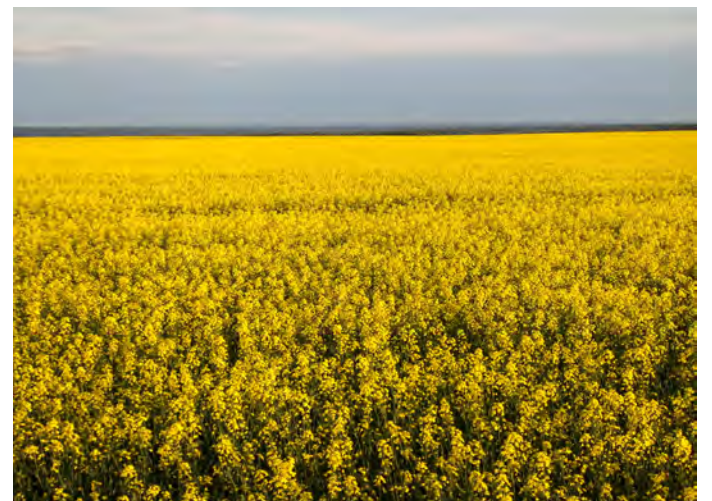


# MUNICIPAL DISTRICT OF PEACE NO. 135

## Municipal Development Plan (MDP)

Bylaw No. 5/2009



Prepared by the:  
**Mackenzie Municipal Services Agency**

Adopted on  
August 11, 2009



**MUNICIPAL DISTRICT OF PEACE NO. 135**

**MUNICIPAL DEVELOPMENT PLAN**

Bylaw No. 5/2009

Adopted August 11, 2009

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P.O. Box 34  
BERWYN, ALBERTA  
T0H 0E0

## Acknowledgment

The Municipal District of Peace No. 135 would like to place on record its gratitude to members of the Steering Committee for their continued support, guidance and contribution provided throughout the Municipal Development Plan process. That the members extended their commitment over a longer completion period than previously contemplated, speaks volumes of their dedication to the MD and its residents.

The Municipal District of Peace No. 135 would also like to extend its appreciation to the Mackenzie Municipal Services Agency for providing technical, mapping and planning advice to Council and the Steering Committee and for undertaking the finalization of the Municipal Development Plan.

Special thanks are due to Naren Garg, Municipal Planner, Mackenzie Municipal Services Agency for the leading role he played in the development of the plan.

The Municipal Development Plan would not have been the detailed and comprehensive document it is now without their collective effort.

**Veronica Bliska, Reeve**  
M.D. of Peace No. 135

Members of the Steering Committee:

Veronica Bliska	Reeve
George Brightwell	Council Member
George Leger	Member of the Public
Edward Pimm	Member of the Public
Alfred Johnson	Member of the Public
Percy Jerrold	Member of the Public
Lyle McKen	Chief Administrative Officer
Mark Rieder	EDO, Lac Cardinal REDB



## **Municipal District of Peace No. 135 Municipal Development Plan Executive Summary**

### **Introduction**

By the year 2032 the population of the Municipal District of Peace No. 135 may exceed 1,900 from the current population of 1,487. The Municipal Development Plan channels this growth through development strategies without compromising the Municipal District's distinct rural character, by protecting the agricultural base and natural environment. It provides policies that strengthen our efforts to remain a vibrant, progressive and sustainable community.

Initiated in the summer of 2008, the Municipal Development Plan (MDP) has followed a rigorous public consultation process that involved a Community Visioning Survey in January, 2009, permitting residents an opportunity to offer their views on land use, growth and development, that helped create the vision for the Municipal District of Peace. A Council appointed Steering Committee comprised of residents, Councillors, Municipal District staff and the Lac Cardinal Regional Economic Development Board directed policy outcomes and closely coordinated planning ideology and thought provided by the Mackenzie Municipal Services Agency, toward meeting the Districts' goals and objectives. An open house held on March 18<sup>th</sup>, 2009 summed up the process prior to the 1<sup>st</sup> reading of the draft MDP. All concerns and comments brought forward by residents have been addressed in the final draft, made available for review by residents prior to today's public hearing.

### **Highlights of some of the policies**

#### **Residential Policies**

The residential growth strategy, as postulated by the Municipal Development Plan, recognizes the need to accommodate a diverse mix of housing choices for existing and future residents. It attempts to steer demand for country living into small subdivisions (three parcels per quarter section plus an existing farmstead separation) that locates along round-the-year maintained roads, occupy a sustainable footprint of approximately 10 acres per subdivision area and occur on low productivity agricultural land.

Higher intensity residential developments (more than 3 parcels per quarter section) will occur in four strategic areas in the form of planned communities-

1. Hamlet of Brownvale
2. Vicinity of Lac Cardinal,
3. Along Shaftesbury Trail, and
4. Nodal development between the Towns of Grimshaw and Peace River.

## **Industrial and Commercial Policies**

The MDP recognizes that the Highway 2 Corridor between Highway 2A intersection and the Town of Peace River offers potential for industrial and commercial growth that could support the development of planned business parks. When developed, the planned business parks will require meeting higher development standards than previously applied in the Municipal District. Business Parks will require integrating existing natural and physical features into their design.

## **Agricultural, Environmental and Open Space Policies**

The Municipal District of Peace supports the residents “Right to Farm”. Land use policies to protect productive agricultural land from being fragmented and redesignated for other uses take precedence over other developmental policies. Small scale agricultural operations and value added agricultural operations have been encouraged throughout the Municipal District, while Confined Feeding Operations are restricted within the Exclusion Zone.

The MDP includes policies to protect the natural environment, including, rivers and valleys, lakes and aquifers, and other environmentally sensitive areas as well as agriculture.

The unique open space amenities that abound across the Municipal District of Peace have been incorporated into the MDP with policies to enhance amenities such as trails, parks and natural areas within the Municipal District of Peace.

## **Infrastructure and Servicing Policies**

The MDP was developed with a strong emphasis on maintaining and improving the efficiency of the existing municipal infrastructure. Development along higher standard roads including arterial and collector roads, within the Municipal District of Peace are encouraged. A municipal transportation inventory for future transportation infrastructure improvements will be generated and updated with large scale developments and emerging literature.

## **Other Highlights**

The MDP also includes policies addressing municipal cooperation between the MD of Peace and adjoining municipalities, to help plan and promote the region. In addition, the MDP includes heritage conservation policies to protect, preserve and promote heritage resources for future generations.

## **Conclusion**

When finalized and adopted the MD of Peace Municipal Development Plan, will supersede the previous MDP adopted by Council in 1998. The new MDP includes the intent of the Provincial Land Use Framework. The MDP upholds the vision of the community to embrace change, progressing toward developing a more sustainable social, economic, cultural and environmental future.



BYLAW NO. 5/2009

BEING A BYLAW OF THE  
MUNICIPAL DISTRICT OF PEACE No. 135  
IN THE PROVINCE OF ALBERTA

TO REPEAL THE  
MUNICIPAL DISTRICT OF PEACE No. 135 MUNICIPAL DEVELOPMENT PLAN (1998) AS  
AMENDED AND TO ENACT THE MUNICIPAL DISTRICT OF PEACE No. 135 MUNICIPAL  
DEVELOPMENT PLAN (2009)

**WHEREAS** Section 632 of the Municipal Government Act, Chapter M-26 empowers Council to adopt a Municipal Development Plan, which provides for a long term framework and policy direction with regards to future land use, growth patterns, infrastructure provision, and transportation systems within the Municipal District of Peace No. 135; and

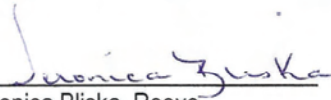
**WHEREAS** Section 63 (1) and 2(b) of the Municipal Government Act, Chapter M-26 empowers Council to undertake a comprehensive review and update of the Municipal District of Peace No. 135 Municipal Development Plan (1998) and Council has deemed it necessary to repeal the said plan and adopt a new Municipal District of Peace No. 135 Municipal Development Plan; and

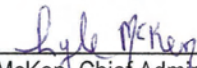
**WHEREAS** the Council of the Municipal District of Peace No. 135 has held public hearings pursuant to Section 230 of the Municipal Government Act;

**NOW THEREFORE**, THE COUNCIL OF THE MUNICIPAL DISTRICT OF PEACE NO. 135, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

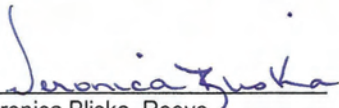
1. That this bylaw shall be known as the Municipal District of Peace No. 135 Municipal Development Plan bylaw;
2. That the Municipal District of Peace No. 135 Municipal Development Plan (1998) and all amendments are hereby repealed;
3. That the attached "Schedule A" is hereby adopted as the Municipal District of Peace No. 135 Municipal Development Plan;
4. The adoption of this bylaw is effective upon the date of the passing of the third and final reading of this bylaw.

First reading given on the 26th day of May, 2009.

  
Veronica Bliska, Reeve

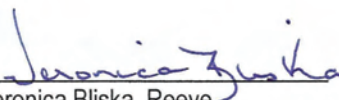
  
Lyle McKen, Chief Administrative Officer

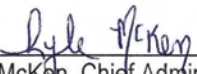
Second reading given on the 11th day of August, 2009.

  
Veronica Bliska, Reeve

  
Lyle McKen, Chief Administrative Officer

Third reading given on the 11th day of August, 2009.

  
Veronica Bliska, Reeve

  
Lyle McKen, Chief Administrative Officer

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Photographs found in this document were provided by the Mighty Peace Tourist Association, Lac Cardinal Regional Economic Development Board and Municipal District of Peace No. 135.

# **PART 1. INTRODUCTION**

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## **1.1. PURPOSE**

1.1.1. The purpose of this Municipal Development Plan is to provide the Municipal District of Peace No. 135 Council, administration, residents and developers with a cohesive framework to guide local decision making that is necessary to achieve the Municipal District's long term vision. Specifically, the Municipal Development Plan was developed to:

1. Guide future land use, infrastructure, environmental, social and economic policy decisions in a manner that reflects the Municipal District's vision.
2. Protect the Municipal District's agricultural land base and rural character.
3. Protect the unique natural features found along the Shaftsbury Trail and adjacent to Lac Cardinal while promoting its tourism and development potential.
4. Promote residential, commercial and industrial growth through sustainable and efficient development practices and standards.
5. Work in coordination with municipal neighbours to promote regional cooperation.

## **1.2. GUIDING PRINCIPLE**

1.2.1. The Municipal Development Plan was prepared with the guiding principle that all future growth in the Municipal District of Peace No. 135 will occur in an orderly, efficient and economically sound manner. This principle generally relates to such things as:

1. Efficient land use patterns;
2. Protection of agricultural land and the natural environment; or
3. Provision of municipal infrastructure.

In all cases, the focus will be on ensuring the effective use of the Municipal District's resources in relation to the growth and development of the Municipal District.



### **1.3. PLANNING AREA**

- 1.3.1. All lands lying within the corporate boundary of the Municipal District at the time of the enactment of the Municipal Development Plan are considered the 'Planning Area' for the purposes of this Municipal Development Plan. The Municipal Development Plan also establishes future growth areas which are in alignment with the long term vision of the Municipal District.

### **1.4. SCOPE**

- 1.4.1. The land use boundaries identified in Schedule D, including figures and quantities, should be regarded as approximate only, and not absolute. Minor variations from stated figures or land use boundaries may be deemed permissible provided the spirit, direction and intent of the Municipal Development Plan are maintained.

### **1.5. LEGISLATIVE CONTEXT**

- 1.5.1. The Municipal Development Plan has been prepared in accordance with Section 632 of the Municipal Government Act (MGA), which states the following:
1. A council of a municipality with a population of 3500 or more must, by bylaw, adopt a municipal development plan.
  2. A council of a municipality with a population of less than 3500 may adopt a municipal development plan.
  3. A municipal development plan
    - a. must address:
      - (i) the future land use within the municipality,
      - (ii) the manner of, and the proposals for, future development in the municipality,
      - (iii) the coordination of land use, future growth patterns, and other infrastructure with adjacent municipalities if there is no inter-municipal development plan with respect to those matters in those municipalities,
      - (iv) the provision of the required transportation systems, either generally or specifically, within the municipality and in relation to adjacent municipalities, and

- (v) the provision of municipal services and facilities, either generally or specifically.

b. may address:

- (i) proposals for the financing and programming of municipal infrastructure,
- (ii) the coordination of municipal programs relating to the physical, social, and economic development of the municipality,
- (iii) environmental matters within the municipality,
- (iv) the financial resources of the municipality,
- (v) the economic development of the municipality, and
- (vi) any other matter relating to the physical, social, or economic development of the municipality.

c. may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, goals, objectives, targets, planning policies and corporate strategies,

d. must contain policies, compatible with the subdivision and development regulations, to provide guidance on the type and location of land uses adjacent to sour gas facilities,

e. must contain policies respecting the provision of municipal, school, or municipal and school reserves, including, but not limited to, the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school authorities, and

f. must contain policies respecting the protection of agricultural operations.

1.5.2. This Municipal Development Plan uses 2007 as the base year for population and housing projections. Since these figures form the basis of both short and long term policy directives found in this plan, the plan shall be re-evaluated every five years to reflect the most up to date demographic and socio-economic indicators for the Municipal District.

## 1.6. PLANNING PROCESS

- 1.6.1. The planning process involved in developing this Municipal Development Plan can be broken down into the following stages:

Stage 1, June - August 2008: Background review, information gathering, appointment of steering committee, and terms of reference;

Stage 2, September 2008: Strategic visioning and Strengths Weaknesses Opportunities Threats (SWOT) Analysis with steering committee;

Stage 3, October 2008 - February 2009: Review of individual policy areas and land use concept by steering committee;

Stage 4, March - April 2009: Draft Municipal Development Plan presented for public consultation and public open house presentation; and

Stage 5, May - July 2009: 1<sup>st</sup> reading of Bylaw No. 5/2009, agency referrals, public hearing, and

Stage 6, August 11, 2009: Final Bylaw adoption.

- 1.6.2. In order to facilitate greater public input, the plan was developed with the aid of a Steering Committee. The Steering Committee was appointed by Council, and consisted of members of the Council, Administration, the Lac Cardinal Regional Economic Development Board, and residents of the Municipal District. The Steering Committee met on a monthly basis beginning in September of 2008 and ending in May of 2009. The Steering Committee's recommendations were compiled into the first draft document that was presented at a Public Open House held on March 18, 2009. This was subsequently followed by Council review of the Municipal Development Plan bylaw, which included a formal public hearing prior to final adoption of the Municipal Development Plan.

## 1.7. ABBREVIATIONS

**AESA** shall be an abbreviation for Alberta Environmentally Sustainable Agriculture Program

**APEGGA** shall be an abbreviation for Association of Professional Engineers, Geologists, and Geophysicists of Alberta

**ASP** shall be an abbreviation for Area Structure Plan

**ARP** shall be an abbreviation for Area Redevelopment Plan

**CFO** shall be an abbreviation for Confined Feeding Operation





**IMDP** shall be an abbreviation for Inter-Municipal Development Plan  
**LUB** shall be an abbreviation for Land Use Bylaw  
**MD** shall be an abbreviation for Municipal District of Peace No. 135  
**MDP** shall be an abbreviation for Municipal Development Plan  
**MGA** shall be an abbreviation for Municipal Government Act  
**NPR** shall be an abbreviation for Net Productivity Rating  
**NRCB** shall be an abbreviation for Natural Resources Conservation Board  
**SRD** shall be an abbreviation for Alberta Sustainable Resource Development

## **1.8. DEFINITIONS**

**AGRICULTURAL CONSERVATION AREA** shall mean lands that are primarily under agricultural and agricultural related use.

**AREA STRUCTURE PLAN** shall mean a plan adopted by a Council, in accordance with the requirements of Section 633 of the Municipal Government Act, RSA, 2000, for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality.

**BIOPHYSICAL ASSESSMENT** shall mean an evaluation of the multiple biological and physical characteristics of a single site developed by a Certified Environmental Professional.

**BUFFER** shall mean row(s) of trees or shrubs, a berm or fencing to provide visual screening and separation and/or a sound mitigation barrier between sites or incompatible land uses.

**CONFINED FEEDING OPERATION** shall mean an activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing, or breeding by means other than grazing; but does not include seasonal feeding and bedding sites. The Agricultural Operation Practices Act: Standards and Administration Regulation shall define the minimum size of a confined feeding operation.

**COUNTRY RESIDENTIAL** shall mean the:

1. Rural subdivision of an undeveloped parcel from a quarter section or river lot for residential purposes, or

2. Second or additional rural subdivision of a parcel from a quarter section or river lot for residential purposes.

**ENVIRONMENTAL AUDIT** shall mean a comprehensive site analysis, the results of which are placed in an Environmental Audit Report, to determine:

1. If there are any hazardous substances above, on, or below the surface of the subject property that may pose a threat to the environment and /or health of humans, wildlife , and/or vegetation,
2. If there are any breaches of federal, provincial, and/or municipal environmental standards,
3. The level of risk that a contaminated site poses to the environment and/or health of humans, wildlife, and /or vegetation, and
4. What remedial actions may be required to reduce the level of risk posed by a contaminated site to an acceptable level.

**ENVIRONMENTAL IMPACT ASSESSMENT** shall mean a comprehensive site analysis, which is placed into an Environmental Impact Assessment Report, to determine the:

1. Potential impact of the proposed development on site,
2. Potential environmental impact of the proposed development upon adjacent properties or land uses, and
3. Potential environmental impact of the proposed development upon the future land use potential of the property.

**ENVIRONMENTALLY SENSITIVE AREAS** shall mean:

1. Significant ravines, valleys, stream corridors, lakeshores, swamps, wetlands and any other unique landscape area.
2. Areas prone to flooding, steep slopes, erosion, landslides, subsidence or wildfire.
3. Aquifers, reservoirs, canals, lagoons, ditches and similar natural or man-made features that require environmental protection.

**EXISTING DEVELOPMENT** shall mean a development lawfully existing prior to the date of passing of this Municipal Development Plan.

**EXTENSIVE AGRICULTURE** shall mean a system of tillage or animal husbandry through which one may gain a livelihood from large areas of land by the raising of crops or the rearing of livestock, and may include buildings and other structures incidental to the operation.

**FARMSTEAD** shall mean a parcel of land on which is located a developed residence and/or related improvements, which are normally associated with a farm operation on an un-subdivided quarter section or river lot.

**FARMSTEAD SEPARATION** shall mean the subdivision of an existing developed farmstead from the remainder of an un-subdivided quarter section or river lot.

**FARMING OR AGRICULTURAL OPERATION** shall mean an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and includes:

1. Cultivation of land,
2. Raising of livestock and poultry, including game-production animals within the meaning of the Livestock Industry Diversification Act,
3. Raising of fur-bearing animals, pheasants or fish,
4. Production of agricultural field crops,
5. Production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops,
6. Production of eggs and milk,
7. Production of honey,
8. Operation of agricultural machinery and equipment, including irrigation pumps,
9. Application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground or aerial spraying, for agricultural purposes,
10. Collection, transportation, storage, application, use, transfer and disposal of manure,
11. Abandonment and reclamation of confined feeding operations and manure storage facilities,
12. Other activity deemed an agricultural operation by Provincial or Federal legislation.

**FRAGMENTED PARCEL** shall mean a parcel of land that is separated from the balance of the quarter section by:

1. A watercourse,
2. A railway,
3. An at grade public roadway or highway,

4. A natural embankment,
  5. Other physical features such that it is impractical to farm or graze,
- as defined by the Alberta Subdivision and Development Regulations and Alberta Environment Guidelines.

**FULLY SERVICED** shall mean having all appropriate services including water and sewer developed to provincial standards, developed road access and utilities such as power and gas.

**HIGH WATER MARK** shall mean the highest level reached by a water body such as a lake, swamp, slough, reservoir, lagoon, marsh or wetland in a 100 year storm period.

**HOBBY FARM** shall mean a small agricultural holding that is maintained without expectation of being a primary source of income. It may be utilized for private recreational purposes or managed as working farms for supplementary income, or are run at an ongoing loss as a rural lifestyle residential use.

**INTENSIVE AGRICULTURE** shall mean a commercial agricultural operation other than Confined Feeding Operations that, due to the nature of the operation, requires smaller tracts of land. Without restricting the generality of the foregoing, this shall include nurseries, greenhouses, market gardens, kennels, sod farms, bee keeping, and tree farms. The Municipal District may consider any number of livestock as intensive.

**LIVESTOCK** shall mean poultry, bees, donkeys, mules, oxen, birds, horses, cattle, sheep, swine, goats, bison, specialty livestock, and/or fur-bearing animals raised in captivity, sheep, elk, deer, wild boar, turkeys, ducks, geese, and game production animals within the meaning of the Livestock Industry Diversification Act.

**MAJOR WATERCOURSE** shall mean the bed, banks or valley of rivers, streams, creeks, brooks, ditches or other natural drainage systems whether it conveys water continuously or intermittently with a valley depth greater than or equal to 30.5 meters (100 ft).

Where the top of the bank is in conflict with the top of the valley, the setbacks to any development will apply from the top of the valley.

**MINOR WATERCOURSE** shall mean the bed, banks or valley of rivers, streams, creeks, brooks, ditches or other natural drainage systems whether it conveys water continuously or intermittently with a valley depth less than 30.5 meters (100 ft).

Where the top of the bank is in conflict with the top of the valley, the setbacks to any development will apply from the top of the valley.

**MUNICIPALITY** shall mean the incorporated Municipal District of Peace No. 135.

**MUNICIPAL SERVICES** shall mean all water, sewer and road infrastructure owned and operated by the Municipal District.

**NATURAL RESOURCE EXTRACTION INDUSTRY** shall mean a primary industry, whose location is governed by natural geological features, such as gravel, limestone, shale, coal, petroleum or natural gas.

**NET PRODUCTIVITY RATING** shall mean the point rating assigned to a soil type based on its ability to produce crops taking into account the soil quality, surface depth, subsoil, surface texture and other miscellaneous items. The rating system varies with poor soil rated as low as zero and the best as high as 100 points. For purposes of this document, the net productivity rating that determines the productivity level of agricultural land within the Municipal District is either more or less than 40 points.

**OUTLINE PLAN** shall mean a non-statutory plan prepared and adopted by resolution of Council for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality, and may contain any and all of the requirements of an Area Structure Plan as outlined in Section 633 of the Municipal Government Act, RSA, 2000.

**PRODUCTIVE AGRICULTURAL LAND** shall mean land currently under agricultural cultivation with a Net Productivity Rating of 40 or higher, which should encompass better agricultural land.

**PUBLIC USE** shall mean a use of land or a building by any government agency, not for profit organizations or public utility for the express purpose of providing public services to the community. Examples include, but are not limited to, parks and roadways.

**RIPARIAN AREAS** shall mean an area of land characterized by vegetation growing on or near the banks of a stream or other watercourse that is dependent on water from the stream or other watercourse and where sufficient soil moisture supports growth of moisture-loving vegetation.

**ROAD USE AGREEMENT** shall mean an agreement between the Municipal District of Peace No. 135 and a user that outlines the terms and





conditions of road usage by the user to support the operation of the proposed development. This agreement may include, but is not limited to, road restrictions, road development costs, maintenance costs, or damage cost recovery measures.

**RUNOFF** shall mean natural drainage of water away from an area including precipitation that flows overland before entering a defined stream channel.

**SENSITIVE AQUIFER AREA** shall mean areas of the Grimshaw Gravels Aquifer that are vulnerable to contamination as identified in the Grimshaw Gravels Aquifer Technical Report, 1998.

**TOP OF BANK** shall mean the upper topographical break that signifies the upper edge of a river valley, or of those watercourses including only a stream, creek, canal or ditch.

**TOP OF THE VALLEY** shall mean the intersection of the river, slopes or trough where it meets the main land but does not include terraces within the river valley slope.

**WATER BODIES** shall mean a significant accumulation of water such as lakes, swamps, sloughs, reservoirs, lagoons, marshes, wetlands and includes such bodies of water that are intermittent, seasonal or perennial.

**WETLANDS** shall mean an area of land that shows a presence of shallow water or flooded soils (or saturated) for part of the growing season, has organisms adapted to this wet environment, and has soil indicators of this flooding, such as hydric soils.

## **PART 2. PLANNING CONTEXT**

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### **2.1. LOCATION AND SITE CONDITIONS**

- 2.1.1. The Municipal District of Peace No. 135 (Pop. 1,487, 2007) is a rural municipality located along the northern banks of the Peace River, 500 kilometres northwest of Edmonton in the Peace region of the Province of Alberta. The Municipal District can be separated into two distinct geographic zones:
1. along the slopes of the Peace River valley including river flats and valley slopes, and
  2. gently sloping area that rises northwest from the top of the Peace River valley towards the White Mud Hills.
- 2.1.2. The majority of the lands within the Municipal District of Peace No. 135 are currently under agricultural cultivation. Over the past 15 years the Municipal District has seen an increase in applications for country residential development between the Town of Grimshaw and the Town of the Peace River. Additionally there are industrial and commercial growth pressures along the Highway 2 corridor.
- 2.1.3. The standards of municipal services vary throughout the Municipal District. The Municipal District's primary infrastructure function is the maintenance of roadways identified in Schedule E1 "Road Hierarchy" map. Additionally, the municipality manages a municipal water and sewer system for the Hamlet of Brownvale and a Landfill in the south west portion of the Municipal District.

### **2.2. COMMUNITY HISTORY**

- 2.2.1. The area west of Peace River was settled early in the 1900's, with the Municipal District incorporated in 1916. As Michael Payne writes in his forward for the book *"The Lure of the Peace River Country"*:

(The Peace Region) was often promoted as the "Last Great West," the process of settling the Peace River country was grim, challenging, and tough at times- but ultimately rewarding for those who persevered.

- 2.2.2. The first survey conducted during the late 19<sup>th</sup> century along the Peace River created 41 river lots of varying sizes, and later came to be known as the Shaftesbury Settlement. This area, with its unique micro-climate and productive farmland, was once the location of several market



gardens. Its present use is mainly country residential with some pockets of agricultural land and a few productive market gardens that still remain in operation.

J. Fred Parker writes in the book, *"From East to Western Sea"*:

The vast 50 thousand square miles of prairie region straddling the Alberta - British Columbia border, 500 miles north of the United States line was truly pioneer territories in the twenties. Before and after World War I, homesteaders poured into this newly opened area at a rate of 500/week.

The Municipal District's current population (2007) is 1,487 people (including the Hamlet of Brownvale), which has remained stable over the last several years.

### **2.3. SOCIAL, HEALTH AND RECREATIONAL SERVICES**

- 2.3.1. A wide range of medical and dental services are available in adjoining urban areas of the Town of Grimshaw and the Town of Peace River.
- 2.3.2. The Municipal District maintains the following recreational facilities within its boundaries: Lac Cardinal Recreational Area, Wilderness Park, Strong Creek Park, Elk Island Campsite and Brownvale ball diamonds.

### **2.4. PLANNING HISTORY**

- 2.4.1. Prior to the development of this plan, the Municipal District of Peace No. 135 has been engaged in a number of land use and development planning initiatives. The majority of planning completed for the community stems from its membership with the Mackenzie Municipal Services Agency. During this time, the Municipal District developed a number of planning documents to direct orderly growth in the municipality. These plans included:
- Municipal Development Plan (1998)
  - Land Use Bylaw (1998)
  - Lac Cardinal Park Plan (1988)
- 2.4.2. As a member of Mackenzie Municipal Services Agency, administration and staff have recognized the need to complete a comprehensive review of the existing planning framework for the Municipal District starting with the Municipal Development Plan. It is the intent of Council and administration to adopt the Municipal Development Plan in 2009



and proceed to review and update the Land Use Bylaw in 2010. Following the successful adoption of an updated Land Use Bylaw, Council has indicated its desire to pursue a planning study for the area along Shaftesbury Trail and to develop appropriate area structure plans in future growth areas.

## PART 3. POPULATION TRENDS AND GROWTH PROJECTIONS

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### 3.1. POPULATION GROWTH

- 3.1.1. The figure below indicates population trends for the Municipal District since 1991.

**FIGURE 1: MUNICIPAL DISTRICT OF PEACE NO. 135 POPULATION (1991-2007)**

YEAR	POPULATION	GROWTH RATE (%)
1991	1,481	-
1996	1,562	5.19
2001	1,495	-4.48
2006	1,496	0.07
<b>2007</b>	<b>1,487</b>	-

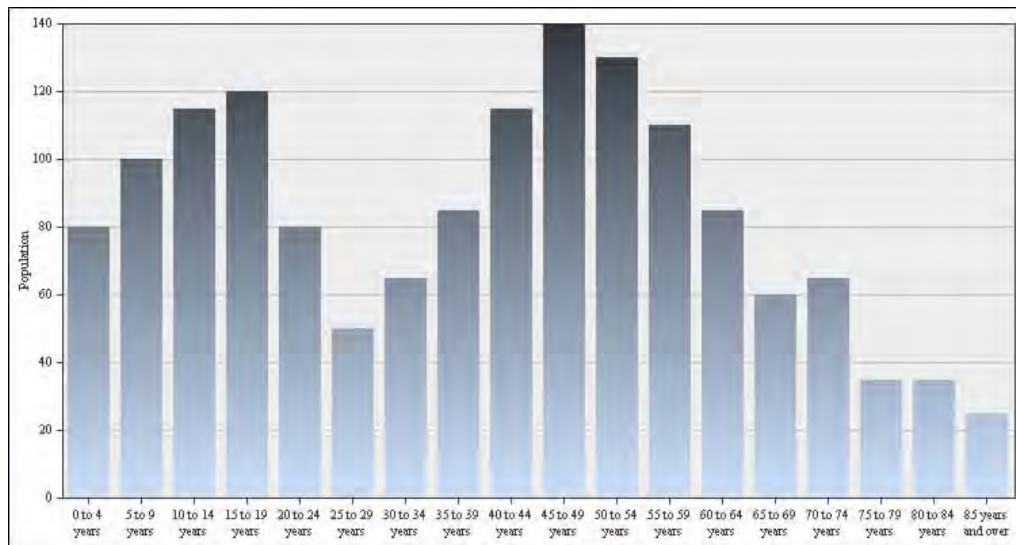
- 3.1.2. According to Figure 1, the population figures for Municipal District of Peace No. 135 have fluctuated over the past 15 years. After experiencing a period of growth during the early 1990's, the Municipal District experienced a decline in population in the latter half of the same decade. Since 2001 the population figures have marginally declined, indicating a general pattern of stagnation in population growth. Given the fluctuation in population growth figures of the past 15 years, it remains difficult to anticipate future population growth based on historic figures.

### 3.2. POPULATION CHARACTERISTICS

- 3.2.1. The figure below provides further insight into the current composition of the municipal population separated by age cohorts and is based on the 2006 Federal Census.



**FIGURE 2: 2006 MUNICIPAL DISTRICT OF PEACE NO. 135 POPULATION BY AGE COHORT**

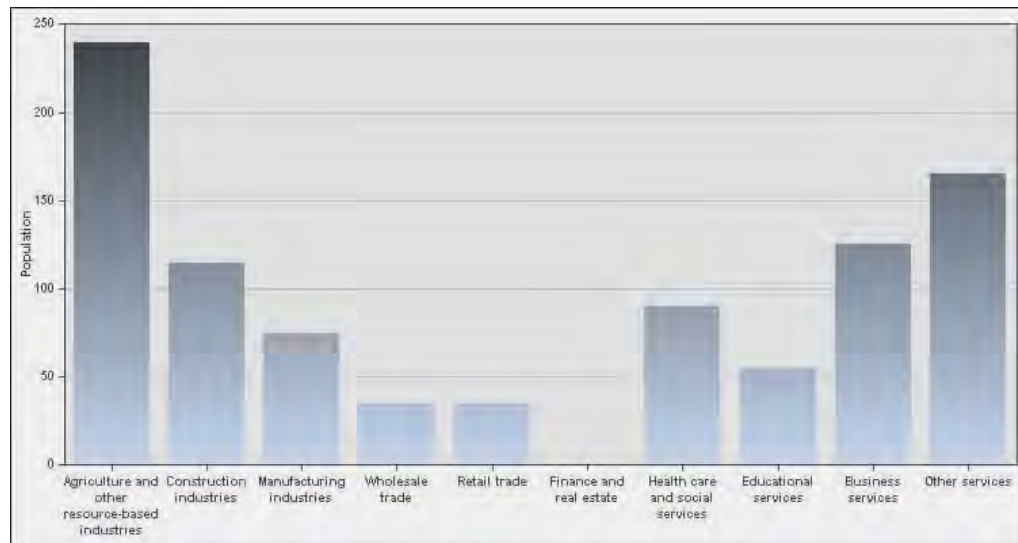


- 3.2.2. According to Figure 2, the age cohort distribution shows the Municipal District has a significantly lower proportion of its population in the 20-39 age cohort, and considerably higher proportion of its population in the 45-60 age cohort. This latter cohort will be entering retirement age over the next 20 years. The municipality may need to address requirements pertaining to an aging population. Additionally, the low percentage of residents in the 25-34 age cohorts may reflect the out migration of the younger population from the community for education and employment opportunities.

### 3.3. LOCAL ECONOMIC INDICATORS

- 3.3.1. The figure below examines the current breakdown of employment of Municipal District residents separated by industry and is based on the 2006 Federal Census.

**FIGURE 3: 2006 MUNICIPAL DISTRICT OF PEACE NO. 135 EMPLOYMENT BY SECTOR OF ECONOMY.**



- 3.3.2. As identified in Figure 3, “Agriculture and other resource-based industries” and “Other services” are the two largest sectors of employment for the Municipal District. Other important sectors include construction, healthcare and education. This is consistent with Province wide growth of value added service based employment that complements the core agricultural and resource based economic base.
- 3.3.3. In recent times, ongoing activity along the Highway 2 corridor between the Town of Peace River and the Town of Grimshaw has spurred economic growth and development in the Municipal District of Peace No. 135. In addition to current activity, the potential development of large scale energy and resource projects in close proximity to the Municipal District could fuel an influx of developers and potential investors to meet future demand for housing should the developments proceed.
- 3.3.4. Along with tourism development, the Municipal District has recognized the need to encourage the retention of local purchasing of goods and services from operators and service providers within the local area. Particular emphasis may be given to encouraging the diversification and increase in value added operations in the agricultural sector.

### 3.4. POPULATION PROJECTIONS

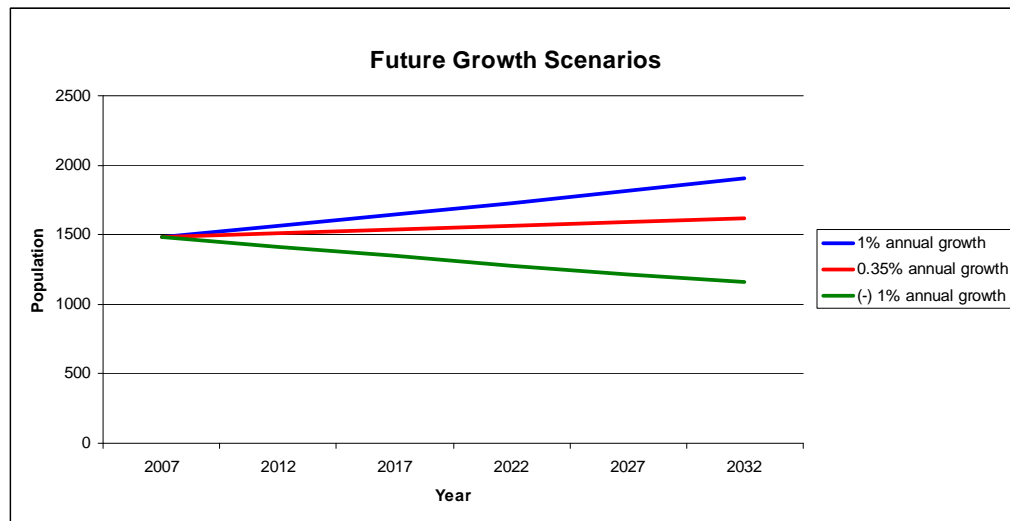
3.4.1. Due to the current economic uncertainty in Alberta and Canada, a reliable forecast of the population growth in the Municipal District is difficult to ascertain. Therefore, for the purposes of this plan, the Municipal District will consider three growth scenarios that project population change over the next 25 years and are based on previously observed population growth and decline within the Municipal District's recent past as identified in Figure 4.

1. The High Growth Scenario of 1% annual growth is premised on the ongoing and steady growth in the oil and gas sector within the Municipal District, the potential of a Nuclear Power Plant Facility in the adjoining Municipal District of Northern Lights, the continued growth of the Peace River Region and the continued viability of agricultural operations within the Municipal District.
2. The Moderate Growth Scenario is based on the average annual growth rate of 0.35% observed during 1991-2001 time-span.
3. The Negative Growth Scenario is based on the annual growth rate of -0.53% observed during 2001-2007 rounded up to negative (-) 1% to include declining household sizes, aging population and minimal replacement immigration.

**FIGURE 4: MUNICIPAL DISTRICT OF PEACE NO. 135 FUTURE GROWTH SCENARIOS**

YEAR	HIGH GROWTH SCENARIO (1% ANNUAL GROWTH)	MODERATE GROWTH SCENARIO (0.35% ANNUAL GROWTH)	NEGATIVE GROWTH SCENARIO (-1% ANNUAL GROWTH)
2007	1,487	1,487	1,487
2012	1563	1,513	1,414
2017	1,643	1539	1,345
2022	1,726	1,566	1,279
2027	1,814	1,594	1,216
2032	1,907	1,621	1,157

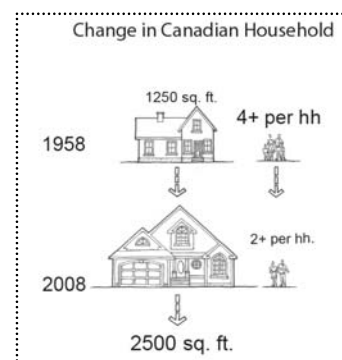
**FIGURE 4: MUNICIPAL DISTRICT OF PEACE NO. 135 FUTURE GROWTH SCENARIOS**



### 3.5. HOUSING PROJECTIONS

3.5.1. Assuming the realization of a growth rate of 1% per annum, a simple projection of housing requirements per year can be calculated to accommodate the permanent population. Assuming an average household size of approximately 2.5 persons per household and gross population growth of 420 persons over the 25 year planning horizon, the number of households could potentially grow by 168 new households by 2032. Over the twenty five year horizon, this figure translates into approximately 7 permanent dwellings per year over the next twenty five years.

3.5.2. While it remains difficult to determine which growth scenario will be realized or exceeded, the Municipal District shall utilize these growth projections to determine future housing needs and associated land requirements to accommodate future growth. Should major projects and activity in the region cause significantly higher growth, the municipality shall revise such population and housing projections to determine the land supply needed to support future growth.



## **PART 4. VISION AND GOALS**

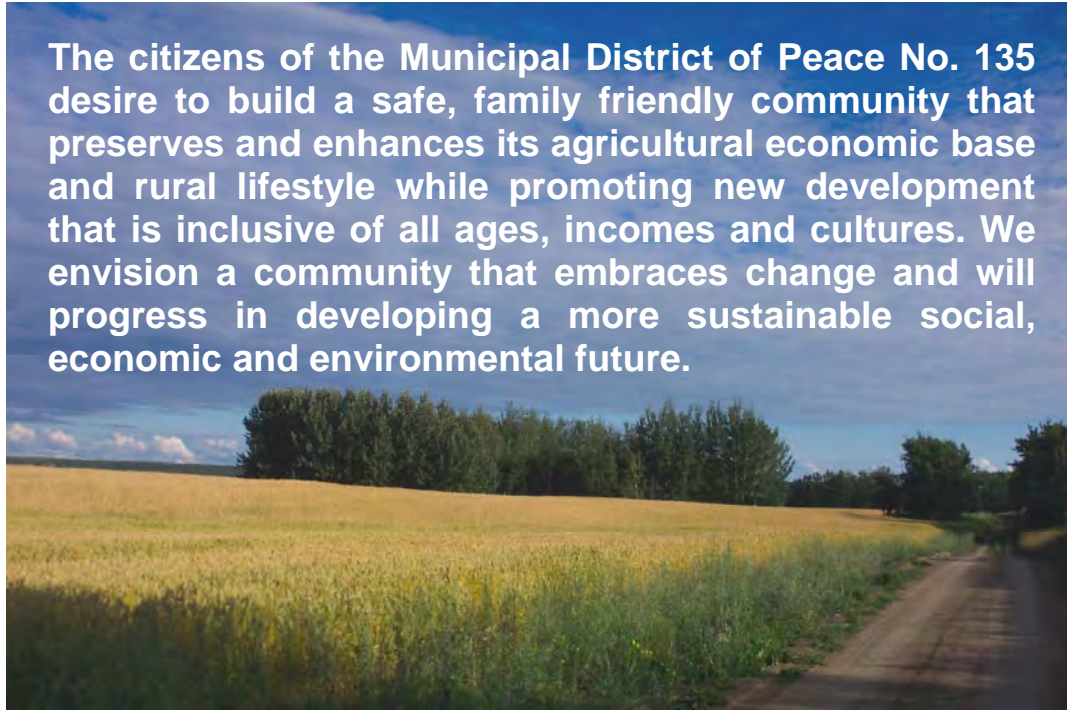
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### **4.1. OVERVIEW**

The following vision and goals outline the overall direction which the Municipal District of Peace No. 135 wishes to pursue in terms of its future development. These goals lay out the framework within which the orderly and economic use of land will occur and establish the basis for the policy framework found throughout the balance of this plan.

### **4.2. VISION**

The citizens of the Municipal District of Peace No. 135 desire to build a safe, family friendly community that preserves and enhances its agricultural economic base and rural lifestyle while promoting new development that is inclusive of all ages, incomes and cultures. We envision a community that embraces change and will progress in developing a more sustainable social, economic and environmental future.





### **4.3. GROWTH**

- 4.3.1. The Municipal District shall encourage and accommodate new growth with priority given to areas with existing and approved Area Structure Plans.
- 4.3.2. The Municipal District shall coordinate land use planning with transportation and infrastructure planning to ensure the economical, efficient and orderly integration and extension of services throughout the municipality.
- 4.3.3. The Municipal District shall promote the municipality as a place for living, working and leisure activities by creating an environment that is aesthetically pleasing and encourages a sense of community pride.
- 4.3.4. The Municipal District may encourage growth to occur in a land use pattern which is efficient, economically viable, and of high design standards.

### **4.4. LAND USE PATTERNS**

- 4.4.1. The Municipal District shall provide policy directions that will:
  - 1. Identify the location, density and development criteria for new development;
  - 2. Provide convenient access to places of work, residence, shopping, education and recreation;
  - 3. Establish land use patterns that will encourage compatibility between existing and future development; and
  - 4. Ensure that future growth and development is undertaken in a manner that effectively uses the municipality's financial resources.
  - 5. According to Section 15 of the Alberta Land Stewardship Act, the Municipal District of Peace will be bound to implement policies of the Regional Plan created under the Land Use Framework process. The Municipal District of Peace is committed to align the policies of this document with those of the Regional Plan or requirements of the Land Use Framework as and when required.

#### **4.5. HOUSING**

- 4.5.1. The Municipal District shall encourage residential development that:
1. Provides a variety of housing types, forms and densities within the rural context to meet the diverse needs of its residents; and
  2. Works in coordination with adjacent urban municipalities to provide affordable and senior housing options for its residents.

#### **4.6. DESIGN**

- 4.6.1. The Municipal District shall develop in a manner that will enhance the appearance of the municipality by:
1. Developing open space and recreational areas;
  2. Enhancing the appearance of public and private facilities along the highway commercial/industrial area;
  3. Continuing beautification of transportation corridors throughout the Municipal District;
  4. Design standards for new buildings and developments in the Municipal District;
  5. Using landscaping methods to enhance the appearance of public areas, especially through the protection of existing vegetative cover and the use of berm and shrubs, and
  6. Encouraging the retention and/or development of biodiversity on private lands, which includes but is not limited to natural vegetation, shelterbelts and wetland rehabilitation.

#### **4.7. ECONOMIC DEVELOPMENT**

- 4.7.1. The Municipal District shall actively promote the:
1. Diversification of the Municipal District's economic base, to include industrial, commercial and residential development; and
  2. Development of the Lac Cardinal and Shaftesbury Trail area and market associated tourism opportunities.
- 4.7.2. The Municipal District shall take measures to ensure that there is an adequate supply of serviced land to meet residential, commercial, industrial and institutional development needs.

- 4.7.3. The Municipal District shall work with the local business organizations to realize the positive opportunities resulting from an effective relationship between community planning and economic development initiatives.

## **PART 5. LAND USE POLICY AREAS**

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### **5.1. LAND USE POLICY AREAS**

5.1.1. The future land use and development in the Municipal District shall be consistent with the policies identified in the following policy areas:

- Agricultural Policies
- Residential Policies
- Industrial/Commercial Policies
- Natural Resource Policies
- Open Space/Recreation Policies
- Environmental Policies
- Infrastructure and Services Policies
- Municipal Cooperation
- Historic Resources Strategies

5.1.2. The policy areas that correspond to the land use designations identified in Schedule D “Future Land Use Concept” apply in general with no formal boundaries between policy areas being established by this plan. Existing and future conditions will be taken into consideration when the Municipal District determines which policy area applies.

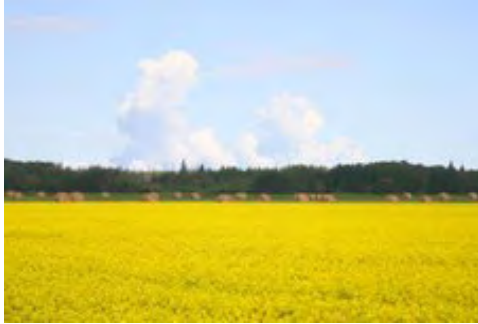
### **5.2. FUTURE LAND USE CONCEPT**

5.2.1. The Future Land Use Concept, as illustrated in Schedule D, provides a long term direction to guide the future development throughout the municipality. The land use concept has been developed in consideration of existing development patterns, and in consultation with administration, Council and the general public. The land use concept was developed to establish a broad land use framework for the municipality and is intended to be supplemented and supported via the completion of outline plans, Area Structure Plans and the Municipal District’s Land Use Bylaw.

## **PART 6. AGRICULTURAL POLICIES**

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### **6.1. OVERVIEW**



*“Fields in Bloom”*

The Municipal District of Peace No. 135 occupies part of Alberta’s and Canada’s northern most agricultural belt. In terms of the topography, the agricultural areas are an extension of the Prairie and Aspen Parkland bioregions. Soils of varying fertility, underlain by glacial till and gravel, are found within the Municipal District. While, there is no Class 1 land within the municipality nearly two-thirds of the land in the Municipal

District falls into classes 2 to 4 and thus is suitable for most types of agriculture.

Agriculture is the most important activity in the Municipal District of Peace No. 135, constituting approximately 75 percent of the total land. Grain and livestock farming are the most common agricultural activities. This forms the core of the Municipal District’s economy and therefore is important to protect and preserve.

The policies found in this section that relate to Confined Feeding Operations have been adopted to provide the Natural Resources Conservation Board (NRCB) with land use planning guidelines for consideration in evaluating applications to construct or expand CFO’s within the Municipal District.

### **6.2. GOAL**

- 6.2.1. The Municipal District of Peace No. 135 shall strive to conserve its agricultural land base and rural character by protecting productive agricultural land and promoting agricultural practices in their various forms throughout the Municipal District.

### **6.3. OBJECTIVES**

- 6.3.1. To conserve agricultural land by minimizing the removal of land from agricultural use.

- 6.3.2. To identify areas where agriculture based activities should be promoted and non-agricultural based activities should be limited.
- 6.3.3. To minimize potential conflict between agricultural and non-agricultural uses by accommodating future growth in more concentrated and efficient development patterns.

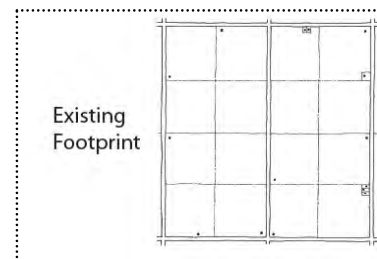
#### **6.4. AGRICULTURAL PRECEDENCE**

- 6.4.1. All lands in the Municipal District are deemed to be for agricultural use unless otherwise designated for other uses.
- 6.4.2. The Municipal District recognizes the right to farm and encourages agricultural operations in all agricultural districts.
- 6.4.3. All lands in the Agricultural Conservation Area, as identified in Schedule D, shall be designated for agriculture and agriculture based uses.
- 6.4.4. All farm residences and other buildings built on agricultural land shall be encouraged to be built in such a manner as to minimize the impact on adjoining agricultural operations.
- 6.4.5. All non-agricultural uses developed on agricultural lands shall respect the existing agricultural operations, including their hours of operation, the odour and noise emanating from an agricultural operation and traffic movements.
- 6.4.6. The Municipal District shall encourage market gardens to develop in areas where adequate access to a municipal arterial or collector road is available.
- 6.4.7. The Municipal District shall encourage small scale agricultural practices designed to produce products for personal consumption.
- 6.4.8. The Municipal District shall encourage activities and uses such as hobby farms, home based businesses and agriculture based tourism that enhances the rural character and agricultural land use of the area.
- 6.4.9. Intensive agricultural operations or value added agricultural industry shall be permitted to develop in areas where impact on existing transportation infrastructure and services are minimized.

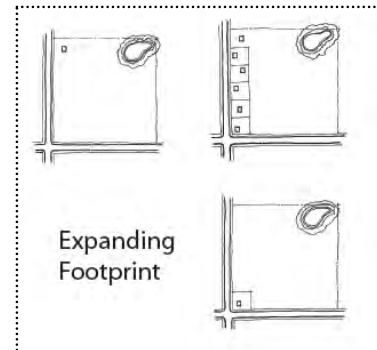
- 6.4.10. All non-agricultural uses in the Agricultural Conservation Area shall be required to apply for an appropriate amendment to the Land Use Bylaw zoning designation prior to subdivision and/or development approval.
- 6.4.11. The Municipal District recognizes that agricultural development may not be an option on certain crown owned lands which are particularly environmentally sensitive. Despite another use designation of these crown lands, agricultural development on these lands may still be restricted.

## 6.5. SUBDIVISION IN AGRICULTURAL CONSERVATION AREA

- 6.5.1. The minimum parcel size for primarily agricultural use in the Agricultural Conservation Area shall be 8.1 hectares (20 acres).

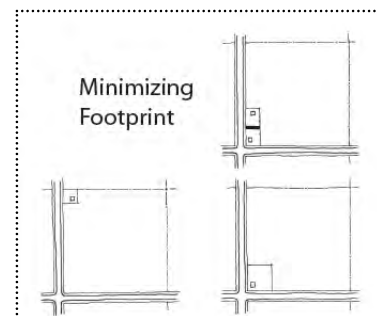


- 6.5.2. Notice shall be provided to all applicants for subdivision development within the Agricultural Conservation Area that the primary purpose of the area is agricultural use and that agricultural operations maintain precedence over any other form of land use.



- 6.5.3. The subdivision of one small agricultural parcel in the Municipal District out of a previously un-subdivided quarter section may be supported if the following criteria are met to the satisfaction of the Municipal District:

1. The parcel contains a farmstead that does not support productive agricultural uses;
2. Legal and year round physical access that is sufficient to meet the needs of the proposed use;
3. The proposed change in use of the parcel does not negatively impact adjacent agricultural uses;
4. The parcel is located adjacent to or near quarter section boundaries without jeopardizing agricultural operations on the quarter section;





5. Where possible, is in close proximity to existing residential parcels or farmsteads on adjacent quarter sections;
  6. Where possible, access is provided along an arterial or collector road;
  7. Where possible, it is developed in a manner that environmental attributes of the land, which includes but is not limited to soils, vegetation (natural and planted), water bodies and their associated riparian zones, views, etc., are not negatively impacted;
  8. The applicant demonstrates that the parcel can be serviced on-site as per provincial regulations;
  9. If the parcel is to be used for an intensive agricultural operation or a home business or value added agricultural industry, the use and size of the parcel is to be supported by a business plan developed to the satisfaction of the Municipal District;
  10. Any other considerations as may be required by the Municipal District.
- 6.5.4. The subdivision of a fragmented parcel in an agricultural area may be supported to accommodate the separation of one agricultural operation into multiple agricultural operations.
- 6.5.5. A farmstead separation may only be subdivided from a previously un-subdivided quarter section, where the farmstead has been in existence for 10 years or more.
- 6.5.6. The minimum site area for all farmstead separations shall be 1.2 hectares (3 acres) and not exceed 4 hectares (10 acres) unless otherwise deemed necessary to accommodate accessory structures and servicing needs.
- 6.5.7. The Municipal District may not support the subdivision of a parcel for the purposes of a new Country Residential development on productive agricultural land.
- 6.5.8. Country Residential subdivision or development on productive agricultural land may be required to submit a soil study that identifies lands with low agricultural productivity.

- 6.5.9 Commercial and industrial subdivisions on productive agriculture land may be permitted subject to the submission of the impact study on adjacent properties on air, surface, sub-surface and water conditions.
- 6.5.10 Consideration may be given for a Country Residential subdivision on any small, irregular shaped parcel or treed parcel of land that is not used for productive agriculture purposes.

## **6.6. CONFINED FEEDING OPERATION (CFO) POLICIES**

- 6.6.1. The NRCB shall inform the Municipal District, in writing, the registration or authorization of a Confined Feeding Operation at the time of application, and shall provide information regarding the application for construction, expansion or modification of manure storage facilities for a proposed Confined Feeding Operation.
- 6.6.2. All applications for a Confined Feeding Operation that are referred to the Municipal District shall be reviewed by Council and the policies detailed in this section as illustrated in the Schedule C “Confined Feeding Operation Exclusion Areas” shall form the basis of all comments provided by the municipality to the NRCB.
- 6.6.3. Schedule C outlines restricted areas for the siting of Confined Feeding Operations within the Municipal District. Analysis and proper siting recommendations are based on the social, economic and environmental priorities of the Municipal District. Notwithstanding the requirements of the Agricultural Operations Practices Act, Confined Feeding Operation shall comply with the siting guidelines as prescribed on Schedule C “Confined Feeding Operation Exclusion Area”.
- 6.6.4. Recognizing the potential odour, noise and dust impact of a Confined Feeding Operation, no application proposal within 500 metres of an existing principal residence not related to the farm operation shall be supported.
- 6.6.5. The Municipal District may consider a reduction to the setback requirements for existing principal residences within the Municipal District if the owner of a principal residence wishes to waive this requirement.
- 6.6.6. The Municipal District shall not support an application for a Confined Feeding Operation within 3.2 kilometres (2 miles) of an existing settlement area as identified on Schedule C to protect urban areas within and adjacent to the Municipal District from incompatible uses.

- 6.6.7. The Municipal District shall not support an application for a Confined Feeding Operation within a 0.8 kilometres (0.5 miles) of a provincial primary or secondary highway as identified in Schedule C to maintain the growth potential of these highway corridors.
- 6.6.8. The Municipal District shall not support an application for a Confined Feeding Operation within the following areas as identified on Schedule C to protect the environmental, social, and recreational interests within and in close proximity to the Municipal District's watercourses:
1. 1.6 kilometres (1 mile) of major watercourses
  2. 200 metres (219 yards) of minor watercourses
  3. 75 metres (82 yards) from intermittent watercourses
- 6.6.9. All setbacks are deemed to be measured from the top of the bank of the identified watercourses. Notwithstanding the above, in the case of lakes, reservoirs, wetlands, sloughs, swamps, marshes, and other natural or man-made water bodies, setback measurements shall be from the high-water mark.
- 6.6.10. A 30 metre (33 yards) setback from top of the bank of all registered drainage projects is required for all Confined Feeding Operation applications. This is in alignment with the Municipal District's watershed system approach for watershed management.
- 6.6.11. To preserve the intent, value and future enjoyment of local and provincial parks in the Municipal District, the municipality shall not support an application for a Confined Feeding Operation within 1.6 kilometres (1 mile) of all park boundaries identified on Schedule C.
- 6.6.12. In keeping with the recommendation of the Peace River Inter-Municipal Development Plan dated July 1999 between the Town of Peace River, Municipal District of Northern Lights No.22, Northern Sunrise County and the Municipal District of Peace No. 135, no application for a confined feeding operation will be supported by the Municipal District of Peace No. 135 in the 'Primary Area' identified in Schedule 'C'.
- 6.6.13. All areas identified on Schedule C as part of the "Confined Feeding Operation Exclusion Area" shall be regarded as "sensitive". Manure application is to be undertaken utilizing best management practices to protect and preserve the social and environmental values of these municipally identified sensitive areas.

- 6.6.14. Owners/Operators of a Confined Feeding Operation must enter into a Road Use Agreement with the Municipal District prior to the commencement of said operation.
- 6.6.15. To ensure appropriate access, setback and screening requirements for a proposed Confined Feeding Operation, a minimum roadway setback of 150 metres (164 yards) shall be required from all local roads.
- 6.6.16. The Municipal District shall consult with the Duncan's First Nation Reserve on all applications for a Confined Feeding Operation that occur within 3.2 km (2 miles) of the Reserve's boundaries. Any objection to such applications by the Reserve may be adopted by the Municipal District as a basis for recommending denial of the application to the NRCB.
- 6.6.17. In order to prevent potential land use conflicts and to preserve the intent and value of the agricultural area, a Confined Feeding Operation shall identify the technological advancements, communication measures and monitoring aspects of its operation that will mitigate the potential negative impacts on adjacent landowners, residents of the Municipal District and if applicable, those areas considered sensitive by the Municipal District.
- 6.6.18. Owners/operators of a Confined Feeding Operation shall work cooperatively with the municipality in the development of an emergency response plan.
- 6.6.19. In addition to the policies contained within this section, a proposal for a Confined Feeding Operation shall also comply with the relevant policies and guidelines of all other land uses contained within this plan, and all relevant provincial policies and regulations.
- 6.6.20. Notwithstanding this section, and other relevant policies contained within this plan regarding a Confined Feeding Operation, Council may consider supporting an application for a Confined Feeding Operation in the exclusion areas, if the applicant can prove that the proposed operation will have reduced cumulative impacts on existing and future adjacent residences, based on advanced operating systems such as a digester or a bio-filtration system.

## PART 7. RESIDENTIAL POLICIES

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### 7.1. OVERVIEW



*“Rural Residence”*

The Residential policies found in this section were developed to ensure that the future housing needs of the municipality are adequately met. The history of subdivision of land in the Municipal District shows that it has predominantly been used for farmstead separations. This is primarily driven by farm consolidation and the desire for country living. In addition to farmstead separations, the Municipal District has also

witnessed an increase in subdivision and development activity along Shaftesbury Trail and along Peace River. The Municipal District intends to address the issues pertaining to preservation of scenic view, agricultural land and impacts associated with further residential subdivision along the Peace River through a special planning study to be developed pursuant to the policy directions identified in this Municipal Development Plan.

The Municipal District has also identified potential growth areas in the Hamlet of Brownvale and around Lac Cardinal, which could help provide additional options to meet the Municipal District’s housing needs. In the event of large scale subdivisions driven by a rapid regional economic growth, the Municipal District envisions such growth to be satiated through a proposed nodal development located along the transportation corridor between the Town of Peace River and the Town of Grimshaw that has the potential to be serviced by communal or municipal infrastructure.

### 7.2. GOAL

- 7.2.1. The Municipal District of Peace No. 135 will strive to promote diverse, efficient and viable residential opportunities that will embody the existing rural character of the Municipal District.

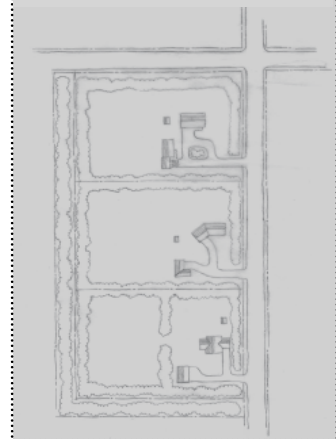
### 7.3. OBJECTIVES

- 7.3.1. To accommodate small-scale residential development on lands with low agricultural productivity and areas of poor soil quality.
- 7.3.2. To accommodate lakeside residential development in a manner that protects and enhances the rich environmental attributes of Lac Cardinal.
- 7.3.3. To accommodate riverside residential development in a manner that maintains the visual integrity and rural character of the Shaftesbury Trail.
- 7.3.4. To encourage most future residential growth to locate in the existing Hamlet of Brownvale followed by future lakeside and riverside communities, residential nodes, and country residential areas.

### 7.4. COUNTRY RESIDENTIAL

- 7.4.1. Compact Country Residential subdivisions that conserve land and preserve the environment by demonstrating smart growth and green infrastructure planning and design principles shall be encouraged in order to promote viable and efficient use of rural lands that have limited productive agricultural use or soil quality.

Example of a multi-parcel subdivision



- 7.4.2. Country Residential subdivisions shall be no greater than 3 parcels and shall occupy no more than 4 hectares (10 acres) of land for a quarter section and shall be developed at a minimum parcel size of 0.8 hectares (2 acres) unless otherwise deemed necessary by the Municipal District to accommodate physical constraints.
- 7.4.3. Country Residential subdivisions of a fragmented parcel may be supported if the following criteria are met to the satisfaction of the Municipal District:
  - 1. The parcel is the entire area of the fragmented land and does not exceed 8.1 hectares (20 acres),

2. If the parcel of fragmented land exceeds 8.1 hectares (20 acres), the subdivision shall be based on demonstrated need and limited agricultural productivity for the parcel,
3. An existing, legal, all year round access is available to meet the needs of the proposed use,
4. The proposed use of the parcel does not negatively impact adjacent agricultural uses,
5. The applicant demonstrates that the parcel can be serviced on site as per provincial regulation.

7.4.4. Country Residential subdivisions shall comply with the following criteria:

1. The density and size of lots allows for efficient servicing while maintaining a significant portion of the site in perpetuity as greenways, green infrastructure or agricultural use;
2. Access roads to subdivisions and internal subdivision roads are developed to Municipal District standards;
3. The subdivision may be encouraged to occur in proximity to natural or manmade amenities.

## **7.5. LAKESIDE AND RIVERSIDE RESIDENTIAL DEVELOPMENT**

- 7.5.1. Residential development, home based businesses, community facilities, open space/recreation, and agricultural uses may be supported in the Lake/Riverside Development Area as designated in the Future Land Use Concept (Schedule D).
- 7.5.2. New development should be integrated into existing agricultural operations, and conserved as an open space for existing and future residents.
- 7.5.3. All lakeside and riverside residential development shall have regard to information provided in the Alberta Conservation Association booklet "Caring for Shoreline Properties".
- 7.5.4. All development that occurs in close proximity to the shoreline should retain as much of the site vegetation as possible.
- 7.5.5. Access to the environmental reserve setback from lakes and rivers should be provided via trails and other connections and dedicated to the Municipal District as municipal reserve.

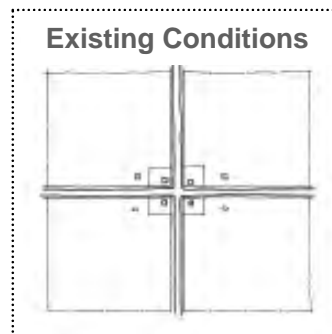


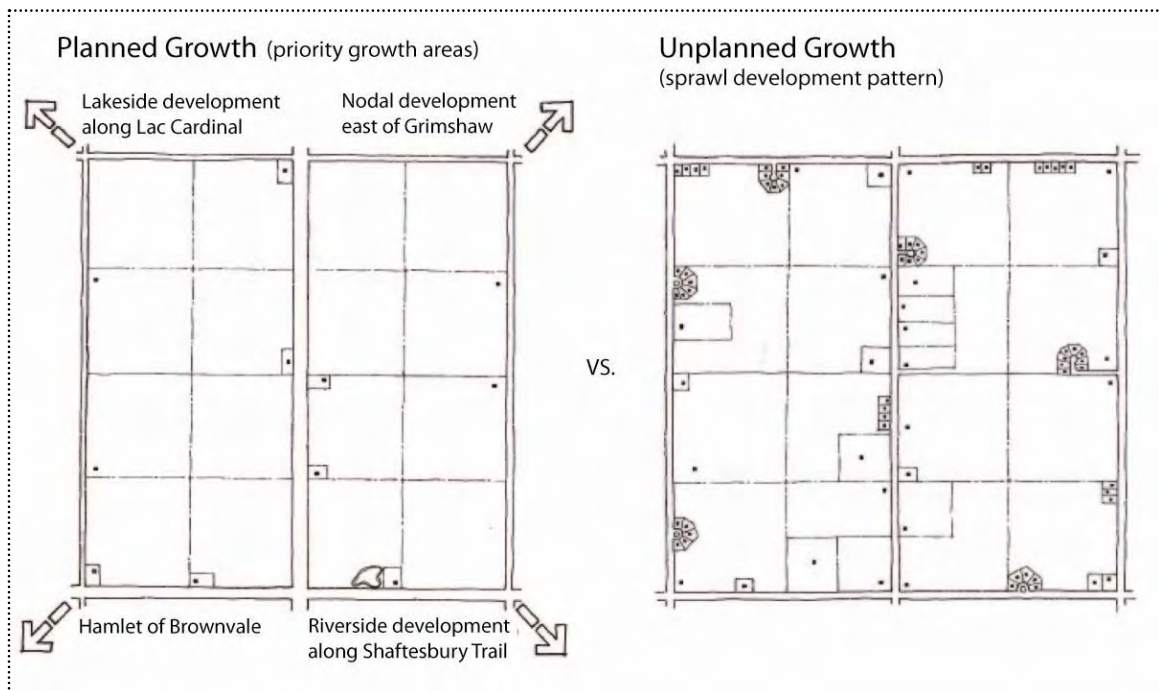


- 7.5.6. Existing views along the Peace River and Lac Cardinal should be maintained from public roads and existing residential development.
- 7.5.7. New road infrastructure shall be developed in such a manner as to minimize impact on the natural environment and follow existing contours of the land and cleared areas.
- 7.5.8. New development should interface with municipal and provincially maintained parks and recreational facilities located in close proximity to the site.
- 7.5.9. At the time of Area Structure Planning or Outline Planning new lakeside and riverside developments should adopt a central theme that enhances the economic vitality of the Municipal District by encouraging unique community character and design standards.
- 7.5.10. The Municipal District may adopt additional policy guidelines in the form of special area studies and reports to help guide development in close proximity to specific watersheds, riverfronts, lake fronts or other watercourses.

## **7.6. NODAL RESIDENTIAL DEVELOPMENT**

A nodal residential development is a complete, compact, mixed-use community that is primarily residential in nature but also includes places to live, learn, play, shop and access services. These communities are called nodal developments because they act as nodes, or hubs, for both the residents living and for people in nearby communities. Similar to traditional hamlets, good nodal developments include a mix of residential densities and housing types, neighbourhood commercial and service elements, all developed in a pedestrian friendly and inclusive development. They are linked to surrounding areas by transit, bicycle and pedestrian connections so that people do not have to rely on using a car to get around.





- 7.6.1. The Municipal District shall encourage multi-lot residential developments of more than 3 lots between the Town of Grimshaw and the Town of Peace River, as identified in Schedule D, to be developed into Nodal Residential Communities.
- 7.6.2. New development should integrate with existing agricultural operations, and conserved as an open space and visual amenity for existing and future residents.
- 7.6.3. The various sections of every nodal residential community shall be integrated across the Municipal District and provincially maintained roadways to form one integrated community, with shared open space, and community facilities.
- 7.6.4. At the time of Area Structure Planning or Outline Planning new nodal developments should adopt a central theme that enhances the economic vitality of the Municipal District by encouraging unique community character and design standards.
- 7.6.5. The Municipal District shall adopt an Area Structure Plan or Outline Plan prior to the subdivision and development of Nodal Residential Developments. The Developer may be required to pay in full or in part for any such plan.

## **7.7. HAMLET RESIDENTIAL DEVELOPMENT**

- 7.7.1. The Municipal District shall channel the majority of new residential development west of the Town of Grimshaw to the Hamlet of Brownvale.
- 7.7.2. Infill development shall be encouraged prior to the expansion of hamlet services to adjoining undeveloped areas.
- 7.7.3. Multi-family developments such as duplexes, triplexes and fourplexes shall be encouraged as infill development in such a manner as to integrate with the existing streetscape and unique character of the hamlet.
- 7.7.4. New subdivision and development in or adjacent to the Hamlet of Brownvale shall comply with the following criteria:
  - 1. Servicing is provided via connection to the municipal water and sewer systems.
  - 2. Access roads and all internal roads are developed to Municipal District standards, which may require them to be paved.
- 7.7.5. Residential/Neighbourhood Commercial mixed-use developments shall be encouraged at the intersection of all roadways within the Hamlet of Brownvale to help make the Hamlet more economically sustainable.

## **PART 8. INDUSTRIAL/COMMERCIAL POLICIES**

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### **8.1. OVERVIEW**

The role of the Municipal District as a regional highway corridor is crucial to the economic well being of the Municipal District and therefore the Municipal District recognizes the importance of protecting and maintaining this asset. Industrial and commercial development in the Municipal District is spread across the Municipal District and can be generally found in close proximity to provincial highways, the Towns of Peace River and Grimshaw, and the Village of Berwyn. Since the Municipal District does not possess extensive industrial or commercial developments, the primary directive of this plan is to identify, plan and protect land most suitable for future industrial and commercial development and to work towards appropriate detailed planning and promotion. Additionally, to help accommodate future growth the Municipal District wants to ensure that locations are available for a wide range of commercial activities that are compatible with rural development. While encouraging the development of large lot commercial development in appropriate locations, the Municipal District would also like to ensure the sustainability of the Hamlet of Brownvale by encouraging neighbourhood commercial developments to locate within the Hamlet.

### **8.2. GOAL**

- 8.2.1. The Municipal District of Peace No. 135 will strive to foster new industrial and commercial developments in existing and new industrial and commercial business parks as a means of capitalizing on its strategic location along transportation corridors.

### **8.3. OBJECTIVES**

- 8.3.1. To encourage industrial development in a manner that diversifies the Municipal District's economic base while mitigating any negative impacts associated with the environment and adjacent residences.
- 8.3.2. To encourage high visibility commercial development to occur along primary highway corridors that capitalize on the Municipal District's central location between two major regional population centers (Towns of Peace River and Grimshaw) and help ensure the sustainability of the Hamlet of Brownvale.



- 8.3.3. To encourage industrial and commercial development to occur in conformity to the Energy Resources Conservation Board (ERCB) rules, regulations, recommendations and directives on oil, natural gas, oil sands, coal, and pipelines so as to ensure public health and safety.

#### **8.4. INDUSTRIAL DEVELOPMENT POLICIES**

- 8.4.1. The majority of future industrial development shall be encouraged to locate in the eastern portion of the municipality as identified in the Future Land Use Concept (Schedule D).
- 8.4.2. Industrial areas should locate near major transportation corridors such as highways and railways and shall be discouraged near residential areas.
- 8.4.3. All future subdivision and development in the areas identified for future industrial development shall be guided by the preparation of a comprehensive Area Structure Plan.
- 8.4.4. Internal roads for industrial parks and industrial areas shall be designed in a manner that allows for easy access and turning space for large vehicles.
- 8.4.5. Industrial development shall be of high quality building design and appearance and shall incorporate fencing, perimeter landscaping and use of appropriate buffering techniques when developed in close proximity to residential, community or commercial uses.
- 8.4.6. New industrial development proposing to locate in proximity to residential and commercial sites shall be:
1. Low risk in terms of explosion and fire;
  2. Clean air industries; and
  3. Low in noise and traffic generation.
- 8.4.7. Heavy Industrial Development may be considered based on the individual merits of each application for such development.
- 8.4.8. The Municipal District shall engage industrial land owners in promoting industrial development opportunities.

## **8.5. COMMERCIAL DEVELOPMENT POLICIES**

- 8.5.1. The majority of future commercial development shall be encouraged to locate in the eastern portion of the municipality as identified in the Future Land Use Concept (Schedule D).
- 8.5.2. The Municipal District shall encourage the clustering of highway commercial and office oriented development in the form of a business park around the Peace River Airport as identified in Schedule D.
- 8.5.3. All future subdivision and development in the areas identified for a future commercial development shall be guided by the preparation of a comprehensive Area Structure Plan.
- 8.5.4. All Commercial Area Structure Plans shall:
  - 1. Maintain high standards of visual appearance;
  - 2. Mitigate negative impacts on ground and air quality, noise and odour, storm water runoff, environmentally sensitive areas;
  - 3. Interface with development on adjacent lands by extending roadways and other infrastructure, extending adequate screening buffering and landscaping; and
  - 4. Utilize sustainable development practices as prescribed by the Canadian Green Buildings Council where possible.
- 8.5.5. Highway Commercial/Entranceway Commercial developments located outside of urban centers on major roadways:
  - 1. May provide a combination of services and uses for the travelling public and uses for the regional resident;
  - 2. Should have design and aesthetic controls to ensure the appearance of the development complements the surrounding and neighbouring communities.

## **8.6. HAMLET OF BROWVALE COMMERCIAL**

- 8.6.1. The Municipal District shall allow for commercial uses that will result in the development of vibrant, residential/neighbourhood commercial mixed-use developments in Brownvale.
- 8.6.2. Commercial Development in Brownvale should be made as attractive as possible in appearance, design and style.

- 8.6.3. The Municipal District should discourage the siting and location of small scale commercial, and office functions outside of the Town Centre area.



## **PART 9. NATURAL RESOURCE POLICIES**

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### **9.1. OVERVIEW**



The Municipal District has significant natural resources including, but not limited to, sand, gravel, oil and gas. The extraction and/or harvesting of these resources are generally controlled through provincial legislation. The transportation of these resources utilizes both Municipal District and Provincial roads. It is

*“Gravel pit along Highway 35”*

It is important for the Municipal District to maintain communication with the resource companies and provincial legislative bodies to allow for the planned and managed extraction of the resources.

### **9.2. GOAL**

- 9.2.1. Municipal District of Peace No. 135 will strive to conserve lands with significant natural resources including, but not limited to, sand, gravel, oil and gas to facilitate future extraction, and transportation of these resources.

### **9.3. OBJECTIVES**

- 9.3.1. To facilitate the timely and economic extraction of natural resources, with the minimum amount of impact on neighbouring lands, infrastructure and the environment.
- 9.3.2. To ensure that industry reimburses the Municipal District for road development and services and compensates for any potential damage to Municipal District roads as a result of resource extraction related activities.

### **9.4. POLICIES**

- 9.4.1. Extraction of natural resources, particularly sand and gravel deposits, prior to the subdivision and/or development of the lands for other uses should be encouraged.

- 9.4.2. All applications for resource extraction shall be required to address potential impacts on adjacent land uses including dust and other airborne pollutants, noise, hours of operation and traffic generation.
- 9.4.3. Buffering and screening between the natural resource extraction industry and adjacent uses may be required when development permits are applied for.
- 9.4.4. Natural resource extraction operators shall be required to enter into a Road Use Agreement, whether or not development approval from the Municipal District is required. A Road Use Agreement with a neighbouring municipality may also be required.
- 9.4.5. All natural resource extraction operations shall adhere to Provincial standards and a reclamation certificate from Alberta Environment may be required. All sites shall be reclaimed to the satisfaction of the Municipal District and/or Alberta Environment.
- 9.4.6. The Municipal District may require reclamation plans for returning the land to a developable state rather than the original natural state.
- 9.4.7. All future Area Structure Plans should consider the impacts of natural resource extraction operations on the natural environment, and adjacent properties.
- 9.4.8. The Municipal District may consider water extraction as a resource extraction industry and may develop regulations to mitigate any potential impacts of such developments on the Grimshaw Gravels Aquifer and regional water needs.
- 9.4.9 The Municipal District recognizes that water diversion and use is within Provincial jurisdiction under the Water Act and currently regulated by Alberta Environment. All development will be required to abide by their regulations.

## PART 10. OPEN SPACE/RECREATION POLICIES

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### 10.1. OVERVIEW



*“Lac Cardinal”*

As a rural municipality, the Municipal District may acquire municipal reserve (MR) lands where there is a community benefit and cash-in-lieu where it is more appropriate. The Municipal District is supportive of natural areas and participation of community groups for maintenance and upkeep.

Environmental reserves (ER) are a means of protecting significant lands from development and protecting people from building on hazardous lands. The Municipal District is supportive of the dedication of agricultural farmlands or environmentally sensitive areas under alternative protection methods.

### 10.2. GOAL

- 10.2.1. The Municipal District of Peace No. 135 will strive to ensure that residents are provided with adequate recreational lands and facilities while preserving the quality open spaces that help shape the unique character of the Municipal District.

### 10.3. OBJECTIVES

- 10.3.1. To ensure that the municipal reserves are taken and planned to enhance the recreational potential of the Municipal District while minimizing cost to rate payers.
- 10.3.2. To develop open space and recreational amenities that capitalize on the rich natural environment in the Municipal District.

### 10.4. MUNICIPAL RESERVE/OPEN SPACE POLICIES

The policy directions to be used for the development of community land uses in the Municipal District are as follows.

- 10.4.1. At the time of subdivision, the full reserve dedication entitlement (10%) under the Municipal Government Act shall be required, firstly as land dedication, and secondly as cash-in-lieu of land or a combination of both.
- 10.4.2. The Municipal District shall not waive reserve dedication in whole or in part, except for parcels created for public or quasi-public uses such as churches/cemeteries, public recreational facilities, or public utilities.
- 10.4.3. Cash-in-lieu of land for municipal reserve dedication may be accepted in circumstances where the amount of land to be dedicated as reserve is too small to be useful, or the area does not benefit from municipal reserve lands. The cash so generated will be allocated to the Municipal Reserve trust fund and may be used for municipal reserve purposes as prescribed by the Municipal Government Act.
- 10.4.4. If the applicant and the Municipal District cannot agree on a land value to determine the amount of cash-in-lieu of land for municipal reserve dedication, the applicant shall provide a market value appraisal certified by a qualified appraiser, pursuant to the Municipal Government Act based on the market value of the land as of a specific date occurring within 35 days following the date of the subdivision application.
- 10.4.5. Municipal reserves in the fringe areas near urban municipalities may be deferred or dedicated as land instead of cash-in-lieu of land in order to conserve such land to meet the open/space and recreational needs of future growth areas.
- 10.4.6. For new residential subdivisions adjacent to lakeside and river or stream banks, municipal reserve should be linked with shoreline environmental reserve parcels to create public access to the water body. The location and configuration of municipal reserve parcels should recognize its potential public access function.
- 10.4.7. Municipal reserve parcels may be used to provide a land buffer between industrial or commercial and residential or other incompatible land uses.
- 10.4.8. The development of parks and/or public facilities may be encouraged on municipal reserve parcels in compact country residential developments or hamlets, which are physically suited and/or of sufficient size to accommodate such developments.

- 10.4.9. Resident groups may be encouraged to assume management of local park facilities through a variety of management strategies.
- 10.4.10. Municipal reserve parcels which serve no existing or potential open space purpose may be sold. Moneys obtained from the sale of such lands shall continue to be allocated to the Municipal Reserve trust fund to purchase or enhance parks, natural areas or school lands.

## **10.5. RECREATION/COMMUNITY FACILITIES POLICIES**

- 10.5.1. The Municipal District shall coordinate with the adjoining urban and rural municipalities, Mighty Peace Tourist Association, Lac Cardinal Regional Economic Development Board, Alberta Finance and Enterprise, Alberta Sustainable Resource Development and Alberta Tourism, Parks and Recreation to explore strategies to encourage well-planned recreation and tourism opportunities.
- 10.5.2. A network of trails may be developed to connect provincial and local parks, Lac Cardinal and other lakes, Peace River and other rivers and streams, regional and local recreational and public facilities with the Friendship Trail and other trails to form an integrated open space recreation network.
- 10.5.3. Partnership agreements may be considered with urban neighbours or community organizations to jointly develop and support recreational facilities and community services.
- 10.5.4. When evaluating proposals for residential development, the Municipal District shall determine the need for community areas and the location of them within the area.
- 10.5.5. Recreational amenities may be developed along river and lake setback areas to accommodate public access and recreational needs.
- 10.5.6. Playgrounds (tot lots) should be developed in close proximity to residential areas in order to allow convenient and safe access to them for children.
- 10.5.7. New multi-lot residential developments shall be required to accommodate passive recreation and community service needs through the provision of parks or other recreational areas as well as the development of community facilities.

## PART 11. ENVIRONMENTAL POLICIES

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### 11.1. OVERVIEW



*“A view of the Peace River”*

The natural environment forms a critical part of the Municipal District’s rural landscape and character. From the undulating steps of the Peace River valley to the vast expanses of wooded and farmed areas, open unencumbered views are part of the Municipal District’s unique quality of life. As development increases in the surrounding areas and there are additional development pressures on our environmentally sensitive slopes,

water bodies, riparian zones and wetlands, it is important that the Municipal District take proactive measures to mitigate any adverse impacts of development. The Municipal District must also find measures to protect its subsurface water, as found in the Grimshaw Gravels Aquifer, as it forms a vital source of water for many residents. The Community-Focused Management Strategy for the Grimshaw Gravels Aquifer Technical Report, which was completed on April 9, 1998, forms the basis of the municipality’s regulations pertaining to Sensitive Aquifer Areas. Additionally, any measures taken by the Municipal District are in anticipation of the Provincial Land Use Framework, which will provide further guidance into the capacity of our air, water and soil and our ability to preserve and protect our most sensitive environmental assets.

### 11.2. GOAL

- 11.2.1. The Municipal District of Peace No. 135 will strive to protect sensitive environmental features, in particular the environmental integrity of the Municipal District’s rivers, streams, lakes and aquifer, while encouraging development to occur in a sustainable manner.

### 11.3. OBJECTIVES

- 11.3.1. To identify environmentally sensitive areas.
- 11.3.2. To protect environmentally sensitive areas from the impacts of existing and future development.



- 11.3.3. To promote environmental stewardship and sustainable practices in existing and future development.

#### **11.4. ENVIRONMENTAL INVENTORY POLICIES**

- 11.4.1. Areas known to be environmentally sensitive in the Municipal District are identified in Schedule B; the exact boundaries of these lands shall be determined at the time of subdivision or development by a qualified professional engineer at the developer's expense.
- 11.4.2. The Municipal District may require a detailed biophysical assessment of a site to determine if there are any environmentally sensitive areas, including sensitive natural habitats and certain types of fish and wildlife habitats that may require protection or enhancement.
- 11.4.3. Higher density rural residential developments and commercial/industrial developments may be required to complete a biophysical survey to verify locations, impacts to and extent of environmentally significant lands.
- 11.4.4. Areas covered under the Alberta Sustainable Resource Development 'Management Referral Map' indicating areas considered critical as fish and wildlife habitats, will be considered to be environmentally sensitive areas within the context of this document.

#### **11.5. ENVIRONMENTAL PROTECTION POLICIES**

- 11.5.1. Environmentally sensitive areas may be designated as environmental reserve, subject to the provisions of the Municipal Government Act.



- 11.5.2. The quality and quantity of surface and groundwater shall be protected through the application of the Alberta Environmental Protection's Interim Guidelines for Evaluation of Groundwater Supply for unserviced Residential Subdivisions as well as the groundwater evaluation and licensing requirements of the Water Act for all applications for unserviced subdivision.

*"The natural environment is part of our identity & quality of life"*



- 11.5.3. Environmentally sensitive areas that link to municipal reserve parcels or are required to provide public access to the feature may be dedicated as Environmental Reserve at the time of subdivision, with certain developments permitted to exist for public use.
- 11.5.4. Environmentally sensitive areas that are not suitable for development, where public access is not desirable, may be protected as an Environmental Reserve Easement.
- 11.5.5. 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.
- 11.5.6. A minimum 30 metre (100 feet) wide Environmental Reserve setback or Environmental Reserve easement from the top of the bank of a river or stream and/or the high water mark of a lake shall be applied for major water courses. A 20 metre (65.5 ft) setback may be applied to minor water courses such as unnamed creeks and sloughs and the high water mark of other water bodies subject to an evaluation by the Municipal District. Changes in the setback distance may result if recommended by a qualified environmental professional.
- 11.5.7. All development that occurs on slopes shall be consistent with or less than the height of the surrounding tree cover.
- 11.5.8. All development shall be encouraged to locate in areas that minimizes disruption of adjacent property view corridors.
- 11.5.9. Natural vegetation on sloped areas shall be retained and enhanced to reduce the potential for rock falls, erosion and land slip.
- 11.5.10. Roads and driveways shall be developed to align with the natural contour of the land.
- 11.5.11. All developments on slopes shall be required to provide a minimum setback of 15 metres (49 feet) from the toe and crest of slopes.
- 11.5.12. The subdivision and development process shall be utilized to collect relevant knowledge concerning hazardous lands, such as steep slopes and unstable soils, and sensitive lands such as wetlands and riparian

zones that exist within the Municipal District and will be incorporated into the Environmentally Sensitive Area (Schedule B)

- 11.5.13. Subdivision and development on the Grimshaw Gravels Aquifer shall conform to the recommendations of the Grimshaw Gravels Aquifer Technical Report, 1998.
- 11.5.14 In areas where residential, industrial, commercial or institutional use have overlapping areas designated as environmentally sensitive areas, all policies relating to environmental protection take precedence and development will require first to satisfy concerns for the protection of these areas and/or enhancement and second to mitigate any impacts that the development may have on these areas.

## **11.6. Environmental Stewardship and Sustainable Policies**

- 11.6.1. Environmental stewardship shall be promoted in agricultural lands through coordination with the Alberta Environmentally Sustainable Agriculture Program (AESAP) in encouraging sustainable agricultural practices in the Municipal District.
- 11.6.2. Non-agricultural development shall be encouraged to adopt sustainable practices in the development process as per the guidelines of the Canadian Green Buildings Council.
- 11.6.3. Treated water usage shall be minimized by promoting the use of water conservation technology, such as grey water separation systems, composting toilets and low flow fixtures, in new development and shall be encouraged in the redevelopment of existing developments within the Municipal District.
- 11.6.4. Material and solid waste shall be minimized through promoting recycling and composting for existing and new development.
- 11.6.5. Energy consumption shall be minimized through the promotion of energy efficient development and building standards for existing and new development.
- 11.6.6. Air quality shall be improved through promotion of more efficient development patterns that minimize distances between population centers, job centers and service centers.

- 11.6.7. Future development shall occur in a manner that has minimal impact on the natural environment, which includes minimal changes to the natural grade of the land and existing vegetative cover.
- 11.6.8. Environmental Stewardship shall be promoted to implement conservation directives to protect, conserve, manage and enhance environmental protection measures in future which are specific to the Regional Plan created under the Land Use Framework.

## PART 12. INFRASTRUCTURE AND SERVICES POLICIES

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### 12.1. OVERVIEW



*“The highway starts here”*

The Municipal District of Peace No. 135 retains excellent highway access via Highway 2 which passes through the Municipal District and via Highways 2A, 35, 684, 685, 737 and 740. Strategically positioned along the transportation corridor between the Town of Peace River and the City of Grande Prairie, the Municipal District's transportation assets play a key role in driving the local economy.

In addition to excellent highway access the Municipal District also maintains a network of local roads at varying standards and levels of service to meet the needs of rural and hamlet residents, businesses, industry and agriculture.

Municipal water supply is available to Municipal District residents in the Hamlet of Brownvale and a limited number of rural residents are currently connected to a number of Water Co-op's that feed water from the Town of Grimshaw, the Town of Peace River and other local well sites (Schedule E2 “Infrastructure” map). The majority of the Municipal District's residents currently receive water supply from on site servicing in the form of dugouts, wells, and cisterns or other on site provisions.

Municipal sewer and wastewater treatment is available to Municipal District residents in the Hamlet of Brownvale. The majority of the Municipal District's residents, businesses and industry use a variety of on-site sewer treatment and disposal systems. The Municipality also maintains a landfill in the south west portion of the Municipal District but currently does not provide any garbage collection service.

Schedule E1 and E2 documents the current provision of services throughout the municipality. An ongoing challenge in the Municipal District is the intensification of development on the Grimshaw Gravels Aquifer and the threat of contamination of the Aquifer as a by-product of on-site water and sewer servicing.

## **12.2. GOAL**

- 12.2.1. The Municipal District of Peace No. 135 will strive to optimize the efficient use of its existing infrastructure and services through prudent municipal management and coordinated land development policies.

## **12.3. OBJECTIVES**

- 12.3.1. To prepare and implement a long term strategy for the construction and maintenance of the Municipal District's transportation infrastructure.
- 12.3.2. To prepare and implement a long range water, sewer and stormwater servicing strategy for the Priority Growth Areas to be incorporated into all long range land use plans.
- 12.3.3. To work cooperatively with adjacent urban and rural municipalities, Alberta Transportation, and Alberta Environment to provide adequate and sustained services and to manage transportation and utility systems.

## **12.4. TRANSPORTATION POLICIES**

- 12.4.1. The Municipal District of Peace No. 135 shall continue to provide residents with a well planned and efficient road network and to plan and make improvements to the Municipal District infrastructure as required.
- 12.4.2. The Municipal District's Future Road Hierarchy and generalized transportation improvements shall remain in accordance with Schedule E1 and should guide all future subdivision and development applications. In the realization of future road alignments and classification, the Municipal District shall require that roads are designed to the following standards:
1. Arterial roads – right of way 30 to 45 meters (100 to 150 feet) in width; able to accommodate medium to high levels of traffic volume.
  2. Collector roads – right of way between 20 to 30 meters (66 to 100 feet) in width; designed to carry medium levels of traffic between local and arterial roads.
  3. Local roads – right of way between 15 to 20 meters (50 to 66 feet) in width; provide access to individual parcels of land.

- 12.4.3. All developments that substantially impact Municipal District roads through high traffic volumes or heavy vehicle traffic:
1. Should gain access from an arterial road (higher standard) or highway;
  2. May be required to conduct a Traffic Impact Assessment to identify impacts and measures to mitigate such impacts;
  3. Shall make necessary improvements, at the developer's expense, to public road infrastructure to address any impacts of the development.
- 12.4.4. Access roads to all developments shall be required to be constructed to Municipal District standards and be provided for at the developer's expense.
- 12.4.5. An irrevocable form of security may be required by the Municipal District at the time of subdivision and development for onsite transportation infrastructure development and improvements to the Municipal District's local road network that are to be provided for at the developer's expense.
- 12.4.6. The Municipal District may consider off site levies for all developments that require improvements to Municipal District maintained road infrastructure.
- 12.4.7. Accesses to adjoining developments onto arterial roads may require consolidation at the time of subdivision and development.
- 12.4.8. All new development that requires access from a provincial highway may be required to provide access onto Municipal District maintained road prior to accessing the highway.
- 12.4.9. Buffering, fencing and landscaping from abutting roadways, railways or airport operations shall be encouraged in order to enhance public safety and lessen the impact of noise generated from such areas.
- 12.4.10. The subdivision and development process shall be utilized to collect relevant information about the Municipal District's transportation network that will be consolidated into a continually updated Transportation Inventory.

- 12.4.11. The Transportation Inventory should also provide direction into a long term Highway Vicinity Management Strategy for all provincial highways within the Municipal District.
- 12.4.12. The use of partnership agreements may be sought where roads can be developed jointly between the Municipal District, developers and adjoining municipalities to ensure mutual benefit.
- 12.4.13. Pedestrian and vehicular traffic may be controlled by the Municipal District on the Municipal District's road network.

## **12.5. WATER SERVICING POLICIES**

- 12.5.1. The Province of Alberta's "Water for Life" strategy shall guide the use of water in the Municipal District.
- 12.5.2. All development within the Hamlet of Brownvale shall be required to connect to municipal water servicing where services are available. Development occurring on land adjoining the Hamlet may be required to connect to municipal water servicing where feasible.
- 12.5.3. All developments that occur within close proximity to existing water co-op lines (Schedule E2 "Infrastructure" map) and where capacity is available, shall be encouraged to connect to that system.
- 12.5.4. New multi-parcel subdivision and development may be serviced through a community water system where:
  - 1. The system has been designed and sealed by a qualified professional engineer registered in the Province of Alberta;
  - 2. They are approved by Alberta Environment; and
  - 3. There is no Municipal District financial obligation for the construction;
  - 4. The Municipal District may consider assuming the on-going operation and maintenance of facilities and/or equipment at its discretion.
- 12.5.5. All new development that does not use community water systems shall be required to demonstrate that all lots are suitable for, and will be individually serviced by on-site wells or cisterns.



- 12.5.6. Water well construction shall comply with the installation and operational requirements of the Nuisance and General Sanitation Regulation of the Alberta Public Health Act and the licensing requirements of the Alberta Water Act.
- 12.5.7. All development that occurs on areas identified as affecting the Grimshaw Gravels Aquifer shall be required to provide a ground water study that identifies impacts of such development on the Aquifer and mitigation measures to address any such impacts.
- 12.5.8. Developers shall be directly responsible for the costs of all water services for their developments.
- 12.5.9. The Municipal District may consider off site levies for all developments that require improvements to any Municipal District maintained water infrastructure.
- 12.5.10. The Municipal District may examine options to establish water servicing in partnership with the adjoining urban municipalities of Berwyn, Grimshaw and Peace River.

## **12.6. SEWER SERVICING POLICIES**

- 12.6.1. All development shall be encouraged to identify the most efficient sewer servicing system for their prescribed use.
- 12.6.2. Sanitary sewage that is produced from all developments shall be treated through a graduated set of systems that meet provincial regulations, are dependent on the density and intensity of development, and may include:
1. sewage treatment mounds,
  2. individual septic fields,
  3. sealed pump out tanks,
  4. communal septic fields,
  5. piped treated lagoons,
  6. other systems that pipe the waste to a regional treatment plant.
- 12.6.3. All development within the Hamlet of Brownvale shall be required to connect to municipal sewer servicing. Development occurring on land adjoining the Hamlet may be required to connect to municipal sewer servicing where feasible.

- 12.6.4. Multi-lot subdivision and development that requires the use of on-lot sewage disposal shall be required to complete a soil percolation test signed by a qualified professional engineer registered in Alberta to identify impacts on the environment.
- 12.6.5. The Municipal District may examine options to establish sewer servicing in partnership with the adjoining urban municipalities of Berwyn, Grimshaw and Peace River.

## **12.7. STORMWATER SERVICING POLICIES**

- 12.7.1. All development shall be required to reduce post-development run-off rates to pre-development levels.
- 12.7.2. All developments that have significant potential for stormwater runoff as a by-product of high levels of impervious surface or steep grading of land shall be required to submit a Stormwater Management Plan developed by a qualified professional engineer, registered in Alberta, to reduce post-development run-off rates to pre-development levels.
- 12.7.3. All developments shall be encouraged to use Low Impact Development techniques in mitigating their onsite stormwater run off.

## **12.8. PUBLIC SAFETY POLICIES**

- 12.8.1. The Municipal District may consult with public safety professionals, including fire and police service providers, to elicit and incorporate input in the development process.
- 12.8.2. All development shall be required to provide for roadways and lot accesses that are adequate for fire suppression purposes.
- 12.8.3. The design and placement of structures on a site shall be encouraged to occur in close proximity to adjoining roadways so as to allow for easy access for fire safety professions in the case of any emergencies.
- 12.8.4. All developments should be adequately lit and shall provide appropriate signage to allow for safe mobility of motorized and non motorized vehicular traffic.

- 12.8.5. The development of open space, recreational areas, and community facilities shall take into account public safety considerations by providing adequate public access points and locating in areas of high visibility.
- 12.8.6. The Municipal District of Peace No. 135 will continue its support to member municipalities that are signatory to the Peace Region Mutual Aid Agreement to help combat fire and emergency incidents as requested and to seek aid and help on a reciprocal basis for similar emergencies as required to ensure safety for its residents and properties.

## **PART 13. MUNICIPAL COOPERATION**

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### **13.1. INTER-MUNICIPAL COOPERATION**

- 13.1.1. The Municipal District shall work in cooperation with all levels of government in the support and realization of directions contained within this plan. Specifically, the Municipal District will work with the Village of Berwyn, Towns of Grimshaw and Peace River to ensure coordinated urban fringe development through the development of Inter-Municipal Development Plans and Protocols for Regional Cooperation. Furthermore, the Municipal District will work with neighbouring rural municipalities including Clear Hills County, the Municipal District of Fairview No. 136, Municipal District of Northern Lights No. 22 and Northern Sunrise County to ensure coordinated rural infrastructure development and service delivery.
- 13.1.2. The Municipal District shall seek joint planning efforts and the continued implementation of the four party Inter-municipal Development Plan between the Municipal District of Northern Lights No. 22, Northern Sunrise County, Town of Peace River and the Municipal District of Peace No. 135 to guide land use and development decisions in the vicinity of the Town of Peace River. As part of this process, the Municipal District seeks to establish mutual referral procedures with the above mentioned partners in matters concerning land use and development proposals.
- 13.1.3. The Municipal District shall examine regional partnerships of mutual benefit to facilitate the development and improvement of services for the region and Municipal District.
- 13.1.4. The Municipal District of Peace No. 135 respecting the philosophy of cooperation and adhering to the objectives and goals of the Peace River Inter-Municipal Development Plan will work closely with the Town of Peace River and signatory municipalities on the following:
1. Residential development within the 'Urban Fringe' adjoining or in close proximity to the Town of Peace River.
  2. On matters concerning development proposals in the vicinity of the Peace River area's transportation system (road, rail and air) and specifically related to protection against incompatible land uses, future highway planning requirements, access points

connecting the proposed development to highways and safe and effective movement of traffic.

3. On matters related to the approval of subdivisions and area structure plans within the referral areas of the Inter-Municipal Development Plan.

### **13.2. ANNEXATION**

- 13.2.1. The Municipal District shall support cooperative development options to support the long term balanced growth of adjoining urban municipalities' fringe areas prior to examining any annexation proposals. In the absence of the development of an Inter-municipal Development Plan, the Municipal District will pursue Protocols for Cooperation to address issues pertaining to growth needs and annexation.
- 13.2.2. In general, this plan affirms the Municipal District's commitment to sustainable development and therefore will advocate for adjoining urban municipal growth and development needs be met through further intensification in the form of infill and redevelopment. All annexation discussions and negotiations shall be initiated and conducted in accordance with the provisions of the Municipal Government Act.

## **PART 14. HISTORIC RESOURCES STRATEGIES**

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### **14.1. OVERVIEW**

The Municipal District has a rich history and over the past few decades has made concerted efforts to help preserve and protect remnants of its historic past. Some of these historic artefacts have also become tourist attractions and therefore have added economic value to the Municipal District. The Municipal District will strive to collect and register that history through its architecture, construction and landscape features with a focus on heritage sites including landscapes, trails, cemeteries, archaeological sites and all types of buildings which may be designated as per the provisions of the Alberta Historical Resources Act.

### **14.2. HISTORIC RESOURCES**

The Anglican Mission, the Catholic Mission, the Mackenzie Cairn, Fort Fork and Lac Cardinal Regional Pioneer Village are valuable existing historic resources that the Municipal District, in partnership with Alberta Culture, will help protect and preserve for future generations. In addition to the existing heritage assets, the Municipal District will strive to identify further archaeological and heritage sites within the Municipal District and help preserve these assets for future generations.

### **14.3. HISTORIC CONSERVATION STRATEGIES**

- 14.3.1. Council encourages the preservation of buildings and sites having historical and/or architectural value.
- 14.3.2. Council may identify and maintain a list of possible heritage properties. This list will be the basis for preservation, restoration and utilization of heritage resources.
- 14.3.3. Council shall designate and regulate heritage resources under appropriate legislation, including the Historical Resources Act and the Municipal Government Act, whenever deemed feasible.
- 14.3.4. Council may seek the acquisition of easements on properties of architectural or historical significance in order to assure the preservation of these properties.

- 14.3.5. Council should support applications for funds through various governmental programs to assist individual property owners with building improvements on designated properties.
- 14.3.6. Council, to the best of its ability, will restore, rehabilitate, enhance and maintain Municipal District owned heritage properties in fulfillment of the heritage objectives and policies.



## **PART 15. IMPLEMENTATION OF THE PLAN**

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### **15.1. MUNICIPAL DISTRICT OF PEACE NO. 135 LAND USE BYLAW**

- 15.1.1. For the most part, the policies contained in this Municipal Development Plan will be implemented through the application of the Municipal District of Peace No. 135 Land Use Bylaw. The Municipal District will also implement the Municipal Development Plan through other mechanisms such as: area structure plans; recreation master plans; the annual municipal budgeting process; and land use studies.

### **15.2. SUBDIVISION OF LAND**

- 15.2.1. The policy of the Municipal District will be that no application for subdivision will be recommended to the Subdivision Authority for approval unless the proposed subdivision conforms to the spirit and intent of the policies contained in this Municipal Development Plan.
- 15.2.2. The Municipal District will consider the effect that the proposed subdivision of land will have on the economy of the Municipal District, as well as the ability of the subject property to be adequately serviced. The Municipal District shall promote development that makes efficient use of existing municipal infrastructure while promoting sustainable development standards and practices.

### **15.3. AREA STRUCTURE PLANS**

- 15.3.1. The Municipal District will require the preparation of and adoption by Council of an area structure plan prior to:
1. The subdivision and/or development for future industrial/commercial uses in close proximity to the Peace River Airport and residential uses along the Shaftsbury Trail and adjoining Lac Cardinal;
  2. Large parcels of land being allowed to be subdivided and/or developed; or
  3. Any other situations where the Council is of the opinion that detailed land use planning is required.

This type of detailed land use planning will implement the goal of orderly and economic development for the municipality, while ensuring



that land use, municipal services, utilities and roads are properly integrated.

15.3.2 While approving an industrial or commercial area structure plan, the developer may be required to submit the following studies, reports and documents

- (a) Environmental Impact Assessment
- (b) Environmental Audit
- (c) Soil Analysis
- (d) Geo-technical Report
- (e) Biophysical Assessment
- (f) Erosion Impact and Mitigation Study
- (g) Storm Water Management Study
- (h) Traffic Impact Assessment
- (i) Above and below ground Utility Plans
- (j) Heritage Impact Statement/Archaeological Assessment
- (k) Any other studies, reports and document that may be required.

#### **15.4. RESPONSIBILITY OF DEVELOPERS**

15.4.1. When land is to be subdivided and/or developed, the Municipal District shall require developers to enter into an agreement with the municipality for the provision of municipal services, utilities and roads or any other matters related to the development.

#### **15.5. PREFERRED OPTIONS FOR DEVELOPMENT**

15.5.1. All future development shall be based on preferred options that guarantee the future orderly and economic extension of stormwater, sanitary sewer and water infrastructure in the Hamlet of Brownvale, and the efficient utilization of existing road infrastructure across the Municipal District. Development shall:

- 1. First - take place in areas serviceable by a gravity fed sewer and water system,
- 2. Second - in areas serviceable by a gravity fed water system; and
- 3. Third - in areas incapable of being serviced by gravity fed water and sewer systems.

In all instances development shall be preferred in areas with higher standard roadways.

## **15.6. PLAN MONITORING AND REVIEW**

- 15.6.1. The Municipal District will continually monitor the administration and implementation of this Municipal Development Plan to ensure that the Plan remains an effective policy document. The following actions will be undertaken as ways to monitor the implementation of the Plan:
1. Annual review of land use and development trends;
  2. Identification of planning issues affecting the future growth of the Municipal District;
  3. Evaluate the effect of any changes to the provincial planning legislation; and
  4. Consult with stakeholder interest groups such as local developers, business owners, agricultural interests and other non-profit associations, and Municipal District residents.
- 15.6.2. The Municipal District shall undertake a major review of this Municipal Development Plan once every five years, or at an earlier date if deemed necessary by Municipal District Council.

## **15.7. MACKENZIE MUNICIPAL SERVICES AGENCY**

- 15.7.1. The Mackenzie Municipal Services Agency will act as advisors to the Municipal District in relation to the administration and implementation of this Municipal Development Plan.
- 15.7.2. The Agency will assist the Municipal District with the preparation of planning reports and studies that may be required as part of the Municipal District 's community planning processes or as a way to complement the implementation of this Municipal Development Plan.

## **PART 16. SCHEDULES**

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<b>Schedule A:</b>	<b>Context Map</b>
<b>Schedule B:</b>	<b>Environmentally Sensitive Areas</b>
<b>Schedule C:</b>	<b>Confined Feeding Operations Exclusion Areas</b>
<b>Schedule D:</b>	<b>Land Use Concept</b>
<b>Schedule E1:</b>	<b>Road Hierarchy</b>
<b>Schedule E2:</b>	<b>Infrastructure</b>
<b>Schedule F:</b>	<b>NPR Distributions and Future Land Use Concept</b>

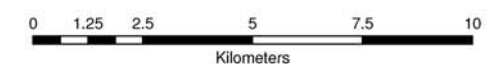


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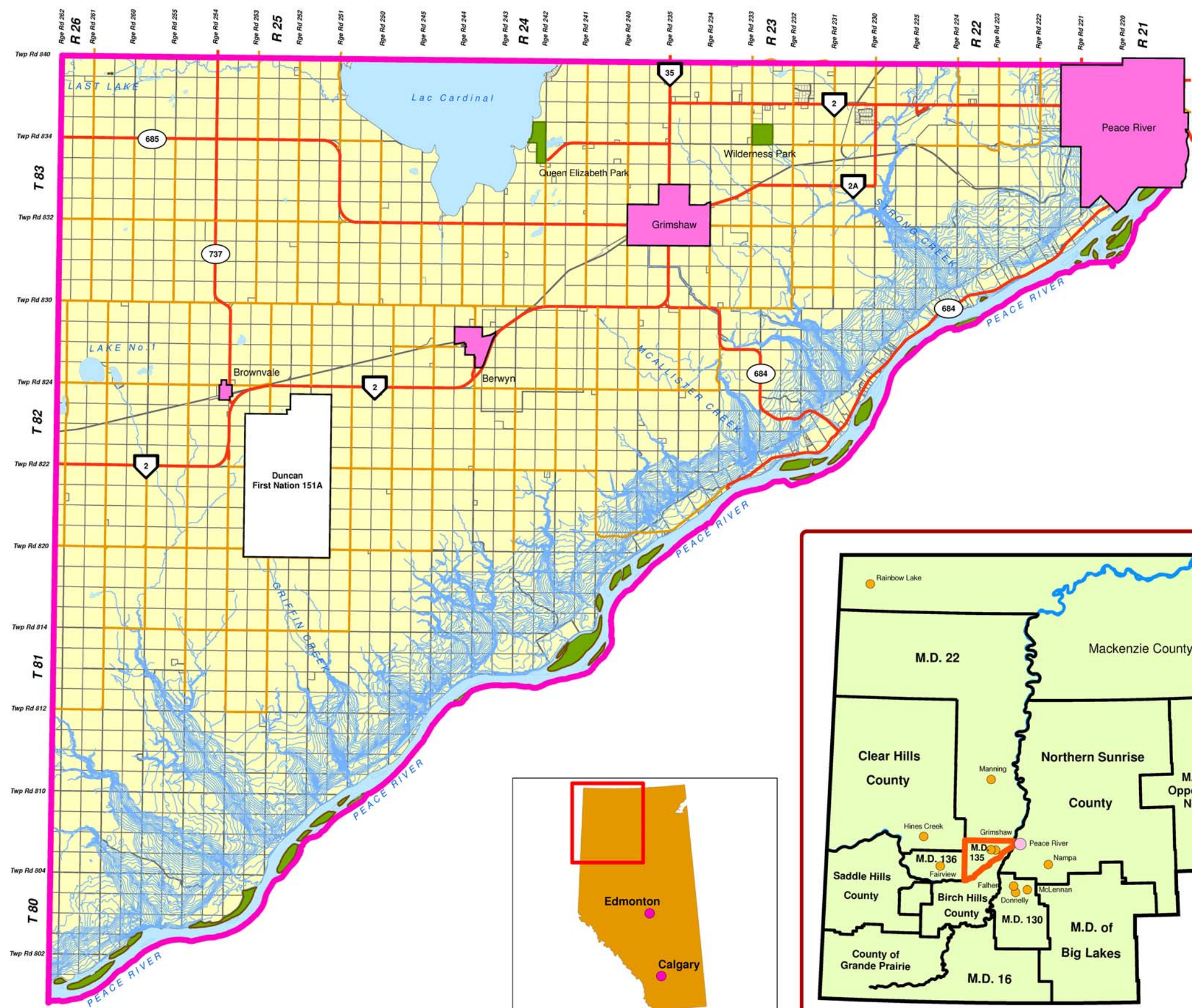
## Schedule A

## Context Map

-  Highway
-  Municipal Roads
-  Hydrographic Features
-  Provincial Park and Wilderness Park
-  Environmentally Sensitive Area



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**Schedule B**

**Environmentally  
Sensitive Areas\***

- Highway
- Municipal Roads
- Hydrographic Features
- Environmentally Sensitive Area
- Provincial Park and Wilderness Park
- Grimshaw Gravels Aquifer

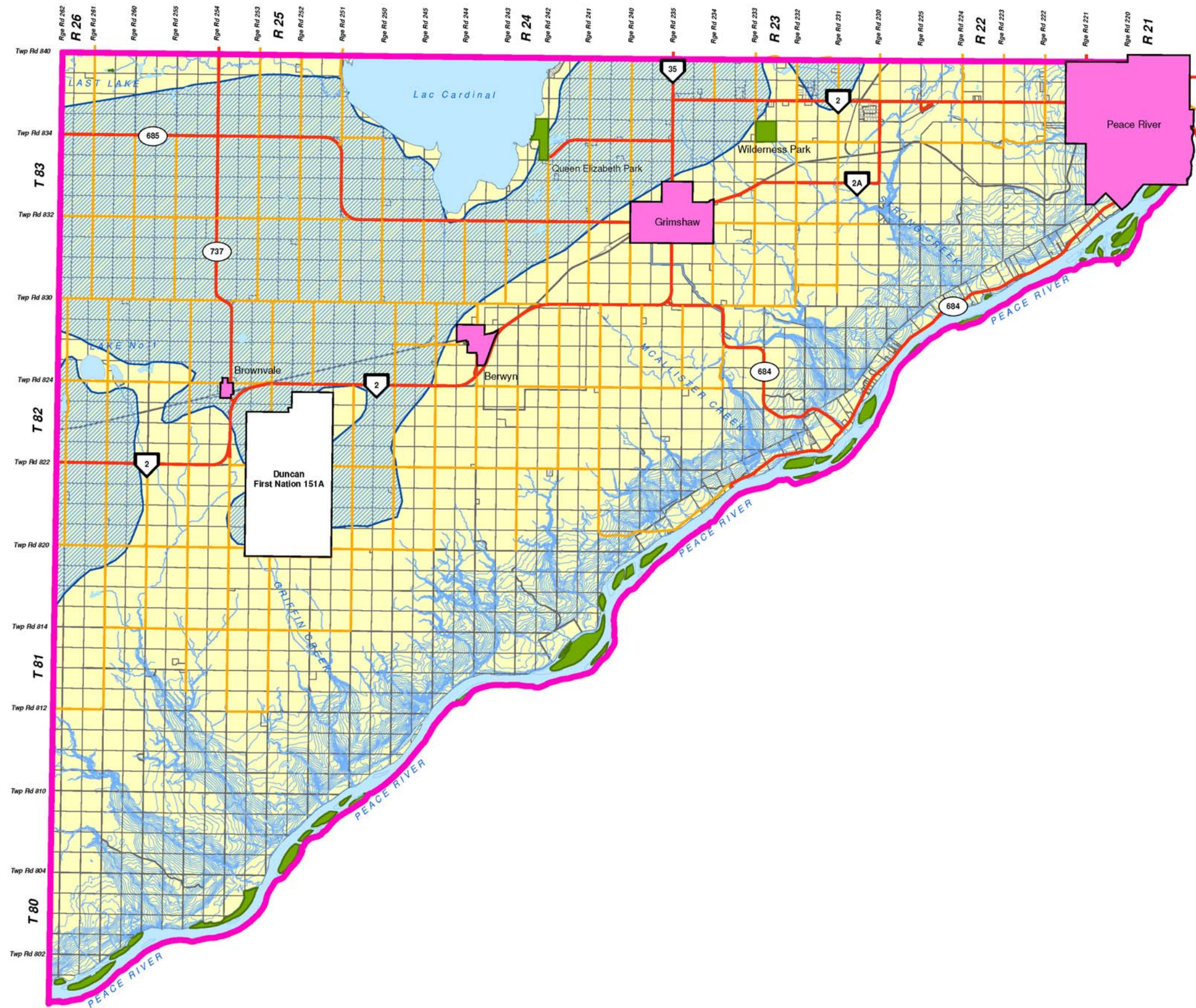
\*This schedule does not represent all Environmentally Sensitive Areas in the Municipal District and is subject to changes as detailed information becomes available.



0 1.25 2.5 5 7.5 10  
Kilometers



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**Schedule C  
Confined Feeding Operation  
Exclusion Areas**

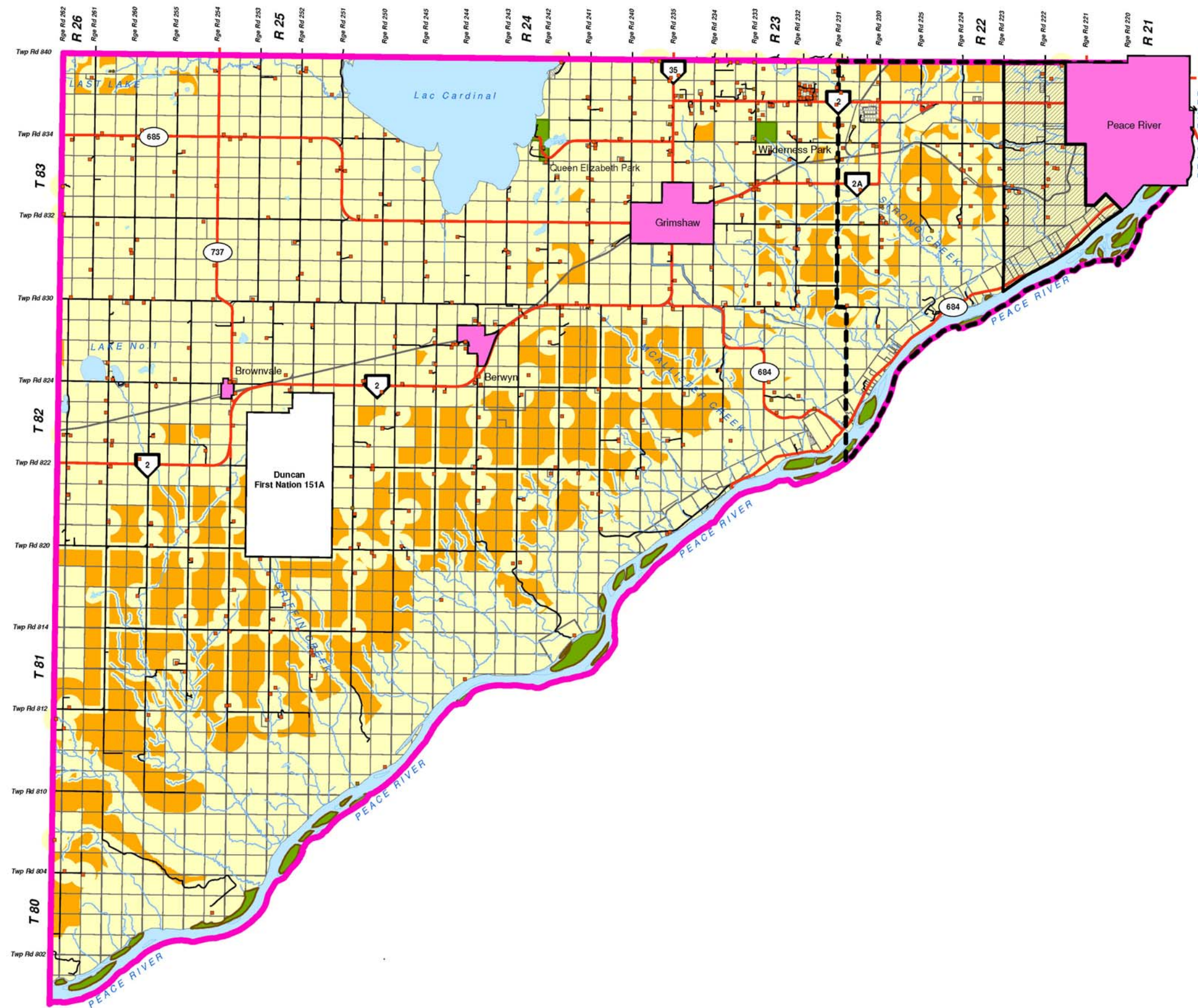
- Country Residential
- Non Residential Buildings
- Highway
- Local Road
- Provincial Park and Wilderness Park
- CFO Exclusion Area
- CFO Permitted Area
- First Nation Reserve
- Town / Village / Hamlet
- Inter-municipal Development Plan - Primary Area
- Inter-municipal Development Plan - Secondary Area



0 1.25 2.5 5 7.5 10  
Kilometers



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**Schedule D**

**Future Land Use Concept**

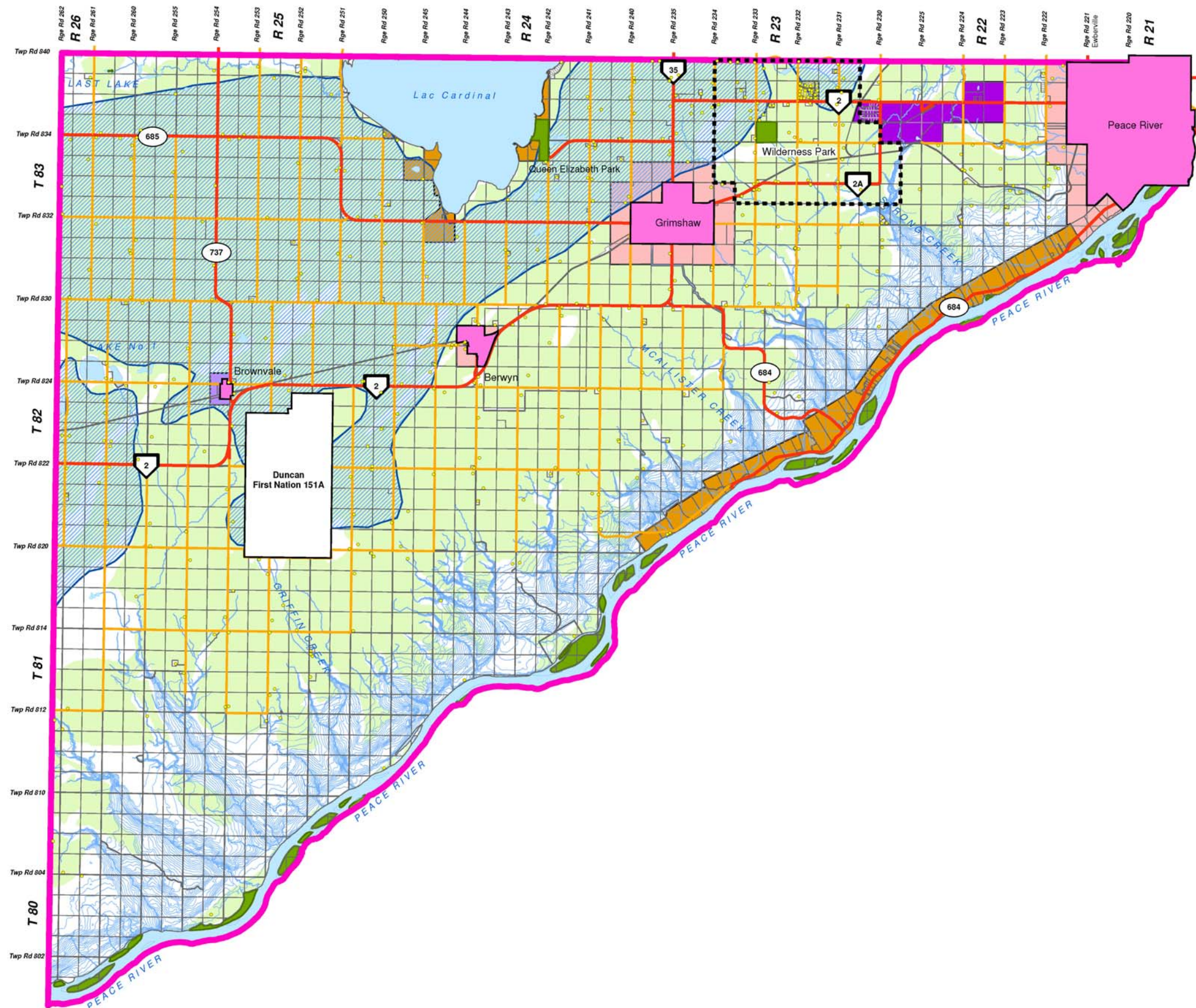
- Country Residential Area
- Highway
- Municipal Roads
- Hydrographic Features
- Agricultural Conservation Area
- Other Agricultural Area
- Urban Fringe Area
- Brownvale Growth Area
- Lakeside / Riverside Residential Area
- Industrial / Commercial Area
- Nodal Residential Area
- Environmentally Sensitive Area
- Provincial Park and Wilderness Park



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Kilometers



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**Municipal District of Peace  
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**Schedule E1  
Road Hierarchy**

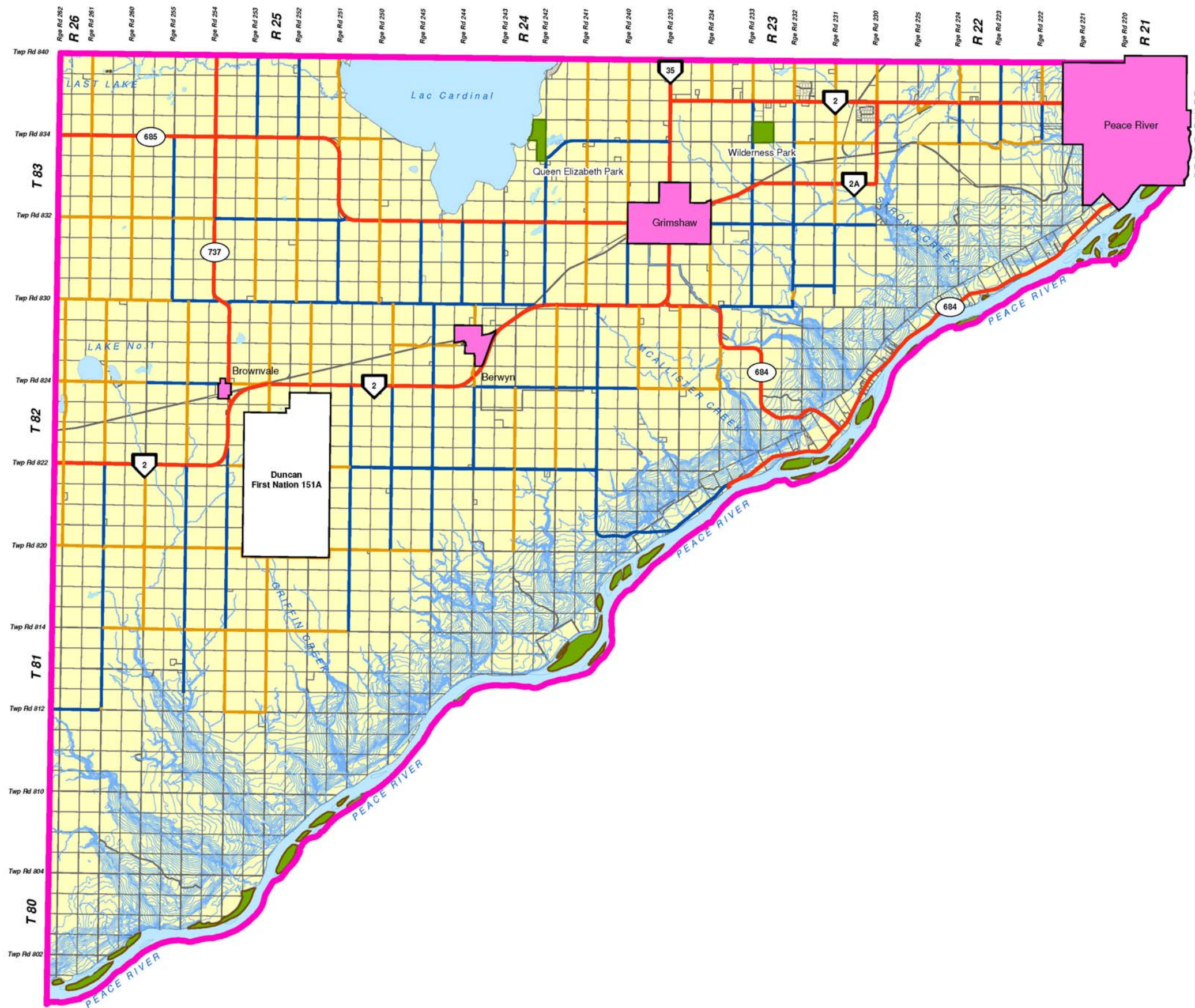
- Highway
- Arterial / Collector Road
- Local Road
- Provincial Park and Wilderness Park
- Environmentally Sensitive Area



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Kilometers



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**Schedule E2  
Infrastructure**

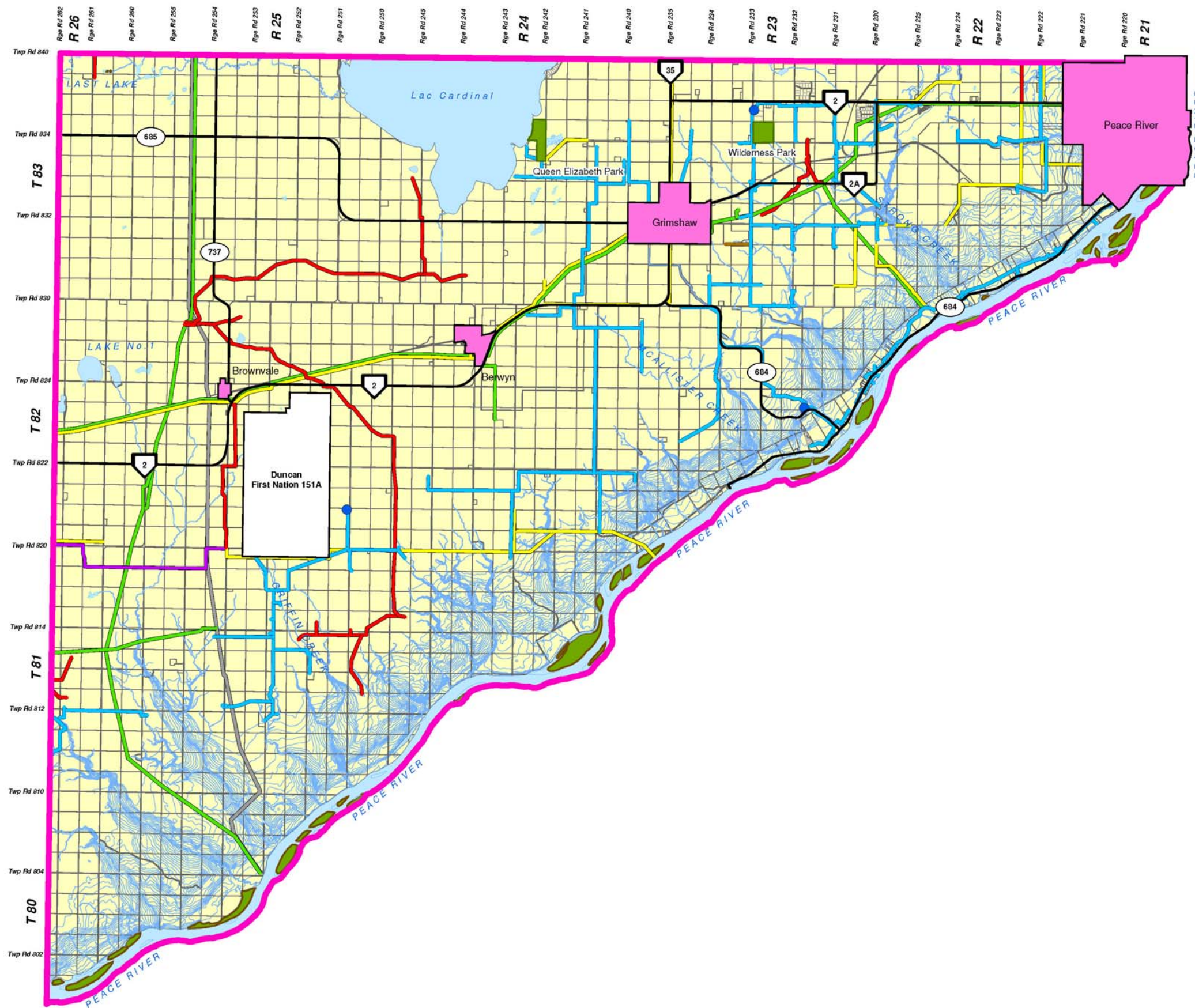
- Water Well
- Co-op Water Line
- Power Line
- Gas Pipe Line
- Oil Pipe Line
- Fiber Optic Transmission
- Sewer Right of Way
- Pipe Line (can be multiple usage)
- Highway
- Provincial Park and Wilderness Park
- Environmentally Sensitive Area



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Kilometers



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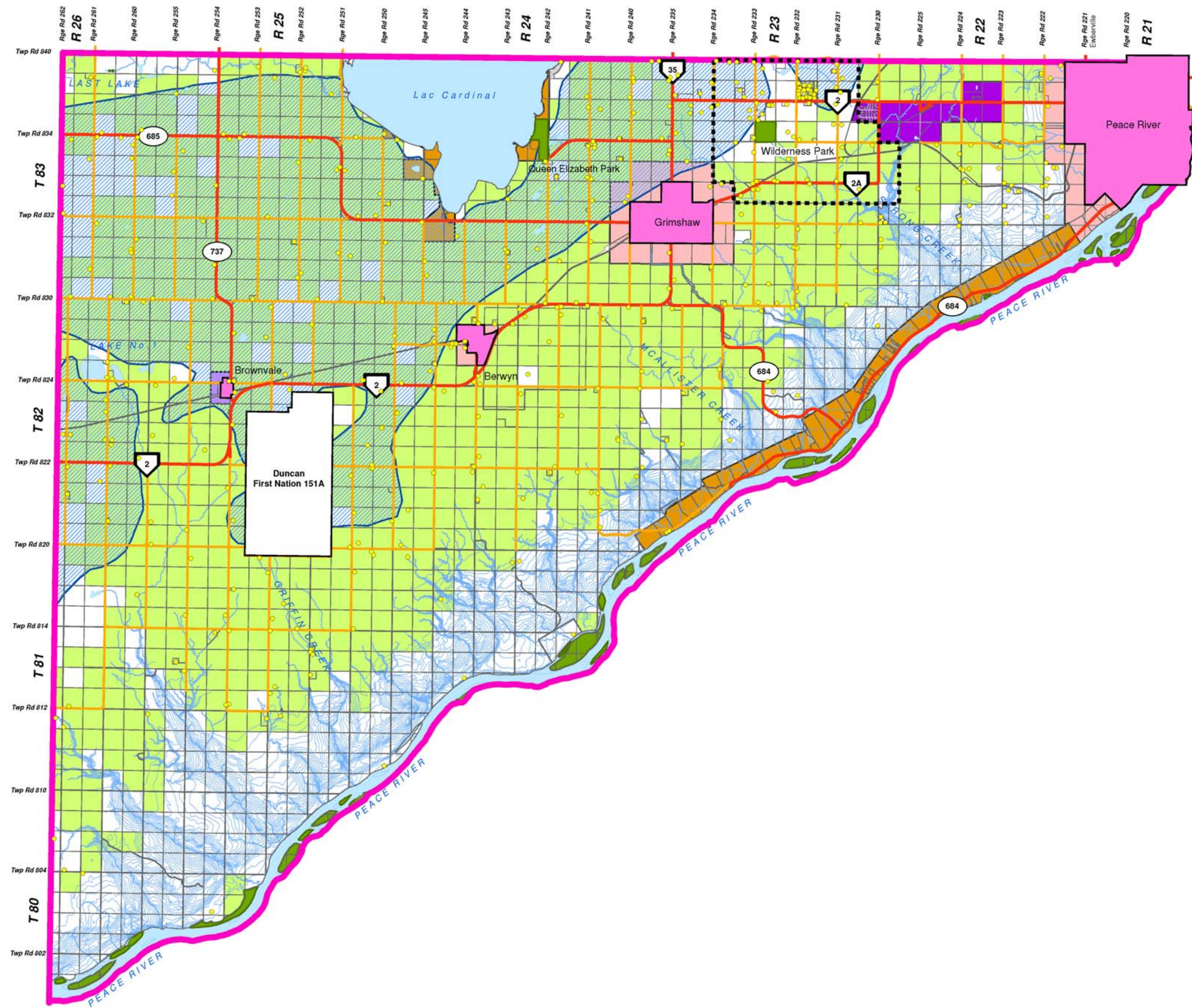




**Municipal District of Peace  
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Bylaw No. 5/2009**

**Schedule F**

**NPR Distributions and  
Future Land Use Concept**



- Country Residential Area
- Highway
- Municipal Roads
- Hydrographic Features
- Low NPR (<40)
- High NPR (>40)
- Urban Fringe Area
- Brownvale Growth Area
- Lakeside / Riverside Residential Area
- Industrial / Commercial Area
- Nodal Residential Area
- Environmentally Sensitive Area
- Provincial Park and Wilderness Park



0 1 2 4 6 8 10  
Kilometers



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