

Bylaw 2021-14

Municipal Development Plan



The County
of
ST. PAUL NO. 19

Consolidated Copy: Updated July 2022



Consolidated with Bylaws:

- **Bylaw 2022-10 Re: Alternate Energy**

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PART 1 - INTRODUCTION

1.1 TITLE AND AUTHORITY

This document constitutes the Municipal Development Plan for the County of St. Paul No. 19 and has been prepared in accordance with Section 632 of the Municipal Government Act.

1.2 SCOPE

The policies of this Plan shall apply to all lands within the limits of the County of St. Paul No. 19 and no development shall be carried out that is contrary to the Plan policies.

1.3 PURPOSE

This Plan outlines how and where land can be developed in the County. It is required by the Government of Alberta under the Municipal Government Act and must address:

- (1) Future land use and growth areas of the County;
- (2) The process of how land is developed;
- (3) The transportation network within the County; and
- (4) The delivery of municipal services.

1.4 IMPLEMENTATION OF THE MUNICIPAL DEVELOPMENT PLAN

The policies stated within the Municipal Development Plan are implemented by Council through the adoption of the Land Use Bylaw:

The Municipal Development Plan comprises objectives, policies and guidelines. Objectives are goals which the County wants to achieve. Policies are statements which determine how decisions will be made in the future, that is, policies express current positions on future decisions. There are three kinds of policies in the Municipal Development Plan: regulatory policies, implementation policies and advocacy policies.

Regulatory policies deal with the control and management of land and resource use over which a municipality has direct jurisdiction. Implementation policies identify specific actions needed to achieve objectives desired by a municipality. Advocacy policies express the position of a municipality on matters which are beyond its direct jurisdiction, but which may affect its operations. Policies may be expressed in broad, general terms, or they may be quite detailed and specific to address the particular circumstances and issues being considered. Guidelines are an outline of policy by government or other agencies. Guidelines are not legislated but have been adopted by the governing/generating agency.

1.5 LAND USE GOALS

The land use goal of the County of St. Paul No. 19 is:

- a) To encourage environmentally sound, sustainable agricultural and other forms of economic development, especially rural-based economic development such as oil and gas utilization; and
- b) To encourage environmentally sound and sensitive recreational and lake-oriented country residential development,
- c) While conserving and enhancing the County's agricultural land base, and
- d) While limiting the obligation of the County to establish or expand communal water supply and sewage disposal services beyond what already exists.

The County will provide leadership and direction in the following areas:

1. Conservation of agricultural land and encouragement of diversity and growth in the agricultural and agricultural service areas;
2. Encouragement of environmentally sound development, and economic diversification resulting from that land use.
3. Encouragement of environmentally sound country residential development which will not put a strain on the County's services; and
4. Provision of the infrastructure necessary to encourage sustainable, environmentally sound economic development.

1.6 DEFINITIONS

For the purposes of this Municipal Development Plan:

- (1) **"agricultural land"** means the land upon which an agricultural operation operates;
- (2) **"agricultural operation"** means an agricultural operation as defined in the Agricultural Operation Practices Act, but does not include a confined feeding operation;
- (3) **"agricultural service centre"** means a business which provides non-industrial, agriculturally-oriented services to the rural community;
- (4) **"business park"** means a comprehensively planned subdivision developed for the establishment of commercial and industrial uses in accordance with Municipal requirements;
- (5) **"community areas"** are areas surrounding unincorporated centres that are primarily residential communities which provide important social and commercial functions to the rural community;

- (6) **“country residential development”** means the use of a relatively small lot, principally as a site for a single detached dwelling or manufactured home, where permitted on agricultural land and in respect of which the Land Use Bylaw may allow other accessory uses of the dwelling or the lot to be made;
- (7) **“farmstead separation”** means the subdivision of land from an unsubdivided quarter section to accommodate an existing habitable dwelling unit and associated buildings and related improvements;
- (8) **“hazard lands”** are lands that are subject to flooding or are in the opinion of the Development Authority to be unstable such as eroded shorelines or unstable slopes. These lands are also referenced as environmental reserves;
- (9) **“multi-lot residential subdivision”** means five (5) or more residential parcels within a quarter section;
- (10) **“natural resource extraction and processing”** means oil and gas facilities, sand and gravel operations and logging operations;
- (11) **“reserve, conservation (CR)”** means the land designated as Conservation Reserve per the MGA;
- (12) **“reserve, environmental (ER)”** means the land designated as Environmental Reserve per the MGA;
- (13) **“reserve, environmental easement (ERE)”** means the land designated as Environmental Reserve Easement per the MGA;
- (14) **“reserve, municipal (MR)”** means the land designated as Municipal Reserve per the MGA;
- (15) **“statutory plan”** means a Joint Plan, an Intermunicipal Development Plan, Municipal Development Plan, or Area Structure Plan prepared and adopted in accordance with the MGA;
- (16) **“urban fringe”** shall mean those lands surrounding a Town that will be protected for its future growth;

PART 2 – OBJECTIVES AND POLICIES

2.1 AGRICULTURE

Objectives

1. To ensure that agriculture remains an integral and viable component of the regional economy by maintaining a significant agricultural land base; and
2. To minimize conflicts between agricultural land and non-agricultural land users.

Policies

1. All lands in the County are deemed to be agricultural land, unless they have been designated by bylaw for other uses.
 - a. The County may require an applicant to provide an agricultural land quality assessment at the time of a rezoning application that proposes an agricultural district to non-agricultural district. The assessment may utilize the Rural Farmland Assessment (RFA) or equivalent, the County's assessment data, MuniSight GIS data, Canada Land Inventory (CLI) listings, or other acknowledged sources. Confirmation may be made through site inspections and/or independent soils analysis. In determining suitability for non-agricultural land use designations, the County may also consider site improvements or site-specific characteristics (e.g. wetlands, shelterbelts, etc.).
2. The County recognizes the right to farm and encourages agricultural operations in all areas of the County.
3. The subdivision of land to accommodate a Farmstead Separation shall be permitted if:
 - a. the parcel contains an existing, habitable residence; and
 - b. the proposed parcel size is the minimum amount necessary to accommodate existing improvements or site features. The subdivision of land occupied by an abandoned farm site may be permitted if, in the opinion of the County, the site in question is suitable for residential redevelopment.
4. The subdivision of fragmented parcels shall be allowed. Where the fragmented parcel is 8 ha (20 acres) or more in size, it shall be considered an agricultural parcel. Where the fragmented parcel is less than 8 ha (20 acres) in size, it shall be considered a residential parcel. A fragmented parcel is not included with density the calculation of Policy 2.2.1.
5. As a condition of subdivision approval, all newly created parcels will be required to provide physical access to a developed County Road.
6. On agricultural lands, a wide range of uses may occur provided that such uses do not negatively impact other surrounding uses.
7. Where agricultural land is taken for roads, rail lines, pipelines or other transmission lines, the County shall endorse only those proposals which minimize the fragmentation of agricultural land.
8. The Natural Resources Conservation Board (NRCB) and approval officers appointed by that Board have jurisdiction over certain confined feeding operations (CFOs) and manure storage

facilities in that they require a registration, an approval, or an authorization under the Agricultural Operation Practices Act (AOPA).

9. The County shall provide input to the NRCB in responding to applications for new or expanded CFOs based on the technical and location merits of each application.
10. Applications to the NRCB for the establishment of new or expansion of existing CFOs shall be supported by the County if they:
 - a. Are outside of the lands identified within the St. Paul and Elk Point Inter-Municipal Development Plans;
 - b. Are 1.6 km (1.0 miles) from any multi-lot country residential area
 - c. Are 0.8 km (0.5 miles) from the Summer Village of Horseshoe Bay or the designated Community Areas other than St. Vincent.

2.2 RESIDENTIAL

Objectives

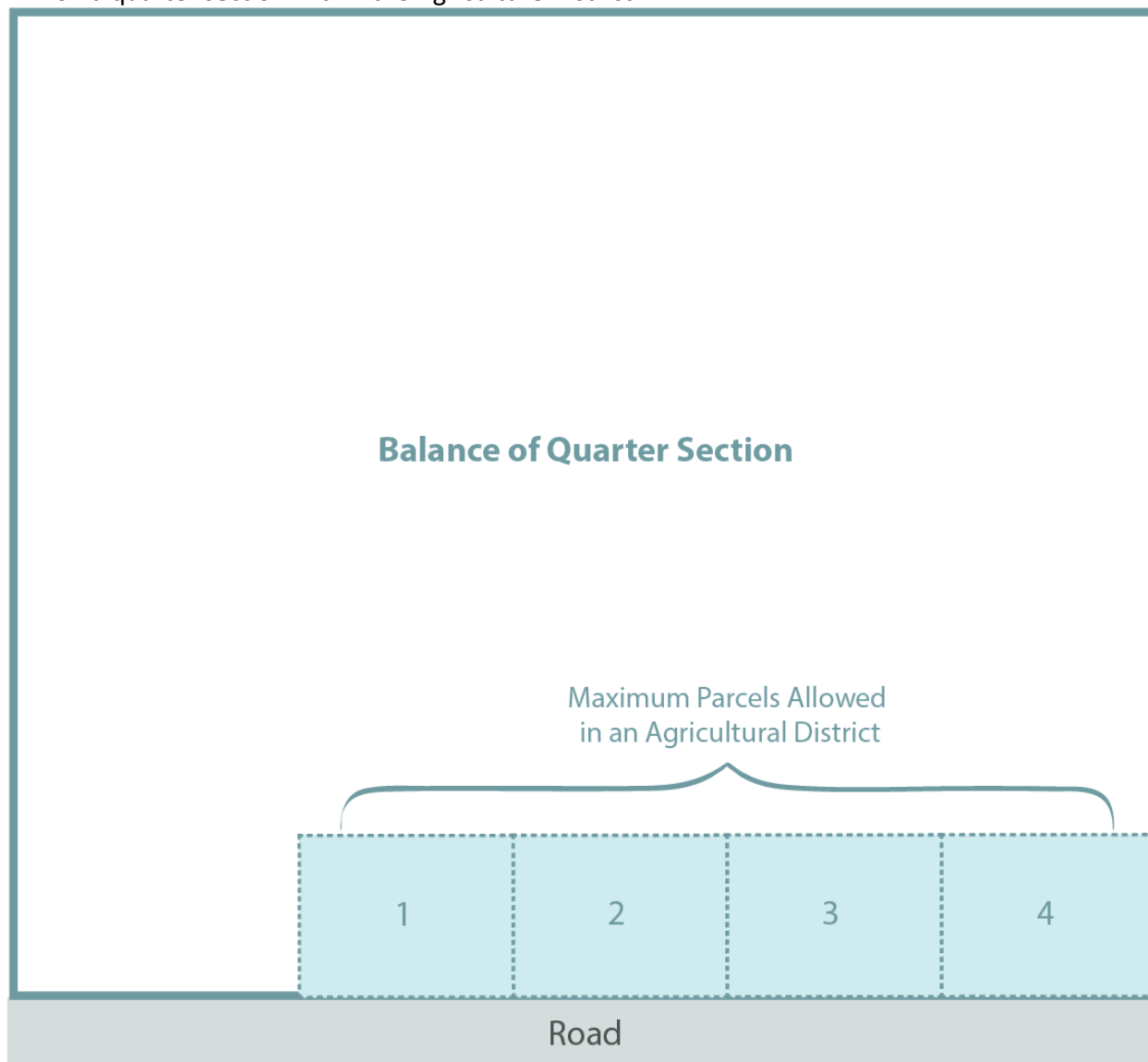
1. The County may allow the creation of up to 4 residential parcels per quarter section within the Agriculture District, as illustrated in Figure 1, as per the requirements of the Land Use Bylaw. The total amount of land taken by residential subdivisions on a quarter section shall not exceed 20 acres within the Agriculture District, except where *the subdivision is to include the existing farmstead improvements or site features as provided for in the Part 8.2(4)(h) of the Land Use Bylaw*.
 - a. The balance of the quarter section is not included in the number of parcels. In total, 5 titled parcels (the 4 residential parcels and the balance of the quarter section) may be permitted on a quarter section within the Agriculture District.
2. Where a subdivision for country residential purposes is proposed, the developer may be required to enter into a development agreement with the County wherein the developer agrees to be responsible for all the costs associated with the subdivision.
3. To limit the costs of providing municipal and utility services to country residential development;
4. To maintain options for future land use decisions;
5. To avoid conflicts between agricultural land and non-agricultural land uses;
6. To discourage development in areas which are susceptible to flooding or groundwater contamination;
7. To limit development in hazardous areas adjacent to lakes and river banks; and
8. To provide a certain level of developmental certainty in country residential areas and adjacent to Summer Villages.

Policies

1. The County may allow the creation of up to 4 residential parcels per quarter section within the Agriculture District, as illustrated in Figure 1, as per the requirements of the Land Use Bylaw. The total amount of land taken by residential subdivisions on a quarter section shall not exceed

20 acres within the Agriculture District, except where required to accesses, accommodate existing development or improvements, on-site amenities, shelterbelts, services, wetlands, or areas with low agricultural value.

- a. The balance of the quarter section is not included in the number of parcels. In total, 5 titled parcels (the 4 residential parcels and the balance of the quarter section) may be permitted on a quarter section within the Agriculture District.



2. Figure 1: Illustrated sample of 4 Country residential parcels per quarter section within the Agriculture District where a subdivision for country residential purposes is proposed, the developer may be required to enter into a development agreement with the County wherein the developer agrees to be responsible for all the costs associated with the subdivision.
3. All country residential parcels shall have direct access to existing graded and graveled or paved roads. Such access shall be provided by the developer of a country residential parcel to the

County's standards, or the developer shall pay the County for the installation of such access by the County.

4. Buffers or setbacks shall be maintained between country residential development and adjacent uses which may be incompatible for any reason.
5. Country residential development may not be allowed within:
 - a. the urban fringe of a town or summer village unless permitted within an approved inter-municipal development plan;
 - b. the setback area of an active or non-operating sanitary landfill and wastewater treatment plan in accordance with the Subdivision and Development Regulation;
 - c. the distance established by the *Minimum Distance Separation* formula contained within the Regulations adopted under the AOPA from a confined feeding operation;
 - d. 1,600 metres of a highway, unless accommodated in an approved Area Structure Plan or approved by the department;
 - e. the setback area of existing sand and gravel extraction sites in accordance with the Provincial Environment and Parks guidelines;
 - f. the setback area of sour gas facilities in accordance with Alberta Energy Regulator guidelines, or other potentially hazardous industrial businesses;
 - g. within a 1 in 100 year flood plain; and
 - h. adjacent to river banks, unless the banks are certified as being stable by an engineer prior to development and the land owner takes all responsibility for the impact of any bank instability currently or in the future.
6. Development for country residential purposes, whether for single detached dwellings or for manufactured home units, shall be prohibited:
 - a. on sites where adequate year-round access is not available by either a paved or graveled all-weather road in good condition;
 - b. on sites where necessary services are not provided at the sole expense of the developer; or
 - c. on sites on which adequate storm water drainage is not provided.
7. Country residential development will be cognizant of the need to preserve critical wildlife habitat, resource extraction and processing, recreation, and historical and archaeological features.
8. Country residential development will be prohibited in those areas which are too close to sour gas facilities, in accordance with Provincial Alberta Energy Regulator legislation and regulations.

Residential Subdivisions – Multi Lots

9. A multi-lot residential subdivision, as illustrated in Figure 2, shall be considered to be any subdivision which will result in the creation of 5 or more parcels on a quarter section. The balance of the quarter section is not included in the number of parcels.
 - a. In advance of the subdivision application, the parcels shall be rezoned to the appropriate district in the Land Use Bylaw and reviewed under the policies of this MDP.

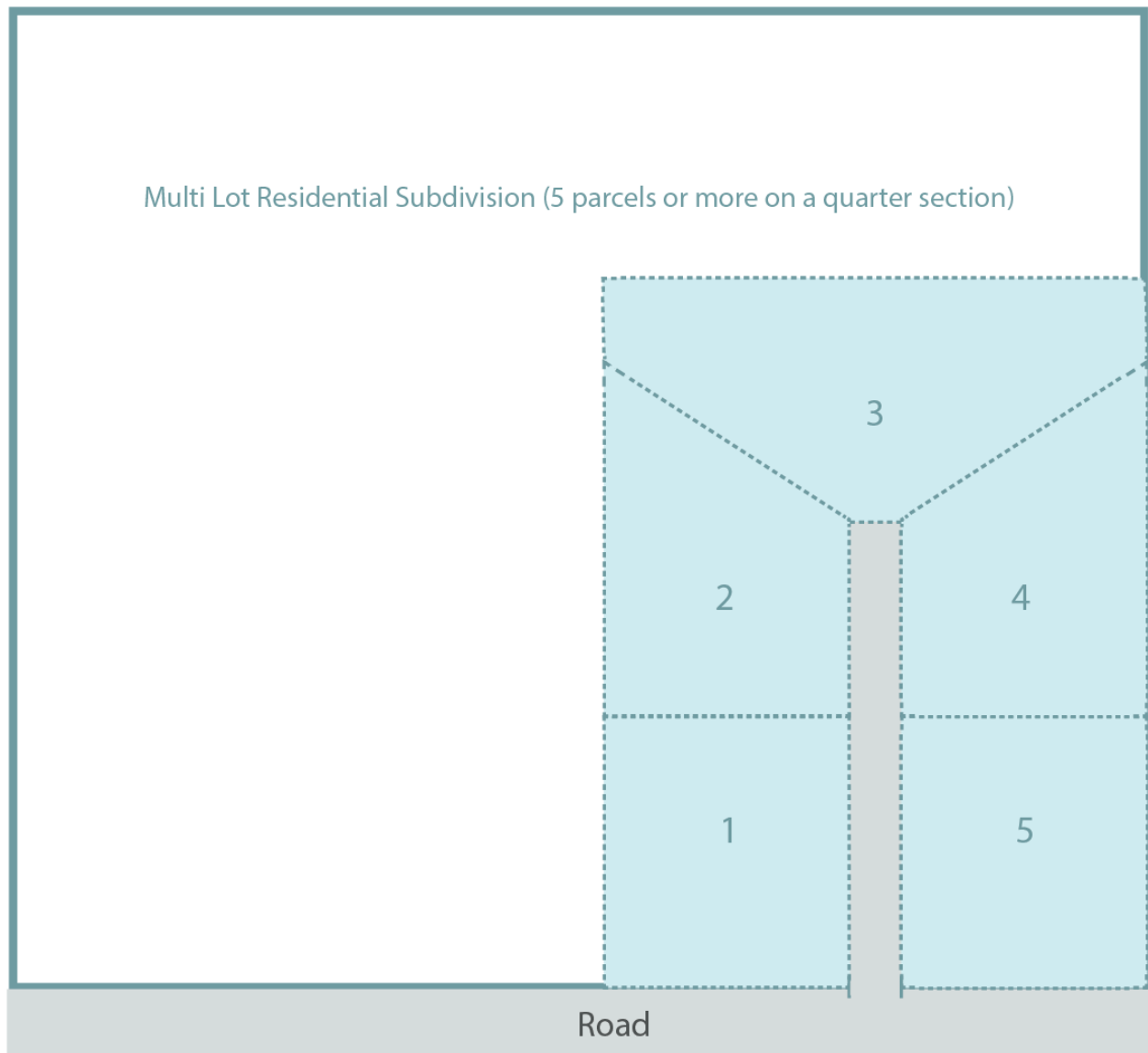


Figure 2: Illustrated example of a multi-lot residential subdivision, which CONTAINS more than a total of five 5 or more total parcels on a quarter section.

10. Multi-lot residential subdivisions will be encouraged to locate:
 - a. In close proximity to lakes or other natural amenities or existing urban service areas; and
 - b. Along designated collector roads to prevent increased traffic and minimize conflict with nearby or adjacent agricultural land.
11. All multi-lot residential subdivision development proposals will be evaluated according to the following:
 - a. the applicant shall demonstrate to the satisfaction of the County that the land in question is safe from flooding, erosion, subsidence, groundwater inundation, or other hazards utilizing guidelines prepared by Alberta Environment;
 - b. the development is compatible with adjacent land uses;

- c. each of the proposed lots has, in the opinion of the Development Authority, a suitable building site;
 - d. the location of reserve parcels;
 - e. the availability of groundwater supply. The subdivision must be designed so that each lot can be serviced with either on-site or communal water.
 - i. For any proposal that results in an overall density in excess of five lots per quarter that proposes to utilize wells or groundwater-fed dugouts for water supply, the applicant shall submit an assessment prepared by a qualified professional engineer in accordance with Alberta Environment guidelines.
 - ii. Where lots are proposed to be served by cisterns, restrictive covenants shall be registered as a condition of subdivision approval, prohibiting the use of wells or other means of groundwater collection;
 - f. the method of sewage disposal. The subdivision must be designed so that each lot can be serviced with either on-site or communal sanitary services. The County requires that applicants make provision for sewage disposal in accordance with Provincial Safety Codes Council requirements.
 - i. For all multi-lot country residential development proposals in excess of five lots per quarter section, the applicant shall submit a geotechnical assessment prepared by a qualified professional engineer that indicates the suitability of the subject lands to accommodate sewage disposal systems, and provides an assessment of water table conditions;
 - g. the method of stormwater management;
 - h. access to existing roads or internal roads required to service the development;
 - i. the internal road system may require two access points to a municipal road and/or an emergency access;
 - j. the impacts of the development on the road system in the area is considered.
12. The County may require the adoption of an Area Structure Plan, to be prepared in accordance with Section 633 of the Municipal Government Act, for any multi-lot residential subdivision.
13. Notwithstanding the aforementioned policy, any proposed multi-lot residential or commercial/industrial development of 10 or more parcels, the County shall require an Area Structure Plan. Terms of Reference for individual plans shall be prepared by the County, but should generally address the following issues as deemed appropriate by the County:
- a. conformity with this Plan, other Statutory Plans and the Land Use Bylaw;
 - b. impacts on adjacent uses, environmentally sensitive areas, and recreational uses, and mitigation methods;
 - c. proposed land uses and population projections;
 - d. proposed methods of water supply, stormwater management and sewage disposal;
 - e. access and internal circulation and impacts on the transportation network;
 - f. allocation of municipal and environmental reserve;
 - g. suitability of the development site in terms of soil stability, groundwater level, and drainage;
 - h. a method by which developers pay for off-site costs;

- i. confirm the location and geographic extent of any environmentally sensitive areas, hazard lands, and historic or archaeological sites. A detailed analysis shall be undertaken by a qualified consultant with all costs borne to the developer;
- j. integrate natural areas into the design of developments to form part of the linked and integrated parks and open space system, including the retention of forests, wildlife corridors, muskeg areas, and the provision of stormwater ponds and parks to form continuous open spaces; and
- k. any other matters identified by the municipality.

Community Areas

14. The County supports the development of multi-lot residential subdivisions that are of a compact, clustered form that conserve land and reduce the potential for conflict with agricultural uses, as illustrated in Figure 3.

Conventional Form



Cluster Form

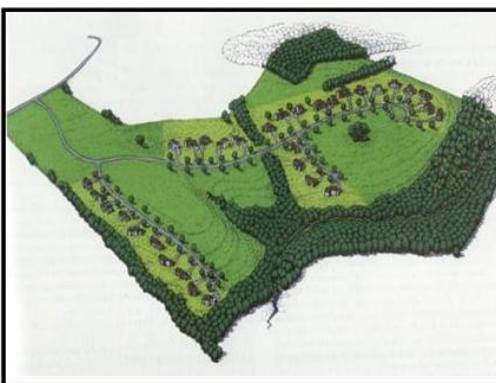


FIGURE 3: ILLUSTRATED EXAMPLE OF A CONVENTIONAL AND CLUSTERED MULTI-LOT RESIDENTIAL SUBDIVISION.

15. Further development in the growth hamlets of Ashmont, Mallaig and Lottie Lake may be considered provided such expansion can be supported by municipal water and wastewater services.
16. The infilling and redevelopment of sites shall be considered in other community areas provided such development can be sustained by on-site water and wastewater services.
17. The County shall allow, through provisions in the Land Use Bylaw, for a range of industrial and commercial uses compatible with available infrastructure and the residential character and local service role of individual hamlets.

2.3 COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Objectives

1. To encourage new commercial and industrial businesses at appropriate locations.
2. To provide a diverse range of economic development and employment opportunities.

Policies

1. The County shall promote and encourage the development of value added agricultural service centre businesses within the County.
2. Home occupations and subsidiary farm occupations shall be supported, subject to an evaluation of their scope and impact on adjacent land uses and local infrastructure.
3. Rural commercial and industrial businesses shall be controlled by the County Council through the process of Land Use Bylaw amendment to an appropriate Industrial or Commercial District.
4. In consideration of a proposal for a commercial or industrial development, an assessment of the proposed development may be required which:
 - a. precisely defines the boundaries of the proposal;
 - b. designates suitable building sites;
 - c. ensures the functional integrity of the adjacent roads is maintained through the use of service roads and/or limited access points;
 - d. defines standards of development which may include architectural, landscaping and sign controls;
 - e. identifies methods and facilities for servicing; and
 - f. includes groundwater and soil permeability.

Commercial Uses

5. Commercial uses may be allowed in the Community Areas only if they require limited services.
6. Highway commercial uses shall refer to those uses, primarily established adjacent to highways, which provide service requirements for the highway traveling public. Such uses would include service stations, bulk oil sales, restaurants, motels and campsites.
7. Commercial development proposals shall be reviewed in accordance with policy 2.2.11 and 2.2.12, and may require the preparation of an area structure plan, in accordance with Policy 2.2.13.

Industrial Uses

8. Lands needed for marshalling yards and laydown areas required to serve pipelines and/or oilfield companies shall be required to re-zone lands to Direct Control within the Land Use Bylaw.
9. Industrial development proposals shall be reviewed in accordance with policy 2.2.11 and 2.2.12, and may require the preparation of an area structure plan, in accordance with Policy 2.2.13

2.4 RECREATIONAL AND INSTITUTIONAL**Objectives**

1. To encourage institutional and recreational development in suitable locations;
2. To minimize conflicts between institutional development and existing or future land uses;

3. To obtain the lands necessary for park use through the subdivision process; and
4. To protect lands which are hazardous to development from development through the subdivision process.
5. To minimize any local government costs (including servicing and transportation) from institutional development.

Policies

Institutional Uses

1. Institutional uses shall be allowed as discretionary uses on agricultural land, but limited within the multi-lot country residential areas of the County.
2. Institutional uses in the Community Areas shall normally be allowed only if they require limited services.
3. In consideration of a proposal for an institutional development, an assessment of the proposed development may be required which:
 - a. precisely defines the boundaries of the proposal;
 - b. designates suitable building sites;
 - c. ensures the functional integrity of the adjacent roads is maintained through the use of service roads and/or limited access points;
 - d. defines standards of development which may include architectural, landscaping and sign controls;
 - e. identifies methods and facilities for servicing; and
 - f. includes groundwater and soil permeability tests.

Recreational Uses

4. Within the County, recreational uses such as campgrounds, day use areas, picnic sites, hiking and ski trails, and other similar uses as developed by either private or public interests may be allowed in all areas, provided that they conform to the County's DEV-4 Reserve Lands Management Policy, do not interfere with agricultural operations, interfere with the amenities of an area, or interfere with resource extraction and processing industries.
5. Recreational Vehicle Parks and Campgrounds proposals which, in the opinion of Council, could have a significant impact on the community and environment, shall be controlled by the County Council through the process of Land Use Bylaw amendment to a specific Recreation Vehicle District in the Land Use Bylaw.

Municipal Reserves

6. As part of the subdivision process, municipal reserve shall be provided where required in accordance with an Area Structure Plan or conceptual scheme and the County's DEV-4 Reserve Lands Management Policy. If the reserve land is not required within a current phases but will be required in future phases, the reserve lands shall be deferred to the remnant parcel where the reserve lands are required in accordance with the Municipal Government Act.
7. Money in place of municipal reserve or deferral of reserve by caveat shall be required where a subdivision area does not have a detailed Area Structure Plan or conceptual scheme in place in accordance with the Municipal Government Act.
8. The value of land to calculate Municipal Reserves shall be determined by the County's assessor. If the applicant and the County cannot agree on the land value to determine the amount of cash-in-lieu of land for municipal reserves, the applicant shall provide a market value appraisal certified by a qualified appraiser, pursuant to the Municipal Government Act based on the market value of the land as of a specific date occurring within 35 days following the date of the subdivision application.
9. Encroachments on reserve land will be managed by the County's DEV-7 Encroachment Agreements/Licenses Policy,

Environmental Reserves

10. The County may designate environmentally significant lands as environmental reserve or environmental reserve easement, as per Section 664 of the Municipal Government Act and the County's DEV-4 Reserve Lands Management Policy.
11. The County shall follow the Provincial Environment and Parks guidelines to ensure that environmental reserve lands remain undisturbed, natural areas to the extent possible.
12. Encroachments on reserve land shall be managed by the County's DEV-7 Encroachment Agreements/Licenses Policy.

Conservation Reserves

13. The County may designate environmentally significant lands to be permanently protected against development as Conservation Reserve, per Section 664.2 (1) of the Municipal Government Act and the County's DEV-4 Reserve Lands Management Policy.
14. The County shall compensate the landowner when taking lands as Conservation Reserve. The value of land shall be determined by the County's assessor. If the applicant and the County cannot agree on the land value, the applicant shall provide a market value appraisal certified by a qualified appraiser, pursuant to the Municipal Government Act based on the market value of the land as of a specific date occurring within 35 days following the date of the subdivision application.
15. The County shall ensure than Conservation Reserve lands remain in a natural state and may not be disposed of, per the Municipal Government Act.
16. Encroachments on reserve land shall be managed by the County's DEV-7 Encroachment Agreements/Licenses Policy.

2.5 TRANSPORTATION AND UTILITIES

Objectives

1. To minimize any negative impacts associated with the development of linear transportation, communication, or utility facilities and services;
2. To ensure that necessary facilities, utilities, or services associated with land use and development are provided and in place when required;
3. To ensure that land use and development in the vicinity of existing or proposed transportation, communication or utility facilities/services is regulated such that it does not interfere with their operation, upgrading or future expansion.
4. To ensure that municipal services and utilities are provided in an economical and efficient manner and are reflective of need, environmental constraints, land use considerations and existing infrastructure.

Policies

General

1. The County shall adhere to the policies and recommendations of the Transportation Master Plan as updated and amended from time to time.
2. The County shall support the coordination and integration of local, regional, intra-provincial and inter-provincial transportation networks and facilities;
3. All new roadways and municipal infrastructure shall be required to comply with the County's standards, as may be updated from time to time.
4. All municipal infrastructure systems, such as new roads, sewage collection, water distribution and stormwater management systems created as a result of private development, which may include dedication to the County or subdivision, shall only be assumed by the municipality if the system has been constructed or upgraded to a standard which is acceptable to the County and which meets or exceeds all appropriate Provincial standards.
5. The County shall continue to cooperate with neighbouring urban municipalities and the provincial government in the development of regional water supply and wastewater collection lines for the benefit of County residents and businesses.

Transportation Policies Specific for New Subdivisions and Developments

6. Developers may be required to provide a traffic impact assessment as part of a redistricting (zoning), subdivision or development application.
7. Where subdivisions are proposed along County roadways, the County may require widening of the roadway to ensure a standard 30-meter right-of-way. The Developer shall ensure that:
 - a. The subdivision or development is adequately set back to accommodate future improvement or widening of the roadway;

- b. Easements shall not be considered an appropriate means to provide legal access to subdivisions unless otherwise identified by the County's Subdivision Authority.
 - c. The noise impact on the occupants of any country residential development is minimized by noise attenuation or abatement methods, as deemed necessary by the County.
8. For multi-lot subdivisions, access to residential driveways shall be provided by an internal subdivision or local road built to a standard acceptable to the County.

2.6 ENVIRONMENT AND FIRESMART PRACTICES

Objectives

1. To protect and preserve, whenever possible, existing natural areas.
2. To ensure that development does not unduly impact the natural environment.
3. To ensure that the natural environment does not jeopardize the health, safety, and quality of life of the citizens of the County.
4. Legislating FireSmart requirements for structural materials, infrastructure, and vegetation management within the municipality.

Policies

Environment

- 1) The County shall ensure no development is allowed on hazard lands except for extensive agricultural uses, passive recreational uses, or interim resource extraction, approved on a site-by-site basis.
- 2) The County shall ensure that areas prone to flooding, shoreline erosion or slope instability hazards, are limited in the types of land uses and developments that may be allowed. Uses and developments must be consistent with the County's DEV-4 Reserve Lands Management Policy, the nature of the hazard and not cause an increase in the degree of hazard.
- 3) The County shall ensure that no permanent structures are allowed within the 1:100 year flood plain of the County's watercourses and lakes. Consideration may be given to non-residential developments, such as boat houses, proposed in the 1:100 year flood plain, subject to appropriate flood proofing and the proponent demonstrating to the municipality's satisfaction, the precise boundary of the flood plain.
- 4) Permanent development shall not be permitted on slopes exceeding 15%. Development on such lands may only be considered after sufficient geotechnical investigation has demonstrated that the site in question is suitable for development in accordance with Alberta Environment guidelines.
- 5) The County may require an environmental assessment/audit to be carried out on a site that is the subject of a development proposal.
- 6) The County will require all development to adhere to environmental setbacks pursuant to the provisions as outlined within the Land Use Bylaw.
- 7) The County will utilize environmental reserve and environmental conservation easements as mechanisms to protect environmentally significant areas.
- 8) Through the subdivision process, the County shall require that lands considered unsuitable for development area dedicated as environmental reserve or environmental reserve easements pursuant to the provisions of the MGA.
- 9) When lands adjacent to lakes or watercourses are subdivided, a minimum 30 metre strip of land, unless otherwise determined by a biophysical report submitted by the applicant to the

satisfaction of the County's Subdivision Authority may be dedicated as environmental reserve or environmental reserve easement to provide a buffer and provide public access.

- 10) Lands dedicated as environmental reserve shall remain in their natural state and/or be used as part of the public trail system where necessary to ensure a continuous integrated trail system.

FireSmart

- 11) Where appropriate, new subdivision and development applications deemed to be in high risk or high hazard areas, shall submit a Wildfire Risk Assessment, prepared by a qualified FireSmart professional. Wildfire Risk Assessments will be the landowners' responsibility and will include an evaluation of current and proposed FireSmart hazard and recommended FireSmart mitigative measures to be completed by the developer in conjunction with subdivision construction.

2.7 INTER-MUNICIPAL COOPERATION

Objectives

1. To undertake cooperative planning with the Towns of Elk Point, St. Paul, and Summer Village of Horseshoe Bay.
2. To coordinate land use policies for the boundary areas which are mutually beneficial to both the Towns and the County.
3. To coordinate the provision of roads, facilities, and other services that serve residents of both municipalities.

Policies

1. The County will continue to support the Inter-municipal Development Plans of both St. Paul, Elk Point and Summer Village of Horseshoe Bay to address issues of mutual concern and to ensure that development in either municipality complements the existing and future land uses of the other municipality.
2. The County will endeavour to ensure that development adjacent to highways meet prescribed exterior design requirements for commercial and industrial business buildings, through its Land Use Bylaw and as prescribed within the Elk Point Inter-Municipal Development Plan.
3. The County will discourage, whenever possible, development or uses that may have a negative impact on adjacent uses in St. Paul, Elk Point and Summer Village of Horseshoe Bay.

2.8 ALTERNATE ENERGY SYSTEMS

Jurisdiction

The Province of Alberta and its agencies, regulates large scale / commercial energy projects. Under Sections 619 and 620 of the Municipal Government Act (MGA), the County's regulatory role is very

limited. The MGA (Sec. 619(2)) is very clear that “A license, permit, approval or other authorization granted by the NRCB, ERCB, AER, AEUB or AUC prevails ...” over “... any statutory plan, land use bylaw, subdivision decision or development decision ...” of a municipality. The Objectives and Policies outlined below are written within these limitations.

Preamble

Alberta is actively expanding its production of energy through promoting and approving Alternate Energy development, in parallel to the traditional energy production. Alternate Energy Systems may include, but are not limited to, wind conversion, solar conversion, bio-mas, biofuel, geo-thermal, water conversion, natural gas generation, cogeneration, waste energy recovery, fuel cells, and other technologies. As some of these technologies or portions of the technologies are regulated by the Province, and some technologies or portions thereof are not regulated by the Province. Also, there is a distinction between commercial scale alternate energy developments that produce energy for a commercial market, and private alternate energy developments that services a single property or business. The County deems it appropriate to regulate both categories of alternate energy developments in those aspects that fall within municipal jurisdiction.

Outlined below are the County’s objectives and policies regarding alternate energy production.

2.8.1 Objectives

1. To ensure that alternate energy developments are compatible with adjacent land uses and developments.
2. To protect the County’s infrastructure during the construction, operation, and reclamation / decommission of any alternate energy development.
3. To coordinate the County’s actions and cooperate with the Province and its agencies involved in alternate energy developments production and environmental stewardship when considering energy projects.
4. To ensure that alternate energy developments are decommissioned / reclaimed, and the land left in a developable and useable state.
5. To support residents and businesses in the selection, installation, and operation of private, onsite alternate energy developments that heat and / or power their property or business.

2.8.2 Policies

1. Alternate Energy Developments shall be divided into two categories: **Commercial**, where energy is primarily produced for an offsite market, and **Individual**, where energy is produced and largely consumed on the production site for personal use.

2. Where an application for a new alternate energy development or an expansion of an existing alternate energy development requires Provincial approval, the proponent is strongly urged to coordinate their application submissions and associated activities (studies, public participation processes, etc.) with the County at the earliest opportunity.
3. Where a Commercial alternate energy development requires Provincial approval, the Provincial approval must be obtained before the County accepts an application for a development permit.
4. A development permit shall be required for each title of land for which a Commercial or Individual alternate energy development is proposed. For a single project spread over multiple titles, individual site plan(s) for each title shall be required but a single master set of supporting documents can be submitted.
5. While an Applicant works towards obtaining their Provincial approval, the County will work with the Applicant to identify and satisfy the County's requirements at the same time.
6. Applications for new Commercial alternate energy developments or expansion of existing Commercial alternate energy developments shall include plans for the reclamation / decommission and the method of funding such reclamation / decommission of the development and the restoration of the affected lands to their predevelopment state.
7. The County shall require road use agreements for any new Commercial alternate energy development or the expansion or decommissioning of any existing Commercial alternate energy development.
8. A public information / consultation process shall be undertaken by proponents for any new Commercial alternate energy development or the expansion of an existing Commercial alternate energy development prior to a development permit application being submitted to the County.
9. The results of the information / consultation undertaken through Policy 2.8.2.5 shall be included with any development permit application for a new or expansion of an existing Commercial alternate energy development.
10. The County shall require appropriate buffering, berming, screening, or other attenuation measures to mitigate sight, sound, vibration, odors, and particulates between any Commercial alternate energy development and adjacent residential and / or institutional land uses during the construction and operational phases of the development.
11. Applications for new Commercial alternate energy developments or proposed expansion of existing Commercial alternate energy developments may be required to include impact studies identifying impacts, positive or negative, and any mitigative measures, for components of the natural or man-made environment deemed required by the County.

12. The County may require the posting of securities to ensure the performance of a task or requirement.
13. Where the Applicant has provided for a requirement of the County in their submission for approval to the Province, and the Province has accepted that provision in their approval to the Applicant, the County will accept that provision as meeting County requirements.
14. The County will not support a Commercial alternate energy development on better agricultural lands (as recorded on the property assessment) or in areas that would sterilize gravel deposits or seriously impede the extraction of gravel.

PART 3 – ADMINISTRATIVE MATTERS

3.1 ADMINISTRATION

Interpretation

1. The MDP is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council and County staff can evaluate immediate situations or proposals in the context of a long range plan for the County.
2. Subject to Council's approval, minor variations from the policies of the MDP will not require an amendment to the MDP. More substantive changes will require an amendment to the MDP and any other affected plan.
3. The MDP contains "shall", "should", and "may" policies which are interpreted as follows:
 - a. "Shall" policies must be complied with,
 - b. "Should" policies mean compliance in principle, but is subject to the discretion of the applicable authority on a case by case basis, and
 - c. "May" policies indicate that the applicable authority determines the level of compliance that is required.

Implementation

4. The municipality will review all current area structure plans to ensure that they are consistent with its goals and policies.
5. The goals and policies of the MDP will be further refined and implemented through the development, adoption, and day to day application of statutory plans (area structure plans and area redevelopment plans), non statutory plans (outline plans, design schemes, etc.) and the Land Use Bylaw.

6. The County desires to increase public involvement in planning and development decisions in order to result in more informed decisions, greater public understanding, acceptance and more enduring solutions.
- Prior to the County giving first reading to a proposed amendment to the Municipal Development Plan, new or amendments to Area Structure Plans and Area Redevelopment Plans, and redistricting (zoning) applications, Developers will be required to undertake “Public Consultation” in support of the proposed amendments.
 - Public Consultation is to be undertaken in one of two formats:
 - A Public Meeting means a method of public consultation that involves a formal presentation by the organizer on the issues and options. Members of the public are able to ask questions and provide input in a public forum, and a record of the proceedings is kept.
 - An Open House is a method of public consultation that involves a formal session with displays or other information available for participants to review. The Developer is available to answer questions the public may have. A feedback form or survey is used to record public comments, and a sign-in sheet for names of attendees is required.
 - Notification requirements include the following:

Type of Application	Notification Requirements and Distance
Amendment to Municipal Development Plan	<ul style="list-style-type: none"> All Citizens (newspaper ads) Neighbouring municipalities, school authorities, Alberta Transportation, Alberta Environment and Sustainable Resource Development (mailed notices)
New or Amendments to Area Structure Plans	<ul style="list-style-type: none"> All Citizens (newspaper ads) Neighbouring Municipalities (if adjacent to ASP/ARP area), School Authorities, Alberta Environment and Sustainable Resource Development and Alberta Transportation (mailed notices and full ASP/ARP)
New or Amendments to Area Redevelopment Plans	<ul style="list-style-type: none"> Landowners within 800 m of the site (mailed notices)
Redistricting	<ul style="list-style-type: none"> Landowners within 800 m (mailed notices)

- A minimum of two opportunities for Public Consultation, coordinated by the Developer, shall be required for Area Structure Plans and Area Redevelopment Plans initiated by the Developer.
- A minimum of one opportunity for Public Consultation, coordinated by the Developer, shall be required for redistricting (zoning) applications.
- Each opportunity for Public Consultation requires the Developer to provide either a written record of the Public Meeting and/or copies of the comment forms by participants in an Open House, and a written report outlining issues raised at the consultation and how the Developer intends to address each.

Amendment

7. Amendment of the MDP must follow the appropriate procedures as outlined in the Municipal Government Act.
8. All statutory and non-statutory plans shall be consistent with the MDP and may require amendment to ensure their compliance with the MDP.

Review

9. The Alberta Land Stewardship Act mandates that the North Saskatchewan Regional Plan will prevail to the extent of any conflict or inconsistency between the regional plan and statutory plan. Upon approval of the North Saskatchewan Regional Plan, the County shall review the MDP to ensure that there are no conflicts or inconsistencies.
10. In order to ensure that the MDP is current, the entire plan should be reviewed approximately every seven to ten years, however each Council should review the document shortly after each election to ensure that Councillors are aware of County land use policy.

Adoption

COUNTY OF ST. PAUL NO. 19
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 2021-14

WHEREAS the Municipal Government Act, R.S.A. 2000, as amended authorizes a municipality to adopt a Municipal Development Plan; and

WHEREAS a new Municipal Development Plan has been prepared under the direction of Council; and

NOW THEREFORE the Council of the County of St. Paul, duly assembled, enacts as follows:

1. THAT the County of St. Paul No. 19 Municipal Development Plan, being Schedule "A" attached hereto, is hereby adopted.
2. THAT Bylaw No. 2013-10 dated May 14, 2013 adopting the previous Municipal Development Plan is hereby repealed.

READ A FIRST TIME THIS 14th DAY OF SEPTEMBER A.D 2021.

READ A SECOND TIME THIS 12th DAY OF OCTOBER A.D. 2021.

READ A THIRD TIME AND FINALLY PASSED THIS 12th DAY OF OCTOBER A.D. 2021.

(Original signed by Reeve, S. Upham)

REEVE

(Original signed by CAO, S. Kitz)

CHIEF ADMINISTRATIVE OFFICER

PART 4 – MAPPING

4.1 MDP MAP