



COUNTY OF BARRHEAD NO. 11

PROVINCE OF ALBERTA

BY-LAW NO. 4-2010

Adoption of a New Municipal Development Plan

A By-Law of the County of Barrhead No. 11, in the Province of Alberta, pursuant to the provisions of the Municipal Government Act, for the purpose of adopting a new Municipal Development Plan.


The Council of the County of Barrhead No. 11, in the Province of Alberta, duly assembled, enacts as follows:

1. This By-Law may be cited as the "County of Barrhead No. 11 Municipal Development Plan By-Law".
2. The written text, maps and charts annexed hereto as Schedule "A" be adopted as the Municipal Development Plan of the County of Barrhead No. 11.
3. The invalidity of any section, clause, sentence, or provision of this bylaw shall not affect the validity of any other part of this bylaw which can be given effect with such invalid part or parts.
4. By-Law No. 4-2004 and amendments thereto are repealed.
5. This By-Law shall come into full force and upon third and final reading thereof.

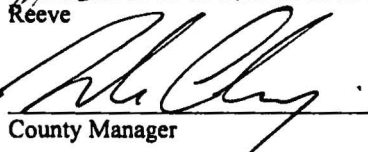
First Reading Given the 3rd day of August, 2010.

Second Reading Given the 17th day of August, 2010.

Third and Final Reading Given the 17th day of August, 2010.



Reeve



County Manager

Seal

Advertised in the Barrhead Leader on June 22, 2010, and June 29, 2010.

Public Hearing Held: July 6, 2010.



COUNTY OF BARRHEAD NO. 11

MUNICIPAL DEVELOPMENT PLAN

BYLAW NO. 4-2010

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Part 1.0 Introduction

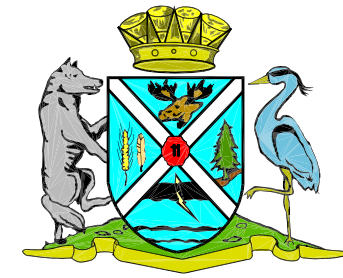
The County of Barrhead is located approximately 122 km northwest of Edmonton in north-central Alberta. The County contains a large amount of agricultural and recreational land, the Hamlets of Campsie, Manola, Neerlandia, and Thunder Lake as well as a number of small residential communities. The Town of Barrhead, located in the middle of the County is the main service centre for the area.

The County of Barrhead is bounded by Woodlands County to the north and west, Lac Ste. Anne County to the south, and Westlock and Sturgeon Counties to the east. Comprising a total area of 2404 km², County land generally consists of a flat to gently rolling landscape on fair to good agricultural soils. Dominant natural features include Thunder Lake, Lac La Nonne, Clear Lake and Nakamun Lake, as well as the Athabasca, Pembina and Paddle Rivers. **Map 1** on the following page portrays a location map of the County.

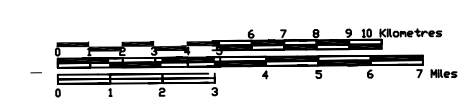
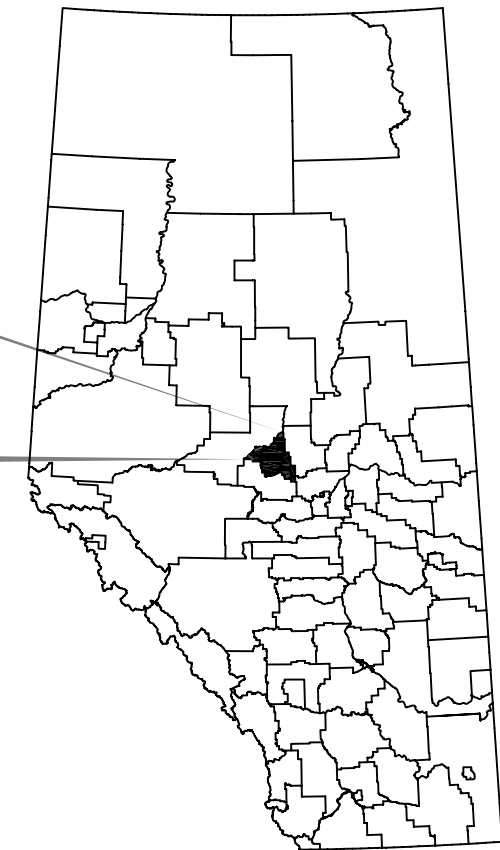
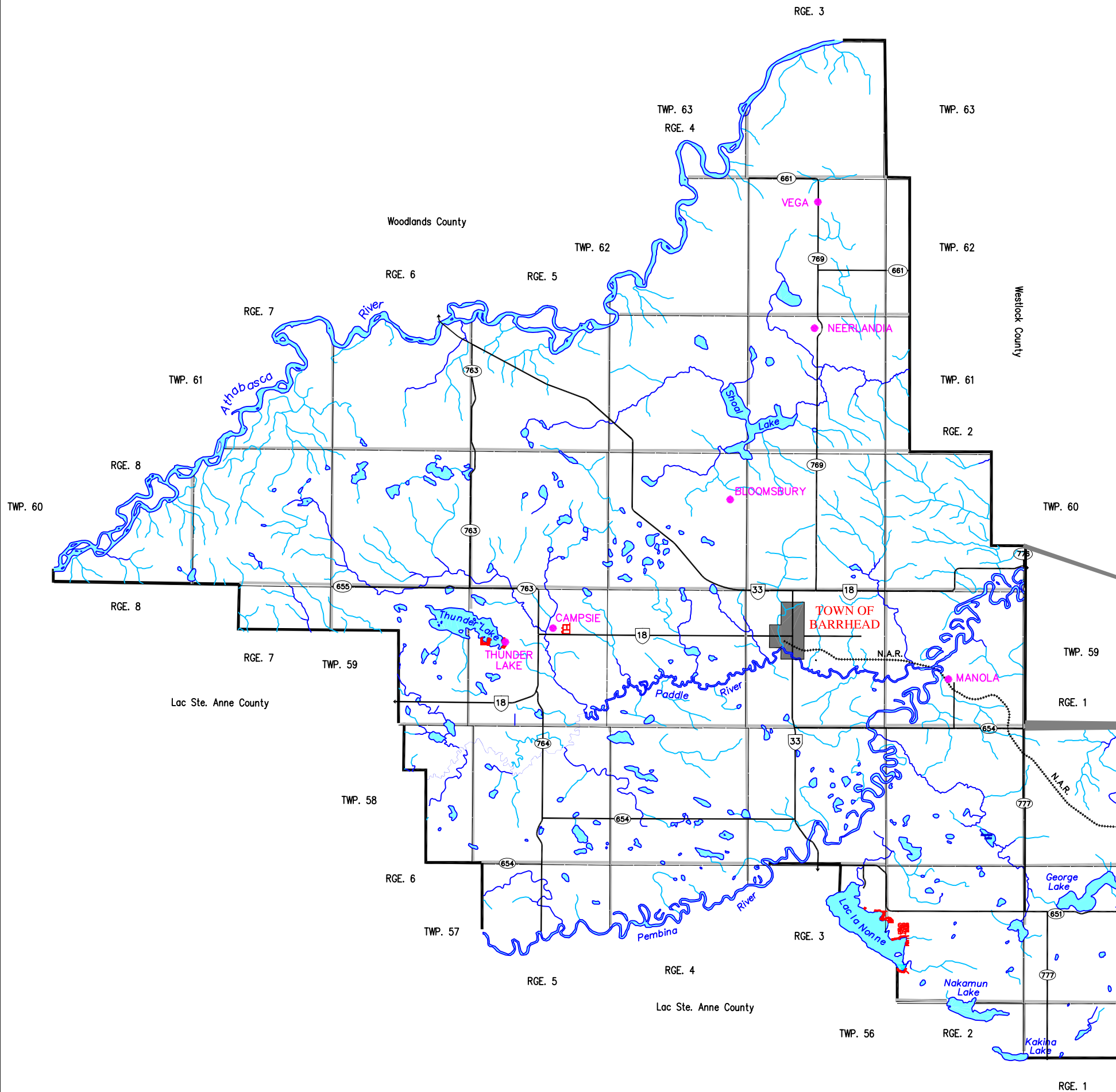
The County of Barrhead Municipal Development Plan provides policies which encourage diversification of the local economy while encouraging sustainable agricultural, commercial, industrial and residential growth. The Plan supports the preservation of significant environmental, recreational and historic areas while also encouraging a number of different land use and development alternatives in order to ensure that the existing community and future generations have a desirable place to live, work and recreate.

The County's Municipal Development Plan will provide leadership and direction in the following policy areas:

- (1) Land use patterns that encourage the conservation of agricultural land and the diversification of agriculture industries and agriculture service sectors.
- (2) Responsible, effective and efficient municipal infrastructure in appropriate locations that support the community.
- (3) Environmental policies that support biodiversity and the County's rich environmental heritage.



COUNTY OF BARRHEAD
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 4-2010
REGIONAL LOCATION MAP
MAP 1



DATA FROM NEW ERA MUNICIPAL SERVICES
THIS MAP WAS PRODUCED USING ALBERTA ENVIRONMENTAL PROTECTION
DATA RESOURCE DIVISION 1:250,000 DIGITAL FILES.

June, 2010

August 2004

1.1 Legislative Requirements

The Municipal Government Act (MGA) is the provincial enabling legislation that gives extensive governing powers to municipalities. Pursuant to Section 2, the purpose of the Municipal Government Act is to:

- a) give broad authority to councils, including broad authority to pass by-laws, and to respect their right to govern municipalities in whatever ways the councils consider appropriate within the jurisdiction given to them;
- b) enhance the ability of councils to respond to present and future issues in their municipalities; and
- c) recognize that the functions of the municipality are to
 - i) provide good government,
 - ii) provide services, facilities and other things that, in the opinion of the council, are necessary or desirable for all or part of the municipality, and
 - iii) develop and maintain safe and viable communities. 1998, c. 18, s. 2.

The provincial Municipal Government Act (MGA) requires that municipalities over the size of 3,500 adopt a Municipal Development Plan (MDP), which outlines a broad set of goal statements about the type of long-term development that is desired by the community. The main focus of the MDP is to provide a statutory plan to assist Council – and the County's approving authorities – in achieving and maintaining orderly and efficient land use and development.

An MDP takes into account both the past and present human and physical environments. Considering where the community has been, where it is presently and where it wants to go enables the County to set in place a “plan” for how to reach its desired destination. Baseline environmental data, stakeholder interests and the socio-perceptual concerns of the community are considered in order to ensure that the vision enshrined in the MDP addresses the needs and objectives of all affected parties.

The County is aware that other provincial and federal statutes will have a role to play in the future development of the County of Barrhead. In a spirit of cooperation, consultation and communication, the County looks forward to working with government agencies and community stakeholders in the implementation of this plan in order to achieve a pattern of land use and development that is attractive, efficient and beneficial to all residents of the municipality.

1.2 The MDP Review Process

Beginning in January 2008 Municipal Planning Services (2009) Ltd. worked in conjunction with County of Barrhead council, administration and community members to complete the community profile and community input phases of the MDP. The County actively solicited stakeholder comments and provided opportunities for meaningful public input in the form of public meetings. As such, the MDP conforms as much as possible to the vision of the County of Barrhead as set forth by the County's residents.

1.3 Plan Philosophy, Principles and Goals

Sound planning and development initiatives are necessary in order to achieve a balance between supporting local, large and small scale agricultural pursuits within the County while also providing a range of economic opportunities and residential housing options that are desirable and appropriate for community members throughout all stages of life.

1.3.1 Philosophical Principles

The County of Barrhead's philosophy for managing growth and the land base is reflected by this Municipal Development Plan. The philosophy comprises three principles:

- Principle #1:** Land uses and development activities must respect and maintain the integrity of the County of Barrhead's land base, which varies throughout the County.
- Principle #2:** Growth must be managed and directed in a compatible, equitable manner that recognizes the diverse needs and aspirations of all County residents.
- Principle #3:** Smart growth principles will be applied in maintaining the integrity of the land base and to promote sustainable development such that the needs of the present generation are met without compromising the ability of future generations to meet their own needs.

1.3.2 Planning Principles

The Municipal Development Plan policies also recognize three fundamental planning principles that are embodied in the Municipal Government Act and the Provincial Land Use Policies.

Principle #1: In carrying out their planning responsibilities, municipalities are encouraged never to lose sight of the rights of individual citizens and landowners. Municipalities must assess the impact of any planning decision on individuals having regard to the purpose statement of the planning legislation.

Principle #2: Municipalities should establish land use patterns which make efficient use of land, infrastructure, public services and public facilities and which contribute to the development of healthy, safe, and viable communities by encouraging appropriate mixes of all land use types and a wide range of economic opportunities.

Principle #3: Planning activities are carried out in a fair, open, consistent, and equitable manner.

1.3.3 A New Way Forward

Traditionally, developments in rural Alberta have been characterized by the following features: high consumption of land; low housing density; car dependent land use patterns that are poorly suited for walking and/or cycling; neighbourhood designs that emphasize privacy rather than community; less efficient use of infrastructure and higher costs for new infrastructure; single-family detached houses for a limited range of incomes and demographics; and/or fragmented working and natural lands.

The County of Barrhead recognizes that some of these features are necessary for ensuring the continued success of both small-scale and large-scale agricultural activities within the County. Concurrently, the County recognizes that these features, when applied to traditional-style acreage, rural residential or recreation residential developments may not be compatible with best planning practices because they can result in residential developments that consume the forests, wetlands, and agricultural lands that are necessary to biodiversity and ecosystem health as well as the long term agricultural capability of the County.

Developments with these features also have the added disadvantage, which impacts all County residents, of increasing infrastructure construction and maintenance costs, creating conflicts between rural residents and acreage residents and discouraging community capacity through patterns of disassociated and disconnected community design.

The County's land management philosophy requires that the Municipal Development Plan consider new directions to guide the County of Barrhead into the future while still preserving its past. In order to achieve this balance the County recognizes that this Municipal Development Plan must provide policies which facilitate sustainable rural community development and growth. Community development is multi-faceted, encompassing not just economic imperatives, but also environmental, social and cultural components. Each of these components is integral to the success of the others: just as environmental stewardship can lead to innovative economic opportunities; economic growth can lead to social and cultural development, thereby improving people's quality of life and the overall desirability of the community as a place to live, work and to recreate.

1.3.4 Rural Smart Growth

To facilitate sound planning and development within the County, the Municipal Development Plan espouses principles of Smart Growth which have been modified slightly to apply more specifically to a rural area. These principles emphasize the value of enhancing quality of life for residents and preserving significant natural areas in order to ensure that new growth and development within the County will be socially, fiscally and environmentally responsible well into the future. The Smart Growth themes that are evident in this Plan include:

- Fostering an identity which is unique, vibrant, diverse, and inclusive.
- Nurturing engaged citizens. Community members and volunteers will participate in community life and decision-making.
- Nurturing the redevelopment of existing urban areas through the provision of prescriptive land use policies.
- Providing a variety of transportation choices to ensure that urban areas are attractive and have safe infrastructure for walking and cycling, in addition to driving.
- Facilitating the provision of diverse housing opportunities. People in different family types, life stages and income levels will be able to afford a home in the County.
- Maximizing the use of existing infrastructure.
- Encouraging growth in existing urban areas, and using investments in infrastructure (such as roads and utilities) efficiently.

- Preserving open spaces, natural beauty and environmentally sensitive areas. Development will respect natural landscape features and thus have higher aesthetic, environmental, and financial value.
- Encouraging the use of green buildings and other systems that can save both money and the environment in the long run.
- Encouraging economic development through economic renewal by supporting new and existing economic assets within the community and traditional regional economic drivers.

1.4.5 Purpose

The purpose of this document is to serve as a road map, guiding the community to its future destination for years to come. In order to provide comprehensive guidance the Plan deals not just with future development and infrastructure needs, but seeks to provide policies which will link the physical and social development of the community in a way that is easy to read and understand.

Through the implementation of this Plan, the County of Barrhead seeks to harness the optimism and creativity of the County Council and residents, and articulate these ideas as goals and objectives for future development in order to provide economically, socially and environmentally responsible lifestyle options for existing residents and the community well into the future.

1.4.6 Goals

The Municipal Government Act, R.S.A. 2000 provides considerable municipal discretion concerning the content of Municipal Development Plans. Beyond the specific requirements of the Act, The County of Barrhead's Municipal Development Plan develops, insofar as is possible, objectives and policies that will achieve the following goal statements:

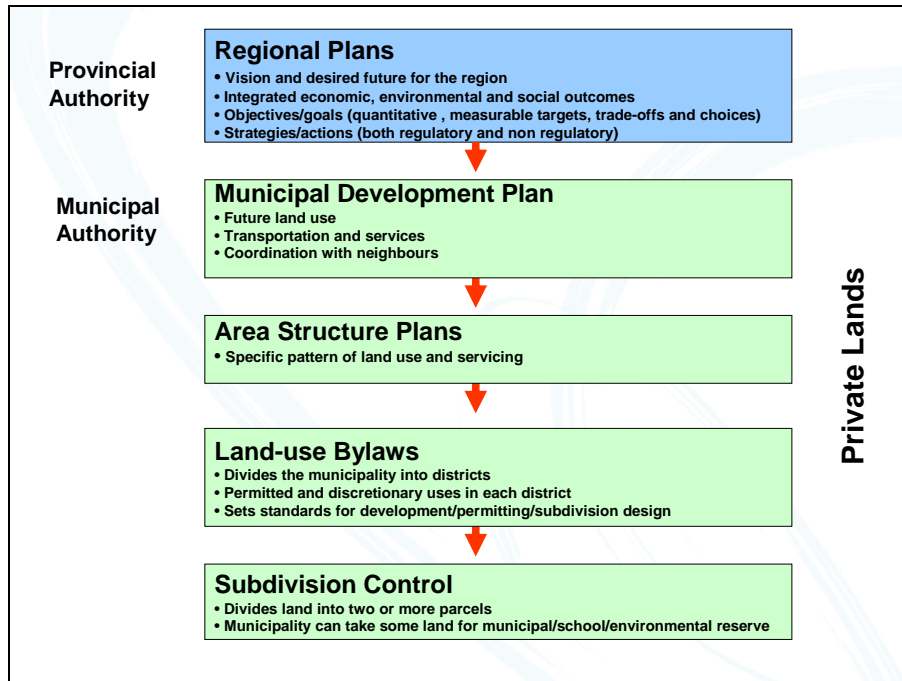
- 1.2.1 Facilitate sustainable growth and development in the County by balancing economic growth, environmental protection and the preservation of recognized historic resources.
- 1.2.2 Encourage economic development and renewal by supporting new and existing economic assets within the community including traditional and regional economic drivers.
- 1.2.3 Encourage growth of the County's economic development capacity by providing opportunities for commercial and industrial development.
- 1.2.4 Maintain and enhance the County's Agricultural, resource-based and forest-based economy.

- 1.2.5 Encourage the development of a variety of transportation choices including safe infrastructure for walking and cycling, in addition to driving in Hamlets, established residential communities and multi-lot residential areas.
- 1.2.6 Maintain high quality and cost effective infrastructure within the County.
- 1.2.7 Encouraging the use of green buildings and other systems that can save both money and the environment over the long run.
- 1.2.8 Develop land in a cost effective and orderly manner.
- 1.2.9 Maintain a physical separation between incompatible land uses.
- 1.2.10 Establish sustainable and equitable land use planning standards that will minimize adverse impacts on working landscapes¹ and significant natural features for future generations without placing an unreasonable burden on individual land owners.
- 1.2.11 Support Smart Growth principles for new development such as compact, efficient, serviced subdivisions adjacent to existing serviced and developed areas.
- 1.2.12 While recognizing that a demand for country residential lifestyles will continue to exist and that this demand may continue to be accommodated within a sound management strategy, direct residential development to existing Hamlets, planned rural Hamlets and existing multi-lot country residential areas that have the capacity to support additional development.
- 1.2.13 Recognize new agricultural initiatives such as value added agriculture industries.
- 1.2.14 Facilitate the provision of diverse housing opportunities. In order to ensure that people in different family types, life stages and income levels will be able to afford a home in the County.
- 1.2.15 Enhance existing regional and community partnerships and seek new collaborative opportunities.
- 1.2.16 Encourage recreation and tourism opportunities in suitable locations that are appropriate to both the scale of the community and where possible the larger region.

¹ Working landscapes means lands that are used for agriculture, forestry or other resource industries.

1.4 Guide to the Plan

This Municipal Development Plan is intended to be used as a land use planning framework for all lands within the corporate boundaries of the County of Barrhead. Development that does not conform to the MDP will not be approved. If a proposed development does not comply with the MDP but is felt to be desirable, amendment to the Plan may be considered by Council. The MDP will also complement the policies of any Inter-municipal Plans, Area Structure Plans and Management Plans adopted by the County of Barrhead.



1.5 Statutory and Regulatory Planning Documents

For the purposes of land use planning and development, this Plan will serve as the senior municipal land use planning document and will be implemented through the County of Barrhead Land Use Bylaw.

Decision making on all subdivision and development permit applications will conform to the spirit and intent of the goals, objectives, and policies of this Plan. Where a conflict exists between this Plan and an Intermunicipal Development Plan, or Area Structure Plan, the goals, objectives, and policies of the Intermunicipal Development Plan shall prevail.

The boundaries of the land use classes described in this Plan's Future Land Use Map are approximate only and may not follow legal surveyed boundaries. Minor adjustments or variances that may be required to land use classes, the location of future roads, quantities or figures shall not require an amendment to this Plan.

The word "**should**" which precedes the policies contained in this municipal development plan means that the statement is an expression of desire by Council. It refers to what they would like to achieve but does not necessarily mean that the County will be responsible for the action. The word "**shall**" means that the action is mandatory. The word "**may**" means that the action is discretionary.

2.0 Community Profile

2.1 Settlement History

Between 1896 and 1905 the government of Canada launched a campaign aimed at attracting farmers from the United States, Britain and Central and Eastern Europe to Western Canada. The campaign advertised free or cheap land in the Canadian West to settlers. It did not take long for the government to reap the fruits of its labour, as the first agriculturalists arrived in the Barrhead area in the early 1900s. In 1912 a group of settlers led by an Anglican missionary formed the first Cooperative Association and Store, and two years later the name of the Hamlet was selected by a local gentleman who hailed, fittingly, from Barrhead, Scotland.² In 1912 the Hamlet consisted of a post office, two general stores and several private residences, and in 1927 the community was moved 3 miles south west to its current location, where it has grown steadily ever since. What became the County of Barrhead in 1958 was first incorporated as the Municipal District of Grosmont in 1914.

In the County's local history compilation *The Golden Years*, an early settler recounts that:

If the old Paddle River Area had one factor in its favour, it was in the old north-westerly first trail, or guide into the zone – a dim trail which was commonly known as the “Old Klondike Trail”[...] this early pack trail was not only a route to the Klondike, but was also part of the very first trail explored, mapped and traveled in the entire north-west, out of Edmonton.³

In fact, as early as the late 19th century two main access roads out of Edmonton snaked their way through the Barrhead region: the Athabasca trail, which headed northeast to a fur trading area, and the Klondike Trail, the shortest route from Edmonton to the Yukon during the Gold Rush. In conjunction with improvements to the Klondike Trail, ferries were put in place on the Pembina and Athabasca Rivers to facilitate transit through the Barrhead region, and the old Barrhead townsite became a frequent stopover for gold prospectors who needed supplies on their rigorous journey north.⁴ Once established, this northwesterly route became key to the early settlement of the Peace River region. Today, Highway 33 – also known as the Grizzly Trail – follows the route of the old Klondike Trail, and tourists can still visit the “Klondyke Ferry” which crosses the Athabasca River near Fort Assiniboine. The history of the Gold Rush and settlement eras are preserved in the Barrhead Museum, which is operated on a volunteer basis by the Barrhead & District Historical Society.

² Barrhead History Book Committee. (1978). *The Golden Years*. Retrieved from Our Roots database.

³ Barrhead History Book Committee. (1978). *The Golden Years*, pages 14-15.

⁴ Klondike Trail Society. (2006). *The First 90 Miles*. Retrieved January 14, 2008, from <http://www.klondiketrail.ca/miles.htm>

2.2 Population Characteristics

The population of the County of Barrhead has remained fairly stable since the early 1990s, with an overall growth rate of 4.5% from 1991-2009.

Total Population		
Year	Population	Percent Change
2009*	5,845	0%
2007*	5,845	1.3%
2001**	5,768	-1.7%
1996**	5,870	5.0%
1991**	5,591	n/a

*Source: Alberta Municipal Affairs and Housing

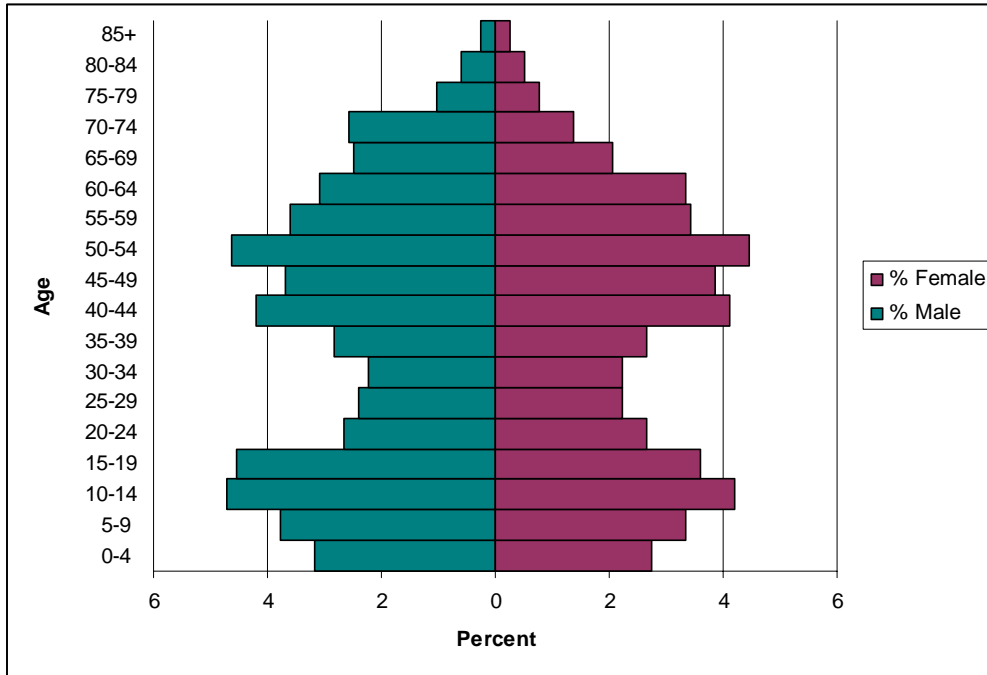
**Source: Statistics Canada

2.3 Age

The median age of the population of the County of Barrhead is 40.1, which is slightly older than the median age of the population for Alberta as a whole, at 36.0. However, the county is slightly younger than the provincial average, with 21.9% of the population under the age of 15, as opposed to 19.2% for all of Alberta.

The population pyramid shows a smaller percentage of residents between the ages of 20 and 39, likely because individuals in this demographic have relocated to urban areas for education and employment opportunities. It also demonstrates that the County's population is aging: a significant proportion of the population is over the age of 50, and the number of children in the 0 – 9 age cohort is getting smaller.

Figure 2. Population Pyramid for the County of Barrhead



Source: Statistics Canada 2006 Census

2.4 Education

The Pembina Hills Regional School Division #7 serves the County of Barrhead, with schools located in Barrhead (K-12), Neerlandia (Public Christian School (K-9), and Canadian Covenant Reformed School (K-12)) and in Dunstable (K-6).

The Neerlandia Public Christian School offers publicly-funded Christian education and is administered by the public school division. In addition, the Canadian Covenant Reformed School – a member of the Association of Independent Schools and Colleges in Alberta – is an independent school located near the Hamlet of Neerlandia.

Post-secondary and adult education opportunities exist at the Alberta Distance Learning Centre and Learning Technologies Branch, as well as a satellite of Northern Lakes College, which are located in the Town of Barrhead.

Highest Level of Education for Population Aged 20+

	N	%
Less than grade 9	380	9.9%
Less than grade 12	1,315	34.4%
High School Graduate	560	14.7%
Trades certificate or diploma	620	16.2%
Some College courses	255	6.7%
College certificate or diploma	385	10.1%
Some University courses	155	4.1%
University bachelor's degree or higher	140	3.7%
Total number of residents aged 20+	3,820*	100%

Source: Statistics Canada 2001 Census

*Numbers may not add up due to rounding by Statistics Canada

2.5 Income

The average household income for residents of the County of Barrhead is \$51,790, which is below the Alberta average of \$64,199. The majority of residents in the County of Barrhead (77.6%) derive their income from employment, as opposed to government transfers such as pension plans, employment insurance, social assistance and worker's compensation. Although the majority of households have an annual income of over \$40,000, Statistics Canada estimates that 12.3% of all private households are low income.

Income for All Private Households (Total = 1955)

< \$19,999	18.5%
\$20,000 – \$39,999	30.9 %
\$40,000 – \$59,999	18.4 %

\$60,000 – \$79,999	17.4 %
\$80,000 – \$99,999	5.1 %
> \$100,000	9.5 %

Source: Statistics Canada 2001 Census

2.6 Housing

The County of Barrhead contains a total of 2,090 dwellings, 92.1% of which are owner occupied. The majority of the housing inventory is low density single detached houses.

Housing Inventory

Single-detached houses	87.6%
Semi-detached houses	1%
Apartments	0%
Row Houses	0%
Other*	11%

Source: Statistics Canada 2006 Census

* According to Statistics Canada "Other" includes single attached houses and movable dwellings such as manufactured homes and other movable dwellings such as houseboats and railroad cars.

2.7 Economic Base

Throughout most of the 20th century agriculture was the economic underpinning of the County of Barrhead, and this industry remains the County's economic backbone. Mixed farming is the most common agricultural practice. Agricultural operations within the County include cattle, grain and oilseed, miscellaneous specialty, field crops and hogs.

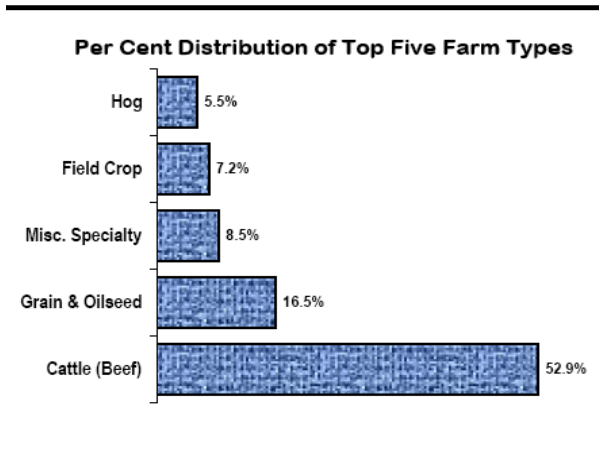


Figure 1: Distribution of the Top Five Farm Types in the County of Barrhead in 2006

Source: Alberta Agriculture and Rural Development, 2006. "Alberta Municipality Profile 2006: Census of Agriculture"

The past several decades have witnessed significant challenges for the agricultural sectors as well as economic diversification into the manufacturing and oil and gas sectors. The County's proximity to Swan Hills – a resource town built on oil and gas – has contributed to this shift. Oil and gas exploration and pipeline development also occur within the County of Barrhead municipal boundary. The recent development of coal bed methane has also spurred resource development in the northern portion of the County.

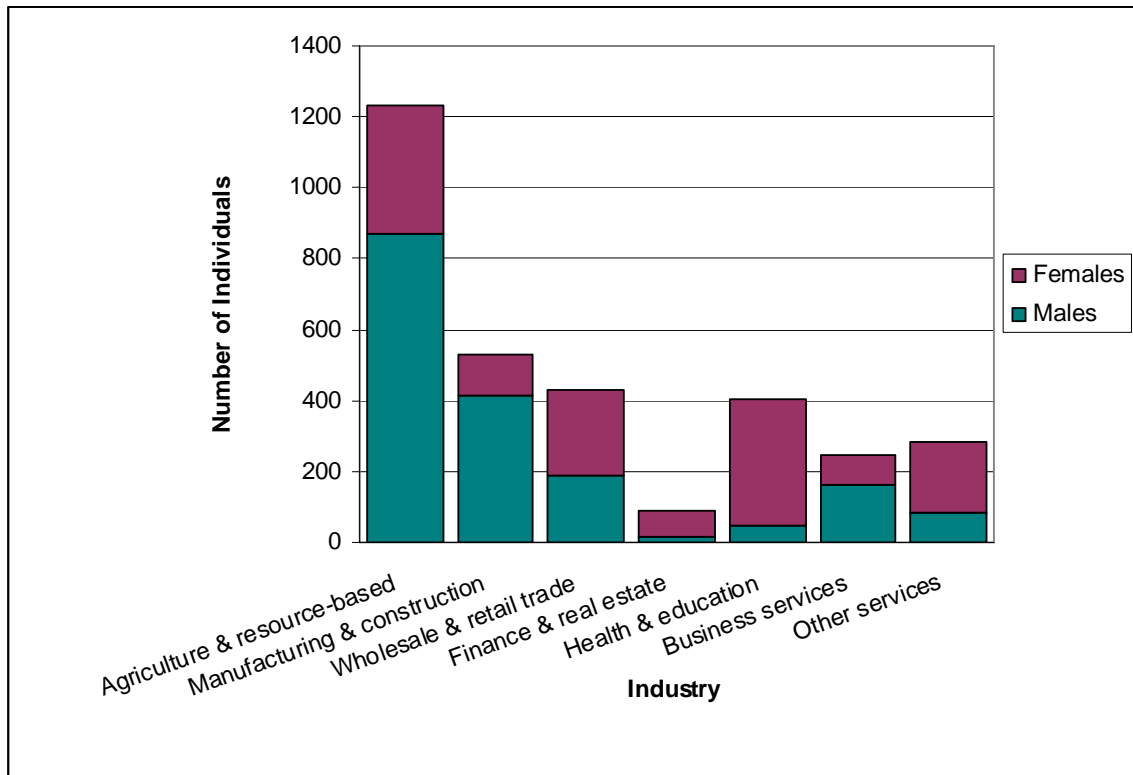
The County is also home to several large manufacturing plants, North Plex Homes, a manufactured home production facility. Can-Oat Milling, Sepallo Industries, Needlandia Co-op, Vitara and many other small business, manufacturing and rural industrial operations.

A strong provincial government presence enhances the employment opportunities for residents of the County of Barrhead. The following departments have offices in the Town of Barrhead and provide services to members of greater Barrhead region: AADAC; Alberta Agriculture, Food and Rural Development; Alberta Distance Learning Centre; Attorney General – Provincial Court; Family and Community Support Services; The Employment Place; Aspen Regional Health Division; Family and Social Services; Forestry, Lands and Wildlife; Mental Health Clinic; Medical Examiner-Coroner; Public Works, Supply and Services; Transportation and Utilities and AFCS.

Established in 2002, the Grizzly Regional Economic Alliance Society (GROWTH Alberta) is a Regional Economic Development Alliance spearheaded by 10 municipalities in north-central Alberta, including the County and the Town of Barrhead. The mission statement of the organization reads as follows: "The members of GROWTH Alberta will work collectively, as a region, to achieve economic, social, and political environments in

which sustainable, diversified, and regional growth is realized.”⁵ The group’s focus areas include communications and promotion, youth, partnership, agricultural diversification, and tourism and hospitality.

Figure 3. Number of Individuals Employed per Industry, Age 15+



Source: Statistics Canada 2001 Census

⁵ GROWTH ALBERTA. *Core Business*. Retrieved January 14, 2008, from <http://www.growthalberta.com/Core-Business.html>

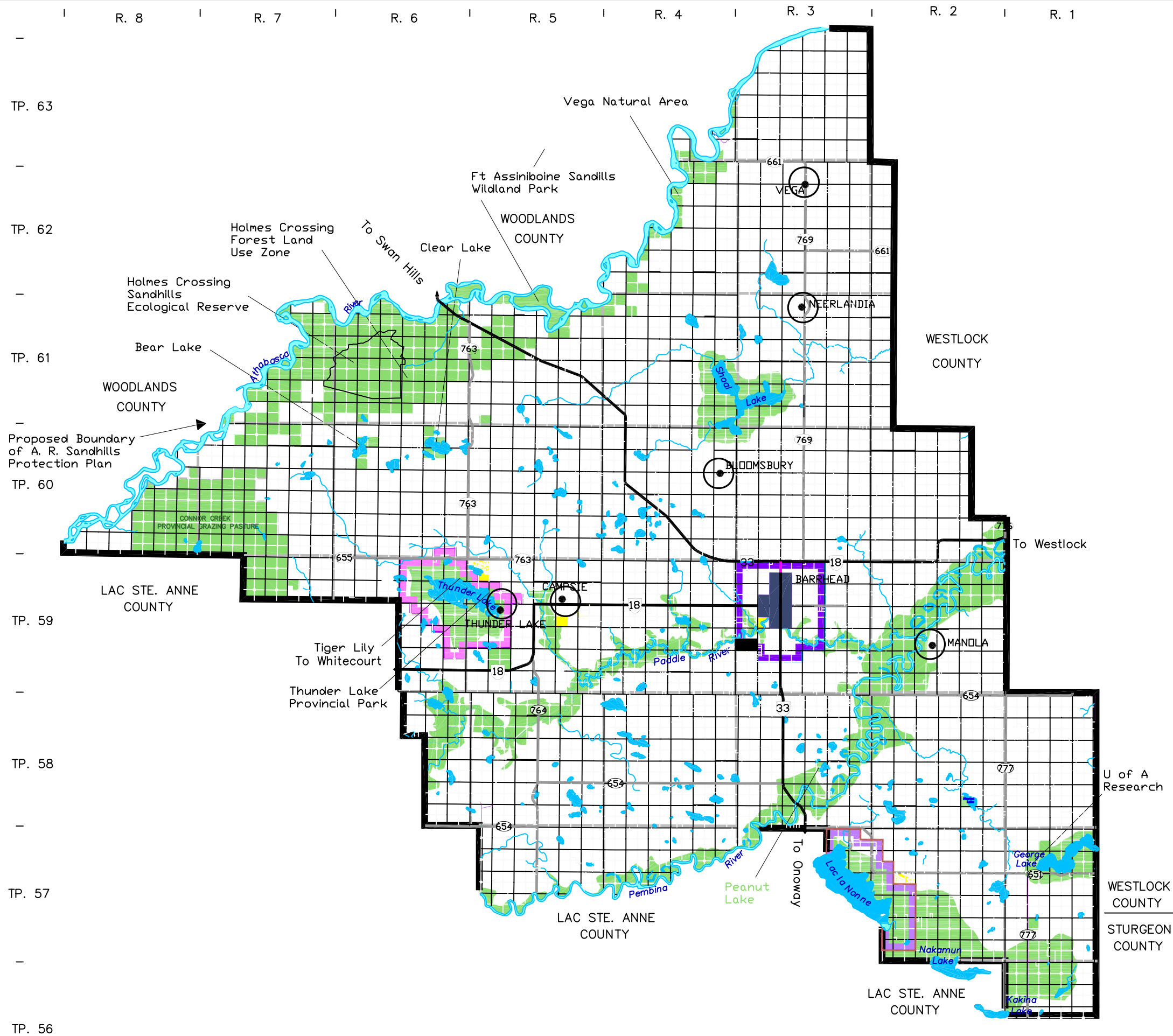


COUNTY OF BARRHEAD
MUNICIPAL DEVELOPMENT PLAN

FUTURE LAND USE

BYLAW NO. 4-2010

MAP 2



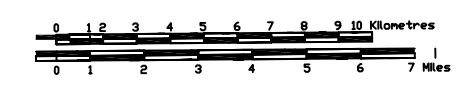
LEGEND

- MAJOR TWO LANES HIGHWAY
- MINOR TWO LANES HIGHWAY
- MULTI-LANES HIGHWAY
- AGRICULTURE
- COUNTRY RESIDENTIAL
- URBAN FRINGE
- NATURAL AREA
- ENVIRONMENTAL SENSITIVE AREAS (Steep Slope >5%)
- AIRPORT OVERLAY

STATUTORY PLANS

- BARRHEAD IDP OVERLAY
- LAC LA NONNE IDP OVERLAY
- THUNDER LAKE ASP OVERLAY

● All lakes, rivers, and shorelands are subject to this Plans' Environmental Policies.



PRODUCED BY: NEW ERA MUNICIPAL SERVICES
THIS MAP WAS PRODUCED USING ALBERTA ENVIRONMENTAL PROTECTION
DATA RESOURCE DIVISION 1:250,000 DIGITAL FILES.
August, 2004

June, 2010

Part 3.0 Land Use Area Policies

Map 2, located at the end of Section 2, is the Future Land Use Map and is included as part of this Plan. The **Future Land Use Map** outlines the preferred location of future development within the County of Barrhead. Part 3 is intended to describe the general intended land uses of certain areas within the County and to provide direction in interpreting the **Future Land Use Map**.

Future land use maps that are contained in adopted Area Structure Plans or approved Development Concept Plans may provide additional direction regarding future land uses in those areas.

3.1 Agricultural

The County of Barrhead's most significant natural resource is its agricultural land base. These lands are integral to the social and economic fabric of the County and contribute to the high quality of life enjoyed by County residents. As such, it is the intention of Council to monitor and manage the County's agricultural land base so as to ensure its value and integrity well into the future.

The County features a variety of agricultural soils that range from fair to very high quality. The distribution of soils in the County is as shown on **Map 2** of this document. A range of soils is available throughout the municipality and makes the County ideally suited for a variety of agricultural activities, from traditional grain activities and livestock production to specialty crops, tree nurseries and berry farms.

Although the County has been involved in agriculture since it was settled by Europeans in the early 20th century, the agricultural land base remains under constant redevelopment and reinvention. It is recognized that regions of the County that may not support traditional forms of crop production may instead be well-suited to other types of intensive agricultural operations – including but not limited to livestock and confined feeding operations.

The objectives and policies contained in this section outline the desire of the County to maintain the natural capital within the County of Barrhead while at the same time allowing for other forms of development where appropriate.

3.1.1 Goal

To protect and allow for the enhancement of the valuable agricultural land resource, the agri-based economy and the rural lifestyle.

3.1.2 Objectives

- (1) To conserve higher capability agricultural land.

- (2) To minimize the fragmentation of agricultural land.
- (3) To promote the continuation of agricultural and rural industries within the County and to ensure that agriculture, forestry and resource extraction remain the primary land uses in all rural areas within the municipality.
- (4) To minimize conflicts between farm and non-farm land uses.
- (5) To allow non-agricultural uses that will not detract from the rural nature of the County's agricultural community.

3.1.3 Agricultural Development Policies

- Right to Farm** (1) The County recognizes agriculture as the priority land use in rural areas:
- (a) agricultural diversification shall be supported and promoted;
 - (b) agricultural industries and related services shall be located in appropriate areas to best serve the agricultural community;
 - (c) whenever possible, non-agricultural land uses shall not be located in areas of intensive agricultural activity.
- Vacant Agricultural Use Parcels** (2) The primary use of land within the Agricultural Use Area is for agriculture. As such, there is no requirement for a house or farmstead to be constructed on an agricultural parcel. The residential use of an agricultural parcel is considered a permitted, secondary use of lands within the Agricultural Use Area.
- Non-Agricultural Use Of Agricultural Land** (3) While the primary use of the Agricultural Use Area is for extensive agriculture and confined feeding operations involving the production of feed grains, cereal grains, forage crops, specialty crops, livestock and other animals on a commercial basis, other uses which, in the opinion of Council, do not adversely affect present or future agricultural pursuits may also be permitted on a discretionary basis provided that the development will not adversely affect the agricultural community.

- (4) Proposed development that is deemed better suited to an urban setting will be discouraged from locating in the agricultural area.
 - (5) Within the Agricultural Use Area, a wide range of resource utilization uses may also occur provided that such uses do not negatively impact other surrounding uses.
- Subdivision**
- (6) Normally, subdivision of a quarter section for a country residential use will be allowed without requiring an amendment to the Land Use Bylaw on the basis of the following:
 - (a) subdivision of the quarter section based on an equal split of the quarter section (commonly called an 80-ac. split); or
 - (b) subdivision of the quarter section on the basis of a natural or man-made fragmentation by a river, railroad, or road.
 - (7) The subdivision of agricultural land is discouraged, where not otherwise permitted in a statutory plan or the Land Use Bylaw.
- Review of Subdivision & Redistricting Proposals**
- (8) When reviewing subdivision or redistricting proposals for non-agricultural land uses in an agricultural area, the approving authority should consider:
 - (a) the potential for incompatibility with agricultural uses;
 - (b) the type and scale of the proposed land use;
 - (c) risks related to hazardous features;
 - (d) anticipated traffic volumes;
 - (e) impact on the natural environment;
 - (f) proximity to similar land uses and/or developments and;
 - (g) the capability of the site for agricultural use.
- Requirements for Subdivisions in the Agriculture District**
- (9) The County of Barrhead will not approve a subdivision or development proposal unless:
 - (a) it meets the spirit and intent of this Municipal

Development Plan;

- (b) it conforms to all other applicable statutory plans (Area Structure Plans, Intermunicipal Development Plans, etc.) and the County of Barrhead Land Use Bylaw;
- (c) servicing requirements can be met and/or the developer provides municipal services to the satisfaction of the Subdivision and/or Development Authority;
- (d) each lot or parcel resulting from the subdivision, including any residual or parent parcel, has access to a public roadway as prescribed by the Subdivision and Development Regulation, and reasonable vehicular access to a public roadway at a location prescribed by the municipality;
- (e) each lot or parcel resulting from the subdivision contains a suitable development area.

**Confined Feeding
Operations**

- (10) Input shall be provided to the NRCB in responding to application for new or expanded CFOs based on the technical and locational merits of each application.
- (11) Minimum distance separations for CFOs shall conform to standards set out in the Agricultural Operations Practices Act.

**Minimum
Agricultural
Parcel Size**

- (12) Normally the minimum agricultural parcel size shall be 32.4 ha (80.0 ac), less any allowed subdivisions pursuant to this plan unless otherwise specified in an applicable Statutory Plan. OR

**Maximum Number
of Agricultural
Parcels per
Quarter Section**

- (13) The maximum number of agricultural parcels that may be allowed per quarter section in the Agricultural Land Use District shall be two (2) unless otherwise specified in an applicable Statutory Plan.

**Fragmentation as a
Result of Utility and
Resource
Developments**

- (14) Where agricultural land is taken for roads, pipelines or other transmission lines, the County shall endorse only those proposals which minimize the fragmentation of agricultural land.

3.2 Residential Development in the Agricultural Land Use Area

Country residential development is the most common form of subdivision requested in the County of Barrhead. Demand for country residential lots exists throughout the County and is primarily for single parcel developments. Multi-parcel developments occur as cluster developments, primarily in the southern portion of the County in areas with high scenic and recreational value such as Lac La Nonne and Thunder Lake.

Map 3, at the end of Section 3, depicts existing land use patterns within the County.

The County recognizes that country residential development in the Agricultural Use area can provide a desirable lifestyle for people wishing to reside in a rural area and an economic boon to members of the agricultural community wishing to subdivide their land. This Plan strives to achieve a balance between providing additional opportunities for country residential development while still supporting the livelihood and quality of life of the existing and future agricultural community. As such, country residential living shall be supported in the agricultural area in a limited way by regulating the location and number of developments allowed per quarter section in the agricultural area.

Restricting country residential development within agricultural areas in the County will discourage inflation of the price of agricultural land and minimize the potential for conflicts between the agricultural community and acreage and/or recreation property owners.

3.2.1 Goal

To allow for a limited amount of residential development within the agricultural area in appropriate locations while discouraging the inflation of the price of farm land and the fragmentation of good agricultural land.

3.2.2 Objectives

- (1) To minimize the amount of contiguous higher capability agricultural land used for country residential development.
- (2) To minimize municipal servicing costs associated with residential development in the agricultural use area.

- (3) To ensure that residential development in the agricultural use area is compatible with surrounding land uses and has a minimal impact on the environment.
- (4) To ensure that the development of residences in the agricultural use area occurs at a rate that does not exceed the County's capacity to serve the residents.
- (5) To provide opportunities for low-impact multi-lot country residential development in appropriate locations.
- (6) To ensure that multi-lot country residential development provides a high quality living environment through appropriate design, density and location.

3.2.3 Policies

**Residential Uses
Within the
Agricultural Use
Area**

- (1) Residential development will be allowed within the Agricultural Use Area shown on **Map 2**, subject to the policies noted below.

Proximity to Utilities

- (2) Residential subdivisions should be located in proximity to gas, electrical, and telephone lines which have existing capacity to sustain the additional usage. Subdivisions shall have direct access to existing maintained roads.

**Preservation of
Resource Extraction,
Recreation,
Historical and
Archaeological
Features**

- (3) Residential development in the Agricultural Use Area will be discouraged in areas where it may negatively impact exiting resource extraction industries, recreation, significant historical, and/or significant archaeological features of the County. It is the County's policy that the impact of new residential developments in the Agricultural Use Area is an important consideration in evaluating residential development proposals within the Agricultural Use Area.

**Agricultural
Interference**

- (4) Within the Agricultural Use Area, agricultural operations may, from time to time, be considered by residential landowners to interfere with their residential lifestyle. Bearing in mind the County's predominant policy to preserve and protect the agricultural community within the County, the County shall develop and implement a public information strategy to identify those factors which may lead to conflict between

agricultural and residential uses, mitigate those factors where possible, and indicate to residential landowners that the agricultural operations which follow normal farming practices shall have precedence within the County.

Buffers

- (5) Spatial buffers or setbacks shall be maintained between country residential uses and adjacent uses which may be incompatible for any reason.

**Siting of Residential
Parcels**

- (6) Residential parcels should not be allowed on land situated within:
 - (a) 100 m of the boundary of land containing an extractive industry, potentially noxious industry and other developments or uses which could be considered as creating a land use conflict or safety risk by the County's Subdivision Authority;
 - (b) the setback distance of a sewage treatment plant or lagoon or solid waste disposal site as specified by the Subdivision and Development Regulation as well as all applicable Provincial legislation;
 - (c) in the case of sour gas, the minimum setback distance as established by the Energy Resources Conservation Board.
- (7) For the purpose of calculating parcel density, residential uses include: all rural development where a residence is the principal use on a parcel. Residential parcels generally include: farmstead separations, abandoned farmsteads, acreages and country residential parcels.
- (8) If the quarter section has previously been split into two (2) agricultural parcels then a maximum of one (1) country residential parcel will be permitted from each agricultural parcel without a Land Use Bylaw amendment.

**Boundary
Adjustments**

- (9) The enlargement, reduction or realignment of an existing separate parcel or parcels may be approved, provided that:
 - (a) the additional lands required are to accommodate

existing or related improvements; and/or

- (b) the proposal is to rectify or rationalize existing titles, occupancy, cultivation or settlement patterns; and
 - (c) no additional parcels are created over and above those presently in existence; and
 - (d) the proposed new lot and the proposed residual lot shall continue to have direct legal and physical access to a public roadway, adequate development setbacks, and a suitable building site.
- (10) The Development Authority may approve boundary adjustments that will increase the size of a subdivided parcel where the proposal maintains or improves the agricultural potential of an on-going agricultural operation on the subdivided parcel, without negatively impacting the agricultural potential of the remnant parcel.

Private Sewage Disposal

- (11) The assessment of the suitability of a proposed residential subdivision will **not** take into consideration required setbacks for private sewage disposal systems. Rather, if a subdivision results in the reduction of setbacks between an existing or proposed private sewage disposal system and a property line then the developer will be required to ensure that the existing or proposed private sewage disposal system conforms to all relevant provincial regulations effecting private sewage disposal systems.

Subdivision and Development Near a Lake

- (12) Residential development in the Agricultural Use Area within 1.6 km (1 mile) of a lake shall be subject to any controls the County deems necessary to provide that the development will be compatible with the lake environment.

Maximum Area for Residential Subdivisions Per Quarter Section

- (13) Normally, a maximum of 15 ac. (6.06 ha.) shall be allowed for residential subdivisions per quarter section.

Maximum Number of Parcels per Quarter Section

- (14) The maximum number of parcels for agricultural and residential use per quarter section in the agricultural use area shall be four (4). This includes: agricultural use parcels, residential use parcels, farmstead separations and

fragmented parcels. Additional parcels will not be permitted without a land use bylaw amendment.

Maximum Number of Parcels per Quarter Section by Use

(15) The maximum number of residential parcels permitted per quarter section shall be dependent on the number of agricultural parcels and fragmented parcels on the subject quarter section. Conversely, the number of allowable agricultural and fragmented parcels shall be dependent on the number of residential parcels on the subject quarter section. The following chart presents possible scenarios for achieving the maximum number of allowable agricultural or residential parcels per quarter section.

Table 1: Maximum Residential and Agricultural Subdivision Scenarios within the Agricultural Use Area

MAXIMUM # OF FRAGMENTED PARCELS	MAXIMUM # OF PARCELS FOR AGRICULTURAL USE	MAXIMUM # OF PARCELS FOR RESIDENTIAL USE	MAXIMUM NUMBER OF PARCELS PER QUARTER SECTION
0 parcels	1 parcel	3 parcels	4 parcels
0 parcels	2 parcels	2 parcels	4 parcels
1 parcel	0 parcels	3 parcels	4 parcels
1 parcel	1 parcel	2 parcels	4 parcels
1 parcel	2 parcels	1 parcels	4 parcels
2 parcels	0 parcel	2 parcels	4 parcels
2 parcels	1 parcel	1parcel	4 parcels
2 parcels	2 parcels	0 parcels	4 parcels
3 parcels	0 parcels	1 parcel	4 parcels
3 parcels	1 parcel	0 parcels	4 parcels
4 parcels	0 parcels	0 parcels	4 parcels
0 parcels	4 parcels (4 x 40 ac.)*	0 parcels	4 parcels

* A maximum of four (4), 40 ac (16 ha) parcels will only permitted in Statutory Plan Areas which specifically allow for 40 ac. (16 ha) agricultural parcels.

Maximum Number of Parcels Per Quarter Section For Agricultural Use

(16) A maximum of two (2) parcels, excluding fragments, may be subdivided from a quarter section for agricultural use. Unless otherwise specified in an applicable Statutory Plan.

- Maximum Number of Parcels Per Quarter Section For Residential Use** (17) A maximum of three (3) parcels may be subdivided from a quarter section for residential use, being either three (3) farmsteads, or two (2) farmsteads and one (1) vacant parcel. If, at time of application, there are two (2) agricultural parcels on the subject quarter section then only two (2) residential use parcels may be permitted.
- Maximum Number of Parcels Per Quarter Section For Commercial or Industrial Use** (18) At the discretion of the Development Authority, density calculations for commercial and industrial uses in the Agriculture Area shall be determined on a site specific basis.
- Maximum Number of Parcels Per Quarter Section For Public or Institutional Use** (19) At the discretion of the Development Authority, density calculations for institutional uses in the Agriculture Area shall be determined on a site specific basis.
- Fragmented Parcels** (20) The subdivision of a fragmented parcel shall not be approved for residential or any other use, unless the fragmented parcel is fragmented by reason of one or more public roadways, railways, rivers, or creeks.
- (21) The subdivision of a fragmented parcel shall only be allowed if:
- (a) both the balance and the fragment have physical access to an improved road;
 - (b) both the balance and fragment contain an area of at least 0.4 ha. (1.0 ac.) and have, in the sole opinion of the Subdivision Authority, a suitable building site.
 - (c) the total lot density within the subject quarter section will not exceed four (4) parcels.
- (22) The Subdivision Authority may refuse an application to subdivide a fragmented area if the proposed parcel is located in a remote location that only has legal access to a undeveloped or sub-standard public roadway if in the opinion of the Subdivision Authority, the construction and maintenance of the roadway would serve no greater or long-term public interest.
- (23) In the case where another policy of this plan would allow for a subdivision to occur and the parcel also has a

potential fragmented parcel as described in Subsection (6) above, the fragmented parcel should be considered first, then the other parcel would apply.

Farmstead Separations

- (24) Farmstead separations from a quarter section in the Agricultural Use area shall normally be a minimum of 1.2 ha. (3 ac) in size and a maximum of 4.04 ha. (10 ac.) in size.
- (25) Notwithstanding subsection (9) above, a farmstead separation of up to 6.06 ha (15 ac.) may be permitted at the discretion of the Subdivision Authority.
- (26) If a farmstead separation of larger than 10 ac. is applied for, the applicant will be required to submit with their application the following additional information:
 - (a) a building site certificate or real property report indicating the exact location of all farmstead structures including: buildings, out building, wells private sewage disposal system and surface discharge location, corrals, dugouts and if applicable, lagoons.
 - (b) a site drawing indicating any low lying areas or areas unsuitable for development on the proposed parcel.
- (27) Notwithstanding Subsection (23) the Subdivision Authority may vary the maximum parcel size, of a parcel for Country residential use, to allow for a maximum 17 ac. parcel **if** the building site certificate or real property report submitted by the applicant with the subdivision application demonstrates, to the satisfaction of the Subdivision Authority, that that the additional area is required to ensure the integrity of the farm site.

Subdivision of Vacant Residential Use Parcels

- (28) Subdivisions of vacant land for residential purposes shall normally be a minimum of 0.40 ha (1.0 ac.) and a maximum of 2.02 ha (5.0 ac.) in size. In order to ensure the least amount of potential disruption to existing or future agricultural uses in the area, vacant residential use parcels shall be:
 - (a) encouraged to locate on the lower capability agricultural lands on the quarter section; and/or
 - (b) encouraged to locate adjacent to an existing

farmstead separation; and/or

- (c) encouraged to locate in one of the four (4) corners of the original quarter section.

- (29) A maximum of one (1) vacant parcel for residential use will be allowed per quarter section within the Agricultural Use Area at any time. A parcel shall be considered developed when a development permit has been issued by the Development Authority for a dwelling on the parcel and the proponent has demonstrated, to that satisfaction of the Development Authority, that the dwelling is constructed to lockup.

Access to County Roads

- (30) A maximum of five (5) accesses to a single County road will be permitted per quarter section in locations that are to the satisfaction of the Subdivision and/or Development Authority.
- (31) If a farmstead parcel or other developed residential use parcel is further subdivided to create two (2) parcels, the proposed parcel and the remainder will be encouraged to share a single access.
- (32) Subdivision for residential purposes in the Agricultural Use area shall not be allowed where access to graded and graveled or paved roads in good condition does not exist, or where construction of a roadway and access, developed to then-current County standards to the site is not undertaken by the landowner/developer.





Development Agreements

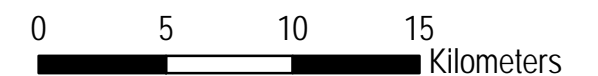
- (33) Where a subdivision for residential purposes is allowed in the Agricultural Use Area, the developer may be required to enter into a development agreement with the County within which the developer agrees to be responsible for all the costs associated with the development of the subdivision.

County of Barrhead: Land Use

MAP 3

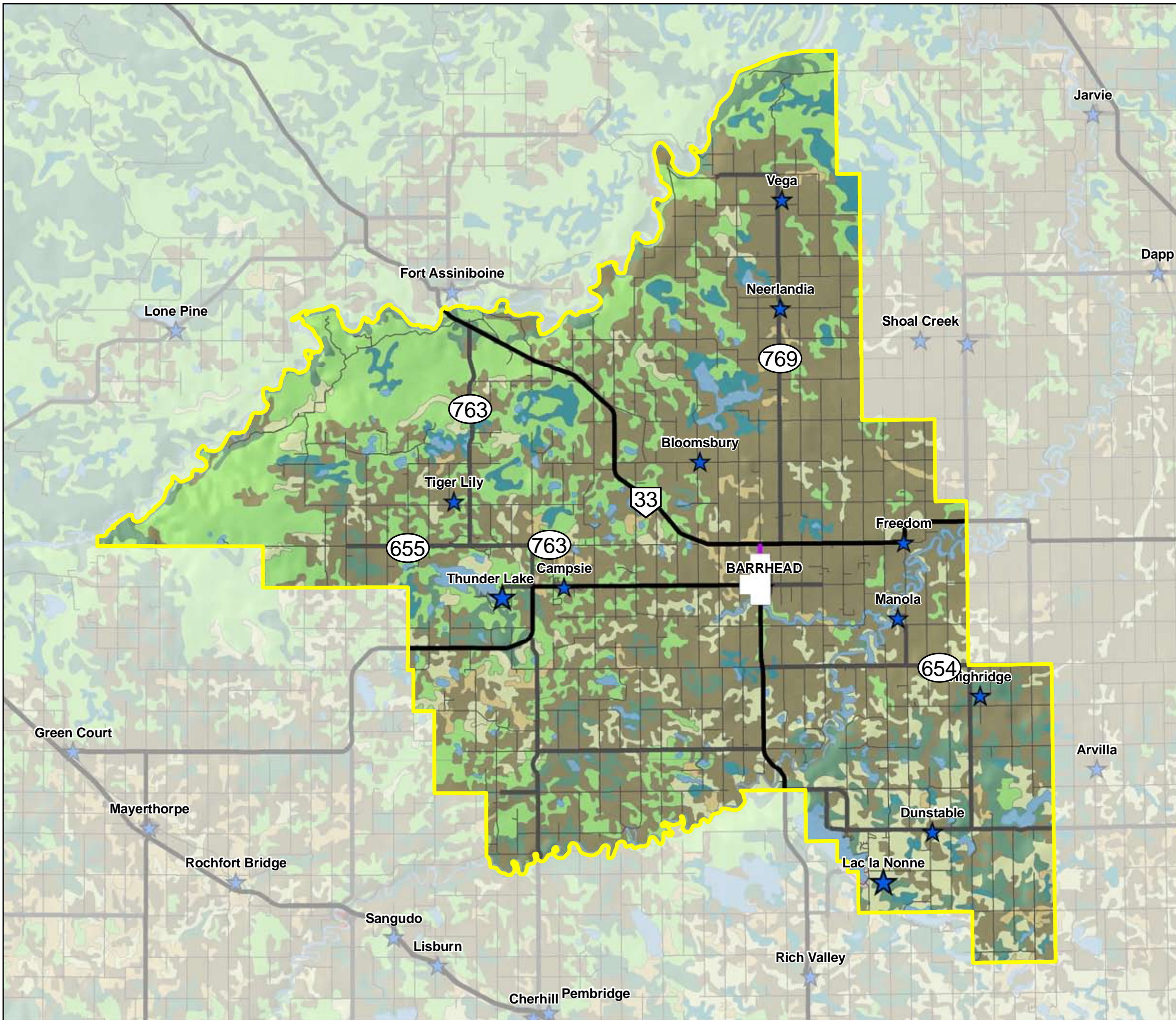
Legend

-  County
 -  Populated Places
 -  Multi-Lane Highway
 -  Major Two Lane Highway
 -  Minor Two Lane Highway
 -  Improved Road
-
- ### Land Use
-  Cropland
 -  Built-up areas
 -  Mines, quarries, sand, gravel pits
 -  Rough grazing and rangeland
 -  Rock and other unvegetated surfaces
 -  Swamp, marsh, or bog
 -  Outdoor recreation
 -  Improved pasture and forage crops
 -  Productive woodland
 -  Non-productive woodland
 -  Water area



Digital geographic information obtained from: Government of Canada National Topographical Survey (Geogratis), Canada Land Inventory (Geogratis), and the County of Barrhead.
 Geographic coordinate system and projection: UTM, NAD 83 Datum. Zone 12N
 All Boundaries are approximate.

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3.3 Multi-lot Country Residential Development

Multi-lot country residential development shall be allowed in the Agricultural Use Area and applicable Statutory Plan Areas, subject to the policies below.

3.3.1 Policies

- | | |
|--|--|
| Location | (1) The County will encourage multi-lot country residential development to be located on lower capability agricultural land rather than on higher capability agricultural land. |
| Amendment to Land Use Bylaw | (2) Multi-lot country residential development shall be allowed only after amendment to the Land Use Bylaw, placing the lands where such development may occur into an appropriate Country Residential District. |
| Preparation of Area Structure Plan | (3) The County shall require an Area Structure Plan be prepared and approved prior to the approval of any amendment to the Land Use Bylaw to allow for a multi-lot country residential subdivision where the land being proposed for development is 8.1 ha (20 ac.) or greater in size, except that the County may require the preparation of a conceptual plan or outline plan if: <ul style="list-style-type: none">(a) the preparation of an Area Structure Plan is considered by the County to be impractical or inappropriate given the small scale of the lands proposed for development or the fragmentation of the quarter section in which the development is located, and/or(b) the development area is within an existing Area Structure Plan, and/or(c) the subject lands are less than 8.1 ha (20 ac.) in size. |
| Consideration of Development Applications & Designs | (4) The County shall abide by the following policies in dealing with multi-lot country residential development applications and designs: <ul style="list-style-type: none">(a) Internal road access shall be provided to each lot. |

- (b) No more than 50 lots shall be allowed per quarter section.
- (c) No further subdivision of existing lots shall be allowed for parcels that are smaller than the smallest existing parcel within an approved country residential subdivision in order to ensure that the established character of the development is maintained.
- (d) A detailed, site specific, biophysical assessment of the site, prepared by qualified professionals on behalf of the proponent, **may** be required with every multi-lot country residential Area Structure Plan proposal in order to allow the County to assess the proposed development. The assessment shall indicate:
 - (i) an inventory of the biophysical assets of the subject site,
 - (ii) how Environmental Reserves, Environmental Reserve Easements, Municipal Reserves, and other land management tools may be used to protect significant biophysical sites,
 - (iii) how development is to be directed and contained within previously cleared or disturbed areas or areas of low biophysical significance,
 - (iv) how habitat linkages are to be maintained, and
 - (v) how all Provincial and Federal legislation and regulations are to be adhered to respecting wetlands, habitat, and environmentally sensitive lands.
- (e) Subdivision proposals may be required to indicate the location of development areas within lots as well as the natural areas on the lots.
- (f) Multi-lot residential subdivisions should have regard for available school and school bus

capacities.

- Access to County Roads** (5) Multi-lot country residential development should be located within 1.6 km (1) mile of paved roads.
- Conservation Design** (6) The County shall ensure that new multi-lot country residential developments adhere to the following conservation design-based principles:
- (a) The ecology of the subject site must be considered. Environmentally sensitive lands should be left undisturbed wherever possible, but incorporated into the overall development. Wildlife corridors or connections between habitat areas should be maintained wherever possible.
 - (b) Development will be directed to lands that are deemed by the County to be of lesser environmental significance.
 - (c) The natural landscape and topography should be considered and incorporated into the overall design of the development.
- Mitigation of Potential Conflicts** (7) The County shall ensure that multi-lot country residential Area Structure Plans, Development Concept Plans, redistricting, and subdivision proposals address potential conflicts with existing agricultural operations and how they will be resolved or mitigated.
- Service Costs to be Borne by Developer** (8) The County shall require the proponent of a multi-lot country residential development to identify all municipal servicing costs associated with the development. The assignment of these costs between the County and the developer will be the basis of an agreement to be entered into prior to a subdivision approval or upon the issuance of a development permit. Normally, however, all development servicing costs associated with the development, including the provision of internal roadway systems to a high standard and the upgrading of other County roads leading to the site in order to provide good access to the residential site will be carried by the proponent.

Housing Types

- (9) The County shall provide opportunities for the development of a wide range of housing types in country residential subdivisions.

**Bareland
Condominium**

- (10) Where developed, bare land condominiums shall be surveyed and developed in a manner that will allow for the future creation of a separate parcel for each lease area (lot), if and when desired by the Condominium Association.

3.4 Lakeshore Country Residential Development

The County of Barrhead has a number of lakes which are used for both residential and recreational purposes. These lakes include: Thunder Lake, Nakumun Lake, Clear Lake and Lac La Nonne. In addition, the County contains lakes which are virtually undeveloped such as George Lake, Baird Lake and Shoal Lake.

The County also features unique lake area habitats such as the Blue Heron and Bald Eagle habitats at Thunder Lake. The purpose of this section of the County of Barrhead Municipal Development Plan is to provide goals, objectives and policies which will assist in maintaining and developing area lakes in a sustainable manner for future generations. Drainage Basins and flood prone areas within the County are as identified on **Map 4.0: Environmental Constraints** located at the end of **Section 3** of this document.

3.4.1 Policies

Conversion of Seasonal Recreational Residential Communities

- (1) The conversion of existing seasonal recreational residential developments to permanent year round communities may be considered at the discretion of Council.

Conservation Design Requirements

- (2) The County shall ensure that recreational residential developments adhere to the following conservation design-based principles:
 - a. The ecology of the subject site must be considered. Environmentally sensitive lands should be left undisturbed wherever possible, but incorporated into the overall development. Wildlife corridors or connections between habitat areas should be maintained wherever possible.
 - b. Development will be directed to lands that are deemed by the County to be of lesser environmental significance.
 - c. The natural landscape and topography should be considered and incorporated into the overall design of the development.

Lake Water Quality

- (3) Development which will have an adverse impact on lake

water quality shall be discouraged.

On-site Sewage Systems

- (4) On-site sewage disposal systems other than holding tanks are not recommended on building sites where other forms of sewage disposal may impact lake water quality.

Impact on Lake Water Levels

- (5) Developments that may result in an impact on lake water levels through excessive use of surface and lake fed groundwater aquifers shall be prohibited.

Area Structure Plans

- (6) The County shall consider the preparation of Area Structure Plans or other Statutory Plans for lake areas which have been identified for future intensive development.

3.5 Industrial Policy

For the purpose of this Municipal Development Plan the term "industry" refers to manufacturing or warehousing and storage; and includes both light and heavy industry. Industries that may have high levels of noxious emissions or noise are referred to as heavy industry. Light industry is not considered noxious and is generally compatible with other uses. Natural resource extraction industries, such as gravel pits and oil and gas wells, are addressed in this Section. Industrial uses within the County can be classified as rural industrial or industrial.

Most of the County's economic base focuses on the agriculture and resource sectors. Historically, the continuation and expansion of the County's industrial base has been limited due to a finite land base and the non-renewable nature of the mining and petroleum resource sector. The County recognizes that industrial developments can be of benefit to the County by providing employment, tax dollars and services to County residents. If planned effectively, the negative impacts an industry may have on the surrounding area can be mitigated or minimized.

This Plan encourages the diversification of the County's economic base by identifying land and policies to supporting the development of a diverse range of industrial developments within the County.

3.5.1 Objectives

- (1) To encourage appropriate industrial development in environmentally and socially appropriate locations and at no cost to the County.
- (2) To ensure that industrial development requiring municipal services is located near serviced areas.
- (3) To minimize the impact of industrial development on non-industrial land uses on surrounding lands.

3.5.2 Industrial Policies

Location of Industry

- (1) Industries shall be encouraged to avoid locating in areas of critical wildlife habitat wherever possible.
- (2) Industrial development shall be encouraged to locate within industrial parks unless an alternate location is required for

site-specific reasons.

- (3) Internal roads to industrial areas shall allow for an adequate truck turning radius.
- (4) Industrial uses shall be directed, where practical, to locate along roads which are constructed to a suitable standard to service the proposed use. Where necessary, industrial developments may be asked to construct or upgrade roads necessary to serve the development.
- (5) Industrial development shall be performed in a manner that will minimize impacts on the natural environment and surrounding land uses.
- (6) Council shall encourage industrial development that requires access to municipal services to locate within or near existing urban areas.
- (7) Council shall only consider proposals for the development of lands for industrial uses in a Hamlet if the proposal is for an industrial use that is compatible with surrounding land uses.
- (8) Before approving any development proposal for an industrial use, the County may require the provision of environmental impact information and a risk assessment (such as that provided for by the Major Industrial Accidents Council of Canada (MIACC) to assist the County in assessing the impact of the proposed development in relation to the natural and human environments, and indicate if and how any negative matters can be mitigated. The County may require the implementation of any mitigating actions indicated in the information and assessment as a condition of any development approval.
- (9) All proposals for heavy industry and or multi-lot industrial developments (including industrial parks) shall:
 - (a) in the opinion of the Development Authority, NOT conflict with or jeopardize surrounding land uses;
 - (b) be considered only in accordance with an Area Structure Plan or, at the discretion of Council, a Development Concept Plan that has been developed and approved in accordance with the Municipal Government Act. A Development Concept Plan or

**Application
Requirements for
Industrial Uses**

Area Structure Plan will address:

- (i) the impact on adjacent land uses;
 - (ii) transportation;
 - (iii) provision of water and sewer services;
 - (iv) storm drainage;
 - (v) the provision for municipal reserves;
 - (vi) the impact on community services, such as fire protection;
 - (vii) the municipal servicing costs associated with the development;
 - (viii) landscaping and buffering;
 - (ix) risk assessment; and
 - (x) any other matters identified by the County.
- (c) not be allowed to locate in close proximity, as determined by the County, to a multi-lot residential subdivision;
 - (d) be accompanied by an identification of all municipal costs associated with the proposal;
 - (e) meet all provincial requirements and obtain a development permit from the County prior to construction; and
 - (f) be encouraged to locate near or adjacent to provincial highways.

**Development
Costs**

- (10) No industrial development (including industrial parks) shall result in any additional costs to the County, unless the County agrees to share the costs.

Aesthetics

- (11) Industrial storage developments shall be maintained in a manner that will not detract from the aesthetics or the quality of life of the surrounding area.

**Land
Re-districting**

- (12) A subdivision application which proposes to subdivide one (1) or more lots proposed for industrial/commercial use may be approved in the Agricultural Area, but such an application shall not be approved unless the land which is the subject of the subdivision application is districted for industrial/commercial development in the Land Use Bylaw.

**Industrial
Subdivisions**

- (13) Subdivision provisions in the Land Use Bylaw for the Industrial Area shall ensure that:
- (a) the subdivision of vacant single lots for industrial development shall be avoided as far as possible; and
 - (b) the lot is as small as possible (between 1.0 acre and 10.0 acres) while still being large enough to encompass the improvements.

3.6 Commercial Policy

The intent of the Plan is to accommodate commercial facilities, primarily adjacent to highways, secondary road systems, within established Hamlets, and in appropriate locations within multi-lot recreation residential developments. Commercial developments provide a service to the agricultural community, local residents, the traveling public, and tourists to the region. The County will not support commercial developments that adversely affect the standard of safety or convenience, or the functional integrity of any highway or road. The Plan also recognizes that specific commercial uses may require unique site locations in order to serve the rural community.

3.6.1 Goal

To encourage and facilitate commercial, industrial and resource growth within the County in order to broaden the County's economic base.

3.6.2 Objectives

- (1) To minimize the impacts of commercial activities on un-fragmented agricultural and resource lands.
- (2) To minimize conflicts with adjacent land uses.
- (3) To minimize municipal servicing costs associated with commercial development.
- (4) To promote and accommodate commercial, industrial and resource extraction-based development in appropriate locations in the County of Barrhead.
- (5) To enhance the economy of the County of Barrhead.
- (6) To support an adequate level of commercial services to area residents.

3.6.3 Commercial Policies

Location of Commercial Development

- (1) The County shall consider proposals for commercial development:
 - (a) that will not unnecessarily fragment the un-fragmented agricultural and resource lands; and
 - (b) that does not conflict with adjacent land uses.

- (2) Commercial uses shall be encouraged to avoid locating in areas of critical wildlife habitat wherever possible.
- (3) Commercial uses operated as secondary uses to agricultural operations may be allowed.
- (4) Commercial development may be allowed to locate near urban areas in consultation with the affected urban area, as determined by the Development Authority.

Buffering

- (5) Highway commercial uses shall be developed in a manner that will not detract from the scenic and aesthetic qualities of the receiving neighbourhood.
- (6) The Development Authority shall require the developer to construct and/or maintain an appropriate buffer, as determined by the Development Authority, between the development and nearby land uses.
- (7) Hamlet commercial uses shall be developed in a manner that will have minimal impact on adjacent residential properties.

Servicing

- (8) Council shall encourage commercial development in Hamlets if the resultant servicing requirements do not exceed the servicing capabilities of the Hamlet or negatively impact the character of the Hamlet.
- (9) Commercial uses which are more appropriate in an alternate location (i.e. urban setting or rural commercial park) shall be redirected to those alternate locations.
- (10) The Development Authority shall require the developer of a commercial development to identify all municipal servicing costs associated with the development. The assignment of these costs between the County and the developer will be the basis of an agreement to be entered into prior to a subdivision approval or upon the issuance of a development permit. Normally, however, all development servicing costs associated with the development will be carried by the developer.

Consultation with Alberta Transportation

- (11) The County shall consult Alberta Transportation to determine locations where highway commercial development may be allowed along the Provincial highway network. When identifying suitable locations for highway commercial

development, consideration shall be given to:

- (a) impacts on the transportation system,
- (b) servicing requirements,
- (c) impacts on adjacent land uses, and

alternative locations for the proposed development.

**Subdivision
Considerations**

- (12) A subdivision application which proposes to subdivide one or more lots proposed for commercial use may be approved in the Commercial Area or Agricultural Area, but such an application shall not be approved unless the land which is the subject of the subdivision application is designated for commercial development in the Land Use Bylaw.

**Farm Subsidiary
Operations**

- (13) Uses such as farm subsidiary occupations, home based businesses, and public/institutional uses directly associated with agriculture should be permitted. Non-agricultural related businesses may be permitted.
- (14) Commercial businesses such as home based businesses and farm subsidiary businesses should be encouraged to operate on a wholesale basis and to use urban locations such as Hamlets for retail operations.

3.7 Natural Areas

The County of Barrhead is part of the Boreal Forest Natural Region and straddles two Natural Subregions: the Dry Mixedwood Natural Subregion in the southern portion of the County and the Central Mixedwood Natural Subregion in the north.

Comprising approximately 58% of the province, the Boreal Forest Natural Region is Alberta's largest Natural Area. It is typified by short summers, long winters, and sweeping expanses of deciduous, mixedwood and coniferous forests intermixed with fens and wetlands. About 50% of the Dry Mixedwood Natural Sub-region is suitable for cultivation, including much of the County of Barrhead. **Maps 4-10** which are not adopted as part of this Plan, are included for informational purposes only. These maps illustrate environmental constraints, agricultural capacity, forestry capacity, slope, elevation, water fowl capacity, and ungulate capacity within the County.

Wildlife diversity in the Boreal Forest Natural Region is highest in the south-central and eastern portions of the region, in which the County of Barrhead is located. Common avian species in this area include the Yellow Tail, Sedge Wren, Great-crested Flycatcher, Chestnut-sided and Blackburnian Warblers, as well as additional species that flourish in deciduous, coniferous and/or mixed forests. Common mammal species include the red squirrel, snowshoe hare, southern red-backed vole, cinerous shrew, least chipmunk, deer mouse, black bear, moose, ermine and American beaver. Further, lakes and ponds provide habitat for the arctic grayling, northern redbelly dace, Iowa darter, lake whitefish, burbot, walleye, goldeye, lake chub, longnose and white suckers, emerald and spottail shiners, slimy sculpin, ninespine stickleback, walleye, yellow perch and northern pike.⁶

The County of Barrhead has several areas that are designated Environmentally Significant Areas of provincial or national significance: the Athabasca River from Whitecourt to Vega, George Lake and the Holmes Crossing Sand Hills.⁷ The Athabasca River is recognized as a critical wildlife zone, George Lake as a significant breeding habitat for many varieties of birds, and the Holmes Crossing Sand Hills is recognized for supporting a diverse array of plant and animal species. In the cases of all three environmentally significant areas, maintaining natural shorelines and habitat will help keep the area attractive for a variety of plant and animal species.⁸

⁶ Natural Regions Committee. (2006). *Natural Regions and Subregions of Alberta*. Compiled by D.J. Downing and W. W. Pettapiece. Government of Alberta Publication No. T/852.

⁷ Sweetgrass Consultants Ltd. (1997). *Environmentally Significant Areas of Alberta Volume 2*. Edmonton: Alberta Environmental Protection.

⁸ Ibid.

A number of the County's lakes are used for both residential and recreational purposes, including Thunder Lake, Nakumun Lake, and Lac La Nonne. Drainage Basins and Flood prone areas within the County are as identified on **Map 4**. The County recognizes that developing Natural Areas for human use can put stress on native plant and animal species and damage sensitive environmental areas. The objectives and policies contained in this section outline the County's strategy to mitigate these potential problems and maintain its natural areas for future generations.

Natural Areas are identified on the Future Land Use Plan Map. These lands were identified by mapping environmental constraints to development (shown on Map 4) including: environmentally significant areas, flood susceptible areas, and steep slope areas within the County. **Maps 5 and 6** show slope and elevation within the County.

3.7.1 Goal

The County supports the stewardship of environmentally sensitive areas, and, in particular, the integrity of the County's rivers, streams and lakes.

3.7.2 Objectives

- (1) To protect environmentally sensitive areas from inappropriate forms of development.
- (2) Where appropriate, to apply environmental reserve provisions in order to preserve environmentally sensitive areas.
- (3) To require environmental reviews as part of the development process.
- (4) To ensure that suitable public access is granted to lakeshore areas.
- (5) To protect surface and subsurface water quality and quantity.
- (6) To reduce the risk of damage from wildfires.
- (7) To work in conjunction with grass-roots conservation agencies and any Watershed Planning and Advisory Council (WPAC) within municipal limits in order to promote environmental stewardship within the County.

3.7.3 Natural Area Policies

- | | |
|--|---|
| Subdivision of Land within the Natural Area | (1) The maximum number of parcels for all use within the Natural Area is two (2) parcels per quarter section. |
| | (2) The minimum parcel size for agricultural use is 80 ac. (32 |

ha).

- (3) A maximum of one (1), 10 ac. parcel may be subdivided for Country Residential use.
- (4) No permanent structures will be allowed within the 1:100 year flood plain of any river, stream or lake shore, unless proper flood proofing techniques are applied. A certificate from a qualified, registered professional engineer or architect will be required by the County to confirm that the development has been properly flood proofed.
- (5) The County shall encourage flood plain and flood prone areas to be kept in their natural state or be used for extensive agricultural use, where applicable.
- (6) Where development is allowed within a flood prone or flood plain area, the County shall take measures as required to ensure that the potential liability to the County through flooding is reduced.
- (7) On municipal lands within flood areas, new development should be limited to recreational uses.
- (8) Development shall not be allowed in areas characterized by wetlands, swamps, muskeg, or saturated soils. Development shall also be prohibited in valleys, ravines, or seasonal draws
- (9) Development shall be prohibited on slopes in excess of 15% or on slopes which are subject to slippage or mass movement.
- (10) Development shall be discouraged in or adjacent to important wildlife habitat areas.
- (11) Development shall be discouraged on soils which have extremely fast percolation rates and/or which might result in the possibility of groundwater contamination.
- (12) Unless unique site requirements determine otherwise, development proposals should conform to the Alberta Environment Land Conservation Guidelines so far as they pertain to setback requirements from valley breaks, ravines and watercourses.

**Development on
Lands on or Near
Flood Plains**

**Wetlands, Swamps,
Muskeg and
Saturated Soils**

Steep Slopes

**Important Wildlife
Habitat Areas**

**Soil Percolation
Rates**

**Alberta Environment
Land Conservation
Guidelines**

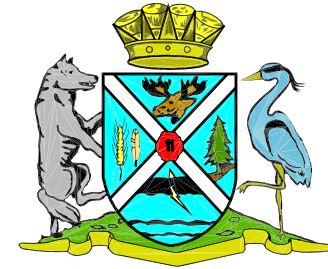
- Environmental Assessment** (13) The County may require an environmental assessment or evaluation related to a proposed development which may have an impact on an identified natural or environmentally sensitive feature.
- Setbacks** (14) Unless unique site requirements determine otherwise, development proposals should conform to the Alberta Environment Land Conservation Guidelines so far as they pertain to setback requirements from valley breaks, ravines and watercourses.
- Wildlife Habitat on Private Lands** (15) The County shall attempt to facilitate a cooperative relationship between affected stakeholders to identify critical wildlife habitat areas on privately owned lands within the municipality.
- Emergency Access** (16) The County should encourage the provision of an emergency access to multi-parcel developments in forested areas.
- Fire Protection** (17) The County shall encourage the use of effective wildfire prevention techniques and the development of on-site fire fighting measures to reduce the risk of wildfires resulting from development.
- (18) The County may refer applications for subdivision and development to Alberta Environment: Land and Forest Service or the local fire department for comment in evaluating the suitability of a site in forested land for development.
- (19) The County shall consider the following as conditions of development approval for development on lands which is too remote to be adequately serviced by existing fire fighting services.
- (a) the provision of a suitable on-site water supply for fire fighting purposes.
 - (b) the use of fire resistant building methods and materials.
 - (c) the installation of spark arrestors on chimneys.
 - (d) the removal of trees, shrubs, and fuels.
- (20) The County shall discourage the development of forested

lands in significant wildfire hazard areas.

- (21) The County may ask developers to provide for appropriate fire protection measures in an application for subdivision or Area Structure Plan.

Building Orientation (22) The County should encourage houses to be oriented to maximize passive solar energy, natural shade and windbreaks, and to orient rooms such as kitchens and bedrooms based on light and heat requirements. The use of energy-efficient appliances and materials will be encouraged.

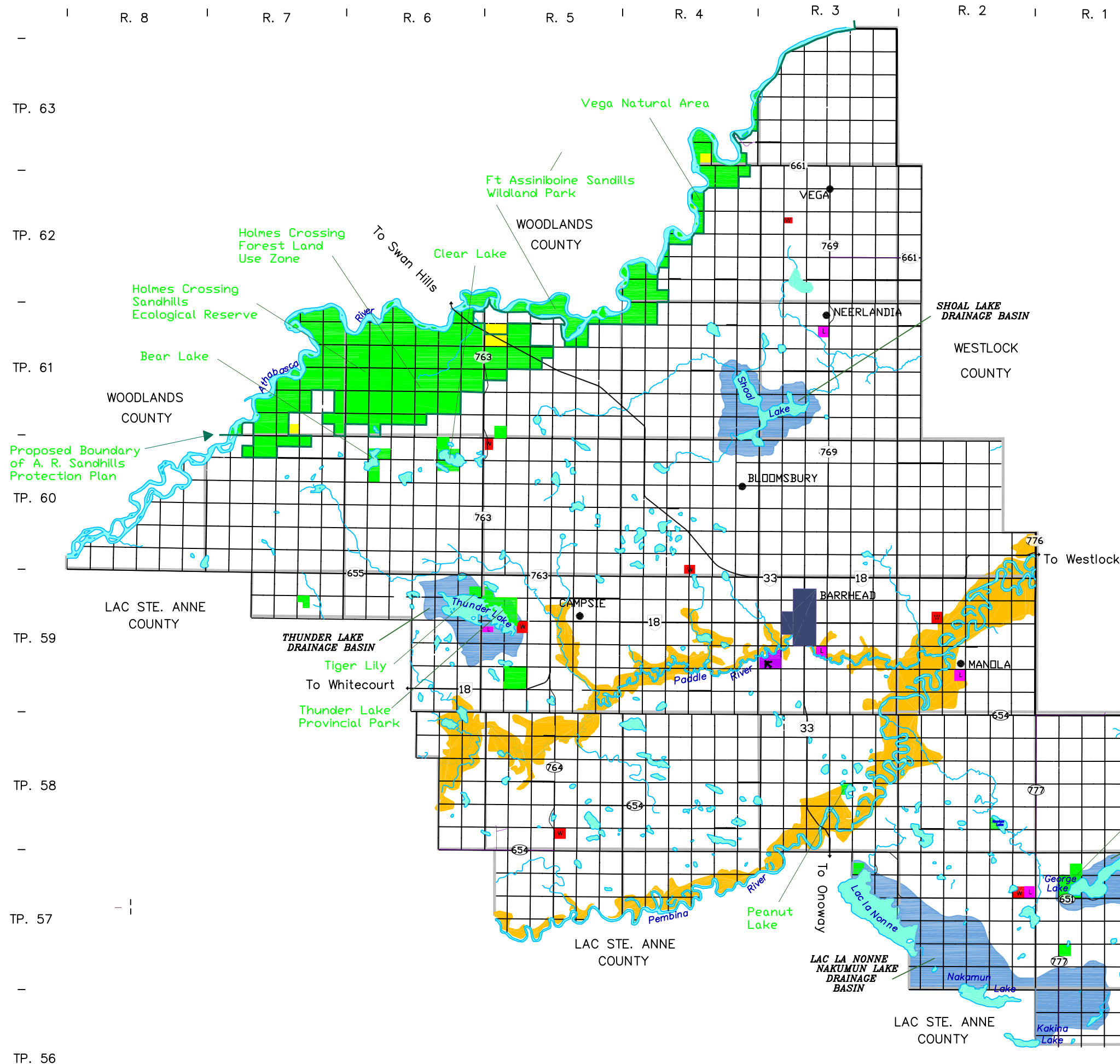
Alternative Energy (23) The County should encourage the use of alternative energy systems as a green alternative to traditional forms of electrical generation.



COUNTY OF BARRHEAD
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 2-2004

ENVIRONMENTAL CONSTRAINTS

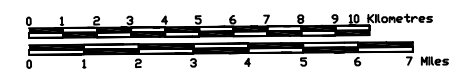
MAP 4



LEGEND

- AIRPORT
- DRAINAGE BASINS
- GRAVEL OPERATIONS & RESOURCES
- SEWAGE LAGOON SETBACKS
- LANDFILL/WASTE TRANSFER SITES
- PARKS & PROTECTED AREAS
- POTENTIAL FLOOD AREA (1:100 yr.)

- Areas depicted on this map are known to be environmentally sensitive, other areas may be regarded as environmentally sensitive through site specific evaluation.
- Potential Flood Area
Where the potential for flooding is anticipated, a site specific flood potential evaluation should be considered.
- Subdivision and Development Regulation setbacks from landfills, sewage lagoons, etc, shall be governed by Alberta Regulation 212/95 and further amendments.



DATA FROM NEW ERA MUNICIPAL SERVICES
THIS MAP WAS PRODUCED USING ALBERTA ENVIRONMENTAL PROTECTION
DATA RESOURCE DIVISION 1:250,000 DIGITAL FILES.
August 2004











May, 2010

County of Barrhead: Agriculture Capacity

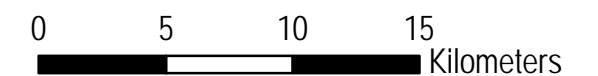
MAP 5

Legend

-  County
-  Populated Places
-  Multi-Lane Highway
-  Major Two Lane Highway
-  Minor Two Lane Highway
-  Improved Road
-  Streams
-  Water Bodies

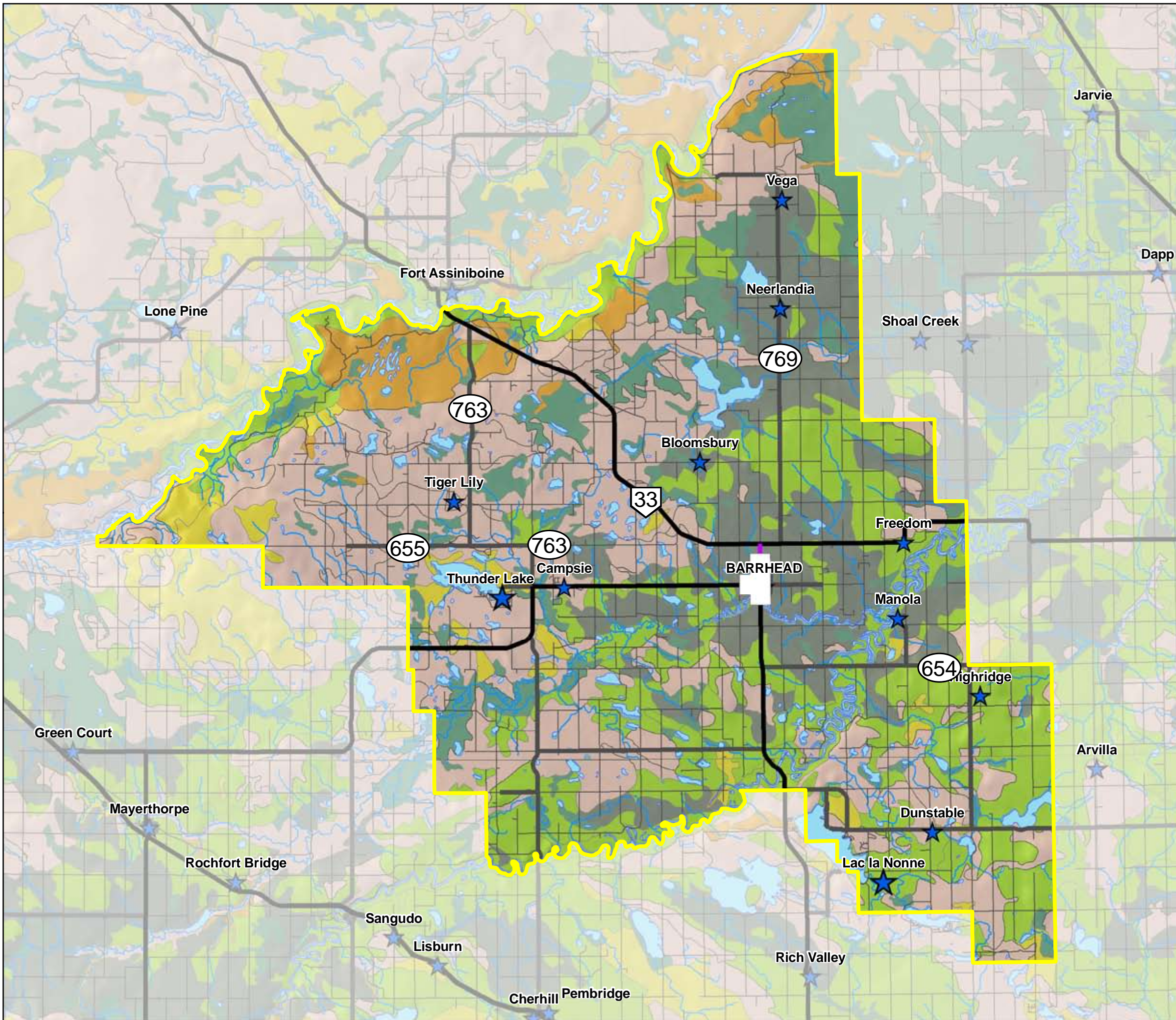
Agriculture

-  Class 1
-  Class 2
-  Class 3
-  Class 4
-  Class 5
-  Class 6
-  Class 7
-  Class 8
-  Organic
-  Water



Digital geographic information obtained from: Government of Canada National Topographical Survey (Geogratis), Canada Land Inventory (Geogratis), and the County of Barrhead.
 Geographic coordinate system and projection: UTM, NAD 83 Datum. Zone 12N
 All Boundaries are approximate.









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County of Barrhead: Forestry Capacity

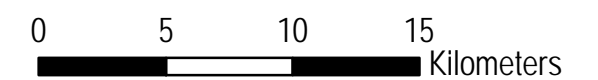
Map 6

Legend

-  County
-  Populated Places
-  Multi-Lane Highway
-  Major Two Lane Highway
-  Minor Two Lane Highway
-  Improved Road
-  Streams
-  Water Bodies

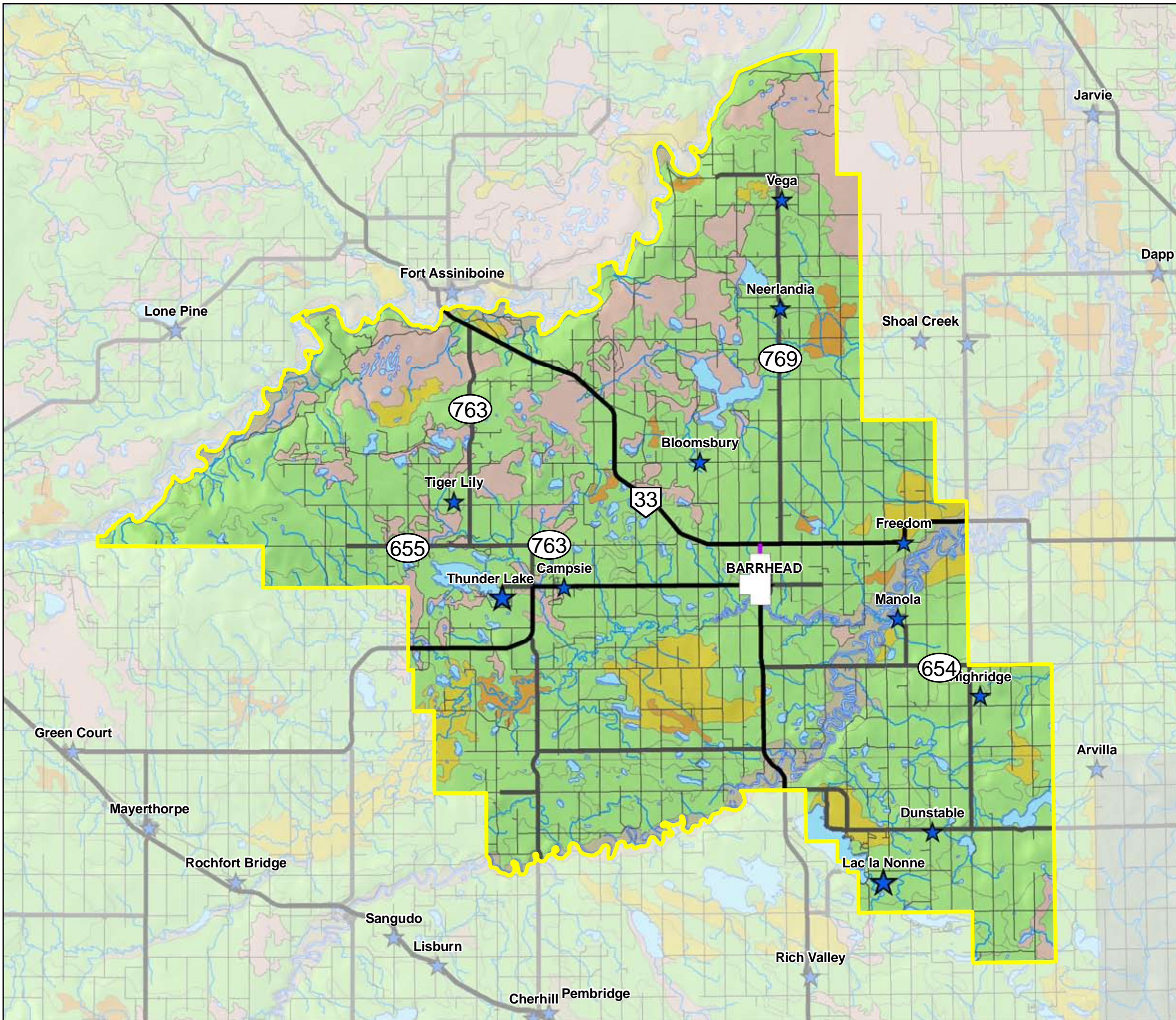
Forestry

-  Class 1
-  Class 2
-  Class 3
-  Class 4
-  Class 5
-  Class 6
-  Class 7
-  Class 8
-  Water



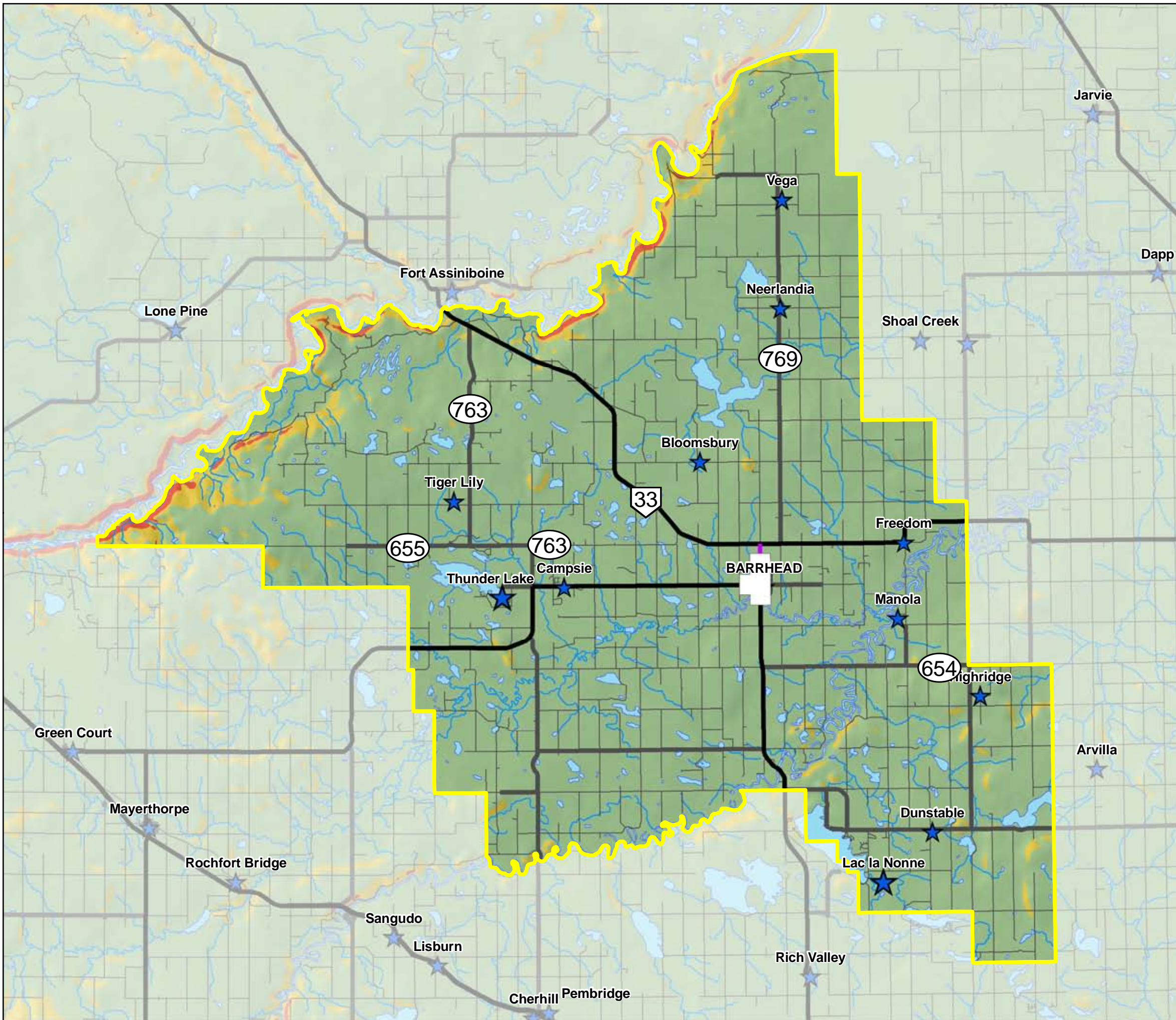
Digital geographic information obtained from: Government of Canada National Topographical Survey (Geogratis), Canada Land Inventory (Geogratis), and the County of Barrhead.
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County of Barrhead: Slope


Map 7

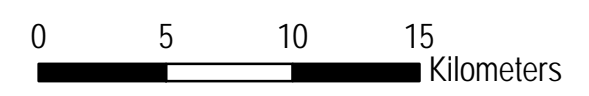


Legend

-  County
-  Populated Places
-  Multi-Lane Highway
-  Major Two Lane Highway
-  Minor Two Lane Highway
-  Improved Road
-  Streams
-  Water Bodies

Slope (Degrees)

-  0 - 2
-  2 - 5
-  > 5











Digital geographic information obtained from: Government of Canada National Topographical Survey (Geogratis), Canada Land Inventory (Geogratis), and the County of Barrhead.
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County of Barrhead: Elevation

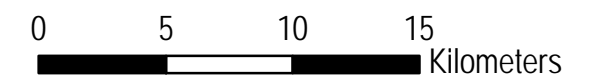
Map 8

Legend

-  County
-  Populated Places
-  Multi-Lane Highway
-  Major Two Lane Highway
-  Minor Two Lane Highway
-  Improved Road
-  Streams
-  Water Bodies

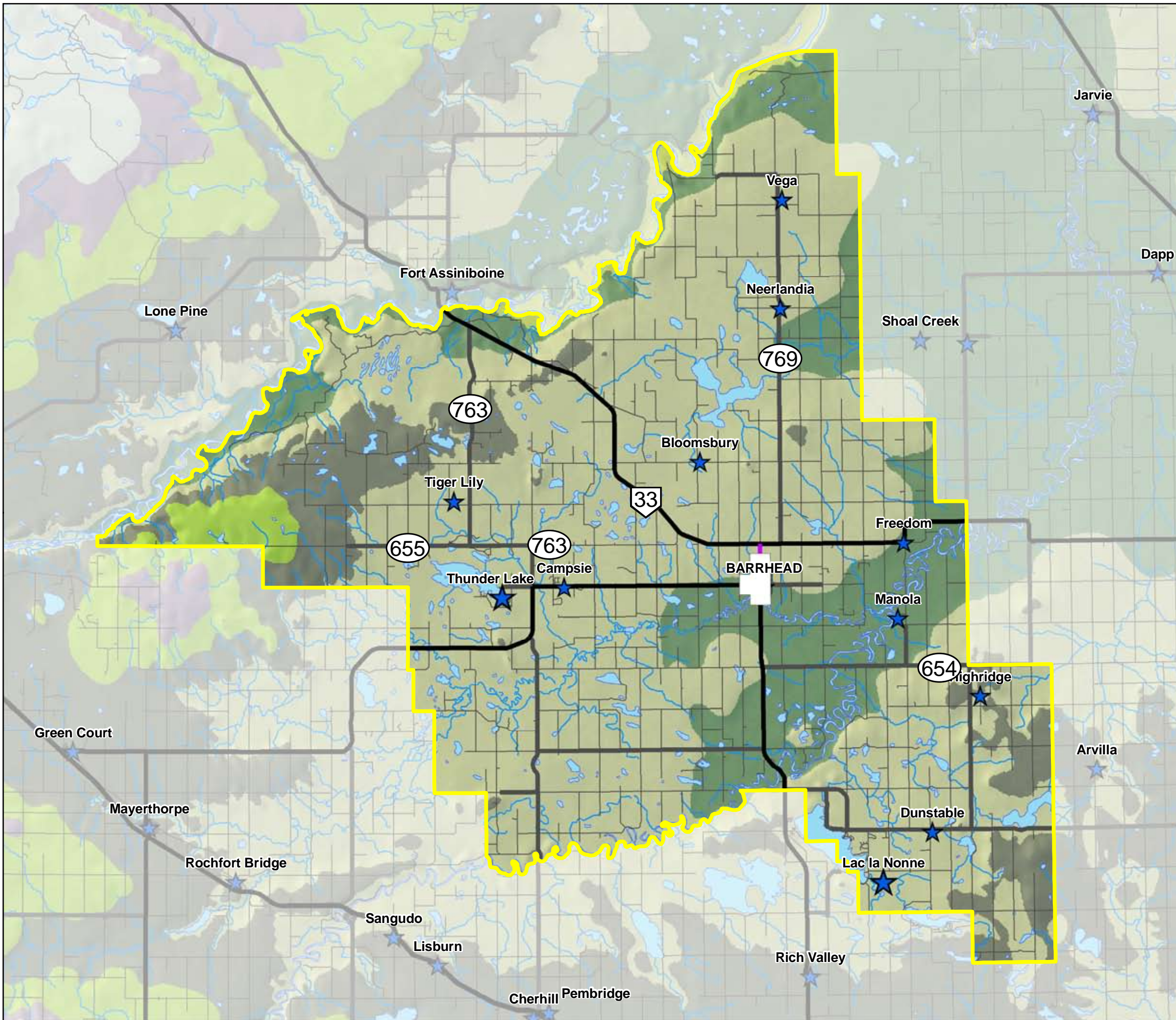
Elevation (m)

-  < 600
-  600 - 650
-  650 - 700
-  700 - 750
-  750 - 800
-  800 - 850
-  > 850



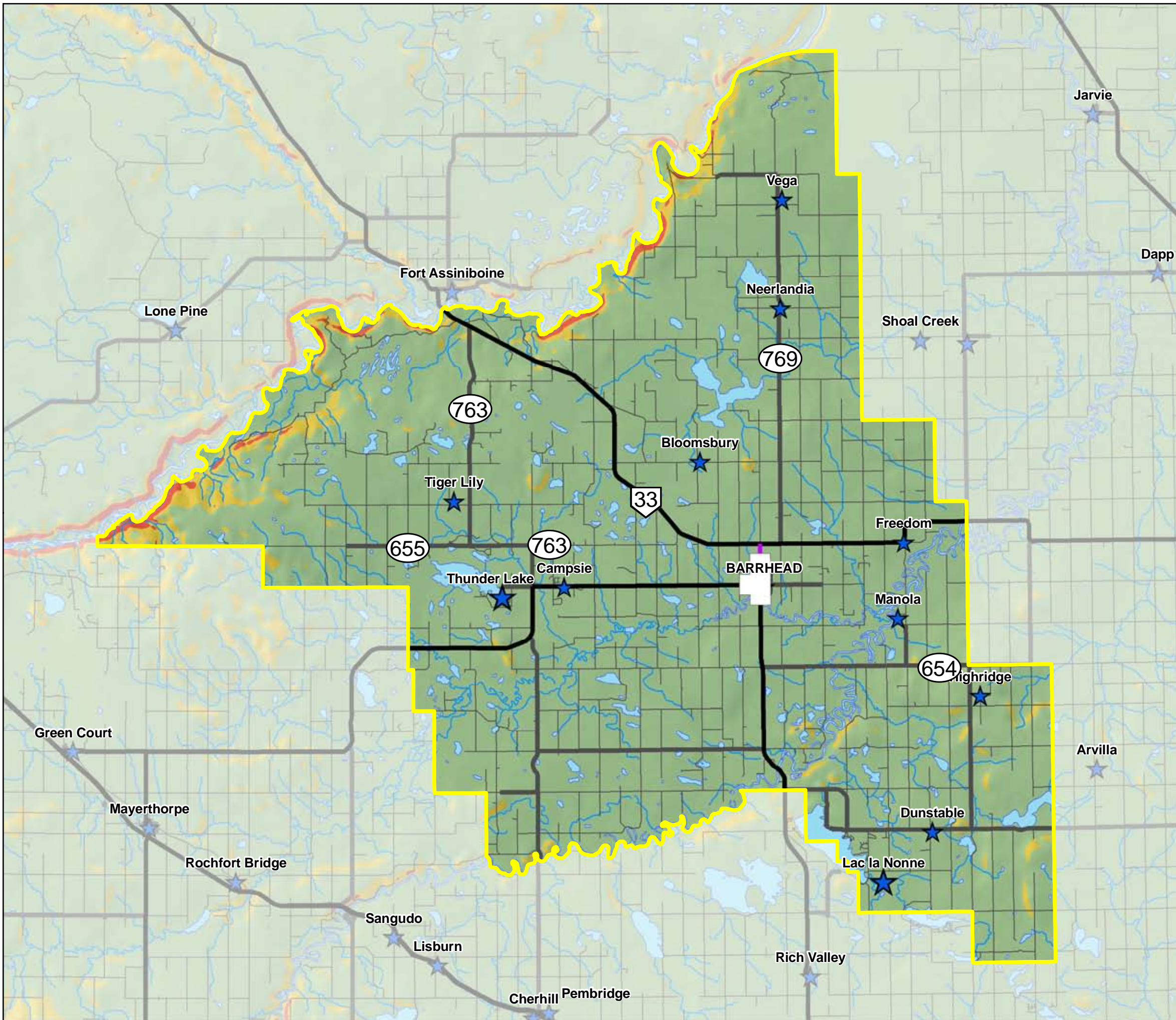
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County of Barrhead: Waterfowl Capacity


Map 9

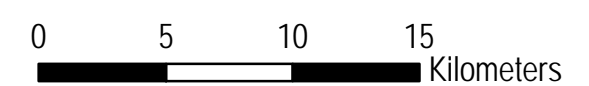


Legend

-  County
-  Populated Places
-  Multi-Lane Highway
-  Major Two Lane Highway
-  Minor Two Lane Highway
-  Improved Road
-  Streams
-  Water Bodies

Slope (Degrees)

-  0 - 2
-  2 - 5
-  > 5











Digital geographic information obtained from: Government of Canada National Topographical Survey (Geogratis), Canada Land Inventory (Geogratis), and the County of Barrhead.
 Geographic coordinate system and projection: UTM, NAD 83 Datum. Zone 12N
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County of Barrhead: Ungulate Capacity

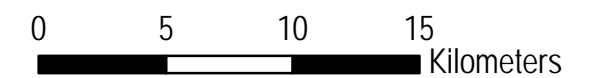
Map 10

Legend

-  County
-  Populated Places
-  Multi-Lane Highway
-  Major Two Lane Highway
-  Minor Two Lane Highway
-  Improved Road
-  Streams
-  Water Bodies

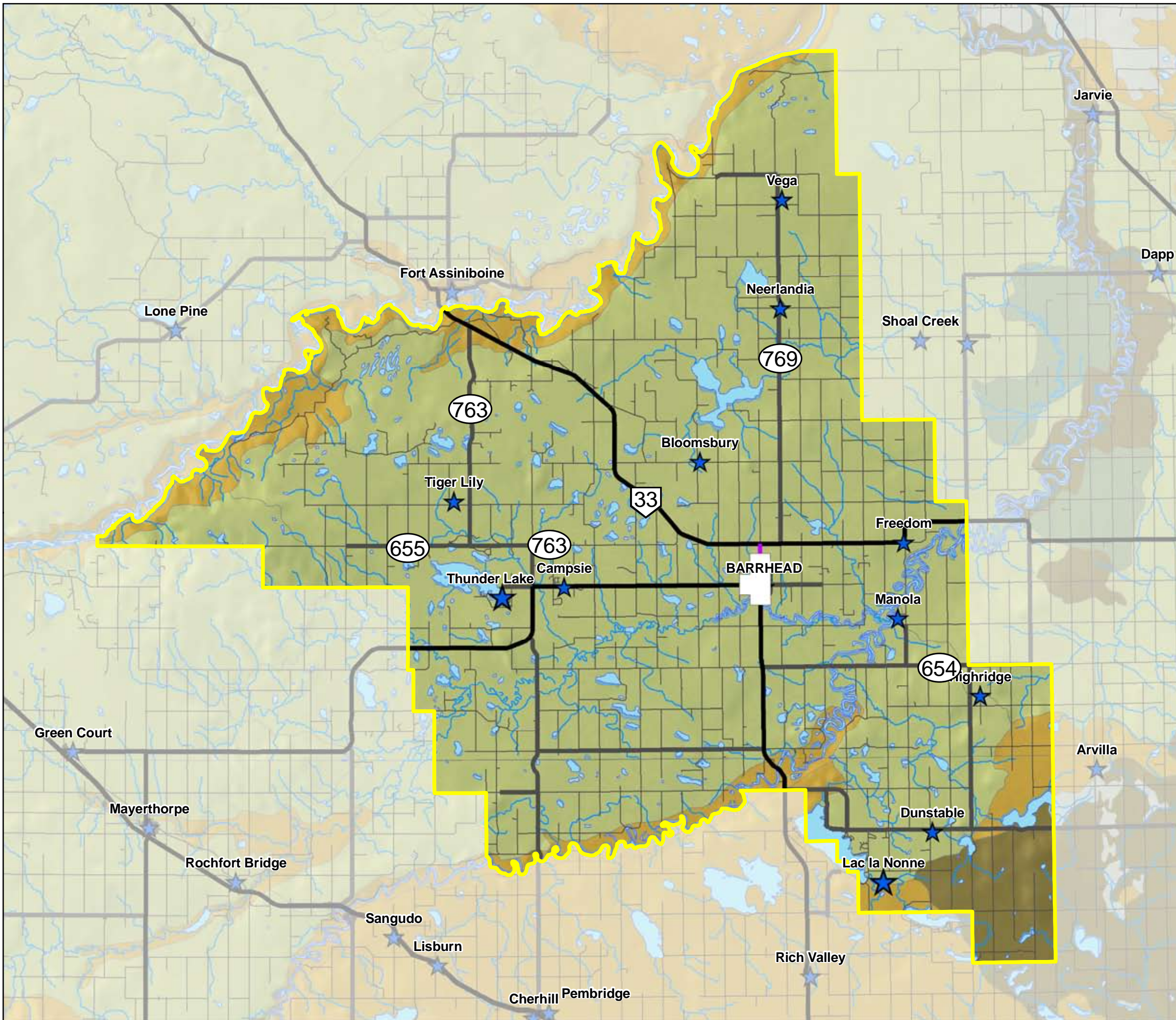
Ungulates

-  Class 1
-  Class 2
-  Class 3
-  Class 4
-  Class 5
-  Class 6
-  Class 7
-  Class 8
-  Water



Digital geographic information obtained from: Government of Canada National Topographical Survey (Geogratis), Canada Land Inventory (Geogratis), and the County of Barrhead.
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Part 4.0 General Land Use Policies

4.1 Reserves and Conservation Easements

In certain instances – as outlined in the Municipal Government Act – the subdivision process can involve the dedication of Reserve lands to the County. Currently the Municipal Government Act identifies three (3) types of reserves which may be taken during subdivision by a municipality. They are: Municipal Reserves, Environmental Reserves and Environmental Reserve Easements. Conservation Easements cannot be taken by a municipality at time of subdivision but can be utilized by a private land owner or a Municipality to protect significant environmental areas.

Municipal Reserves can be used by a municipality as public parks, public recreation areas, for school authority purposes or as buffers between parcels of land which are used for different purposes: Depending on the circumstances, money may be taken by the County in lieu of Municipal Reserve dedication.

Environmental reserves, environmental reserve easements and conservation easements are three tools municipalities can use to ensure that:

- a) development does not occur on hazard lands;
- b) significant environmental areas are protected; and
- c) public access to Significant Cultural Landscapes.

Environmentally sensitive ecological features require special attention when being considered for development. Such areas include lands subject to a flooding hazard, ravines, steep slopes, and areas subject to erosion. Council intends to have regard for these sensitive areas when making development decisions.

4.1.2 Objective

To conserve and protect significant cultural landscapes and environmentally sensitive ecological features for future generations.

4.1.3 Policies

- Taking of Reserves** (1) At the time of subdivision, as provided for in the Municipal Government Act, the County shall request land as Reserve or money in lieu of Reserve. In certain cases, the County may defer reserves if a specific site is identified for a park area but that specific area is not located within a particular subdivision. Money-in-lieu of land for reserves shall be required where land is not provided.
- Full Amount Required** (2) The County shall generally take the full amount (10%) of Municipal Reserves owing as a result of subdivision, in accordance with Provincial legislation.
- Location of Municipal Reserve Parcels** (3) Municipal Reserve parcels in the County shall be:
- (a) concentrated in a few large parcels on suitable sites rather than scattered through subdivisions; and
 - (b) evaluated and inventoried with the aim of making more efficient use of the Reserves through consolidation and/or sales.
- Setbacks from Water bodies and Watercourses** (4) The County may require subdivision and development applications adjacent to water bodies and watercourses to prepare an engineering and/or geotechnical study to determine an adequate setback based on soil conditions and slope stability.
- (5) Development on sandy or unstable soil may only be allowed if measures to control erosion are implemented. Development on flood susceptible areas or on unstable or steep slopes shall not be allowed.
- Environmental Reserves** (6) Environmental Reserves shall be taken in accordance with Section 664(1) of the Municipal Government Act where the Subdivision Approving Authority is of the opinion that land is required to maintain the integrity of a slope, shoreline, watercourse, or other natural feature that is considered environmentally sensitive.
- (7) Environmental Reserve shall be allocated prior to the determination of other forms of reserve.
- (8) The following are the recommended Environmental

Reserve allocations to be used in the County:

- (a) Shoreline areas surrounding permanent and naturally occurring bodies of water;
- (b) Floodplain, as identified by the Province of Alberta and/or the County of Barrhead;
- (c) River, creek, and watercourse slopes;
- (d) Land from the top of a river, creek, or other watercourse bank where there is a potential for slope subsidence;

Other land as identified by the subdivision approving authority.

Environmental Reserve Minimum Requirements

- (9) An Environmental Reserve of not less than 30 m (98 ft) in width from the high water mark of water bodies and/or the top of bank of lakes and rivers shall be required as a condition of subdivision approval. As a condition of development approval where there is no subdivision, a comparable setback of 30 m (98 ft) shall be required from the high water mark of a significant water body or water course and/or the top of bank of the significant water body or water course to the wall of the nearest building. **Figure 2** illustrates the recommended water buffer adjacent to a significant water body or water course.

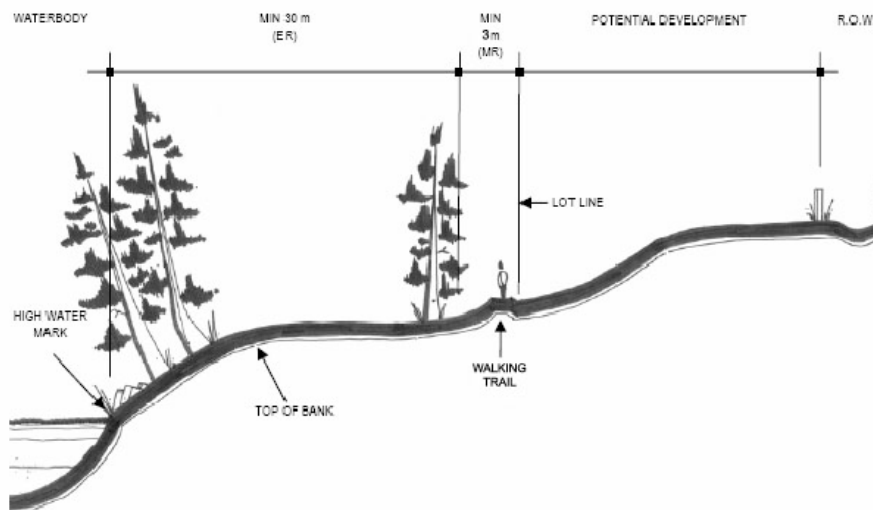


Figure 2: Recommended Environmental Setback

- Additional Reserve Requirements** (10) Additional reserve and/or setback may be required by the County based on the recommendations of any engineering and/or geotechnical study requested by the County. In these cases, the amount of reserves required will be determined using the guidelines for ER width developed by Sustainable Resource Development (See **Appendix A**).
- Reduction of Reserve Allocation** (11) The above allocation may be reduced where it can be shown to the satisfaction of the County that a reduced allocation will not adversely impact the natural feature that is the subject of the reserve or as identified in an approved statutory plan.
- Environmental Reserve Easements** (12) Where Environmental Reserve Lands are not necessary to provide public access to the feature, the County shall, at the time of subdivision, consider the option of an Environmental Reserve Easement as provided for in the Municipal Government Act.
- Buffers** (13) Municipal Reserves may be required as an open space buffer of sufficient size and composition to act as a noise and visual barrier shall be required between disparate land uses.
- Disposing of Municipal Reserves** (14) Prior to disposing of any Municipal Reserve, Council shall review the applicability and effect of such disposition on surrounding land uses and the area's recreational potential.
- School Reserves** (15) School Reserves shall be provided when required by the School Board. The amount of reserves provided shall be decided on a case by case basis unless and until an agreement is reached between the School Board and the County.
- Conservation Easements** (16) The County may consider proposals to designate future Conservation Areas.
- (17) At the discretion of the subdivision approving authority, the use of Conservation Easements may be considered as an alternative to traditional Environmental Reserves during the subdivision process. The use and control of these features and areas shall be clearly stated in the easement agreement. Conservation Easements are provided for under the Environmental Protection and Enhancement Act, RSA

2000.

- (18) A Conservation Easement may be considered to preserve significant natural features and areas that do not qualify as Environmental Reserve under the Municipal Government Act. The use and control of these features and areas shall be clearly stated in the easement agreement.

4.2 Urban Areas & Intermunicipal Planning

The only incorporated municipality located within the County of Barrhead is the Town of Barrhead, which – although it is not part of the County – provides many services and amenities to County residents. Development adjacent to urban municipalities can result in problems when these municipalities expand. As such, Council intends to consider the Town’s comments when reviewing development or subdivision applications of mutual interest.

The County of Barrhead has a number of unincorporated urban communities located throughout the agricultural area of the County. These communities are classified as settlements or localities (a clustering of houses and minimal other services) and Hamlets (higher density housing along with commercial, industrial and public/institutional uses).

<u>Hamlets</u>	<u>Localities</u>
Manola	Bloomsbury
Neelandi	Vega
Campsie	
Thunder Lake	

These communities provide a valuable alternative living environment for country residential or urban lifestyles. Council wishes to encourage development in the Hamlets and localities where development capacity exists.

Further, the County of Barrhead shares a common boundary with four Counties: Sturgeon County, Westlock County, Woodlands County, and Lac Ste. Anne County. Additionally, the Summer Villages of Birch Cove and Nakumun Park are located within the referral distance specified under the Municipal Government Act for subdivision approval.

The County of Barrhead works together with adjacent rural municipalities on matters of mutual interest and is a partner in an Intermunicipal Development Plan (IDP) between the County and the Town of Barrhead. The County is also a partner in the Lac La Nonne IDP with Lac Ste. Anne County and the Summer Village of Birch Cove.

4.2.1 Goal

The County wishes to support the development of sustainable communities by encouraging SmartGrowth principles and Intermunicipal Co-operation.

4.2.2 Objectives

- (1) To encourage infill development and the preservation of historic buildings as a means to maximize existing infrastructure and beautify the built environment.
- (2) To ensure that urban centre expansion and growth occurs in an efficient and orderly manner.
- (3) To ensure that urban centres have sufficient lands within their boundaries to undertake comprehensive land use and servicing planning and a diversity of residential and related commercial and public land uses.
- (4) To minimize the amount of un-fragmented agricultural land used for the expansion of urban communities.
- (5) To ensure that land which may be required for urban centre expansion is not developed prematurely or developed in such a manner that would preclude or significantly increase the cost of conversion to urban uses.
- (6) To facilitate cooperation, consultation, and communication on land use issues affecting neighbouring jurisdictions.
- (7) To ensure that SmartGrowth principles are utilized in the design and development of urban communities and multi-lot recreation residential and country residential developments.

4.2.3 Policies

Intermunicipal Cooperation

- (1) Council shall encourage intermunicipal cooperation between the County and Town of Barrhead on land use matters which may be of mutual importance or interest.
- (2) Prior to approving any subdivision or discretionary development within 1.6 km (1 mile) of the Town of Barrhead, the County shall request comments from the Town for discretionary land uses or uses that are not related to an existing land uses and shall give due

consideration to those comments that are received within 60 days.

- (3) The County will refer other subdivision, development, and districting matters to respective rural municipalities when it is deemed by the approving authority that the proposal may have an impact upon the respective municipality.
- (4) The County will work cooperatively with adjacent municipalities with respect to the development of roadways and/or the designation of industrial haul roads.

**Intermunicipal
Development Plans**

- (5) The County will work together with the Town of Barrhead to ensure that the Barrhead Intermunicipal Development Plan remains a current, effective and useful document.
- (6) The County will work together with Lac Ste. Anne County and the Summer Village of Birch Cove to ensure that the Lac La Nonne Intermunicipal Development Plan remains a current, effective and useful document.

Annexation

- (7) Council shall support only those annexation proposals that they feel are required and justified. Informing their position on an annexation proposal, Council shall consider:
 - (a) Whether the annexation proposal encompasses lower capability agricultural land and, if not, if the expansion onto high capability agricultural land is justified in light of existing growth options.
 - (b) Whether or not the Town planned its future land use and development through a municipal development plan, intermunicipal development plan or similar planning document.
 - (c) Whether or not sufficient land exists within the Town's boundaries to accommodate anticipated growth and development.
 - (d) The impact of the annexation on the County.

- Fringe Development** (8) Council shall discourage development within 1.6 km (1 mile) of a Hamlet that would adversely affect the quality of life or municipal services within the community
- Services & Infrastructure** (9) The County may only allow development in Hamlets which will be compatible with the current capabilities and capacities for water supply and sewage disposal systems.
- (10) On-site water and/sewer services shall be prohibited in Hamlets which are already serviced through a corresponding municipal service.
- (11) Where on-site services are allowed in Hamlets, water supply shall be limited to a water well or cistern. On-site sewage disposal systems shall be recommended in Hamlet areas.
- Future Development** (12) Where deemed necessary by Council, the County shall establish appropriate land use districts and/or Area Structure Plans or Development Concept Plans to guide future development within designated Hamlets.
- Design Principles** (13) The County will promote the development of one compact central business district in each Hamlet to foster a vibrant main street or downtown commercial area.
- (14) Hamlet community entrance developments are to be attractive and provide a positive image of the community.
- (15) The County shall encourage new development in Hamlets to be compatible in type and appearance to the cultural and heritage characteristics of the community.
- (16) Where no alternative exists, landscaped buffers should be used to separate incompatible uses and transportation corridors.
- (17) The County shall encourage new development in Hamlets to be consistent with that of other development in the community.
- Community Facilities** (18) Community facilities in Hamlets shall be located and designed to allow for easy access for residents of the

community and surrounding area.

**Development of
Vacant lots**

- (19) Council shall also encourage the development of vacant lots within Hamlet boundaries provided that **Policy 4.2.3 (9)** above is satisfied.

**Diversity of
Development**

- (20) Council shall encourage development occurring in Hamlets to include light industrial, commercial and residential uses.

4.3 Tourism, Recreation & Historic Resources

The County of Barrhead has many tourism and recreation resources. This is especially true in terms of outdoor resources such as the various recreational lakes within the County.

The County of Barrhead has a number of locations and features that are historically significant, not the least of which is the Klondyke Ferry. The preservation of these resources where deemed valuable by the County's residents is important to the County.

The following policies are intended to provide land use guidance to the maintenance and future development of recreational land tourist related facilities within the County of Barrhead.

4.3.1 Goal

To recognize the importance of recreational areas and historic resources in promoting the County to visitors and residents as a viable place to live, work and play.

4.3.2 Objectives

- (1) To encourage the use of lower capability agricultural land for recreational development.
- (2) To encourage recreational and tourism development that is compatible with the capabilities and characteristics of the natural environment and surrounding land uses.
- (3) To ensure that high quality recreation resources are conserved.
- (4) To minimize conflicts between recreational activities and other land uses.
- (5) To minimize municipal costs associated with recreational development.
- (6) To support and promote cultural tourism.
- (7) To support and encourage bed and breakfast and guest ranch establishments.
- (8) To co-operate with the Alberta Tourism Partnership to encourage local and regional tourism.

4.3.3 Tourism Policies

- Guest Ranches** (1) The County will promote guest ranches by creating a separate use category in the Land Use Bylaw to allow such uses, on a discretionary basis, in the Agricultural District.
- Promoting Tourism** (2) The County shall work with private sector developers to encourage and facilitate tourism development, and may assist in accessing any government funding programs to develop new, or upgrade existing, tourism attractions.
- (3) The County will co-operate with area tourism groups, municipal neighbours, and tourism zones in promoting local tourism linkages with neighbouring communities.
- Conversion to Work Camps** (4) The County will not allow the conversion of recreation facilities to work camps without specific County permission.
- Development Adjacent to Historic Sites** (5) The County shall encourage development adjacent to historical sites that is compatible with the historical site.
- County Assistance** (6) The County shall support actions by community groups and organizations that assist with the preservation of historic resources for the benefit of area residents through the provision of technical assistance.
- (7) The County shall encourage, where necessary, the preparation of management plans to ensure the long term viability of future recreational developments.
- (8) Where approved by Council, the County shall work with stakeholders to help ensure that identified historic resources are protected from adverse impacts associated with on-site development and adjacent land uses.
- Incompatible Land Use** (9) The County shall discourage the development of land uses which will have an adverse impact on identified historical and/or recreational areas.
- (10) The County shall work with stakeholders to identify sites with particular historical and/or recreational significance.

- (11) The County shall discourage the development of land uses which will have an adverse impact on identified historical and/or recreational areas.
- (12) The County shall attempt to coordinate the development of new recreational facilities with adjacent municipalities and affected stakeholders.

4.3.4 Recreation

Recreation Facilities

- (1) Council shall encourage the development of public serving recreational facilities/uses within the Agricultural Use Area and within Hamlets:
 - (a) if they are compatible with the capabilities of a site or surrounding areas:
 - (b) on lower capability agricultural lands, unless Council decides that the benefits to the community justify the use of higher capability agricultural lands;
 - (c) near or adjacent to a lake or river if the proponent can demonstrate, to Council's satisfaction, that the proposal is compatible with the lake/river environment.

Recreation Development Criteria

- (2) Recreational development shall, in the County's opinion, not exceed the social and physical carrying capacity of the site to support such use.
- (3) The County shall require the proponent of a recreational activity to identify all municipal costs associated with the development. The assignment of these costs shall be the basis for an agreement to be entered into as a condition of subdivision approval or the issuance of a development permit. Normally, however, all development servicing costs associated with the development will be carried by the proponent.

4.4 Resource Extraction

Sand and gravel, coal, oil and gas are important non-renewable resources in the County of Barrhead. In order to benefit the County's and the region's economy, these resources must be protected and extracted efficiently, but not at the risk of irreparably damaging agricultural or cultural landscapes within the County. Therefore, it is the intent of this Plan to encourage the utilization of extractive resources in areas of least detrimental impact and to reclaim the land for other productive uses.

The following objectives and policies have been adopted by the County relating to resource extraction in the County:

4.4.1 Goal

To encourage and facilitate resource growth within the County in order to broaden the County's economic base.

4.4.2 Objectives

- (1) To ensure that land disturbed by resource extraction activity is reclaimed to an acceptable standard.
- (2) To minimize municipal costs associated with resource extraction development.
- (3) To ensure that resource extraction and resource processing developments generate a low impact on agricultural lands and the County's physical and heritage assets.

4.4.3 Policies

- Resource Extraction Criteria**
- (1) The Development Authority shall require development agreements in connection with sand, gravel and other mineral extraction operations and shall make provisions for the:
 - (a) reclamation of land that was disturbed to its former agricultural capability or to a post-extractive use whichever Council feels is more beneficial;

- (b) control of on-site noise, dust and weeds;
- (c) storage of topsoil;
- (d) separation of the resource extractive operation from any multi-lot residential subdivision, Hamlet, or urban municipality with a suitable open space buffer;
- (e) designation of all aggregate haul roads to reduce noise, excessive maintenance costs, and dust problems; and
- (f) if required by the County, the provision of security such as an irrevocable letter of credit to ensure reclamation will be completed.

(2) The Development Authority will not approve a development permit application for resource extraction until the developer enters into a haul road agreement with the County.

(3) The Development Authority will not approve a development permit application for a resource extraction until the developer satisfies the County's Community Aggregate Payment Bylaw.

(4) The Development Authority shall not support resource extraction development proposals in areas that are known to possess unique historical and/or scientific or environmental features, which would be disturbed or destroyed by resource extraction.

**Protection of
Environmental and
Historic Resources**

- (5) Developers will be required to contact the Heritage Branch of the Alberta Government in order to determine if a Heritage Impact Assessment (HIA) is required.
- (6) If a Heritage Impact Assessment (HIA) is required and the HIA identifies the presence of heritage resources then the developer will be required to take appropriate mitigating measures, to the satisfaction of the appropriate provincial agency and the County, prior to development approval.
- (7) The County shall not support resource extraction development proposals in areas that are known to possess unique historical and/or scientific or environmental features that would be disturbed or destroyed by resource extraction.
- (8) Reclaimed resource extraction sites shall be encouraged to include recreation opportunities and water re-charge areas.

**Reclamation and
Recreation**

4.5 Transportation and Utilities

To encourage future development in the County, it is important that municipal services be provided in an effective and efficient manner. The County has an extensive rural road network (**Map 4**) which provides access to the majority of the privately owned land within the municipality.

The Barrhead (Johnson) Airport provides air service to the Barrhead Area. The airport features a paved air strip and is able to accommodate a wide range of aircraft. The airport also includes a Wide Angle Augmentation System (WAAS) which is suitable for medi-vacs.

The County shall ensure that all development within the municipality has the capacity to be supplied with all required services. Though many utility services are provided by the private sector, the County has a particular interest in the provision of suitable water, sewer, and storm water services.

4.5.1 Goal

To encourage and facilitate effective provision of utilities and transportation services.

4.5.2 Objectives

- (1) To work cooperatively with the Town of Barrhead, neighbouring municipalities and Alberta Transportation on transportation issues of mutual interest.
- (2) To maintain a safe, efficient and effective transportation network in the County.
- (3) To minimize the impacts of the transportation system on adjacent lands.
- (4) To protect the integrity of the Barrhead (Johnson) Municipal Airport.
- (5) To ensure that on-site utility systems do not have an adverse impact on the natural environment.
- (6) To consider the ability of existing municipal water, sewer, and storm sewer infrastructure to adequately service proposed developments.

4.5.3 General Policies

- Barrhead (Johnson) Municipal Airport Management Regulation** (1) The County shall prohibit any development which does not conform to the development standards contained in the Barrhead (Johnson) Municipal Airport Management Regulation.
- Development Agreements** (2) Development agreements shall be a key method of ensuring that private developers construct public infrastructure to acceptable standards.
- Off-site Levies** (3) The County may establish and impose off-site levies either generally or with respect to individual developments.
- Linear Transportation** (4) Council shall encourage linear transportation and utility facilities to locate so that they:
- (a) minimize the loss of higher capability agricultural land;
 - (b) minimize the fragmentation of land, particularly higher capability agricultural land;
 - (c) follow road allowances wherever feasible;
 - (d) use corridors to integrate a number of utilities;
 - (e) minimize disruption of recreation, wildlife, and historic resources; and
 - (f) avoid disruption of existing or future urban centres.
- (5) Council shall encourage high voltage power lines and high pressure pipelines to locate away from residential areas.

4.5.4 Utilities Policies

- Public Facilities** (1) Public facilities shall be discouraged from locating adjacent to highways with speed limits in excess of 70 km/h where a more suitable location is available.
- On-site Water and Sewer Systems** (2) All on-site water and sewer disposal systems shall be constructed in conformance with applicable provincial

regulations.

- (3) On-site water and/or sewer services shall not be used where the service can be effectively provided through municipal services.
- (4) At the point of subdivision, lot area will not be adjusted to accommodate required setbacks from an existing private sewage disposal system to a proposed property line.
- (5) Developers shall be responsible for the construction of on-site water and sewer disposal systems in areas that cannot be supplied with municipal services.

Hydrological Testing (6) The County shall require a hydrological test of the additional carrying capacity of the groundwater aquifer at the time of application for subdivision for any application which would have the effect of creating a 6th parcel (or more) in any quarter section.⁹

Percolation Test (7) The County may require a percolation or soils test upon application for subdivision to ensure that sewage disposal systems will not adversely impact surrounding drainage basins or groundwater aquifers.

Landscaping (8) All development should be landscaped appropriately to ensure that surface run-off is contained to the subject property and directed off the lot in a manner that will not result in soil erosion or adversely impact surrounding lands.

4.5.5 Transportation Policies

Road-widening (1) Land required for road widening purposes shall be negotiated with the landowner at the point of subdivision. These acquisitions may be deferred by way of a caveat where appropriate.

Road Standards (2) All roadways and accesses shall be constructed by the developer to the standards of the local road authority.

- (3) All roads created as a result of private development, which may include dedication to the County through the

⁹ See Section 9, AR 205/98 (Water Regulation) and related portions of the Water Act.

subdivision process, shall only be assumed by the municipality if the roads have been constructed or upgraded to a standard which is acceptable to the County and which meets or exceeds all appropriate provincial and federal standards.

Service Roads

- (4) The County may require, through subdivision, a service road dedication to reduce the number of accesses to a major road.
- (5) The County shall require that land use adjacent to Provincial Highways and their associated accesses conform with the Access Management Guidelines as outlined by Alberta Transportation. As well, the County's system of major local roads shall be afforded a similar level of protection from encroachment and proliferation of direct access.

Road Use Agreements

- (6) The County may require road use agreements for developments which may impact County infrastructure.

Access onto Provincial Highways

- (7) Direct access from private property onto Provincial Highways shall be discouraged and limited wherever possible, especially where access onto local roads is available. Application for subdivision in the Agricultural Use Area will be specifically designed to minimize accesses onto Provincial Highways and local arterial roads through the use of service roads or redesigning the subdivision boundaries to redirect accesses onto local roads. The cost of consolidation or service roads and the costs of resolving all of Alberta Transportation's concerns with respect to access to the Provincial Highway will be the responsibility of the developer.
- (8) The County shall require that land use adjacent to Provincial Highways and their associated accesses conform with the Access Management Guidelines as outlined by Alberta Transportation. As well, the County's system of major local roads shall be afforded a similar level of protection from encroachment and proliferation of direct access.

Dangerous Goods Route

- (9) Council may consider the establishment of a Dangerous Goods Route when Council feels that dangerous goods are being transported on County roads in sufficient quantity to be a significant hazard to the travelling public.

4.6 Development Near Hazard Sites

Petroleum installations, sewage lagoons, agricultural chemical storage facilities, landfills, and other developments can pose a health risk to residents within the County. The following policies reflect the intent of the County to reduce the potential for exposure to sour gas facilities and other potentially hazardous sites.

4.6.1 Goals

- (1) To minimize the risk of exposure to sour gas and other potentially hazardous developments.

4.6.2 Objectives

- (1) To ensure that development in proximity to sour gas facilities takes place in a safe manner.

4.6.3 Development Near Hazard Sites Policies

Sour Gas

- (1) The County shall not permit the development of any land use in close proximity to existing sour gas facilities unless it conforms to the setback standards established by the Alberta Energy, Resources Conservation Board (ERCB).

ERCB

- (2) The County shall refer, where required or deemed necessary, all subdivision and development proposals on sites near existing or potential sour gas facilities to the ERCB for their review and comment.

Required Setbacks

- (3) The County shall not permit the development of a residence within the minimum distance setback prescribed for an oil or gas well, wastewater treatment plant, landfill or transfer station in the Municipal Government Act and Subdivision and Development Regulation.
- (4) Where warranted, the County may increase the minimum setback required by the Act, based upon relevant land use planning and safety considerations.
- (5) The County may not permit the location of bulk liquid fertilizer sales and storage facilities in areas where an evacuation of an urban area or public facility such as a public school may be required.

- (6) The County may require as part of any planning approval process, the submission of an emergency response plan in a form acceptable to the County.
- (7) Development Constraints regarding oil and gas activities are as identified on **Map 4** of this document.

Part 5.0 Plan Implementation and Amendment

The successful implementation of the goals, objectives and policies contained in this County of Barrhead Municipal Development Plan are dependent on the coordination of municipal resources and a commitment from Council, staff and residents to the policies contained in this Plan.

5.1 Implementation and Amendment Policies

- Authority of the Plan** (1) Pursuant to the Municipal Government Act, this Plan shall be adopted by the County of Barrhead as their Municipal Development Plan. Subdivision and development of lands within the County of Barrhead by the municipality and the general public shall be in accordance with the provisions of this Plan. Council shall encourage the provincial and federal governments to have regard to the provisions of this Plan in the subdivision and development of Crown lands, and the formulation of provincial and federal policies and programs within the County of Barrhead.
- Intermunicipal Co-operation** (2) The planning process must include and involve neighbouring municipalities. To that end, the County of Barrhead will actively consult with any adjacent or nearby municipality during the consideration of amendments to this Plan, amendments to the Land Use Bylaw, proposed subdivisions, or significant discretionary development permits when the proposal is in close proximity to the adjacent municipality or when, in the opinion of the County of Barrhead, the proposal may impact the adjacent municipality, in order to obtain the adjacent municipality's views on the proposal. The approving authority will give careful consideration to any matters raised during this consultation; however, the County of Barrhead will not be bound by the recommendations of the adjacent municipality.
- Land Use Bylaw** (3) A new Land Use Bylaw was prepared concurrently with this Plan. Both this Plan and the Land Use Bylaw are to be used when decisions on the subdivision, use and development of land are made.

Amendment

- (4) The Municipal Government Act outlines the procedure for an amendment to the Municipal Development Plan. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the plan goal and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the Plan's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.

Review

- (5) Planning is a continuous process and it is important that the Municipal Development Plan be monitored, reviewed and updated in order to ensure that the planning needs of the County are being met. A review may be appropriate when:
- (a) changes in economic, social or technical developments occur,
 - (b) a new Council is elected,
 - (c) an amendment to the plan is made.

A major review should be undertaken at least once every five (5) years.

Interpretation

- (6) Land use designation boundaries in this Plan may be considered to be approximate except where such boundaries coincide with roads, quarter section lines, valleys, rivers or other clearly recognizable features. Otherwise, minor boundary deviations may be permitted without an amendment providing that the intent of the Plan is not altered.

Part 6.0 Appendices

Appendix A – SRD Environmental Reserve Setbacks

Sustainable Resource Development Recommended Guidelines for Minimum Environmental Reserve/Easement Widths

In reference to Section 664 of the *Municipal Government Act*, the following are recommended where a boundary to a proposed subdivision is a water body or watercourse.

Table 1. Standard recommended minimum widths for Environmental Reserves or Environmental Reserve Easements based on type of water feature.

Water Feature	Minimum ER Width ²	Notes
Reservoirs & Regulated Lakes	30 m from right of way or easement boundary	A regulated lake is a lake where water levels are established to a predetermined elevation and actively managed through use of a licensing requirement (e.g. to pump water into the water body).
Lake (natural & controlled)	30 m from natural boundary	On controlled lakes, 30 m from sill elevation of licensed control structure.
Swamp/wetland ¹	Variable, include wet meadow zone	Wet meadow zone can be extensive in some situations, and in these instances the ER should be wide enough to preserve ecological function.
Large River (≥ 15 m width)	30+ m	See additional requirements for hazardous lands.
Small River/Large Stream (6-15 m)	15 m	See additional requirements for hazardous lands.
Medium Stream (3 - 6 m)	10 m	See additional requirements for hazardous lands.
Small Stream (≤ 3 m)	6 m	See additional requirements for hazardous lands.
Ephemeral watercourse (no defined channel)	0 m	Use bylaw to regulate tree cutting within a defined distance from feature to maintain riparian vegetation and drainage.
Braided Stream	10 m from outside boundary of active floodway	
¹ Sustainable Resource Development views the term "swamp" to mean any area with hydrological conditions of sufficient duration to have developed saturated soils and hydrophytic vegetation (i.e. wetlands or peatlands). ² In addition to the recommended ER width for the water feature itself, associated landscape features may require the ER width to be modified to factor in additional inherent hazards to development.		

For lands described in section 664(1)(b) of the *Municipal Government Act* (unsuitable for development because they are subject to flooding, have high risk of erosion, or have existing topographical or geo-technical constraints) the following are recommended.

Table 2. Additional factors that may necessitate an increase in the width of an Environmental Reserve or Environmental Reserve Easement.

Hazardous Lands	ER Modifier	Notes
Floodplain	<ul style="list-style-type: none"> The width of the 1:100 year flood line or 30m from the natural boundary of a watercourse or lake, whichever is less. The width of meander belt for watercourses that tend to meander or entire floodplain if it is highly constrained within a confined valley. 	<ul style="list-style-type: none"> Residential development within a floodplain is discouraged. Development within flood fringe area should only be considered if flood proofing undertaken to reduce risk of flood damage. Flood risk mapping or delineation of the 1:100 year flood line generally defines the extent of expected flood occurrence (see Alberta Environment policy and guidelines). The width of a meander belt is determined by multiplying bankfull width by 20 for each reach, and is split equally on either side of creek along axis of meander belt.
Erosion prone areas	Provide for a toe erosion allowance.	Consider highly erosive soils and annual recession rates.
Gully, ravine, coulee, or valley escarpments	Provide for a stable slope allowance. Apply construction and building setbacks from this line.	Boundary of stable slope allowance measured from top of crest of plateau (terrace), valley slope or tableland.
Steep Slopes (>15%)	3X escarpment height or as recommended by a geotechnical report on slope stability, rate of erosion, etc.	