormwater management issues for both water quality and quantity controls
- 5.3.18 Noise attenuation measures shall be required for all residential development located adjacent to industrial areas and major urban collector roads and arterial roads and highways.

5.4 CLAIRMONT TRANSPORTATION

Increased economic activity has already impacted the County road system in this area. Given the proximity of both Provincial Highways #2 and #43, there is tremendous pressure and opportunity to develop commercial and industrial uses along these important highway corridors. However, in order to maintain the effectiveness of these routes for the transportation of goods in and out of these areas, a Transportation Master Plan is needed that provides the County and the Province with direction with regard to planning access/egress points to and from these highways.

For example, 84 Street (RR 55) has been planned by the City as a dangerous good route. Given the County has plans to expand Clairmont, there is a need to ensure that Clairmont will always have a southern exit onto the highway system. These two independent planning objectives can be best fulfilled over the long term through the protection of land for an interchange at the intersection of Highway #43 and 84th Street (RR 55).

As shown on Map 3, 84th Street (RR 55) will serve the County's interests if developed as an urban arterial that ultimately extends north and east eventually connecting with RR 54 (74th Street). It is anticipated that sufficient right of way be required for the eventual development of a 6 lane arterial roadway within the 50 year growth plan.

It is also proposed that the eastern extension of Bauman Road will run east and south to connect with the 84th Street (RR 55) north of Highway #43. Bauman Road is planned as a major urban collector (4 lanes undivided) with controlled access to protect the character of the residential development proposed on the north side of this major road from industrial traffic. Roads running north from Bauman Road and east of the railway ROW, will be designated as residential collector roads and those south of Bauman road will be industrial for roads.

5.4.1 A road hierarchy for Clairmont is hereby established:

1. Urban Arterial (6 lane divided)
2. Urban Collector (4 lane undivided designed to accommodate both residential and industrial traffic),
3. Residential Collector, and
4. Residential Local.

5.4.2 The County will acquire sufficient rights of way at the time of subdivision to accommodate the proposed hierarchy.

5.4.3 The future proposed transportation system is identified on Map 3.

5.5 CLAIRMONT ENVIRONMENT AND RECREATION

Clairmont Lake is perhaps the most significant environmental feature in the Clairmont area. In addition to being the largest water body in the immediate area, it provides a natural setting for a variety of wetland species. It also acts an important part of the stormwater management system for the area. As a large body of open water, it provides an aesthetic view to many who live close to it. It also has a large potential for recreation opportunities on a year round basis as part of a recreation master plan.

The purpose of this section is to develop policy with respect to development in the vicinity of the lake.

5.5.1 Environmental buffers between the high-water mark of all water bodies and edge of development shall be provided at the time of subdivision for the purposes of providing public access to and beside these water bodies and to reduce pollution from urban stormwater runoff.

5.5.2 Environmental buffers shall be no less than 30 metres wide but may be reduced as part of a comprehensive open space and parks plan prepared at Area Structure Plan and subdivision stages of development review but in no case shall the requirement be reduced to less than a minimum of 6 metres.

5.5.3 Appropriate stormwater quality and quantity controls shall be provided for all new development in the Clairmont Urban Area.

5.5.4 Land protected as Environmental reserve is to be preserved in its natural state except where public trails and access points to water bodies are specifically planned with the environmental reserve area and are part of a broader parks plan

approved at the Area Structure Plan stage. All public access to and beside water bodies is be designed in an environmental responsible manner.

- 5.5.5 Each developer shall be responsible for addressing stormwater runoff. The construction and financing of stormwater management may be coordinated amongst developers, in cooperation with the County, through the use of regional wet ponds. Specific treatment targets and methods may be established in an Area Structure Plan and shall be determined in cooperation with the County and Alberta Environment.

5.6 HYTHE URBAN AREA

Hythe is the second “Urban Area” in the County. A thriving community of just under 1,000 people located approximately 75 km west of the City of Grande Prairie. Hythe presents an exceptionally attractive living environment with the advances of a modern urban community within a vast agricultural and forested area.

Hythe has a service area which encompasses the west end of the County of Grande Prairie and the northern east portion of British Columbia and the Horse Lake Nation. As a result, Hythe has all of the modern amenities available to its citizens, including wide streets, modern schools, churches, a variety of senior citizen housing complexes, motels, a large park with several ball diamonds and large recreational facilities such as an arena, curling rink, and automobile race track.

The people of Hythe comprise an industrious, well-trained labor force with experience in a broad scope of operations, and a strong community spirit.

It is in the best interests of the County to have an economy in the Hythe area that is stable, viable, and growing. Community planning can complement the economic development of a municipality, as the physical growth of a municipality plays a significant role in its economic development. A coordinated approach to community planning and economic development will be beneficial to the Hythe area.

In terms of coordinating the physical and economic development of the municipality, the County will:

1. Work towards improving the quality of life for existing and future residents of the hamlet.
2. Work cooperatively with residents and businesses, community groups and other governments.
3. Provide an environment in which the hamlet and business can operate and grow.
4. Play an active role in the promotion of the municipality.
5. Continually encourage business, industry and government to locate in the hamlet, at locations that benefit the operation of the municipality.
6. Take steps to ensure that there is an adequate supply of serviced land to meet residential, commercial, industrial, and institutional development needs.
7. Continue to evaluate development standards to ensure that the standards are conducive to attracting development including the use of Direct Control districts to facilitate innovative and unique development and to better utilize the existing land base.
8. To explore the opportunities that rail service may provide to the Hythe area.

OBJECTIVES

- To improve the municipality as a place for living, working, and leisure activities by creating an environment that encourages a sense of community pride.
- To continue to diversify the Hythe economy by encouraging commercial, industrial, and institutional operations to locate within the hamlet.
- To strengthen and improve the Hythe central business district as a key residential, commercial and business area.
- To provide for a wide variety of housing styles and opportunities to attract a residential land base.
- To encourage residential development to occur in a manner that will provide for a variety of housing accommodations.
- To provide policy directions that will guide the location of new development within Hythe.
- To provide convenient access to places of work, residence, shopping, education, and recreation.
- To establish land use patterns that will encourage compatibility between existing and future development.
- To develop a cost-effective maintenance and rehabilitation program for all existing infrastructure in Hythe.
- To develop an overall transportation strategy which recognizes the importance of roads to the future growth of the hamlet.
- To ensure effective integration of future land use in the Highway #43 Corridor with the safe and efficient movement of traffic through the corridor.

5.7 HYTHE LAND USE POLICIES

Where applicable, the following policies will apply to all development that occurs in Hythe:

- 5.71 Development shall have the appropriate municipal services and utilities.
- 5.7.2 The County may enter into agreements with developers for the provision of on-site and off-site municipal services and utilities.
- 5.7.3 The County shall take the compatibility of existing and future land uses into consideration when reviewing zoning, subdivision, and/or development proposals.

- 5.7.4 Adequate open space, recreation land, and land for school purposes shall be provided as part of subdivision and/or development proposals.
- 5.7.5 Satisfactory arrangements shall be made for parking and loading facilities for all new development, particularly in highway commercial areas.
- 5.7.6 Land that can be easily provided with municipal services and utilities within the hamlet shall be used for urban development.
- 5.7.7 In all cases, the appearance of development and its effect on the visual amenity of the municipality will be an important factor for the County to consider.
- 5.7.8 The development of a community wide trail system that will link all areas of the hamlet, particularly residential areas, is an important objective of the hamlet at the time of subdivision.

5.8 HYTHE RESIDENTIAL

The intent of the “Residential” designation is to ensure the predominant land use in these areas of Hythe is for housing accommodation. Housing can take many forms. The plan will be to address the many aspects of residential development in Hythe; to formulate policy which will provide direction for the development of new single-family areas, the provision for manufactured homes, policy for the location of multi-unit residential and guidelines for the redevelopment of older established areas. One of the objectives of the Municipal Development Plan is to ensure the character of residential areas is preserved, especially in relation to existing, lower density residential neighborhoods.

The policy directions to be used for the development of residential areas in Hythe as identified on the Future Land Use Map are:

- 5.8.1 Future residential development shall occur in a manner that allows for the orderly and economic provision of municipal services.
- 5.8.2 Residential uses, where possible, should be separated from incompatible land uses and, where not possible, be separated by a proper landscaped buffer.
- 5.8.3 High density residential development, such as apartments, townhouses and row dwellings, shall locate in accordance with the following:
 - a. Preference will be given to sites which have direct access to an arterial road or a major residential road;
 - b. Where the visual amenity of an existing residential neighborhood is not adversely affected by the scale of the building;
 - c. Provides a transition from the downtown area to other residential areas or is located in the downtown area;
 - d. Is identified in an area structure plan or an existing site which is currently zoned for same;
 - e. The development of the multi-family unit will not adversely impact on the character of the neighborhood.

- 5.8.4 When the expansion of new residential development with established residential neighborhoods is proposed, the hamlet shall consider the following:
- a. The visual impact of the new development on the established residential neighborhood;
 - b. The zoning of the area in order to ensure housing types are compatible in appearance and density;
 - c. The buffering and landscaping of new development in a manner suitable to the character and appearance of the established residential neighborhood.
- 5.8.5 The County will encourage the development of a variety of housing styles and types. However, the County will also ensure that there is compatibility between housing types being located in the same area.
- 5.8.6 Areas identified as Residential on the Future Land Use Map should develop as predominately single-family areas. Multi-family residential units will be considered in accordance with the criteria identified in Policy 5.8.3 above.
- 5.8.7 The development of manufactured homes in the areas identified as Residential will be directed to manufactured home parks or manufactured home subdivisions. The Town will discourage the development of mixed housing areas.
- 5.8.8 Infill housing in older areas will be encouraged. To this end, double wide manufactured homes or modular homes will be allowed to locate in residential areas that are undergoing redevelopment. The County may place restrictions on the development of such housing by way of regulating the age of said buildings to ensure modern building codes and restrictions are met.
- 5.8.9 Higher density residential development including seniors housing will be encouraged in the downtown area. Areas currently used as seniors housing complexes will be allowed to expand to meet future demands.
- 5.8.10 Neighborhood convenience-type commercial uses and other compatible uses, such as churches and home-based businesses, may be allowed to develop in a residential area.
- 5.8.11 The redevelopment of older housing areas will be encouraged.
- 5.8.12 At the present time, there are some areas of un-serviced residential housing in the Hythe. The County will not allow for the development of new residential areas unless the development can be serviced with municipal water and sewer services. However, existing un-serviced residential development may be upgraded and renovated, but the density of development may not be increased unless municipal services are provided.
- 5.8.13 The County will encourage the upgrading and redevelopment of existing manufactured home parks in Hythe.
- 5.8.14 The County will ensure the adequacy of a safe and healthy housing supply and the preservation of residential neighborhoods. To this end, the County will ensure that

minimum standards are being met through the enforcement of municipal bylaws and other legislative mechanisms.

- 5.8.15 Home based businesses will be allowed in residential areas provided that the business is a subordinate use to the principle use of the dwelling as a residence.
- 5.8.16 The County will develop a Residential Direct Control district in the Land Use Bylaw to enable the development of residential development that cannot be accommodated in traditional residential zones. A direct control district can be used for a variety of purposes including but not limited to residential development on undersized lots or for infill purposes.

5.9 HYTHE COMMERCIAL

The commercial areas of the hamlet play an important role in the economic base of the municipality. The County wants to ensure that locations are available for a wide range of commercial activities that are compatible with urban development.

Recently, much of the commercial development, which has occurred in Hythe has located along Highway #43 and in the downtown area. The trend for commercial development to continue to seek these locations will likely continue to occur, and the County recognizes the importance of the corridor to the future growth of the municipality. The locations have many advantages to businesses and include increased traffic volumes and visibility and larger lots, which provide greater opportunities for site design and parking.

The policy directions to be used for the development of commercial areas in Hythe identified as Downtown Development and Highway Commercial on the Future Land Use Map are:

Downtown Development District

- 5.9.1 The County shall allow for commercial, residential, institutional and business uses that will result in the development of a vibrant, multi-functional downtown area.
- 5.9.2 Development in the downtown area will be made as attractive as possible in appearance, design, and style.
- 5.9.3 Mixed-use development (residential and commercial) and high density residential development including seniors housing will be encouraged in the downtown area when approved by the County.
- 5.9.4 The downtown area will be zoned as direct control to enable each development to be evaluated individually. In evaluating development proposals, the County should consider some or all of the following criteria:
 - a) The suitability of the site to accommodate the proposed land use,
 - b) The impact on traffic movement and safety,
 - c) The availability and adequacy of municipal services,

- d) The impact on and compatibility with surrounding land uses and buildings,
- e) The availability of ample parking for the proposed use either on site or nearby,
- f) The ability to accommodate truck traffic for loading and unloading purposes,
- g) The location and impact of signage,
- h) The design, structure and building materials to be used

Highway No. 43 Corridor (Highway Commercial)

- 5.9.5 Commercial land uses that serve the travelling public and/or require direct access to a highway may be allowed to develop in areas designated for highway commercial purposes.
- 5.9.6 When considering zoning, subdivision and development proposals on property fronting onto Highway #43, the County will consider the impact of the proposal on the overall highway system in the Hythe area.
- 5.9.7 Landscaped buffers or fencing shall be provided between highway commercial development and residential, community, and/or institutional land uses.
- 5.9.8 Access points shall be located in a manner that protects the integrity of the highway system and ensure the safe movement of traffic.
- 5.9.9 Service roads may be required for highway commercial development.
- 5.9.10 Highway commercial and light industrial land uses requiring larger parcels of land shall be directed to locate in areas designated for highway commercial purposes.
- 5.9.11 A non-residential Direct Control District will be provided in the Land Use Bylaw. The purpose of the district will be to provide an alternative to traditional zoning districts to accommodate commercial development that is unique or innovative and that brings benefit to Hythe.

5.10 HYTHE INDUSTRIAL

Industrial development has had a positive impact on the assessment base and is an important part of the economic activity that occurs in the Hythe area. The County wants to continue to develop its industrial land base and provide opportunities for operations of this kind including potential for additional rail and rail related development.

- 5.10.1 Industrial areas shall be located in the south, northwest and west areas of the hamlet. The areas are identified on the Future Land Use Map.
- 5.10.2 The County will ensure an adequate provision of industrial land within the hamlet boundaries. An adequate supply includes the quality of the available land, the quantity of land that may be available, serviceability, and reasonably priced.

- 5.10.3 Landscaped buffers shall be provided between industrial areas and other land uses, when required by the County.
- 5.10.4 Internal roads for industrial parks and industrial areas shall be designed in a manner that allows for easy access and turning space for larger vehicles.
- 5.10.5 All storage areas in industrial areas should be appropriately screened or fenced.
- 5.10.6 Any industry, which may be hazardous or obnoxious, shall be directed away from other land uses that would result in a conflict being created.
- 5.10.7 Although it is desirable to provide municipal services to all industrial land, the County may allow for the development of industrial properties with private sewage disposal systems and water systems. Industrial areas where this provision may be allowed must be beyond reasonable and economic means of providing municipal services.
- 5.10.8 A non-residential Direct Control district will be included in the Land Use Bylaw for the purposes of provide an alternative to tradition industrial districts to allow the County to accommodate unique or innovative development that requires special conditions.

5.11 HYTHE INSTITUTIONAL

There are a number of institutional facilities located in Hythe including a schools, churches, seniors housing and various public buildings.

The following policy directions to be used for the development of institutional land uses in Hythe.

- 5.11.1 Institutional uses shall be encouraged to locate in areas of the hamlet that are compatible with the type of institutional use.
- 5.11.2 New institutional uses will be allowed in all districts in the hamlet. However, prior to any approvals, the County will ensure that the institutional use is compatible with the surrounding land uses, is serviceable with County services and will not create any adverse impacts with transportation networks.

5.12 HYTHE COMMUNITY

Hythe has a number of community uses including parks, playgrounds, ballfields, arena, curling rink. These types of land uses may be developed in expansion areas with the hamlet.

The following policy directions are to be used for the development of community land uses in Hythe.

- 5.12.1 All parks and playgrounds shall be landscaped.
- 5.12.2 Playgrounds (tot lots) should be developed in close proximity to residential areas in order to allow convenient and safe access to them for children.
- 5.12.3 When evaluating proposals for residential development, the County shall determine the need for community areas and the location of them within the area.
- 5.12.4 The County will continue to evaluate the recreational needs of the residents of the County and to respond to the needs as required.
- 5.12.4 The County will establish a 10-metre buffer along the Beaverlodge River as Environment Reserve. The County will acquire the land at the time of subdivision. In addition all development must be setback a minimum of 10 metres from the top of the bank of the Beaverlodge River.
- 5.12.5 The County may also require any developer along any other watercourse in Hythe to dedicate the watercourse as Environmental Reserve at the time of subdivision.
- 5.12.6 All land taken as Environmental Reserve will be incorporated into the open space and trail system for the hamlet.

5.13 HYTHE TRANSPORTATION

The transportation system plays a key role in the development of the municipality and in the implementation of this Municipal Development Plan. The County wants to ensure the safe and effective movement of people, goods, and services throughout the hamlet.

The following policy directions are to be used to develop the transportation system.

- 5.13.1 The County shall ensure that the planning and design of the various elements of the transportation system complement the implementation of the Municipal Development Plan.
- 5.13.2 The following types of roads will be designated by the County as part of this Municipal Development Plan, as outlined on Map # to this Plan:
 - Highway #43
 - Collector Roads
 - Local Roads
- 5.13.3 The construction and maintenance of roads shall be coordinated with other projects related to the provision of municipal services.
- 5.13.4 The County shall ensure that collector roads serve new residential areas.
- 5.13.5 The County may require buffers along transportation corridors as a method to reduce the impact on adjacent land uses.

- 5.13.6 The County shall protect land that may be required for future road rights-of-way through the planning and development processes used by the municipality.
- 5.13.7 Collector roads shall collect traffic from local roads and move the traffic to Highways or Secondary roads. The right-of-way for a collector road shall be a minimum of 22.5 metres.
- 5.13.8 Local roads shall provide access to the majority of areas in the hamlet. Through traffic shall be discouraged through the planning and design of these roads. The right-of-way for a local road shall be 20 metres.
- 5.13.9 Lanes may be developed in certain areas of the hamlet and shall have a right-of-way of at least 6 metres.
- 5.13.10 The County will work closely with the Provincial government in the development, maintenance and upgrading of Highways in the hamlet when considering projects aimed at the enhancement of transportation system for Hythe.
- 5.13.11 The County may require roads within residential areas to have sidewalks along at least one side of the roads.
- 5.13.12 The County may explore the development of a pedestrian-bicycle walkway system that will connect community facilities and residential areas of the municipality.
- 5.13.13 The County will give priority to the maintenance and upgrading of the roads identified as collector roads.
- 5.13.14 The County may develop a system of truck routes if necessary.
- 5.13.15 The County will explore and support the expanded use of rail opportunities in the Hythe area.

5.14 HYTHE MUNICIPAL SERVICES AND UTILITIES

The provision of municipal services and utilities is a key factor in the planning and development of the hamlet. The County wants to ensure that municipal services and utilities are developed in a manner that complements the planning of the municipality.

The following policy directions that will be used to develop the hamlet's municipal services and utilities.

- 5.14.1 Land required for municipal services and utilities shall be identified as part of the planning process for urban expansion areas or areas to be re-developed in Hythe.
- 5.14.2 The County may require the provision of easements or public utility lots for municipal services and utilities as part of a proposal to subdivide and/or develop land.

5.14.3 The County will work closely with utility companies on the planning for the installation of municipal services and utilities.

5.14.4 The County will attempt wherever possible to create a looped system for all utility services.

5.15 HYTHE FUTURE DEVELOPMENT AREAS

Hythe has a good supply of land for future urban expansion within its current municipal boundaries. This land supply provides the Hythe with flexibility in terms of future land use patterns, while ensuring that proper planning can take place in these areas of the hamlet. However, the County may consider the development of additional areas in order to enhance economic opportunities. For the purposes of considering future growth areas, the land identified as the Rural Urban Fringe on Map 6, Future Land Use area will be utilized as said growth areas.

Future development areas refer to both un-serviced and undeveloped land within the hamlet boundary and to land beyond the hamlet boundary that is identified as a future growth direction. Most of the land, which is undeveloped, is used for agricultural purposes. It is expected that the land will remain in agricultural production until there is a proposal for a more intense use. The policy directions that will be used for the development of Future Development Areas within Hythe are:

5.15.1 Future Development Areas shall require the adoption of an area structure plan by Council prior to their subdivision and/or development that includes:

- a) Proposed land uses;
- b) The general pattern of subdivision;
- c) Location of roads, municipal services and utilities;
- d) Phasing of development
- e) Proposed lot sizes; and
- f) Any other matters deemed necessary by Council.

5.15.2 In all Future Development Areas, the allocation of municipal and/or school reserve shall be addressed by the adopted area structure plan.

5.15.3 Agricultural operations within the hamlet boundaries will be limited to the following activities: the cultivation of land, the production of agricultural field crops, the production of fruits, vegetables, sod, trees, shrubs, and other specialty horticultural crops, the operation of agricultural machinery and equipment to support the above operations. Agricultural operations may be allowed in Future Development Areas, but intensive agricultural uses, such as intensive livestock operations, shall not be allowed.

6.0 RURAL DEVELOPMENT

The majority of land in the County of Grande Prairie is utilized for agricultural purposes, primarily extensive agriculture. Extensive agriculture includes farming for grains and oilseeds, pasture and hay land. This area within the County will be defined as Rural.

Within the rural area a wide variety of land uses occur. The intent of the municipal development plan is to outline a strategy for dealing with the many different, and often competing, land uses in the rural area.

Non-agricultural uses can create conflicts with the agricultural community. Therefore, the policies of the plan will develop a cautious and prudent approach to the development of non-agricultural uses in the rural area.

The land base of the County is not uniform. There are large areas of predominately good agricultural soil and other areas of poorer soil. Some soils lend themselves to grain and oilseed production while others are better for hay and pasture. Both types can be very valuable agricultural commodities. Moreover different conditions can exist even within the same quarter section. This makes planning in the rural area more difficult as each parcel may exhibit different conditions. These should be carefully evaluated in each application.

The overall intent in the rural area is to recognize agriculture as the predominant land use. At the same time there needs to be a recognition that many different competing uses will also occur in the rural area. The overall goal is to minimize conflicts.

To this end the County has created a definition of better agricultural land. This is the land which is considered to be the best for extensive agriculture. Land uses will be restricted on said lands. Intensive agriculture or confined feeding operations may also be considered on these lands, subject to provincial approvals and the relevant policies and location criteria found in this MDP.

On lands not considered to be better land, there will be more flexibility to develop non-agricultural uses. As lands considered best suited for non-agricultural uses are often used for non-agricultural purposes, and since the County intends to continue to direct non-agricultural uses to such lands, development of Confined Feeding Operations are generally inappropriate on or near such lands due to the high potential for conflict with existing, proposed, and potential non-agricultural uses in these areas.

Areas which are predominately poor land will be identified on the Future Land Use map. Non-agricultural uses will be directed to these areas. Where non-agricultural uses are allowed in the rural area of predominantly better soils, those uses should be sited so as to minimize the conflicts with farming.

The intent of the municipal development plan is to outline a strategy for dealing with the many different, and often competing, land uses in the rural area.

Because conflicts can emerge between non-agricultural and agricultural uses, the policies of the MDP take a cautious and prudent approach to development of non-agricultural uses in the rural area. Similarly, new or expanded Confined Feeding Operations (CFO's) are an

intense form of agri-industry that represents a potential conflict for all land uses in the County, including the more traditional agricultural uses.

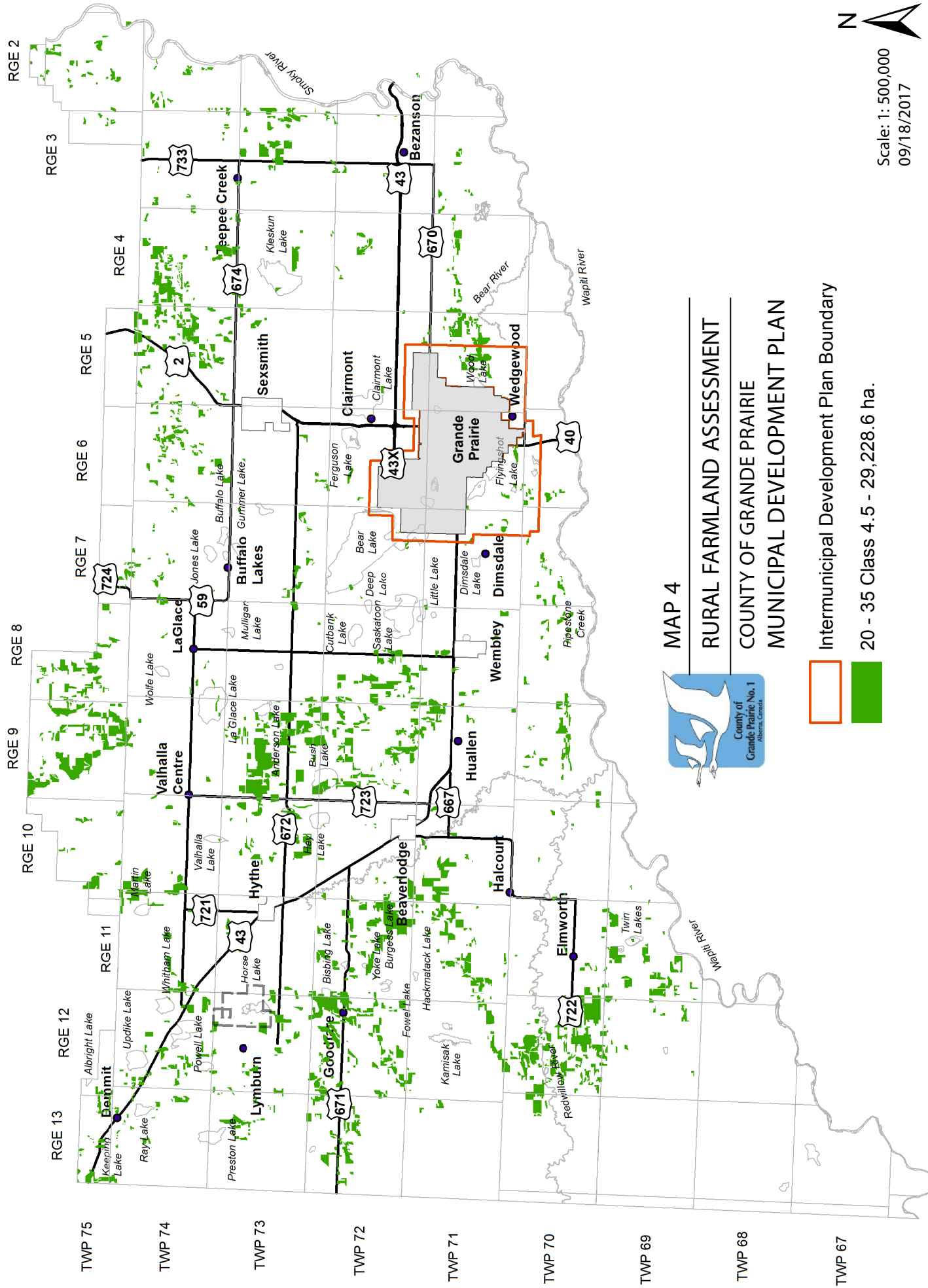
Given the intense nature of these quasi-industrial / agricultural uses, CFO's are proposed to be considered on par with Heavy Industry in the County. Although they are not expected to be located within industrial parks, potential negative impacts of these agri-industries must be taken into account when determining suitable aesthetic buffers, adjacent land planning strategies, and management and treatment of emissions / pollutants. It is anticipated that the provincial review process for these agri-industries will be rigorous and that conditions of all approvals will ensure that these facilities have no measurable negative impacts on existing or future residents or businesses within the County, and that mitigation strategies for approved uses will include appropriate site manure storage and treatment, and nutrient management strategies.

OBJECTIVES

- To identify those areas of the County which are considered to be better agricultural land and to minimize non-agricultural development in those areas.
- To identify areas of poorer agricultural soils and to direct non-agricultural development to those soils.
- To contribute to the maintenance and diversification of Alberta's agricultural industry.
- To provide direction for the location of Confined Feeding Operations within the County of Grande Prairie.

POLICIES

- 6.1 Extensive agriculture is the predominant land use in the County. As such, extensive agriculture will have preference over other land uses in the area identified as Rural on the Future Land Use Map No. 6.
- 6.2 The minimum size for any use in the County unless otherwise specified in this plan shall be 160 acres. Agricultural parcels under 160 acres may be considered in cases where the land is physically severed by natural or topographic features, which creates a "natural" parcel.
- 6.3 In the area identified as Rural on the Future Land Use Map No. 6, the County will provide for the following uses in addition to extensive agriculture:
 - (a) Provincially approved Confined Feeding Operations (Intensive Livestock Operations).
 - (b) Small Confined Feeding Operations (do not require provincial approval)
 - (c) market gardens, nurseries, and other small agricultural uses,
 - (d) residential uses in association with farming operations,



MAP 4



RURAL FARMLAND ASSESSMENT

COUNTY OF GRANDE PRAIRIE MUNICIPAL DEVELOPMENT PLAN

Intermunicipal Development Plan Boundary

20 - 35 Class 4.5 - 29,228.6 ha.



Scale: 1: 500,000
09/18/2017



countygpp.ab.ca

- (e) hamlets and historical settlements,
 - (f) public and community uses,
 - (g) bed and breakfast uses,
 - (h) research facilities,
 - (i) limited commercial uses such as country store and veterinary clinic,
 - (j) transportation facilities,
 - (k) parks and other public and private recreation uses, and
 - (l) public and private utilities.
- 6.4 In the area identified as Rural, the maximum parcel size of 6 hectares (15 acres) for a farmstead separation is recommended. This size may be expanded provided evidence is produced to justify a larger size. The evidence must be based on the physical characteristics of the site and existing infrastructure. Farmstead separations shall not require an amendment to the land use bylaw prior to subdivision.
- 6.5 The subdivision of land for any other first parcel residential purpose may be allowed provided that the creation of the parcel is approved after a change in zoning to a suitable Country Residential District and that the creation of the parcel does not unduly interfere with any other land uses in the area, is not located on better agricultural land unless no suitable alternative is available, is in conformity with the Subdivision and Development Regulation and is consistent with the policies set forth in this plan.
- 6.6 The subdivision of land for extensive agriculture will be permitted if the intent of the subdivision is to accommodate the consolidation of parcels into more manageable sizes.
- 6.7 In addition to the uses identified in Policy 6.3, other non-agricultural uses may be allowed subject to approval by the County. The non-agricultural uses which may be allowed in the area identified as Rural include:
- (a) the subdivision of land for country residential purposes,
 - (b) industrial and commercial ventures which are secondary or incidental to the main farming operation and do not involve subdivision,
 - (c) natural resource extractive industries such as oil and gas facilities including gas plants, forestry practices, sand and gravel operations, and
 - (d) other uses.
- 6.8 Non-agricultural uses identified in Policy 6.7 shall be directed to land which is not considered to be better agricultural land, unless valid planning reasons deem that there is no suitable alternative.

- 6.9 In the area identified as Rural, the maximum area available for subdivision on better agricultural land with a Farmland Assessment Rating between 40% and 59% is 4 hectares (10 acres) per quarter section. The minimum size for any unserved residential parcel shall be 1 hectare (2.5 acres).
- 6.10 Better agricultural land with a Farmland Assessment Rating of 60% or greater may be permitted to subdivide a maximum of 2 hectares (5 acres) per quarter section.
- 6.11 Notwithstanding Policy 6.10 and 6.11 an exception may be made for a physical severance larger than four (4) hectares (10 acres).
- 6.12 The maximum area available for subdivision in the Rural area, on land with a Farmland Assessment Rating of less than 40%, is 16 hectares (40 acres) per quarter section.
- 6.13 In the Rural area, land use bylaw amendments and subdivision applications proposing the second residential parcel or greater will be subject to the following criteria:
- (a) parcels must be clustered (adjacent and contiguous) in order to reduce premature fragmentation of agricultural land;
 - (b) Notwithstanding Policy 6.14(a) an exception may be made to prioritize and safeguard good agricultural land;
 - (c) the land is suitable for the use intended including having suitable building sites;
 - (d) the multi-parcel residential subdivision does not unduly infringe upon existing agricultural operations surrounding the subject lands;
 - (e) the land does not infringe upon an approved livestock facility; and
 - (f) complies with Policy 6.3 of this plan.
- 6.14 The re-subdivision of land may occur provided that any parcels which are created are suitable for the use intended and that the parcel sizes are large enough to accommodate sewage disposal. The subdivision of land to provide for more than two (2) parcels per quarter section shall require an amendment to the land use bylaw prior to subdivision.
- 6.15 Further subdivision of bare or developed land for residential use will not be permitted on quarter sections that have maximized or exceeded the area limits outlined within Policies 6.10, 6.11 and 6.13. Internal roads shall not count towards the maximum area permitted for subdivision on a quarter section.
- 6.16 Except for a farmstead separation, no subdivisions for residential purposes will be allowed to infringe upon an approved livestock facility.

- 6.17 The County supports intensive agricultural and hobby farms on Agricultural parcels smaller than 160 acres, subject to the following criteria:
- (a) Proposal and reasoning for the suggested agricultural use of site.
 - (b) A conceptual shadow plan for the remaining balance of the land.
 - (c) Any other information as required by the Planning and Development Authority.
- 6.18 In evaluating subdivisions and developments for all uses in the County, the County shall determine if the subdivision or development will be affected by any adjacent sour gas facility.
- 6.19 Other non-agricultural uses, subdivisions and developments shall be permitted in accordance with the other relevant sections of this plan.
- 6.20 Medium and large Confined Feeding Operations may be permitted in the Rural Area of the County subject to the policies of this section.
- 6.21 Small Confined Feeding Operations may be permitted in the Rural Area of the County subject to the policies of this section.
- 6.22 Confined Feeding Operations shall be site specifically zoned as such upon receipt of provincial development approvals, except where a small confined feeding operation does not require provincial approval, the County may recognize such use as an agricultural operation and may permit such use in the Agricultural District of the Land Use Bylaw.
- 6.23 To implement policy 6.21 above, all land affected by the provincial approval for development or expansion of medium (“registration”) or large (“approval”) confined feeding operations, including lands intended for manure storage and management shall be rezoned from an “Agricultural” (AG) District to a special “Confined Feeding Operations” (CFO) District. Operations existing at the time of adoption of this plan may be exempt from this policy.
- 6.24 In the Rural area, new Confined Feeding Operations (CFO) will be considered for approval subject to the following criteria:
- (a) The site is not within 1.6 km (1.0 miles) of a Hamlet.
 - (b) The site is not within 0.8 km (0.5 mile) of any institutional, commercial, or country residential uses, or lands designated or zoned for such uses (measured nearest property line to nearest property line).
 - (c) The site is not located within 3.2 km (2 miles) of any lands zoned for intensive recreational (IR) uses.
 - (d) The site is not located within 3.2 km (2 miles) of any Urban Area as described in Section 5 of this Plan.

- (e) The proposed site for a new or expanding CFO is no less than 60 hectares in area.
- (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). These lakes are identified in Section 11 of this Plan as “significant recreation lakes”.
- (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.
- (h) Where a proposed site is within 300 metres of any boundary of a property or natural feature identified in (f) – (g), an environmental impact assessment shall be conducted by the proponent to identify potential impacts on all adjacent lands and nearby natural features to determine potential impacts and identify mitigation measures to ensure that the proposed CFO has no negative impact on those properties and natural features.
- (i) A report shall be prepared by a qualified consultant regarding the potential impacts of a proposed CFO on groundwater and surface water that shall include recommended mitigation strategies, including implementation procedures, in order to prevent any negative impacts on surrounding lands, including surface and ground water systems.
- (j) The handling, transfer and storage systems for manure and buildings for housing livestock / poultry must be designed by a qualified person or agency to ensure their structural integrity.
- (k) An environmental impact assessment has been completed by a qualified professional, if in the opinion of the County the development will produce potentially significant environmental impacts. Preliminary assessments may be submitted with the application to assist the County in determining the need for a full environmental impact assessment. More details on EIA’s may be found in Section 11 of this Plan.
- (l) Contingency planning for leaks and spills around all buildings (including manure storage facilities) and during manure transfer and application procedures has been completed to the satisfaction of the Board (NRCB) and the County.
- (m) A traffic impact analysis has been prepared by a qualified engineer recognized by APEGGA, to assess potential traffic impacts and to evaluate the suitability of the available road surfaces accessing this site for increased truck traffic, providing recommendations for upgrading affected County roads to an appropriate standard, if needed.
- (n) The cumulative impacts of the proposed new or expanding operation has been assessed in context with any other proposed or existing confined feeding operations in the area.

- (o) The proponent shall have an approved nutrient management plan that addresses manure collection, storage, and application to the satisfaction of the Board and the County, and ensures that the main operation and all manure disposal will not be located within 3.2 km (2 miles) of an important Natural Feature or Recreation Area.
 - (p) The proponent of the new or expanding CFO has held a public meeting in the area of the application prior to the application being filed with the NRCB.
 - (q) The proponent has addressed all relevant policies in the Municipal Development Plan to the satisfaction of the County.
 - (r) Any or all of these criteria may be waived by County Council for any CFO that will be classified as a “small operation” by provincial regulation.
- 6.25 (a) The expansion of an existing CFO that has been previously identified by the County will be supported by the County.
- (b) The expansion identified in (a) shall be limited to a 50% increase to the existing approved capacity.
- (a) In supporting the right to expand, the County may consider any or all of the criteria outlined in Policy 6.23.
- 6.25 All required studies may be subject to an independent “peer review” to ensure that the studies have adequately addressed the County’s requirements.
- 6.26 Building permits shall not be issued for “medium” and “large” Confined Feeding Operations unless a Nutrient Management Plan has been prepared to the satisfaction of the County.
- 6.27 A landscaped buffer strip of no less than 30 metres shall be required adjacent to all public roads and rights-of-way for any medium or large CFO and may be required for small CFO’s.
- 6.28 Temporary second dwellings / units on existing agricultural parcels may be permitted by the Land Use bylaw, subject to the following:
- (a) the temporary dwelling / unit is limited to use by those either in the temporary care of those living in the main dwelling (caring for those relatives who are aged or ill) or by those hired to help on the farm;
 - (b) that the County of Grande Prairie #1 is satisfied that the sewage disposal system is adequate to accommodate a second dwelling;
 - (c) that the temporary dwelling is placed on a temporary footing or foundation and can be easily moved from the site.

7.0 COUNTRY RESIDENTIAL

One of the greatest demands on the County is to provide areas for country residential uses. With the development of the joint plan between the City and County in 1982 and the Intermunicipal Development Plan in 2010 (Bylaw 2896), much of the demand has been centered within five miles of the City. However, country residential demand does occur in many parts of the County.

There are three major issues involving the development of country residential areas. The first involves ensuring that there is an adequate building site suitable for the use intended. This includes the provision of an adequate water supply both in terms of quality and quantity. It is incumbent upon the approving authority to ensure that each building site has an appropriate water supply.

The same is true with respect to sewage disposal. Lot sizes must be linked to the appropriate sewage disposal method as outlined in the Plumbing and Drainage Regulations and governed by the Department of Labour.

It also speaks to the physical configuration of the land; that the building site is not on steep slopes which may erode, located in a flood plain or an area with a high water table or on an environmentally sensitive area which will restrict the ability to build.

Lastly, the subdivision must be designed with consideration for the drainage patterns both on site and within the area. Subdivision should not disrupt natural drainage patterns and cause flooding, particularly on other adjacent land.

A second issue with country residential involves potential conflicts with adjacent uses. Major country residential nodes will be designated. This will identify areas which are generally suitable for country residential as such areas are not considered to be better agricultural land. Country residential development will have priority over other uses in these areas.

The policies of the plan will provide for a number of country residential districts to provide for a number of rural living alternatives. This will include recognition of housing styles, the operation of businesses within country residential areas, and the keeping of animals within acreages.

The County of Grande Prairie is fortunate to be home to many entrepreneurs who provide services to their fellow County residents and drive the local economy. Many of the businesses in the County are run out of people's homes, allowing residents to easily live and work on their residential lot. In the County, these businesses are called Home Occupations. The County is in favor of this entrepreneurship, however must use discretion to ensure that the benefits of these Home Occupations continue to outweigh the costs. The biggest cost associated with this land use is to the roads. As the entire road network is not designed to accommodate larger truck or commercial quantity traffic, Home Occupations in areas serviced by residential roads require extra maintenance and improvements. The impact on the roads is increasing with the volume and type of traffic typically associated with Home Occupations. For this reason, the County must use careful consideration when approving Home Occupations involving large and multi-axle trucks or high levels of traffic.

Serviced residential development is permitted in the areas designated for Country Residential development on Future Land Use Map No. 6, but in order to maintain the country residential character of these areas, lots larger than traditional urban lots are required. This form of serviced residential development will generally be encouraged at a maximum gross density of 10 units per hectare (four units per acre). A minimum lot size may be used in the Land Use Bylaw to help ensure that development does not exceed this density. Serviced residential development at higher densities will generally be required to have either a Hamlet or Urban Area designation.

Due to demand for Country Residential development in the County, more land should be designated for Country Residential uses. This may include the expansion of existing areas and identification of new areas determined to be suitable for Country Residential purposes.

The purpose of this chapter will be to outline the County policies regarding the development of multi-parcel country residential development.

OBJECTIVES

- To provide for a wide variety of country residential options.
- To minimize the conflict between country residential uses and other land uses.
- To ensure that each country residential lot has adequate water supply and can maintain a safe method of sewage disposal.
- To ensure that a home occupation is secondary in nature to the primary residential use of the property, is compatible with the uses in the area where it is located and has minimal impact on the environment, water, municipal infrastructure and neighbouring properties.

POLICIES

- 7.1 Major multi-parcel residential development should be directed to the areas identified on the Future Land Use Map No. 6 as country residential.
- 7.2 The subdivision of land to allow for more than one (1) residential parcel per quarter section will require an amendment to the Land Use Bylaw to an appropriate country residential district.
- 7.3 In considering an amendment to the Land Use Bylaw to accommodate a country residential development, Council shall consider all of the following criteria:
 - (a) the suitability of the site to accommodate the proposed use,
 - (b) the soils, topography and site characteristics,

- (c) the availability and adequacy of water supply,
 - (d) the proposed method of sewage disposal,
 - (e) access to the proposed parcels which is satisfactory to the approving authority,
 - (f) the adequacy of road networks in the area and the implications to additional volumes of traffic on the County,
 - (g) the potential for conflicts with adjacent land uses,
 - (h) conformity to the Subdivision and Development Regulation,
 - (i) the nature of the country residential development relative to other adjacent uses, and
 - (j) drainage patterns within the land to be subdivided and the impact to adjacent lands.
- 7.4 The re-subdivision of an existing multi-parcel residential parcel to a use which is not similar to the existing uses within the subdivision will not be permitted.
- 7.5 A series of country residential districts will be established in the land use bylaw. These districts will provide for a wide variety of country residential options for lifestyle.
- 7.6 In establishing the districts, Council will have regard to the methods of sewage disposal for the purpose of establishing lot sizes, the housing styles to be provided, the potential for operating businesses from the sites and keeping of animals.
- 7.7 The County will reduce the impact on the gravel road network by limiting the distance of a Major Home Occupation development to no more than ½ mile from pavement, at the discretion of the Development Authority.
- 7.8 In approving multi-parcel country residential acreages on adjacent quarter sections, the County will have regard to the nature and design of the existing acreages to ensure that conflicts are minimized.
- 7.9 The density of the subdivision will be contingent upon the methods of sewage disposal proposed.
- 7.10 Developers and landowners will be responsible for the operation and maintenance of any private water supply and private sewage disposal system.
- 7.11 The County will allow subdivisions and developments to be serviced with water and sewage systems provided by urban municipalities located within the County. Subdivisions and developments proposing to utilize such an arrangement must be prepared to accept the terms and conditions imposed by the urban municipality for the extension of the services into the County.

- 7.12 The County will recognize the existing mobile home parks within the Land Use Bylaw.
- 7.13 The development of new mobile home parks should be directed to areas identified as Hamlets in this plan.
- 7.14 The County may establish a direct control district to accommodate residential subdivisions and development that have characteristics which are unique and significantly different than other developments allowed by this plan. Developments which can be accommodated under one or more of the districts in the Land Use Bylaw will not be considered for Direct Control.
- 7.15 Each country residential parcel in existence at the date of the passing of this bylaw may be zoned with an appropriate country residential district. With the exception of farmstead separations, all subdivisions for country residential purposes will require an amendment to the land use bylaw prior to subdivision approval.
- 7.16 Serviced Country Residential development may be developed at densities of up to 10 units per hectare. Residential development proposed at densities in excess of 10 units per hectare, should generally be proposed within either a Hamlet or Urban Area.

8.0 INDUSTRIAL

The demand for industrial land continues to increase as the economy of the area develops. Much of the land which had been previously identified for rural industrial development has been developed. New areas should be defined particularly in the vicinity of the City of Grande Prairie.

Industrial development occurs in three major forms. There are industries which locate in rural industrial parks. Rural industrial parks are areas set aside for industry and may have internal road systems and perhaps some other forms of municipal servicing. They are generally located in areas which minimize conflicts with other uses.

Other industries, particularly those directly related to the natural resources in the area, locate in close proximity to the resources the industry services. For the most part, the ability of the County to influence the locations is limited. Gas plants, pulp mills and other large resource uses require Provincial Government approval. Once approved by the government, the County must rezone the land to accommodate the use. Therefore the role of the County is limited to commenting to the relevant Provincial agencies. The plan will outline the County policies regarding major resource development which will become the basis for making comments to the Province.

In other cases, small uses such as compressor stations and batteries cannot be controlled by the County.

The third most common form of industrial development is the farm related industry. This industry is defined as commercial or industrial operations owned and operated by the farmer on a part-time basis as a secondary source of income to the main farming operation.

Three major issues which have emerged over time, however, is the increase in the size and activity levels of the farm related industry, the use of previously approved residential lots for industrial purposes and the demand for industrial uses on un-subdivided quarter sections.

In all cases rural industrial development has certain characteristics which are different than urban industrial development. These characteristics include a low building to site ratio, large requirement for open storage, have a low number of employees on site, may be noxious or hazardous industries, may be unsightly, create odours or noise which is obnoxious to other uses, and require a low level of servicing such as sewer and water. The plan will address each of the industrial areas listed above.

One of the major implications to industrial development is the increase in heavy truck traffic and the inherent impact on County roads. Industrial development should be located so as to minimize the impact on County roads.

OBJECTIVES

- To recognize the many and varied forms of industrial development in the County and to provide a wide variety of economic development opportunities.

- To identify areas suitable for the development of industrial parks and to establish standards for the development of the industrial parks.
- To develop policies regarding the development of Natural Resource Extractive Industries.
- To develop a strategy for dealing with farm based industries.

POLICIES

- 8.1 Areas suitable for rural industrial development should be directed to areas identified as Rural Industrial on the Future Land Use Map No. 6.
- 8.2 Areas identified as Rural Industrial shall not be located on better agricultural land unless no suitable alternative is available.
- 8.3 Rural industrial areas should exhibit most, if not all, of the following characteristics:
 - (a) be located within ½ mile of a paved primary or secondary highway,
 - (b) have access to rail service,
 - (c) be serviced with major power and gas lines,
 - (d) not be located in any environmentally sensitive areas,
 - (e) have minimal impact on other adjacent land uses, particularly residential,
 - (f) a suitable method of sewage disposal,
 - (g) a suitable method of water supply, and
 - (h) should be developed in accordance with an area structure plan.
- 8.4 Areas identified as Rural Industrial should be developed as rural industrial parks in accordance with an area structure plan.
- 8.5 The County will establish suitable standards for rural industrial parks. The standards will include the following:
 - (a) minimum and maximum lot sizes,
 - (b) servicing standards for water supply and sewage disposal,
 - (c) landscaping standards,
 - (d) road standards, and

(e) density provisions.

- 8.6 The minimum lot size for rural industrial parcels shall be two (2) acres.
- 8.7 All rural industrial subdivisions shall ensure that sewage disposal conforms with the Plumbing and Drainage Regulations.
- 8.8 All industrial development shall have an adequate water supply.
- 8.9 Industrial development shall minimize the amount of storm water runoff onto adjacent properties.
- 8.10 Existing industrial parks will be protected from encroachment by incompatible uses.
- 8.11 Natural Resource Extractive Industries such as pulp mills, sawmills, gas plants and sand and gravel operations may locate outside of areas identified as industrial. In approving industries within these categories the provisions of this Plan shall apply.
- 8.12 Industries considered to be Natural Resource Extractive Industries shall be designated as Industrial Direct Control within the Land Use Bylaw. The industrial direct control district will be limited to natural resource extractive industries.
- 8.13 Prior to a public hearing on an application to amend the land use bylaw being held, the owner of the land or the applicant or both shall convene a public meeting to discuss the proposal for industrial use. The results of the public meeting along with evidence of notification must be presented at the time of public hearing.
- 8.14 On-farm commercial and industrial development shall be controlled through the land use bylaw.

9.0 HAMLETS / RURAL RESIDENTIAL

Hamlets are an established form of rural development. Most hamlets have historical ties to the development of the rural area as the centres for trade, commerce and institutional functions. In the past, many hamlets existed throughout the County. Over time many of the old hamlets have almost ceased to exist except in name only.

The County has invested significant infrastructure into many of the major hamlets. The Municipal Development Plan will recognize both the historical nature of the major hamlets and the historical settlements and provide for growth in the future.

In addition to the traditional hamlets that have served as centres for urban residential growth and development in the County, new regional servicing strategies are providing new opportunities for residential development in non-traditional settings. These new non-traditional residential development opportunities will be fostered by the County and identified as Rural Residential development. It is anticipated that these areas could become hamlets in much the same way that the Hamlet of Wedgewood had initially been a serviced residential subdivision and is now a hamlet.

Another approach that the County has approved and sees working today is found in the Silver Pointe community just south of the Grande Prairie airport and Highway #43. Residential development is serviced by private communal sanitary and water services. The County is generally supportive of similar new development in other parts of the County if appropriate servicing strategies are proposed.

OBJECTIVES

- To recognize the historical role of hamlets as an alternative form of development within the County.
- To accommodate the orderly growth and expansion of hamlets.
- To provide for a variety of land uses such as residential, commercial, institutional and industrial development within hamlets.
- To provide municipal infrastructure to hamlets.
- To provide new opportunities for serviced residential development in planned areas of the County.

POLICIES

9.1 The following areas shall be considered hamlets within the County:

- (a) Bezanzon;
- (b) Clairmont (see Clairmont Urban Area);

- (b) Demmitt;
- (c) Dimsdale;
- (d) Elmworth;
- (e) Goodfare;
- (f) Huallen;
- (g) Hythe (see Hythe Urban Area)
- (h) LaGlace;
- (i) Teepee Creek;
- (j) Valhalla Centre;
- (k) Wedgewood.

9.2 Within the areas identified as hamlets, the County shall allow for the subdivision and development of any or all of the following uses:

- (a) residential dwellings including multi-family units;
- (b) institutional uses such as churches and schools;
- (c) recreation uses and facilities;
- (d) commercial uses including highway commercial uses;
- (e) industrial uses;
- (f) mobile home parks and subdivisions; and
- (g) utilities and other services.

9.3 In order to guide new residential growth and development in the County, preparation of Area Structure Plans shall be required prior to approval of multi-lot subdivisions of three lots or more and when the sixth lot is proposed to be subdivided from a quarter section. Once the Area Structure Plan (ASP) is completed, additional subdivisions proposed within the ASP boundaries may be approved without preparation or amendment of an ASP provided the subdivision proposal is consistent with the approved ASP. Preparation of ASP's will generally be the responsibility of private landowners, but may be prepared by the County.

9.4 New residential development proposed west of Highway #2 near Clairmont will be subject to the policies of an Area Structure Plan and will require amendment to the Municipal Development Plan. Integration of these areas with the Clairmont Urban Area is not required, although it is not the intent of this Plan to prevent that option.

- 9.5 The boundaries of an ASP area shall be determined by the County in consultation with those landowners proposing multi-lot development.
- 9.6 All ASP's shall indicate future growth directions, proposed land uses, preferred densities and building styles, identify phasing to ensure coordinated growth and redevelopment, provide preliminary design strategies for sanitary and storm sewers, water facilities, and storm water management facilities, include transportation plans that address public transit, pedestrian / bicycle trail systems, and major road systems (i.e. arterial and collector road systems), identify parkland and school sites to address municipal reserve requirements, identify important environmental features to be designated as environmental reserve, and identify the location of public utilities. ASP's may also include any other topics deemed appropriate by the Development and Subdivision Authorities.
- 9.7 Appropriate commercial development will be planned for and integrated with each community.
- 9.8 The preparation of area structure plans for hamlets will enable residents to participate in the specific planning for their hamlets.
- 9.9 Hamlets and "Urban Areas" will be the preferred location for future school sites within the County.
- 9.10 Hamlets and "Urban Areas" will be the preferred location for intensive recreation facilities such as arenas, ball parks, campgrounds, exhibition grounds and other similar uses.
- 9.11 Other settlements previously considered as hamlets which have declined in significance will be considered as historical settlements. Subdivision and development will be allowed on existing lots provided proper sewage disposal and water supply can be obtained. New subdivisions will be allowed provided that the sizes of lots created are compatible with the provisions of the land use bylaw for country residential districts.

10.0 TRANSPORTATION

The County has an extensive road system covering the majority of the County. The system consists of local roads, collector roads, arterial roads and Primary Highways. All but the Primary Highways are the responsibility of the County to develop and maintain.

In addition, the County is served by rail and two airports: Grande Prairie and Beaverlodge.

As the County continues to experience growth and development, the pressures on the transportation system will continue to increase. With respect to road networks, increased traffic results in higher maintenance costs and, in some cases, upgrading the road to a different standard. Changing land uses from agriculture to higher intensity uses will increase traffic flow along a particular road resulting in higher costs, in some instances, the design of a development and subdivision may result in a significant impact to the road network regardless of the density that is proposed. Therefore, the implications to the road networks should be a key consideration in any land use bylaw amendment, subdivision application or development permit decision.

Increased economic activity also results in the increased demand for land particularly around urban areas. This may have implications for the Grande Prairie Airport as continued encroachment on the airport is expected to continue. Standards may have to be implemented to ensure that the land uses are in conformity with the operation of the airport.

OBJECTIVES

- To coordinate all land use plans, including Area Structure Plans, Area Redevelopment Plans, and subdivision plans, with transportation planning in the County to develop a safe, efficient and cost effective network.
- To ensure that the level and design of subdivision and development activity in the County does not compromise the County road system or exceed the County's road system's ability to absorb and adequately accommodate increased traffic flows.
- To protect airports from encroachment by incompatible uses.
- To encourage the use of rail.
- To ensure that the level of subdivision and development activity in the County does not compromise the County road system or exceed the County road system's ability to absorb and adequately accommodate increased traffic flows.

POLICIES

10.1 Road classifications within the County are shown on the Transportation Map No. 5.

- 10.2 The County will work with Alberta Transportation and Utilities to coordinate land uses in the vicinity of primary highways. To this end the County may seek to adopt a highway vicinity agreement with the Department.
- 10.3 When approving applications for subdivision and development, the County will ensure that the road network is capable of accommodating the increased traffic caused by the subdivision or development.
- 10.4 When approving future subdivisions, the County will require consideration to clustering compatible uses to reduce the requirement for new infrastructure or minimize cost associated to maintaining or upgrading existing road.
- 10.5 The County will require a developer to contribute a transportation levy to assist in the upgrading of roads in the County caused by the increase in traffic due to subdivision or development. The transportation levy will be used to pay for the upgrading or improvements to road systems leading to the subdivision or development.
- 10.6 The County will work with the City of Grande Prairie and the Town of Beaverlodge to jointly address issues affecting airport vicinity planning issues.
- 10.7 The County will coordinate land uses on the entrance ways into the City of Grande Prairie, within the joint planning area, with the City of Grande Prairie.
- 10.8 Transportation levies may be obtained at the time of subdivision or development as the case warrants.
- 10.9 The County will require a developer to provide the necessary road widths in accordance with the Servicing Standards adopted by the County.
- 10.9 The County will require developers to provide the necessary road improvements in accordance with the Servicing Standards adopted by the County.
- 10.10 The County may require a developer to provide a Traffic Impact Assessment (TIA) as part of an Area Structure Plan, subdivision or development permit application in order 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.
- 10.11 All multi-parcel subdivisions requiring an internal subdivision road shall develop the road to a paved standard.

11.0 ENVIRONMENT

The Municipal Government Act allows the Lieutenant Governor by order in Council to establish land use policies. Provincial land use policies were adopted by the Province in November, 1996. All statutory plans must conform to the land use policies.

The Order contains several policies relating to the Natural Environment. The overall goal of the policies is to maintain and enhance a healthy natural environment. The policies of the Municipal Development Plan will be consistent with the Provincial policies.

Alberta Environmental Protection has not identified any areas which are specifically prone to flooding, erosion, subsidence or wildfire. Generally, the major river valleys in the County are still under the jurisdiction of the Crown. Therefore, there is less likely to be subdivision and development in these areas.

The Department has public requests to designate certain areas for either Natural areas or Special Places 2000. Currently, only Saskatoon Mountain has been designated as a Natural area by Ministerial Order. Others under consideration include Red Willow Falls, Kleskun Hills, Wapiti Sand Dunes, Demmitt, Pipestone Creek, and the Saddle Hills.

The County of Grande Prairie is fortunate to be home to beautiful rural views that are unique to the region and the Province. These views include several river valleys, the Rocky Mountains to the southwest, rolling hills of wheat and canola fields, and the Northern Boreal forest with all the wildlife that inhabits it. The County recognizes that one of the most attractive features of living in the region is the availability of the natural landscape and the rural views it affords. Accordingly, the County will support initiatives that will create opportunities for the viewing of these features by the public. This could include the development of pull offs and viewing areas along major transportation corridors.

Where appropriate, the County may protect wildlife habitat by taking the land as environmental reserve.

Although the County supports the expansion of existing, and introduction of new large and medium "confined feeding operations" in the County, there is clearly a responsibility to the natural heritage of the County to protect important and significant natural areas and water bodies from the potential negative impacts of these rural industrial uses.

Equally important is the need to be sensitive to the potential nuisances and environmental impacts associated with these uses for those already living in the County. Surface and groundwater impacts must be assessed in order to protect residents' drinking water as well as maintain the overall integrity of natural environmental systems within the County's jurisdiction. As well, odours and aesthetics must be taken into consideration when evaluating applications for new or expanding CFO's.

Given the importance of the County's surface water areas as Trumpeter Swan habitat, special care must be taken, as part of the evaluation of these applications, that there will be no negative impacts on existing habitat as a result of the expansion or development of CFO's in the County.

As part of the County's efforts to protect surface water for recreational purposes, the County will not permit new or expanded CFO's adjacent to significant recreation lakes. One criterion for determining recreational significance is the existence of any public parks or private recreation areas (campground, etc.) adjacent to any surface water body within the County. Other criteria will be as determined by the Development Authority and may include such factors as use of the lake by residents for boating and fishing and country residential densities around the lake. Flyingshot Lake is an example of a lake that meets these latter criteria.

OBJECTIVES

- To conserve and protect the important natural features of the County of Grande Prairie.
- To minimize the subdivision and development of lands which are considered hazardous.
- To accommodate a wide variety of recreation needs in the County.
- To prohibit medium and large confined feeding operations (CFO's) adjacent to or in the vicinity of important Natural Areas and Recreation Areas.
- To ensure that CFO's are properly located and that they have a suitable land base and manure storage facilities in order to protect the quality of surface and ground water resources.

POLICIES

- 11.1 Major river valleys will be identified as Natural Areas on the Future Land Use Map No. 6.
- 11.2 All subdivisions and development should provide appropriate setbacks from those areas identified as Natural Areas on the Future Land Use Map. Specific setbacks shall be established at the time of subdivision and development.
- 11.3 The County may request that a developer provide sufficient information to the Subdivision or Development Authority to determine if land which is the subject of a subdivision or development permit application is located within a flood plain.
- 11.4 The County may require at the time of subdivision that any swamp, gully, ravine or natural drainage course be dedicated as environmental reserve.
- 11.5 In lieu of taking the land as environmental reserve, the County, in agreement with the landowner, may request that an environmental reserve easement be filed by caveat against the land which is considered to be environmental reserve.
- 11.6 The County does not support the use of potable water aquifers for underground injections into oil bearing formations.

- 11.7 The following sites are considered to be important natural features in the County:
- (a) Saskatoon Mountain
 - (b) Kleskun Hills
 - (c) Wapiti Sand Dunes
 - (d) Red Willow Falls
 - (e) Updike Lake (Demmitt)
 - (f) Pipestone Creek
- 11.8 The County will support the designation of the areas identified in Policy 11.7 as Natural Areas under the Natural Areas Program or Special Places 2000 sponsored by the Province of Alberta. These are the only areas that the County will support for such designation.
- 11.9 The County will support the designation of these areas provided that the designation is supported with an integrated management plan which reflects the wishes of the public.
- 11.10 As such, subdivision and development may be limited on and near the natural features, unless the subdivision or development can be integrated with the natural feature so as not to harm or interfere with the preservation of the natural feature.
- 11.11 The County will continue to support integrated planning on Crown land in the Wapiti Sand Dunes and the County West areas which recognize the many and varied uses in the area.
- 11.12 In the areas identified as Sand and Gravel Extraction, the extraction of sand and gravel will have priority over other uses.
- 11.13 Where a water body, lake, river or stream is deemed to have significant recreation or environmental significance by the County, the County shall take land in the form of environmental reserve to either ensure public access to the water body or to protect the environmental significance.
- 11.14 Areas of archaeological and paleontological significance, if identified by Alberta Community Development, will be preserved as much as possible.
- 11.15 Confined Feeding Operations shall be prohibited adjacent to Natural Areas, and important natural and environmental features, including major river valleys and lakes.
- 11.16 Confined Feeding Operations shall be prohibited adjacent to significant recreation lakes.

- 11.17 Medium and large confined feeding operations shall be prohibited within 3.2 km (2 miles) of important natural features and lands zoned for Intensive Recreational (IR) uses.
- 11.18 Medium and large confined feeding operations shall be required to provide a naturalized buffer of no less than 30 metres from the high water mark of all water bodies in the County, including lakes, streams, and rivers. An environmental impact assessment shall be completed to confirm this buffer is sufficient to maintain or enhance the natural heritage value of the water body. The findings of this EIA shall be to the satisfaction of the County and the Province prior to the approval or registration of the new or expanded CFO.
- 11.19 The following lakes are considered to be significant recreation lakes in the County:
- (a) Bear Lake;
 - (b) Saskatoon Lake;
 - (c) Clairmont Lake;
 - (d) Little Lake;
 - (e) Flyingshot Lake; and,
 - (f) Cutbank Lake.
- 11.20 The County will pursue further study of Environmentally Sensitive areas and develop appropriate land use policies to protect such areas.
- 11.21 Environmental Impact Assessments (EIA) may be required to address the following:
- (a) the suitability and efficiency of vegetative buffers proposed around confined feeding operations, particularly during heavy runoff periods;
 - (b) the impact of winter storage of manure on groundwater systems;
 - (c) the potential impacts of handling, transfer and storage systems for manure on surface and groundwater systems;
 - (d) the cumulative impacts of confined feeding operations on natural environmental systems including, but not limited to, air quality, surface and ground water quality;
 - (e) the potential impacts of new development, including confined feeding operations, on Natural Areas as identified in this Plan or any other significant natural heritage feature in the County including major river valleys, and on adjacent lands;

- (f) determine mitigation measures that will ensure proposed developments, including confined feeding operations, have no negative impacts on adjacent lands and nearby Natural Areas and features;
- (g) the potential impacts on nearby existing or planned commercial or public recreation facilities (i.e. parks, campgrounds, and golf courses);
- (h) the potential impacts of proposed development on groundwater and surface water systems;
- (i) the potential impacts on Trumpeter Swan Habitat and identify required mitigation strategies.

11.22 Environmental Impact Assessments (EIA) for Confined Feeding Operations shall be required to include the following:

- (a) A Nutrient Management Plan;
- (b) Identify how the public has had and will have input into the proposal;
- (c) Contingency plans for leaks and spills around all buildings, including manure storage facilities, and during manure transfer and application procedures;
- (d) Recommendations that provide direction on how best to address the findings of the EIA.

11.23 The following lakes are considered to be important waterfowl habitat:

- (a) Saskatoon Lake
- (b) Little Lake

Saskatoon Lake Area

The purpose of this section of the Municipal Development Plan is to create policies to direct land use and future development in the Saskatoon Lake Area. This area is important as waterfowl habitat and breeding area, particularly for the threatened Trumpeter Swan. However, the area is currently subject to development pressures as well as increased recreational use of Saskatoon Lake. The County, through extensive public and stakeholder consultation has identified the need to provide a policy framework that balances development with protection of the lakes.

Any development in the Saskatoon Lake Area that is adjacent to either Saskatoon Lake or Little Lake must provide an environmental setback from the high water mark of the lakes to a minimum of 30 metres back. The setback may be more than 30 metres at the discretion of the Development Authority. The purpose of the setbacks is to protect important waterfowl habitat, as well as to prevent degradation of the water quality in the lakes. The setbacks can be administered in the form of environmental reserves, environmental reserve easements, conservation easements, or any other method that will successfully achieve the goals of protecting Saskatoon Lake and Little Lake. The use of

municipal reserves may also be considered to increase the setbacks as deemed necessary

OBJECTIVES

- To implement the recommendations from the Saskatoon Lake Wildlife Management Plan
- To ensure a balance between development and wildlife habitat in the area.
- To minimize the impacts of development
- To establish setbacks from Saskatoon Lake and Little Lake
- To ensure appropriate land uses in the Saskatoon Lake Area, that are compatible with the recommendations of the Saskatoon Lake Wildlife Management Plan
- To encourage habitat enhancement in the Saskatoon Lake Area
- To minimize wildlife disturbance from construction, boating, and other activities.
- To provide monitoring guidelines.

POLICIES – GENERAL

- 11.24 The Saskatoon Lake Area Planning Area is established as shown on Map 6.
- 11.25 The County recognizes Saskatoon Lake and Little Lake as important waterfowl habitat.
- 11.26 The County supports a balance between development and protecting wildlife habitat.

SETBACKS

- 11.27 The setbacks around Saskatoon and Little Lakes will vary with the lake features, protecting areas where there are already significant vegetation and areas of abundance of aquatic vegetation and wetland vegetation.
- 11.28 All subdivision applications for lands abutting Saskatoon Lake and Little Lake shall be required to dedicate a minimum setback of 30 metres from the high water mark as environmental reserve (ER).
- 11.29 Subdivision applications for lands adjacent to Saskatoon Lake and Little Lake that have higher importance for waterfowl (i.e., abundant vegetation) may be required to provide up to 100 m of environmental reserve.

- 11.30 Additional setbacks will be provided as Municipal Reserves, Environmental Reserves, or Conservation Easements.
- 11.31 Reserves will be taken at the time of subdivision; building and development setbacks will be determined at the time of development permit application.
- 11.32 Should an applicant for development wish to contest the setbacks, they must provide a biophysical assessment of their property prepared by a professional biologist demonstrating the appropriate setback.
- 11.33 The County will work with Canadian Wildlife Services to keep apprised of their findings regarding the boundary of the Saskatoon Lake Migratory Bird Sanctuary and work to ensure that the sanctuary is protected by the setbacks and appropriate land uses nearby.

LAND USE RESTRICTIONS

- 11.34 Within 500 m of Saskatoon Lake and Little Lake, the following uses are prohibited:
- (a) Intensive livestock operations;
 - (b) Residential development at a density of more than 24 lots per quarter section;
 - (c) Intensive recreational development;
 - (d) Industrial and commercial developments;
 - (e) Water intensive operations; and
 - (f) Uses that generate light, noise, and pollution disturbances.
 - (g) Uses that create noise during the breeding and foraging period (April to October).
- 11.35 Development in the Saskatoon Lake Area shall adopt best management practices for water, wastewater, and septic field/tank treatment, which could include, but is not limited to:
- a) Communal pump out tanks for cluster development
 - b) Minimum setbacks for septic tanks and fields from the lakes
 - c) Regular maintenance and inspections of septic tank
 - d) Pump out septic tank every 3 to 5 years.
- 11.36 Future residential development in the Plan Area will be required to be located outside of the 100-metre setback.

- 11.37 Minimum lot size for a residential lot is 1.5 acres to ensure adequate building site and septic field.
- 11.38 Residential lots must be designed in a cluster pattern to maximize open space.
- 11.39 A stormwater management plan must be prepared for any residential development ensuring all stormwater be filtered through ponds before entering Saskatoon Lake or Little Lake.
- 11.40 Internal subdivision roads shall be paved to minimize dust impact and drain into ditches as per rural road standards.
- 11.41 Street lighting and residential lighting that is directed off the site shall not be permitted in the Saskatoon Lake Area.
- 11.42 All domestic pets shall be contained on the individual lot by means of fencing or other containment methods.
- 11.43 Landscaping on the residential properties is encouraged to be indigenous species. Sodded lawns and use of fertilizers are discouraged.
- 11.44 All residential development is required to incorporate water conservation methods including low flush toilets and low flow showerheads, rain barrels and cisterns.

RESERVES AND EASEMENTS

- 11.45 The County will establish environmental reserves a minimum of 30 metres adjacent to Saskatoon Lake and Little Lake.
- 11.46 The County may partner with landowners and conservation organizations to establish conservation easements around the edge of the lake.
- 11.47 Where it is not possible to establish partnerships and conservation easements, the County will consider additional environmental or municipal reserves.
- 11.48 The County shall ensure access management measures are present in the Saskatoon Lake Area environmental reserves and conservation easements. Access management measures shall include, but are not limited to:
 - (a) Construction materials with high infiltration capacity and permeability to minimize trail erosion and runoff should be installed on trail pathways.
 - (b) Natural barriers, native shrubs and tree species placement at unauthorized access points to allow to deter entry and allow regeneration of existing vegetation.

- (c) Trail systems should be developed with minimal secondary and tertiary trails.
- (d) Trail systems should be restricted to pedestrian use.
- (e) No trails in this area are considered to be “off-leash” areas.
- (f) Plant natural species are encouraged to increase trail stabilization.
- (g) Seasonal restrictions at target trail locations will be implemented during critical waterfowl life history phases.

HABITAT PRESERVATION and ENHANCEMENT

- 11.49 The removal and/or destruction of existing vegetation in the Saskatoon Lake Area is prohibited without express approval the County.
- 11.50 Approval shall only be granted to an applicant on the condition that a biophysical assessment of their property prepared by a professional biologist demonstrating the removed vegetation will not be detrimental to the setbacks, waterfowl habitat or health of the lakes.
- 11.51 All permanent and temporary unnatural barriers on the shoreline of Saskatoon Lake and Little Lake shall be removed. This includes seasonal piers, docks, and boatlifts.
- 11.52 The planting of native vegetation is encouraged by the County. The County shall work with landowners to implement a native vegetation-planting program around the Saskatoon Lakes Area.
- 11.53 The County will implement an offsite levy to be paid by all future developers to be placed in a fund for future lake and habitat enhancement programs.
- 11.54 For any development that would have high fertilizer use, such as a golf course or residential area, low concentration fertilizers should be used and possibly subsurface catchments. It is also recommended that there is landscape screening and blending to minimize the disturbance that development will have on wildlife.
- 11.55 Future golf course development will only be considered if it is designed as a traditional links golf course, meaning that the vegetation is natural and fairways will not be irrigated. Greens and tees may be irrigated but must be fitted with a catchment system to capture excess chemicals and drainage to be recycled and used on the golf course.

CONSTRUCTION MITIGATION

- 11.56 Any development proposal must provide a construction management plan demonstrating how all impacts of development construction will be mitigated,

including elements such as siltation fencing, hours of operation, traffic routes, dust control, and any other necessary measures.

- 11.57 During the construction phase of development precautions must be taken to prevent erosion and contaminants from entering the lakes, including perimeter ditches, settling ponds, and removing excess dirty water from the site.
- 11.58 The majority of construction work should be done during the winter months to minimize the disturbance during the waterfowl breeding and foraging period. Construction activities should have on-going effectiveness monitoring to ensure successful mitigation.

BOATING RESTRICTIONS

- 11.59 The County of Grande Prairie will pursue negotiations with the Canadian Wildlife Service on restricting motorized activities on Saskatoon and Little Lakes.
- 11.60 The County will prohibit temporary and permanent docks, piers, and boat lifts from environmental reserves.

MONITORING

- 11.61 To monitor the effectiveness of habitat enhancement measures, it is recommended the County of Grande Prairie will focus on habitat components that collectively provide:
 - (a) Vegetation Survival and Growth Monitoring;
 - (b) Water quality/quantity monitoring;
 - (c) Wildlife and Bird Inventories; and
 - (d) Habitat Capability Inventories.
- 11.62 The County will annually monitor the effectiveness of the measures taken to protect Saskatoon Lake and report the findings publicly.
- 11.63 During the operational stages of development, it is recommended that the seasonal water quality and volume continue to be monitored. Water use should be based on the specific nature of the development and its uses and water balance modeling should be used to ensure the lakes do not experience decreasing water levels.

12.0 RURAL - URBAN FRINGE

The rural-urban fringe is defined as that area of land which is located in the rural area adjacent to villages, towns and cities.

The Municipal Government Act requires that statutory plans be circulated to adjacent municipalities for comment. This is intended to avoid land use conflicts between two or more municipalities. In addition, the Act provides mechanisms for dealing with land use disputes between two or more municipalities.

The intent of the Municipal Development Plan is to develop policies which recognize the rights of both the rural and urban municipalities and to avoid disputes.

Lastly, the County will discuss any major proposal on its boundaries with any adjacent rural municipality where required.

OBJECTIVES

- To define a rural-urban fringe around each of the urban municipalities.
- To work with the urban municipalities to determine land use policies which are mutually satisfactory.
- To develop inter-municipal development plans with the City of Grande Prairie and other urban municipalities where appropriate.
- To work with urban municipalities on joint services.

POLICIES

- 12.1 The area identified on the Future Land Use Map as the Joint Plan boundary will be the inter-municipal plan boundary between the City and the County.
- 12.2 The County will work with the City of Grande Prairie to develop an Inter-municipal Development Plan to replace the existing joint general municipal plan.
- 12.3 The Inter-municipal Development Plan provides for both rural and urban land uses, the manner of, and the proposals for, future subdivision and development of the area including future annexation plans.
- 12.4 The County will recognize a two mile fringe area around the Towns of Sexsmith, Wembley and Beaverlodge.
- 12.5 Within the rural-urban fringe area identified on the Future Land Use Map, the County will refer all applications for amendments to the County Municipal Development Plan, land use bylaw amendments, multi-parcel country residential and non-residential subdivisions and development permit applications for contentious uses to the appropriate municipality for comment.

- 12.6 The County may prepare Inter-municipal Development Plans with any or all of the urban municipalities identified in Policy 11.4. The plans will identify future land uses and annexation plans, revenue sharing and any other matter which the two Councils agree upon.
- 12.7 The County will circulate any major development proposal on the boundary of an adjacent Municipal District to the other municipality for comment.

13.0 MUNICIPAL INFRASTRUCTURE

This section deals with the many forms of municipal infrastructure that the County provides other than roads. Generally it includes water and sewer systems including sewage lagoons and landfill sites. However, it may also extend into areas such as recreation facilities, fairgrounds and parks.

In addition, this section will deal with the infrastructure from other municipalities located in the County.

OBJECTIVES

- To establish policies regarding the location and the expansion of landfills and wastewater treatment facilities.
- To provide direction on the provision of municipal infrastructure within the County of Grande Prairie.
- To support the protection and expansion of major recreation facilities such as fairgrounds and parks from incompatible uses.

POLICIES

- 13.1 Prior to approving any subdivision or development in the vicinity of an existing landfill site or wastewater treatment facility, the County will ensure that the subdivisions and developments comply with the provisions of the Subdivision and Development Regulation.
- 13.2 The development or expansion of any wastewater or landfill site shall comply with the setback requirements in the Subdivision and Development Regulation.
- 13.3 The County may choose to increase the setback requirements identified in the Subdivision and Development Regulation if the approving authority determines that such increase is in the public interest.
- 13.4 The County will support the application to expand the lands required for Evergreen Park.
- 13.5 Except within the designated hamlets identified in Policy 8.1, the primary responsibility for the provision of sewer and water services shall be the responsibility of the individual owner or developer.
- 13.6 The County will entertain proposals for central sewage collection systems or water distribution systems to service development in the County provided that such systems are developed and maintained privately.

- 13.7 The County will support the private collection, treatment and distribution systems provided that such systems are approved by the appropriate Provincial departments.
- 13.8 The County will support the development of intensive recreation activities such as arenas and exhibition grounds in other areas of the County. The preferred location for many of the uses will be in the designated hamlets.
- 13.9 The County will continue to work with other municipalities to help define fire protection requirements.

14.0 IMPLEMENTATION

The purpose of the implementation section is to tie the Municipal Development Plan together with other legislation. It is intended to establish policy on how the plan will be implemented by Council.

The Municipal Development Plan is the land use policy document for the County of Grande Prairie. It is intended that Council utilize the plan to evaluate all land use bylaw amendments, subdivision applications and development permits.

It is intended that the Plan provide a policy framework. The actual day to day implementation vehicle will be the Land Use Bylaw.

14.1 Amendments to the Municipal Development Plan

- (a) This Plan and all maps attached hereto, except Map No. 8, shall constitute the County of Grande Prairie Municipal Development Plan. The plan shall only be amended if an application to amend the plan is made in writing to the County of Grande Prairie. An amendment will be required:
 - i) where any major policy intent is to be changed,
 - ii) where an amendment to the land use bylaw is in conflict with the Future Land Use Map and/or the uses generally prescribed for that designation and where Council feels there are valid reasons for amending it,
 - iii) where other statutory plans may conflict with the policies of the plan.
- (b) In evaluating amendments to this plan, Council shall consider the provisions of the Municipal Government Act and the Provincial Land Use policies.

14.2 Boundaries

- (a) The boundaries of the future land use designations shown on the Future Land Use Map are to be interpreted as general only. Areas immediately adjacent to a given land use designation on the Future Land Use Map may be considered for amendments to the land use bylaw, providing the use proposed is consistent with the policies of this plan.

14.3 Review of the Municipal Development Plan

- (a) It shall be the policy of Council to review the plan whenever it deems necessary, but in any case, at least once every five years.

14.4 Land Use Bylaw

- (a) Council will update its land use bylaw to reflect the policies of this plan.
- (b) It is not intended that all land be pre-designated in the land use bylaw. Rather it is intended that all subdivisions and developments requiring a separate district other than Rural apply to amend the land use bylaw to the appropriate district.
- (c) Council will review all proposals based on the policies of this plan. In addition, the County will receive input from the public during the public hearing process.
- (d) In addition to the criteria outlined in this Plan, the County may also consider some or all of the following criteria to judge the appropriateness of the subdivision or development:
 - i) that the proposal is within the financial capability of the County to absorb any of the costs relating to the development,
 - ii) the adequacy of schools, recreation facilities and other community facilities to absorb the development,
 - iii) the adequacy of road networks in, adjacent to, or leading to the development, and.
 - iv) the impact to wildlife and waterfowl habitats/trumpeter swans.

14.5 Area Structure Plans

- (a) The County will require area structure plans for any industrial park, hamlets, highway commercial subdivisions or any other major development where such a plan would assist the County in making planning decisions.
- (b) The purpose of the area structure plans are to more efficiently guide land uses and infrastructure development. More specifically, an area structure plan shall address any or all of the following:
 - i) transportation networks,
 - ii) broad land use categories,
 - iii) population or employment densities,
 - iv) contours,
 - v) water supply,
 - vi) phasing and sequence of development,

- vii) existing and future land uses,
- viii) existing and proposed utilities, and
- ix) environmentally sensitive features.

14.6 Annexations

- (a) The County will review all applications for annexation by an urban municipality.
- (b) The County will support annexation applications if the annexations are consistent with the growth directions and annexation policies of the inter-municipal development plans.
- (c) The County will oppose any annexation application which is inconsistent with an inter-municipal plan or detrimental to the interests of the County.

14.7 Crown Land

- (a) For the purposes of this plan, Crown land will be treated as private lands and the policies of this plan will be Council's position on the development of these lands.

14.8 Public Participation

- (a) The County will endeavour to carry out all planning activities in a fair, considerate and equitable manner. To this end the County will 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.

14.9 First Nations

- (a) The County will consult with Horse Lake Indian Band on matters of mutual interest involving land use policies.

14.10 Development Agreements

- (a) The County will require all subdivisions and development to enter into a development agreement with the County. The agreement may include any or all of the provisions allowed by the Municipal Government Act.
- (b) The County may establish bylaws for the purposes of establishing offsite levies in order 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.

- (c) The County may require a developer to oversize any of the improvements identified in (b) above,
- (d) The County may also provide mechanisms to reimburse a developer for any over-sizing costs required in (c).

14.11 Direct Control

- (a) The County may utilize a direct control district to accommodate development that is unique and outside of the development contemplated by the land use bylaw. Direct Control district may also be used for large resource based developments including gas plants and pulp mills.

14.12 Municipal and School Reserves

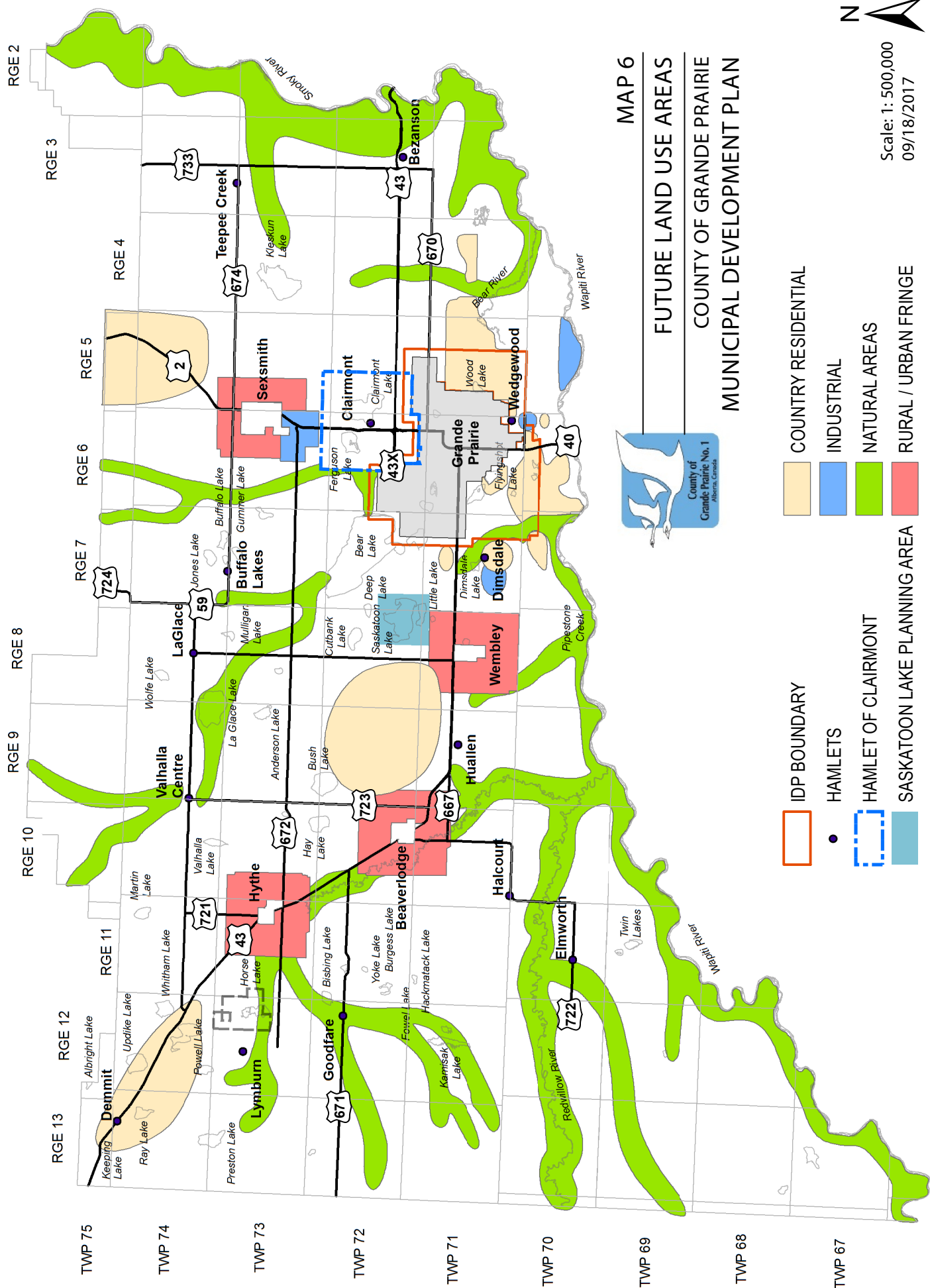
- (a) The County shall require the owner of a parcel of land which is the subject of an application to subdivide the land and as allowed by the Act, to provide land for municipal reserve, money in lieu of reserve or a combination of money and land.
- (b) The County may enter into an agreement with school authorities to share in the allocation of municipal reserve for school purposes.

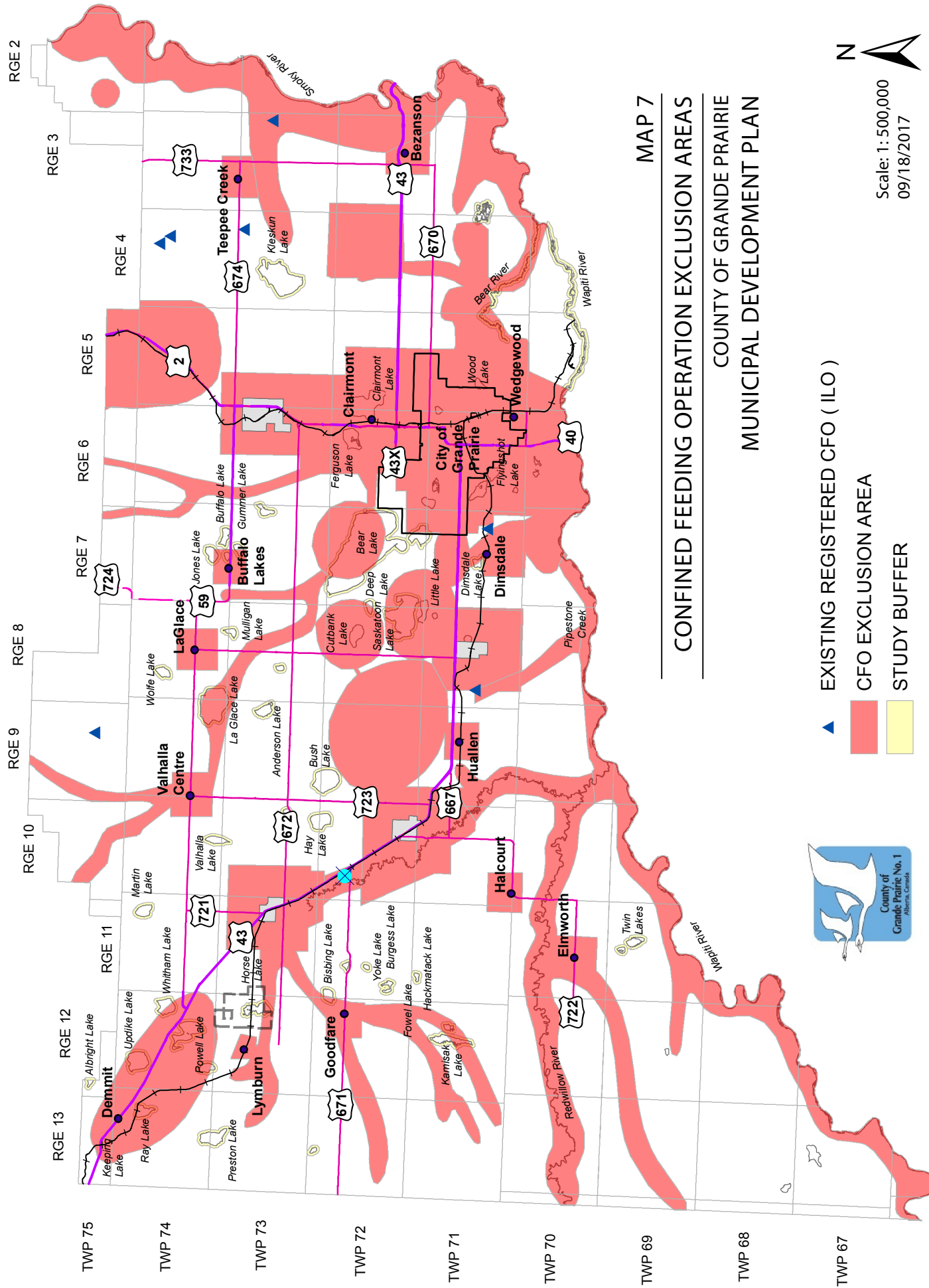
14.13 Inter-municipal Development Plans

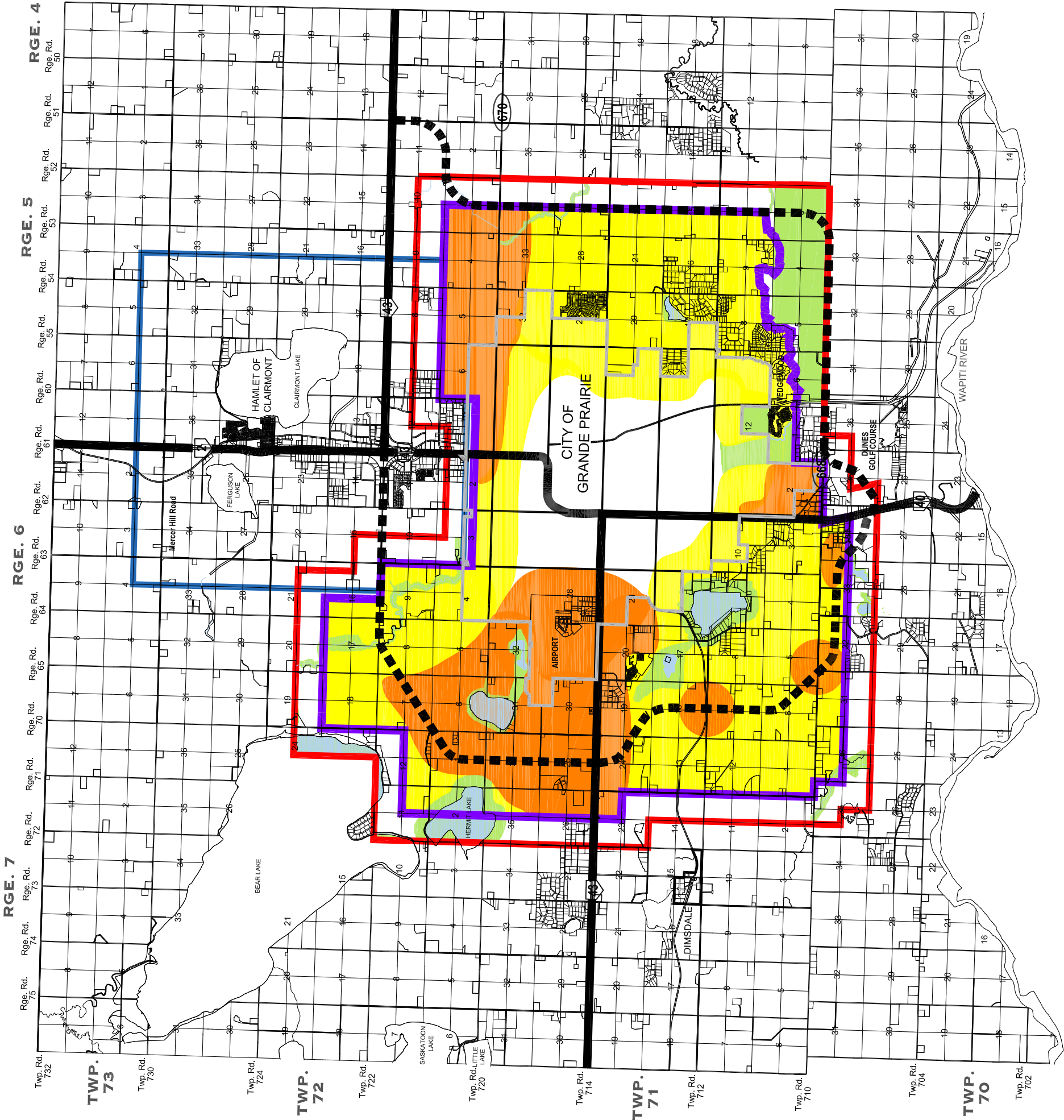
- (a) The boundary for the Inter-municipal Development Plan between the City of Grande Prairie and the County is identified on the Future Land Use Map No. 6. A detailed version is included for information only as Map No. 8.
- (b) The rural urban fringe areas indicated on the Future Land Use Map No. 6 will serve as the basis for inter-municipal planning discussions between the County and other urban municipalities.

14.14 Environment

The County is aware that subdivision and development may have an impact on the environment and, more specifically, fish, wildlife, critical habitats, native habitats and vulnerable wild plants. The County will circulate applications for land use bylaw amendments and subdivision applications to the relevant government departments for comment to assist the County in assessing any environmental impact on issues.







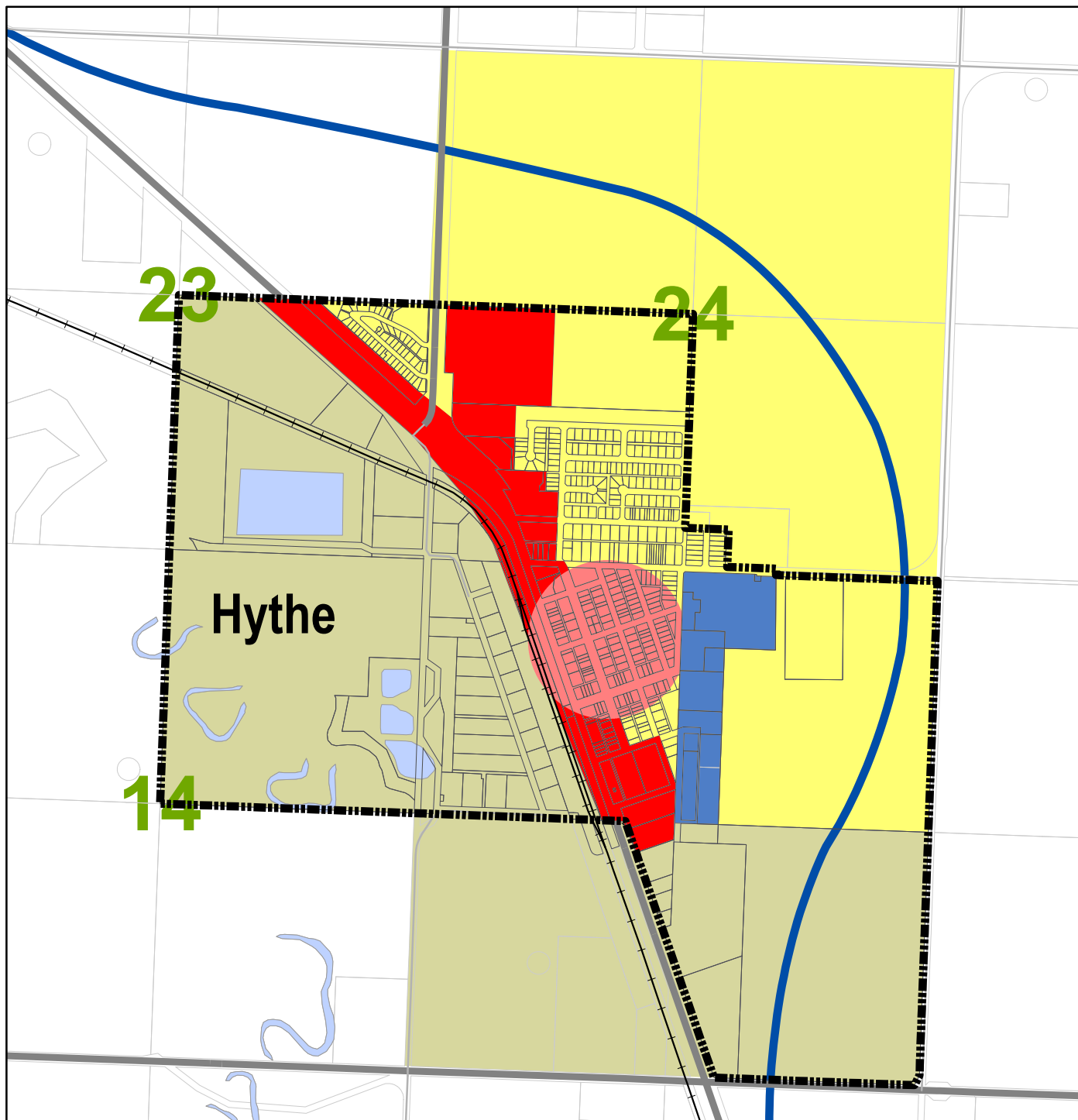
MAP 8
MUNICIPAL DEVELOPMENT PLAN
I.D.P. GENERALIZED FUTURE LAND USES

LEGEND

- ENVIRONMENTAL / OPEN SPACE / RECREATION**
- WATER / WETLAND**
- RESIDENTIAL / PUBLIC USES**
- INDUSTRIAL / COMMERCIAL**
- PROPOSED 50 YEAR ANNEXATION BOUNDARY**
- FUTURE HIGHWAY ROUTES - RING ROAD**
- HAMLET OF CLAIRMONT BOUNDARY**
- PLAN BOUNDARY**



COUNTY OF GRANDE PRAIRIE No.1



MAP 9
HYTHE FUTURE LAND USE
COUNTY OF GRANDE PRAIRIE NO. 1

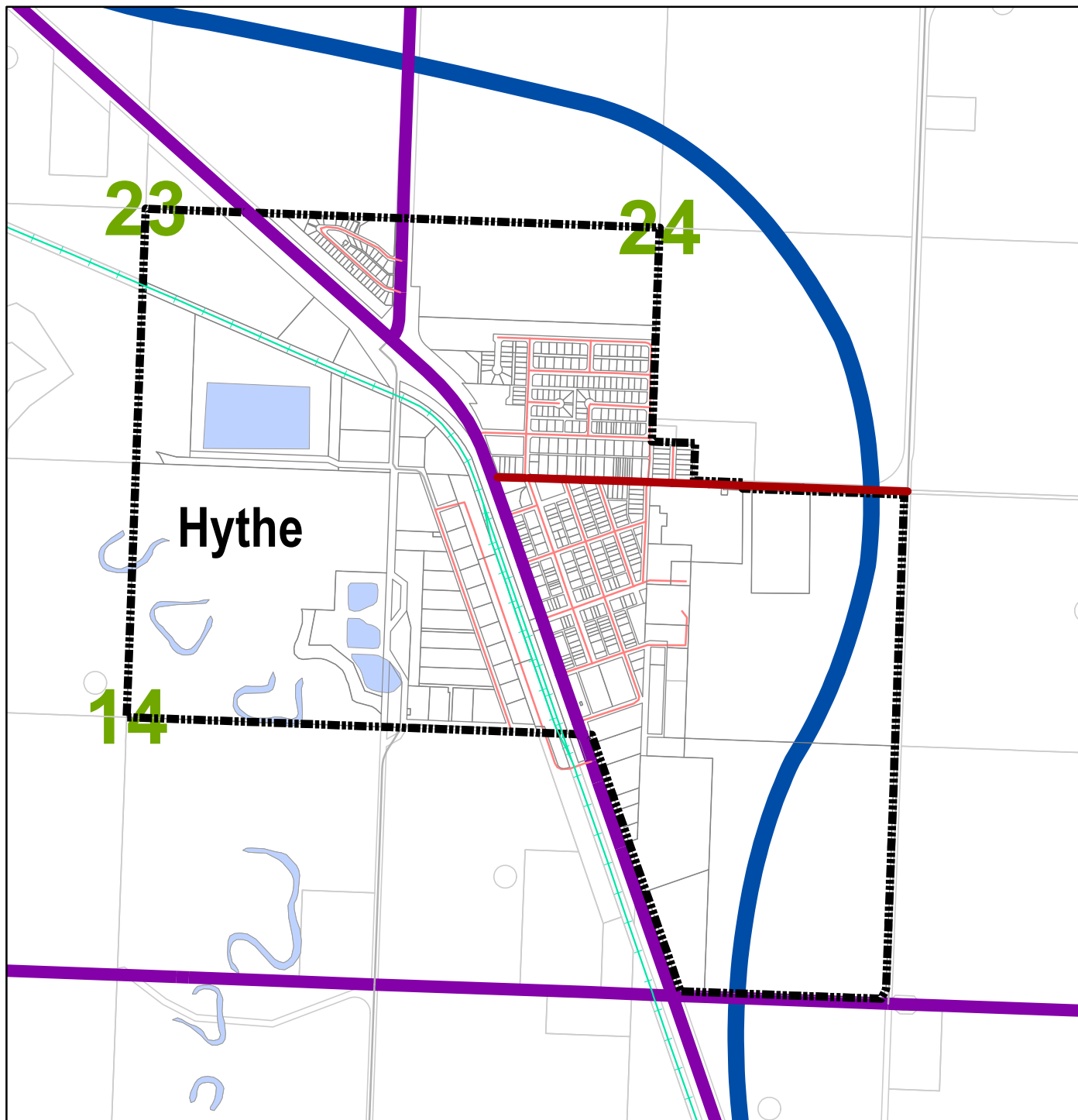
Legend

- | | |
|---|--|
| Primary Commercial | Hamlet of Hythe Boundary |
| Highway Commercial | Highways |
| Industrial | Proposed HWY 43 Bypass |
| Residential | <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">+</div> Rail |
| Institutional | |

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MAP 10
HYTHE TRANSPORTATION
COUNTY OF GRANDE PRAIRIE NO. 1

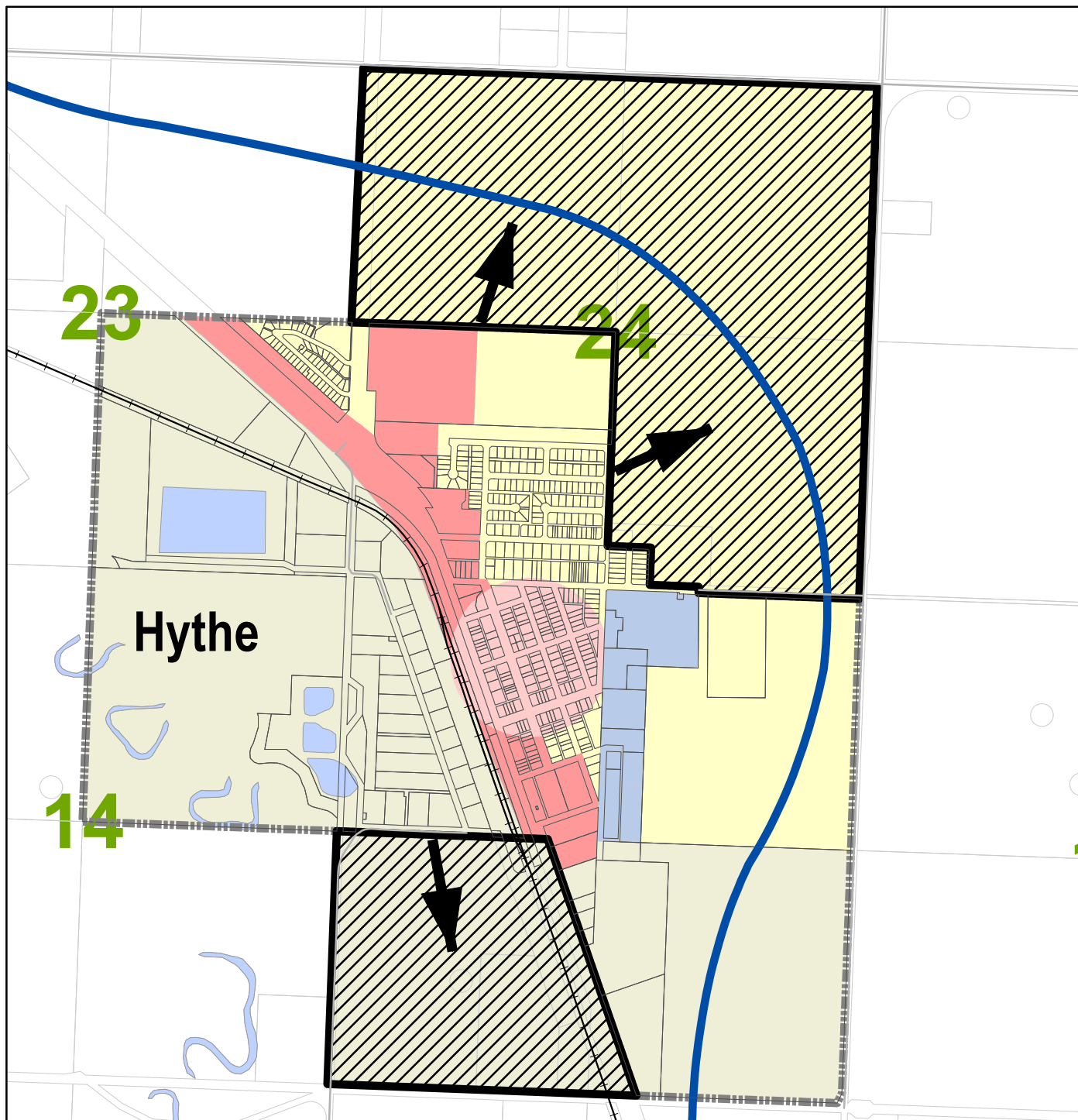
Legend

- Highway
- Proposed HWY 43 Bypass
- Collector
- Rail
- Local
- Hamlet of Hythe Boundary

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MAP 11
HYTHE GROWTH DIRECTIONS
COUNTY OF GRANDE PRAIRIE NO. 1

Legend

- | | |
|---|--|
| Primary Commercial | Future Growth Areas |
| Highway Commercial | Hamlet of Hythe Boundary |
| Industrial | Proposed HWY 43 Bypass |
| Residential | |
| Institutional | |

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