



## MUNICIPAL DEVELOPMENT PLAN 1249-12

*Current to: – June 1, 2023*

### CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amendment bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

Ver.	BYLAW No.	Subject	EFFECTIVE DATE
1.0	1249-12	Bylaw Originally Adopted	Jan 31, 2013
0.1	1275-15	NE-34-59-13-W4M - (Bonnie Lake) Reclassify 142.7 acres from Agriculture to Residential	Jan 29, 2015
0.2	1323-18	Plan 0325361, Block 1, Lot 1 – (NE of Waskatenau) Reclassify 9.04 acres from Agricultural Area to Industrial Area	Dec 6, 2018
0.3	1327-18	Plan 1821256, Block 6, Lot 1 (Bonnie Lake) Reclassify from Agricultural Area to Residential Area	Dec 6, 2018
0.4	1415-22	Plan 1423459, Block 1, Lot 1 – (Victoria Trail) Reclassify from Agriculture Area to Commercial Area	May 26, 2022
0.5	1433-23	Recreational Vehicles	May 11, 2023
0.6	1436-23	Major Alternative Energy Provisions	June 1, 2023
0.7	Nil.		



Smoky Lake County  
Municipal Development Plan  
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# Municipal Development Plan No. 1249-12

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Adopted: January 31, 2013



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SMOKY LAKE COUNTY  
MUNICIPAL DEVELOPMENT PLAN

BYLAW 1249-12  
31 January 2013



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# 1 Introduction

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Smoky Lake County is home to a diverse array of dynamic landscapes, histories, and communities. Located approximately 120 km northeast of Edmonton, the region includes the municipalities of the Town of Smoky Lake and the Villages of Vilna and Waskatenau. The County is responsible for the governance of the residential Hamlets of Bellis, Edwand, Spedden and Warspite. Businesses within the County benefit from the close proximity of three First Nations Reserves – the Saddle Lake Indian Reserve No. 125, Cache Lake Indian Reserve No. 125A and Whitefish Indian Reserve No. 128 – as well as two Metis Settlements – the Buffalo Lake and Kikino Metis Settlements.

Smoky Lake County is bounded on the north by the Counties of Athabasca and Lac La Biche, on the east by the County of St. Paul, on the south by the County of Two Hills and on the west by the County of Thorhild. The location of Smoky Lake County is shown on **Map 1 – Regional Location**.

The County has a current population (2011) of 3,910 and a total land area of approximately 3,413 km<sup>2</sup>. The County's economic backbone consists of agriculture and forestry. Dominant natural features include rolling parkland, river valleys and many lakes and water bodies that attract year-round visitors. The North Saskatchewan River, which flows eastward through north-central Alberta, is the southern boundary of the County.

## 1.1 Legislative Requirements

The Alberta Municipal Government Act (MGA) gives extensive governing powers to municipalities.

The MGA requires that municipalities over the population of 3,500 adopt a Municipal Development Plan (MDP), to outline a broad set of goals, objectives and policies about the long-term development that is desired by the community. The main focus of the MDP is to assist Council – and the County's approving authorities – in achieving and maintaining orderly and efficient land use and development.



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

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

## 1.2 MDP Review Process

Beginning in January 2008, Municipal Planning Services worked in conjunction with Smoky Lake County council, staff and community members to complete the community profile and community input phases of the MDP. The County actively solicited stakeholder comments and provided opportunities for meaningful public input in the form of public meetings. As such, the development of the MDP included, as much as possible, the vision for Smoky Lake County as set forth by the County’s residents. The plan review process paused during the municipal election in 2010 and then resumed in early 2011. In the spring of 2012 an additional public open house was held to give the community the opportunity to review the draft MDP and provide Council and administration with feedback on the draft. The Plan was approved in the winter of 2012.

## 1.3 Guide to the Plan

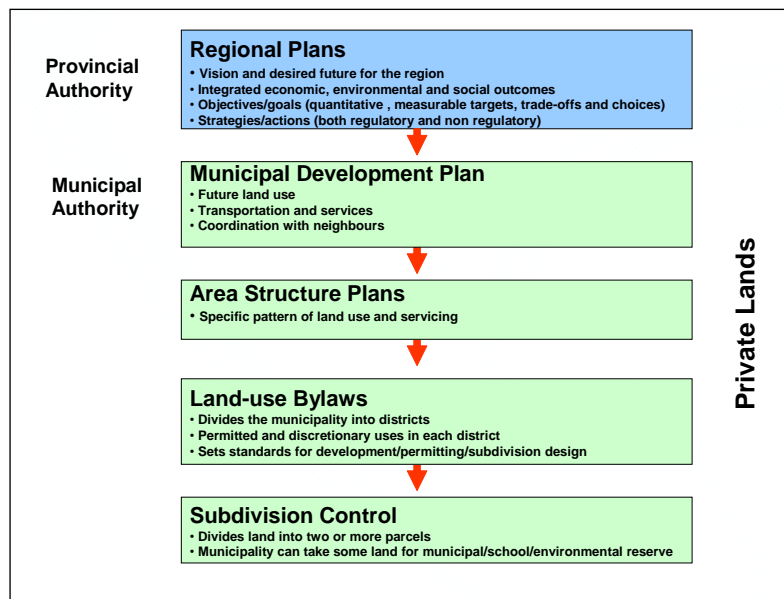
The Municipal Development Plan provides a broad land use, infrastructure and transportation framework for the future development of the County. It includes a series of policies which address the preferred characteristics of future development and the development process within the corporate boundaries of the County.



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The broad provisions of a Municipal Development Plan are often implemented through the preparation of Area Structure Plans (ASPs) and/or Area Redevelopment Plans (ARPs), both of which are Statutory Planning documents and are subject to provisions in the Municipal Government Act. All of a municipality's statutory plans are required to be consistent with each other. This implies that all of a municipality's ASPs and ARPs must conform to the Municipal Development Plan and, if applicable, any Intermunicipal Development Plans. Policies in one municipal statutory plan do not take precedence over the policies in another municipal statutory plan because, as required by the MGA, all statutory plans must be consistent with each other.

**Figure 1: Statutory and Regulatory Planning Documents**



In addition, changes to the Land Use Bylaw, which regulates development on specific sites, and subdivision approvals, must also be consistent with the Municipal Development Plan.



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Development that does not conform to the MDP will not be approved. If a proposed development does not comply with the MDP but is felt to be desirable, amendment to the Plan may be considered by Council.

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

Decision making on all subdivision and development permit applications will conform to the spirit and intent of the goals, objectives, and policies of this Plan.

The boundaries of the land use classes described in this Plan's Future Land Use Map are approximate only and might not follow legal surveyed boundaries. Minor adjustments or variances that may be required to land use classes, the location of future roads, quantities or figures shall not require an amendment to this Plan. In addition, a Municipal Development Plan should be periodically reviewed to take into account changing circumstances and municipal preferences.

#### 1.4 Plan Philosophy and Principles

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

##### 1.4.1 Philosophical Principles

Smoky Lake County's philosophy for managing growth and its land base is reflected by this Municipal Development Plan. The philosophy comprises three principles:

**Principle #1:** Land uses and development activities must respect and maintain the integrity of Smoky Lake County's land base, which varies throughout the County.

**Principle #2:** Growth must be managed and directed in a compatible, equitable manner that recognizes the diverse needs and aspirations of all County residents.



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**Principle #3:** Smart growth principles will be applied in maintaining the integrity of the land base and to promote sustainable development such that the needs of the present generation are met without compromising the ability of future generations to meet their own needs.

#### 1.4.2 Planning Principles

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

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

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

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

#### 1.4.3 A New Way Forward

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

Smoky Lake County recognizes that some of these features are necessary for ensuring the continued success of both small-scale and large-scale agricultural activities within the County.



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Concurrently, the County recognizes that these features, when applied to traditional-style acreage, rural residential or recreation residential developments may not be compatible with best planning practices because they can result in residential developments that consume the forests, wetlands, and agricultural lands that are necessary to ecosystem health and the long term agricultural capability of the County. Developments with these features also have the added disadvantage, which impacts all County residents, of increasing infrastructure construction and maintenance costs, creating conflicts between rural residents and acreage residents and discouraging community capacity through patterns of disassociated and disconnected community design.

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

#### 1.4.4 Smart Growth

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

- Fostering an identity which is unique, vibrant, diverse, and inclusive.
- Nurturing engaged citizens. Community members and volunteers will participate in community life and decision-making.
- Nurturing the redevelopment of existing urban areas through the provision of prescriptive land use policies.



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- Providing a variety of transportation choices to ensure that urban areas are attractive and have safe infrastructure for walking and cycling, in addition to driving.
- Facilitating the provision of diverse housing opportunities. People in different family types, life stages and income levels will be able to afford a home in the County.
- Maximizing the use of existing infrastructure.
- Encouraging growth in existing urban areas, and using investments in infrastructure (such as roads and schools) efficiently.
- Preserving open spaces, natural beauty and environmentally sensitive areas. Development will respect natural landscape features and thus have higher aesthetic, environmental, and financial value.
- Encouraging the use of green buildings and other systems that can save both money and the environment in the long run.
- Encouraging economic development through economic renewal by supporting new and existing economic assets within the community and traditional regional economic drivers.

#### 1.4.5 Purpose

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

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

#### 1.5 Goals

The Municipal Government Act, R.S.A. 2000 provides considerable municipal discretion concerning the contents of a Municipal Development Plan. Beyond the specific requirements of



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the Act, Smoky Lake County's Municipal Development Plan program has been used to develop, insofar as is possible, objectives and policies that will achieve the following goal statements:

- 1.5.1 Facilitate sustainable growth and development in the County by balancing economic growth, environmental protection and the preservation of recognized historic resources.
- 1.5.2 Encourage economic development and renewal by supporting new and existing economic assets within the community including traditional and regional economic drivers.
- 1.5.3 Encourage growth of the County's economic development capacity by providing opportunities for commercial and industrial development.
- 1.5.4 Maintain and enhance the County's Agricultural and forest-based economy.
- 1.5.5 Encourage the development of a variety of transportation choices including safe infrastructure for walking and cycling, in addition to driving in urban areas and multi-lot residential areas.
- 1.5.6 Maintain a high quality and cost effective infrastructure within the County.
- 1.5.7 Encourage the use of green buildings and other innovative infrastructure and building systems to reduce the cumulative effects of new development.
- 1.5.8 Encourage land development that is cost effective, orderly and developed in close proximity to similar developments and in locations that utilize existing infrastructure.
- 1.5.9 Maintain a physical separation between incompatible land uses.
- 1.5.10 Establish sustainable and equitable land use planning standards that will minimize adverse impacts on working landscapes<sup>1</sup> and significant natural features for future generations without placing an unreasonable burden on individual land owners.

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



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- 1.5.11 Support Smart Growth principles for new development such as compact, efficient, serviced subdivisions adjacent to existing serviced and developed areas.
- 1.5.12 While recognizing that a demand for country residential lifestyles will continue to exist and that this demand may continue to be accommodated within a sound management strategy, direct residential development to existing hamlets, planned rural hamlets and existing multi-lot country residential areas that have the capacity to support additional development.
- 1.5.13 Recognize new agricultural initiatives such as value added agriculture industries.
- 1.5.14 Facilitate the provision of diverse housing opportunities. In order to ensure that people in different family types, life stages and income levels will be able to afford a home in the County.
- 1.5.15 Enhance existing regional and community partnerships and seek new collaborative opportunities.
- 1.5.16 Identify and promote significant cultural and heritage resources within the County.



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## 2 Community Profile

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### 2.1 Settlement History

Throughout the 19<sup>th</sup> century, the southern portion of Smoky Lake County was home to one of the largest transportation routes in the West: the Victoria Trail. Originally a First Nations route running along the banks of the North Saskatchewan River, the trail wound through picturesque farmland from Fort Edmonton to the Victoria Settlement, after which it continued eastward to Fort Garry (Winnipeg). The Victoria Trail provided a cross-country alternative to paddling against the current or dodging seasonal ice floes in the North Saskatchewan River, and was used by many early fur traders, including Anthony Henday.

A Methodist Mission was established at the Victoria Settlement in 1862 by George McDougall, followed by a Hudson's Bay Company outpost two years later. With the growth of both Edmonton and the Victoria Settlement, traffic on the Victoria Trail inevitably increased – particularly after east-central Alberta became a desired destination for American and European farmers.

Settlement in Smoky Lake County occurred through a number of related processes. To begin, between 1871 and 1921 the Canadian government signed a series of treaty agreements with First Nations that gave the government rights to the land and opened up the West to agricultural settlement.<sup>2</sup> Secondly, the completion of the Canadian Pacific Railway in 1885 eased the Western passage for newcomers at the same time as it facilitated grain exports. Further, technical innovations in dry land farming and agricultural machinery – in conjunction with a rise in wheat prices in the late 1890s – greatly increased the profitability of farming as a livelihood. Finally, the closing of the American frontier allowed Canada to attract thousands of new immigrants from the United States and abroad with greater ease.<sup>3</sup>

Between 1896 and 1905 the government of Canada launched a campaign aimed at farmers from the United States, Britain and Central and Eastern Europe that advertised free or cheap land in

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<sup>2</sup> The major treaties affecting Alberta are Treaties 6, 7 and 8 – signed in 1876, 1877 and 1899 respectively. Alberta: How the West was Young. (2008). *Treaties – Overview*. Retrieved January 23, 2008, from [http://www.abheritage.ca/alberta/fn\\_metis/treaties.html](http://www.abheritage.ca/alberta/fn_metis/treaties.html)

<sup>3</sup> The Applied History Research Group. (1997). *The Peopling of Canada: 1891- 1921*. Retrieved January 23, 2008, from [http://www.ucalgary.ca/applied\\_history/tutor/canada1891/ch4.html](http://www.ucalgary.ca/applied_history/tutor/canada1891/ch4.html)



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the Canadian West. It did not take long for the government's campaign to reap the fruits of its labour: early settlement of Smoky Lake County began in 1900 and continued well into the 1920s.

The earliest settlers constituted a variety of ethnic groups. The eastern portion of the County was settled by English, Irish, Scottish, Ukrainian, Romanian, Polish, and German immigrants, and the western portion with British, Scandinavian and Central European settlers. With the huge influx of immigrants at the turn of the 20th century, use of the Victoria Trail inevitably increased, and the trail eventually evolved into an important rural road. Although it fell out of use with the arrival of the first branch railways and paved highways, the Victoria Trail continues to be used by residents and visitors who prefer a more leisurely route to their desired destination.<sup>4</sup>

Smoky Lake County takes its name from nearby Smoky Lake, which is a translation of the Cree *kaskapatau sakahigan*. Legend has it that the lake was given its name due to the smoke-like vapour which rose from its surface and obscured the opposite shore.<sup>5</sup> Over the last century the name and municipal boundaries of Smoky Lake County have shifted numerous times. It has existed as the Municipal District of Wasel, the Municipal District of Vilna, and the Municipal District of Smoky Lake numbers 575 and 89. In 1999 the County of Smoky Lake No. 13 was given its current name – Smoky Lake County.

Visitors to the region can learn about the rich history of Smoky Lake County by visiting, among other sites, the Victoria Settlement Provincial Historic Site located in the southern portion of the municipality. In addition, the Iron Horse Trail – a 300 km multi-use recreation corridor – bisects the county from east to west and provides users with year-round recreation options.

## 2.2 Demographic Characteristics

### 2.2.1 Population Characteristics

The population of Smoky Lake County has declined over the period 1991-2007 at an overall rate of 13.0%.

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<sup>4</sup> Kalyna Country Ecomuseum. (2008). *Victoria Trail – Alberta's Most Historic Trail*. Retrieved February 4, 2008, from <http://kalynacountry.com/victoriatrail.htm>

<sup>5</sup> Harrison, Tracey (ed). (1994). *Place Names of Alberta. Volume III. Central Alberta*. Retrieved from *Our Roots database*.



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**Table 1: Smoky Lake County Population over Time**

Total Population		
Year	Population	Percent Change
2011	3,910	16.5%
2006	3,357	-24.0%
2001	4,417	0.8%
1996	4,381	13.6%
1991	3,858*	n/a

Source: Statistics Canada

\*According to Statistics Canada, the 1991 population count represents the population based on the 1996 geographic area. In order to facilitate comparison between census years, the 1991 Census population counts were adjusted to account for boundary changes between the 1991 and 1996 Censuses.

#### 2.2.2 Age

The median age of the population of Smoky Lake County is 42.8, which is older than the median age of the population for Alberta as a whole, at 34.6.<sup>6</sup>

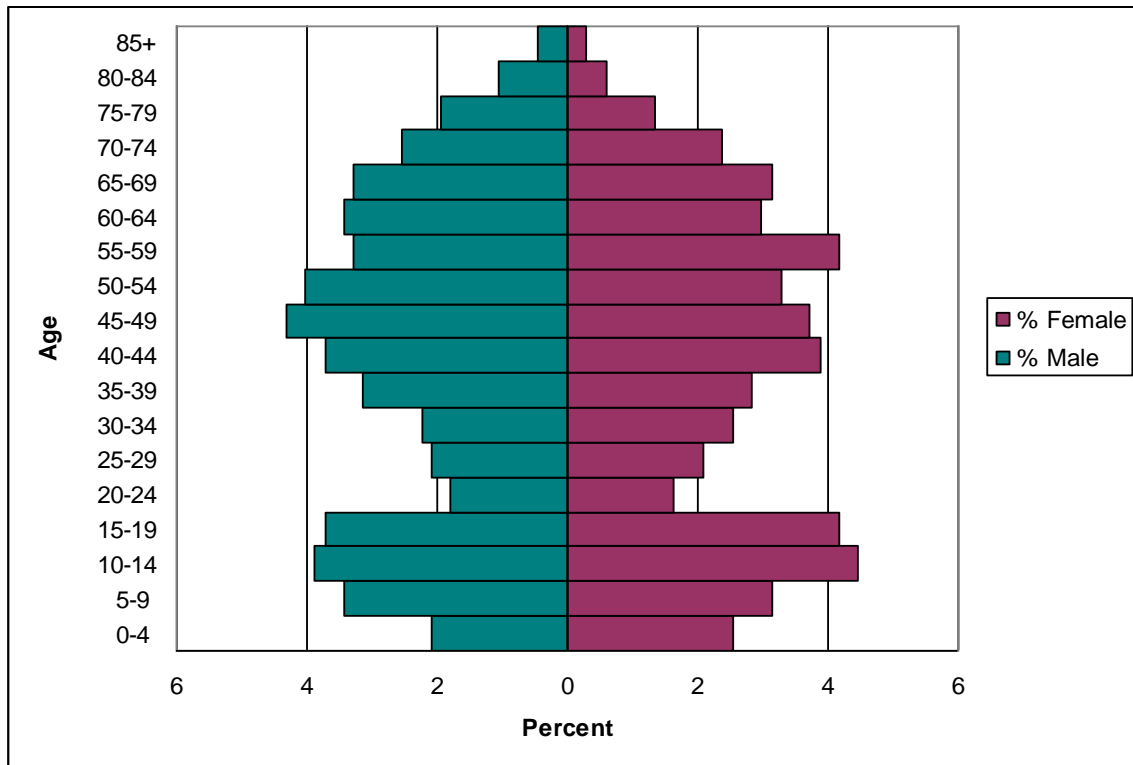
The population pyramid (following page) shows a smaller percentage of residents between the ages of 20 and 39, likely because individuals in this demographic have relocated to urban areas for education and employment opportunities. It also demonstrates that the County's population is aging. A significant proportion of the population is over the age of 50, and the number of children in the 0 – 4 age cohort is decreasing. Further, the population pyramid shows that males outnumber females in every age cohort above the age of 60.

<sup>6</sup> Statistical data is based on the 2006 and 2011 Canada Census statistics. At time of document finalization, the 2011 Census data had not been released in its entirety.



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**Table 2: Population Pyramid for Smoky Lake County**



Source: Statistics Canada 2006 Census

### 2.2.3 Education

The Aspen View Regional School Division #19 serves Smoky Lake County with schools located in Smoky Lake (K-12), Vilna (K-12), and the Smoky Lake Hutterite Colony. The Lakeland Catholic School Board operates a school in the Village of Waskatenau (K-8). Additionally, there is a Charter School in the Hamlet of Spedden that is managed by the Saddle Lake First Nation.

Continuing education opportunities are offered by the Smoky Lake County Community Learning Council, which provides residents with non-credit learning opportunities related to computer literacy, community issues, and general interest programming.

The educational background of the population of Smoky Lake County is as follows:



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**Table 3: Education Levels**

Highest Level of Education for Population Aged 15+ (Total = 2695)		
	N*	%
Less than grade 12	1,115	41.3%
High School Graduate	575	21.3%
Trades certificate or diploma	340	12.6%
College certificate or diploma	430	15.9%
University bachelor's degree or higher	160	5.9%

Source: Statistics Canada 2006 Census

\*Figures have been rounded by Statistics Canada

#### 2.2.4 Income

The median household income for residents of Smoky Lake County is \$45 778, which is significantly below the Alberta median household income of \$63 988. 54.8% of residents 15 years and over reported earnings within the County in 2005 which is lightly lower than the average in Alberta of 62.5. Statistics Canada estimates that 9.9% of all persons in private households are low income, which is lower than the Alberta average of 12.2%.

#### 2.2.5 Housing

Smoky Lake County contains a total of 1 230 dwellings, 89.8% of which are occupied *by usual residents*. The vast majority of the housing inventory is made up of low-density single detached houses.

**Table 4: Housing Inventory**

Housing Inventory	
Single-detached houses	82.9%
Semi-detached houses	2.0%
Apartments	0.0%
Row Houses	0.0%
Other*	14.6%

Source: Statistics Canada 2006 Census



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\* According to Statistics Canada “Other” includes other single attached houses and movable dwellings such as mobile homes and movable dwellings such as houseboats and railroad cars.

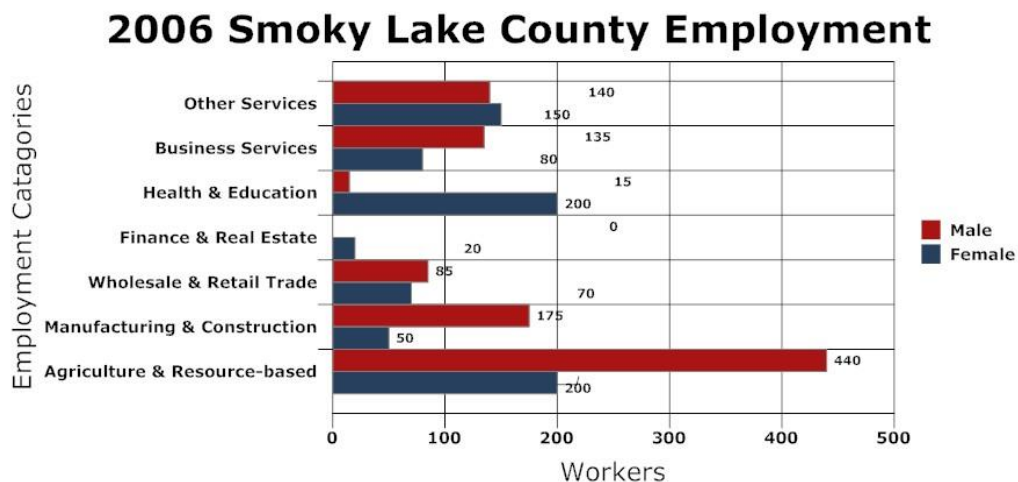
## 2.2.6 Economic Base

Throughout most of the 20<sup>th</sup> century, agriculture was the economic underpinning of Smoky Lake County, and this industry remains the region’s economic backbone. Land suitable for grazing is found in the northern portion of the County and good quality cropland in the west. In addition, many residents are involved in the forestry and natural gas industries, and the County is home to a peat processing plant, Smoky Lake Forest Nursery, green houses and market gardens.

A provincial government presence enhances the employment opportunities for residents of Smoky Lake County. The following departments have offices in the municipality: Alberta Financial Services Corporation, Fish & Wildlife, Alberta Health Services and the Alberta Tree Improvement and Seed Centre.

**Figure 2** shows that just under half of Smoky Lake County residents are employed in agriculture and resource-based industries. Males make up approximately 2/3 of the work force in this sector, whereas females form the majority of the workforce in the service sector, wholesale and retail trade sector as well as the health and education sector.

**Figure 2: Smoky Lake County Employment per Industry, Age 15+**



Source: Statistics Canada 2006 Census



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## 2.3 Environmental Characteristics

### 2.3.1 General

Smoky Lake County is part of the Boreal Forest Natural Region and straddles two Natural Subregions: the Dry Mixedwood Natural Subregion in the southern portion of the County and the Central Mixedwood Natural Subregion in the north. The boundaries between the two Subregions are not well-defined. Differences in soil and vegetation do not become evident for several kilometres on either side of the mapped boundary.

Comprising approximately 58% of the province, the Boreal Forest Natural Region is Alberta's largest Natural Area. It is typified by short summers, long winters, and sweeping expanses of deciduous, mixed wood and coniferous forests intermixed with fens and wetlands. About 50% of the Dry Mixedwood Natural Subregion is suitable for cultivation, particularly barley and forage crops.

### 2.3.2 Fish and Wildlife

Wildlife diversity in the Boreal Forest Natural Region is highest in the south-central and eastern portions of the region, in which Smoky Lake County is located. Common avian species in this area include the Yellow Tail, Sedge Wren, Great-crested Flycatcher, Chestnut-sided Warbler and Blackburnian Warbler, and additional species flourish in deciduous, coniferous and/or mixed forests. Common mammal species include the red squirrel, snowshoe hare, southern red-backed vole, cinereous shrew, least chipmunk, deer mouse, black bear, moose, mule and white-tailed deer, ermine and American beaver. Further, lakes and ponds provide habitat for the northern redbelly dace, Iowa darter, lake whitefish, burbot, goldeye, lake chub, longnose and white suckers, emerald and spottail shiners, slimy sculpin, ninespine stickleback, walleye, yellow perch and northern pike.<sup>7</sup>

### 2.3.3 Environmentally Significant Areas

Smoky Lake County has several lakes that are designated Environmentally Significant Areas of national significance: Smoky Lake, Cache Lake and Reed Lake.<sup>8</sup> Smoky Lake is significant as a staging ground for ducks, Cache Lake is significant as a Black Tern breeding habitat, and Reed

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<sup>7</sup> Natural Regions Committee. (2006). *Natural Regions and Sub regions of Alberta*. Compiled by D.J. Downing and W. Pettapiece. Government of Alberta Publication No. T/852.

<sup>8</sup> Sweetgrass Consultants Ltd. (1997). *Environmentally Significant Areas of Alberta Volume 2*. Edmonton: Alberta Environmental Protection.



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Lake is significant as a breeding ground for Eared Grebes. In the cases of all three lakes, it is recommended that the maintenance of natural shorelines will keep the area attractive for a variety of water birds.<sup>9</sup>

#### 2.3.4 Conservation Areas

Conservation Areas in Alberta are lands which are managed by the Alberta Conservation Association (ACA). The purpose of these lands and the ACA is to manage important wildlife and/or fisheries habitat resources on public and private lands in order to conserve, protect, enhance and provide access to these habitat resources. Conservation Areas may include lands which have been directly purchased, donated, or leased to the ACA and lands affected by a Conservation Easement in which the ACA has an interest.

All lands identified within the Conservation Site database are available for **public use**, whether privately owned by the Alberta Conservation Association or its partners, or public lands managed by ACA on behalf of the Crown<sup>10</sup>.

There are currently three (3) recognized Conservation Areas within Smoky Lake County. These Area include:

##### **Jackpine Conservation Area**

##### **Quarter Section: NW-22-059-15-W4M**

Jackpine is located approximately 19 km east of Smoky Lake on Highway 28. The site consists of approximately 161 acres and lies on the north side of the highway. Mature jack pine dominate the landscape and trembling aspen, balsam poplar, birch, alder, willow and rose can also be found on the property. Wildlife found in the area includes white-tailed deer, moose, grouse, waterfowl and a variety of small mammals and songbirds.

The area is available for day use only and open fires are not permitted. The area can be accessed by foot only, with the exception of the designated snowmobile trails that cut across and border the property.

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<sup>9</sup> Ibid.

<sup>10</sup> "Land Management Program Agreement". Retrieved from: [http://www.abconservation.com/go/tasks/sites/default/assets/File/pdfs/02AboutUs/02RolesandResponsibilities/Land\\_Management\\_Program\\_Agreement.pdf](http://www.abconservation.com/go/tasks/sites/default/assets/File/pdfs/02AboutUs/02RolesandResponsibilities/Land_Management_Program_Agreement.pdf). On: 22 December 2009.



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### **Vilna Conservation Area**

#### **Quarter Section: SE-36-059-13-W4M**

This property is located approximately 9 km east of Vilna on Highway 28. The 160 acre site consists of native parkland habitat with the majority of the area in mature tree cover. Wildlife found in the area includes white-tailed and mule deer, moose, grouse, raptors and a variety of small mammals and songbirds.

The area is available for day use only and open fires are not permitted. The area can be accessed by foot only.

### **Clifford & Mary McMaster Memorial Conservation Area**

#### **Quarter Section: NW-07-058-13-W4M**

This 160 acre property is managed for wildlife in memory of Clifford and Mary McMaster. This property is located approximately 11.5 km south of Vilna on Township Road 582. The property consists of mature balsam poplar forest. A small lake is located in the centre of the property and an abandoned field is located on the east side. Wildlife found in the area includes white-tailed deer, moose, black bear, ruffed grouse, waterfowl, shorebirds and a variety species of small mammals and songbirds.

The area is available for day use only and open fires are not permitted. The area can be accessed by foot only.

## **2.4 Current Land Uses**

Current land uses within the County include agriculture, residential, commercial, industrial, public & quasi-public as well as transportation, communications and utility uses.

### **2.4.1 Agriculture Uses**

Agriculture uses including forestry, silviculture<sup>11</sup> and the provision of services to the agricultural community have traditionally been, and remain, the County's economic backbone. Statistics Canada reported that Agriculture and resource based industries are still major employment generators within the County employing approximately 29% of all County residents.

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<sup>11</sup> Silviculture means the science and art of cultivating forest crops based on knowledge of the life history and general characteristics of forest trees and on the varying factors at particular sites.



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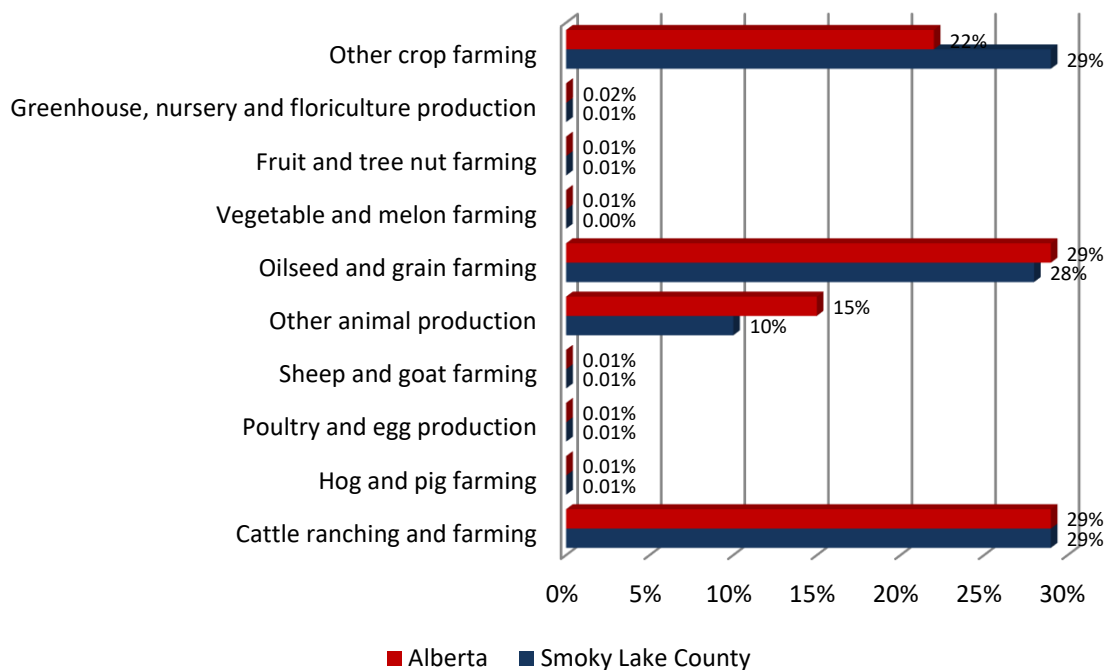


The northern portion of the County includes lands suitable for grazing and peat farming. Cattle ranching and farming comprises the largest type of farming in the County accounting for just under 50% of the agricultural operations in the County.

The southern portion of the County includes some good crop land and silviculture operations (Pine Ridge Nursery and other privately operated greenhouse operations). The Pine Ridge Nursery is a world scale facility that produces genetic material and provides seedlings for re-forestation projects throughout the province. Oilseed and grain farming comprise the second largest type of farming in the County accounting for approximately 23% of the agricultural operations.

**Figure 3: Farms by Type of Farm in Smoky Lake County and Alberta**

### Farms by Farm Type 2011



Source: Statistics Canada 2011 Census



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The net income (per family farm) has fallen dramatically (77%) since 1975<sup>12</sup>. Farmers - regardless of the scale of their operations - receive only 1-2% return on equity from farming. Off-farm income (i.e., subsidizing food production with income from non-agricultural based employment) is now common.

The decrease in County population recorded in the 2006 census may in fact be directly related to the difficulties facing the economic feasibility of the family farm combined with the County's aging demographic.

**Table 5: Change in Smoky Lake County Farm Area & Ownership**

	1996	2001	2006
Farms Under – 10 Acres	20	17	21
Farms – 10 to 69 Acres	15	21	17
Farms – 70 to 129 Acres	122	105	68
Farms – 130 to 179 Acres	14	12	22
Farms – 140 to 399 Acres	135	98	76
Farm – 400 to 559 Acres	83	79	55
Farms – 560 to 759 Acres	67	46	54
Farms – 760 to 1 119 Acres	72	73	53
Farms – 1 120 to 1 599 Acres	40	41	37
Farms – 1 600 to 2 239 Acres	19	36	20
Farms – 2 400 to 2 879 Acres	12	11	19
Farms – 2 880 to 3 519 Acres	14	14	21
Farms – 3 520 Acres and Over	16	23	27
Total # of Farms	629	585	495

The number of small family farms (1 ac. -399 ac.) has decreased dramatically since 1996 while the number of large farms has increased.

<sup>12</sup> Cory Ollikka. 1991. *"The Farm Income Crisis: Food for Thought"*. Retrieved from: The Post: <http://www.ualberta.ca/PARKLAND/post/Vol-III-No1/13ollikka.html> On: December 23, 2009.

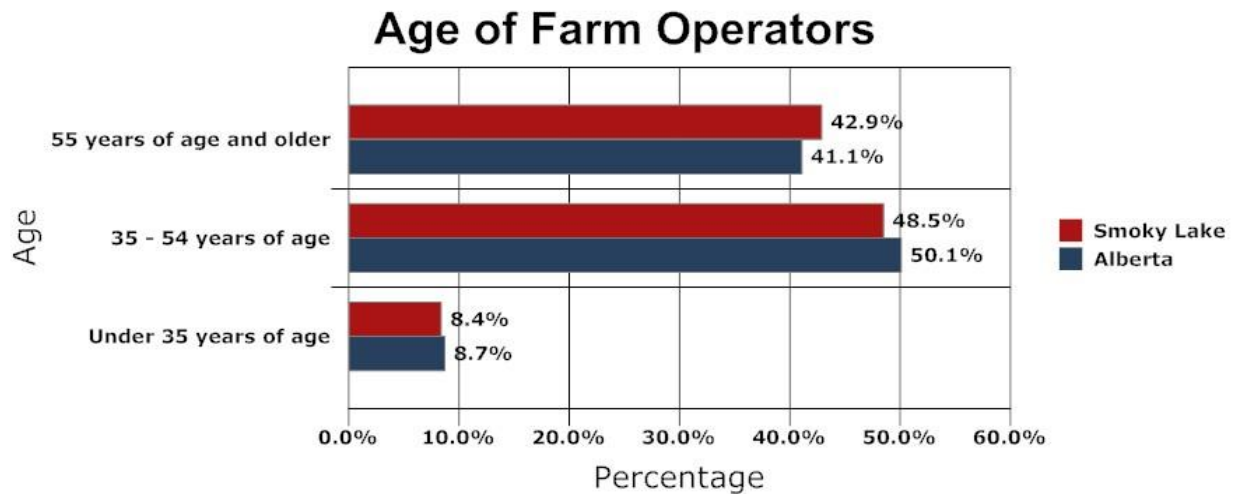


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There is a low percentage of farm operators under 35 years of age. These factors impact the economic feasibility of the small family farm and threaten the County's traditional agricultural community and the County's economic sustainability.

This is the current reality facing the agricultural community within the County and it represents one of the motivating factors behind the County's decision to embrace a new way forward.

**Figure 4: Percent of Farms by the Age of Farm Operators**



Source: Statistics Canada 2006 Census

#### 2.4.2 Residential Uses

There are three types of residential uses that characterize the County. They are: farmstead separations in the Agricultural area, multi-lot country residential developments in recreation communities adjacent to some of the County's significant water bodies and residential developments in unincorporated urban areas.

##### **Multi-lot Country Residential Areas**

Nearly all multi-lot Country residential areas within the County are located adjacent to or in close proximity to bodies of water such as lakes or the North Saskatchewan River. These areas are listed in **Table 6** (following page).



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**Table 6: Location of Multi-lot Country Residential Developments**

MULTI-LOT RESIDENTIAL DEVELOPMENT	LEGAL DESCRIPTION
Bonnie Lake Resort	Pt. W ½ 34-59-13-W4
Birchland Resort	NE & SW 15-60-12-W4
Parkview Beach Resort	NE 9-60-12-W4
Garner Lake Resort	NE 20-60-12-W4
Sunrise Beach Resort	S ½ 21-60-12-W4
Sandy Lane Park	NE 8-60-16-W4
Mons View Resort	NW 16-60-16-W4
Mons Lake Estates	SW 16-60-16-W4
Hanmore Lake Holdings	SE 20-61-17-W4
Haynes Estate Subdivision	SE 9-61-17-W4
Whitefish Properties Ltd.	NE 4-62-13-W4
Hillside Acres	SW 9-62-13-W4
Wayetenau Subdivision	NE 27-61-13-W4
Wishing Well Estates	Pt. NW-12-58-18-W4

Smoky Lake County has not experienced the large number of multi-lot Country residential development experienced by rural municipalities that are adjacent to major urban centres.

Some of the multi-lot residential developments contain a large number of full time residents while other areas would be best described as recreation residential communities. Landowners in the recreation residential communities reside in these developments on a part time basis and utilize the properties predominantly for recreation and relaxation.

#### **Urban Residential Areas**

The County also includes a few older urban residential areas or Hamlets. These areas are located adjacent to existing and decommissioned rail lines. Urban areas within the County include the Hamlets of Warspite, Bellis and Spedden.



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#### 2.4.3 Industrial Uses

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

At present, industrial uses within the County can be classified as rural industrial, light industrial or medium industrial, as defined in the Smoky Lake County Land Use Bylaw.

##### **Rural Industrial**

Rural industries are industrial uses which are better suited to a rural rather than an urban environment because they require relatively large areas of land, do not require urban services, and may provide services to the rural area; or are potentially hazardous or emit high levels of noise, dust, odour, vibration, etc.

Major rural industries operating in the County are dairies, peat moss producers and gravel extraction and hauling. Sungrow Horticulture Canada Ltd. operates a major rural industry in the County. There are also a number of gravel and aggregate operations located predominately in the southwestern portion of the County in close proximity to the North Saskatchewan River valley.

##### **Industrial**

Industrial uses include both light and medium industrial developments as defined in the Smoky Lake County Land Use Bylaw. There are currently no heavy or petrochemical industrial developments operating within the County.

#### 2.4.4 Commercial Uses

Commercial uses within the County can currently be classified as Highway Commercial, Urban Commercial or Victoria Commercial.

##### **Highway commercial**

Highway commercial uses are generally commercial uses which service the traveling public. They are for the most part located adjacent to or close to highways. Existing Highway Commercial developments within the County include service stations, gas bars and restaurants.



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### **Urban Commercial**

Urban commercial developments located in or near the hamlet areas include hotels and motels, farm equipment sales, antique stores, farmers markets, and general commercial retail services.

### **Victoria Commercial**

These commercial uses are currently located along the Victoria Trail and are predominately tourism developments. Major developments include the Métis Crossing which aims to become a première aboriginal interpretive centre.

#### **2.4.5 Public and Quasi-Public Uses**

Public and quasi-public uses include public administration and services, and uses for the purposes of community hall and places of worship, instruction, culture, enlightenment, community activities, the provision of utilities and also includes cemeteries and public utilities. The County currently includes a number of public and quasi-public uses including churches, cemeteries, community halls, utility corridors and schools.

#### **2.4.6 Transportation, Communications and Utility Uses**

Transportation, communication and utility uses include rights-of-way, and municipal services such as substations, sewage and refuse disposal facilities, water tanks, water treatment facilities, reservoirs, and pumping stations which are normally associated with transportation, communications and/or utilities.

### **Roadways**

The County maintains an extensive municipal road network and works cooperatively with regional and provincial partners to ensure the safety and efficient provision of regional roadways.

Smoky Lake County is serviced by two primary provincial highways: Highway No. 28 and Highway No. 36. Highway No. 28 provides access to the Industrial Heartland and Edmonton to the southwest and to Bonnyville and Cold Lake to the northeast. Highway No. 36 provides direct paved road access to Lac La Biche, Fort McMurray and the Athabasca Oil Sands developments.

Highways No. 831, 855, 656, 857, 859 and 652 crisscross the County providing indirect access to the Yellow Head Trail route and providing access to the western regions of the province and Peace River Country.



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### **Railway**

Historically, rail lines bisected the County following approximately the same route as Highway No. 28. Today, most of the rail lines have been removed by CN and the land has become part of the Iron Horse Trail which is a regional multi-purpose trail network with year round public access. The only operational rail line is located in the western portion of the County between the western County boundary and the Village of Waskatenau. This line also runs through the Industrial Heartland area located to the south and the west of the County.

### **Utility Right-of-Ways and Pipelines**

Numerous pipeline and utility rights-of-ways exist for the purposes of collecting oil and gas from well sites and batteries; transporting oil and gas products; supplying natural gas to consumers; collecting and disposing of sewage, as well as to connect residents to regional potable water and communications utility providers.

### **Broadband Communications Towers**

The County is actively working towards providing broadband internet access to underserved areas within the County. Currently, wireless broadband internet is available through private service providers.

## **2.5 Municipal Services**

The information below summarizes the current municipal servicing systems within the County.

### **2.5.1 Waterworks Systems**

























There are a number of waterworks systems within the County which provide service to different areas. Some are operated and maintained by the County and some are operated as a partnership between the County and the urban municipalities in which they are located. The rural areas are serviced predominantly by private wells while the County's Hamlets and the Urban municipalities within the County boundary are serviced by a combination of private wells, County maintained and operated wells and water treatment facilities and in some areas, the regional water line. More detailed information about the region's water system is contained in **Table 7** (following page).



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**Table 7: Water Systems within Smoky Lake County**

URBAN AREA	WATER SOURCE			
	REGIONAL WATER LINE	POTABLE WATER (FROM MUNICIPAL WELL AND FILL STATION WITH FEE)	RAW WATER (FROM MUNICIPAL WELL AND FILL STATION WITH FEE)	PRIVATE WELLS
TOWN OF SMOKY LAKE				
VILLAGE OF VILNA	Planned			
VILLAGE OF WASKATENAU				
HAMLET OF BELLIS	Planned			
HAMLET OF EDWAND				
HAMLET OF SPEDDEN	Planned			
HAMLET OF WARSPITE	Approved for future development			

The Town of Smoky Lake and the Village of Vilna operate water treatment plants and distribution systems with some assistance from the County. The County operates a water treatment plant and distribution system in the Hamlet of Warspite. Raw and treated water is available for a fee to County residents at all of the water treatment facilities within the County.

The Village of Waskatenau was connected to the Highway 28/63 Regional Water Line in 2009. The Town of Smoky Lake was connected to the Regional Water Line in 2010.
























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### 2.5.2 Sanitary Sewer System

Sanitary sewer systems within the County's Hamlets and the incorporated urban municipalities within the County's boundary consist of five (5) independent sanitary sewage collection systems, some with lift stations and force mains as well as five (5) independent lagoons. Sewage disposal within the rural areas is predominantly managed using private sewage disposal systems. More detailed information about the County's sanitary sewer system is contained in Table 8.

**Table 8: Sanitary Sewer Systems within Smoky Lake County**

URBAN AREA	SANITARY SEWER SYSTEM		
	LIFT STATION	LAGOON	PRIVATE SEWAGE DISPOSAL SYSTEMS
TOWN OF SMOKY LAKE			
VILLAGE OF VILNA			
VILLAGE OF WASKATENAU			
HAMLET OF BELLIS			
HAMLET OF EDWAND			
HAMLET OF SPEDDEN			
HAMLET OF WARSPITE			



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### 2.5.3 Natural Gas

The County's Natural Gas utility is owned and operated by the County. The Smoky Lake County Gas Utility offers gas services to County residents.

### 2.5.4 Solid Waste Management

Solid waste management in the County is managed by the Evergreen Regional Waste Management Commission (ERWMC). Most of the Hamlets within the County have residential and commercial garbage pickup. In all other areas residents bring their waste to collection bins, or transfer stations. Waste is collected by the ERWMC from these locations and transferred to the regional landfill in St. Paul County. Waste collection infrastructure varies throughout the County. **Table 9** presents the waste management infrastructure within the County.

**Table 9: Solid Waste Management Infrastructure**

LOCATION	WASTE MANAGEMENT FACILITIES
SMOKY LAKE RURAL AREA	<ul style="list-style-type: none"><li>• Waste Management Operator</li><li>• Major Transfer Station</li></ul>
VILNA RURAL AREA	<ul style="list-style-type: none"><li>• Waste Management Operator</li><li>• Moderate Transfer Station</li></ul>
WASKATENAU RURAL AREA	<ul style="list-style-type: none"><li>• Waste Management Operator</li><li>• Moderate Transfer Station</li></ul>
HAMLET OF BELLIS & RURAL AREA	<ul style="list-style-type: none"><li>• Waste Management Operator</li><li>• Moderate Transfer Station</li></ul>



**HAMLET OF  
EDWAND & RURAL  
AREA**

- Mini Transfer Station

**HAMLET OF  
SPEDDEN &  
RURAL AREA**

- Waste Management Operator
- Mini Transfer Station
- Major Transfer Station

**HAMLET OF  
WARSPITE**

- Mini Transfer Station
- New local landfill, located in and operated by Smoky Lake County

**LAKE MULTI-LOT  
COUNTRY  
RESIDENTIAL  
DEVELOPMENTS**

- Mini Transfer Station

Additionally, on-site waste pickup is available throughout the County for a fee from a private operator.



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### 3 General Objectives and Policies

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#### 3.1 Cultural Landscapes

Smoky Lake County includes unique natural features and rich landscapes. Important cultural and historic sites are located throughout the Region. There are also a range of organizations dedicated to the preservation of historic assets which provide support to the County.

Smoky Lake County places high value on the County's significant cultural landscapes. The County supports the UNESCO World Heritage Committee definition of Cultural Landscapes:

"Cultural Landscapes represent the combined works of nature and man. They are illustrative of the evolution of human society and settlement over time, under the influence of physical constraints and/or opportunities presented by their natural environment and of successive social, economic and cultural forces both external and internal." (UNESCO/ICMOS, 1995,np)

The County is currently preparing a Historical Survey and Inventory for the Smoky Lake Region to identify resources that may be of local, regional and federal significance. This inventory will assist the County in their efforts to recognize and where appropriate, preserve significant Cultural Landscapes.

Some of the cultural landscapes which have already been recognized as significant by the County include Métis Crossing, and both provincially and nationally recognized historic sites including the Victoria Trail and Victoria Settlement.

Objective 3.1.1	Identify significant cultural landscapes throughout the County
<b>Policy 3.1.1.1</b>	The County will prepare a Heritage Inventory.
<b>Policy 3.1.1.2</b>	The County will consider the Heritage Management Plan when making land use and development decisions.
<b>Policy 3.1.1.3</b>	The County will require Heritage Resource Impact Assessments to be included with proposed subdivision and development applications in



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locations where the proposal may impact significant cultural landscapes.

**Policy 3.1.1.4** The County will encourage the use of historic resources to promote tourism, where appropriate.

**Policy 3.1.1.5** The County will require that proposed subdivisions and developments on the “main streets” of urban areas protect built heritage and enhance the historic significance and character of these areas.

<b>Objective 3.1.2</b>	<b>Preserve recognized historically significant built features, landforms, vegetation and patterns of spatial organization</b>
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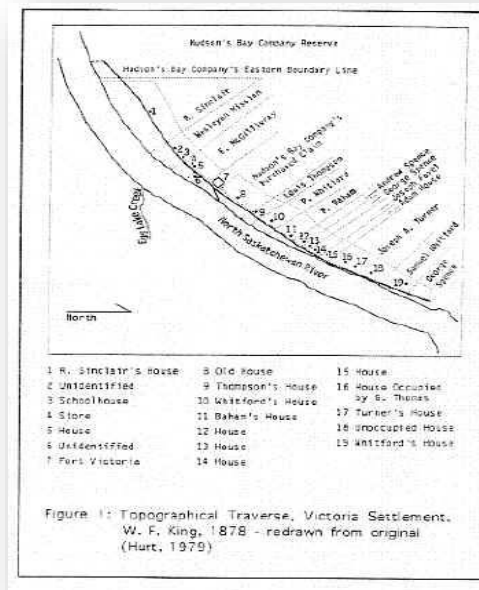
**Policy 3.1.2.1** The County will require that proposed subdivisions in significant cultural landscapes, including but not limited to the Victoria District, retain the recognized historically significant patterns of spatial organization.

**Policy 3.1.2.2** The County will require that future subdivisions and developments in significant cultural landscapes preserve existing vegetation.



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Figure 5: Historic View of the Victoria Trail and Old Plan of River Lots along the Victoria Trail



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Objective 3.1.3	Preserve recognized historically significant views
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**Policy 3.1.3.1** The County will require that proposed subdivisions and developments in significant cultural landscapes, including but not limited to the Victoria District, preserve recognized, historically significant views.

### 3.2 Environmental Management

Smoky Lake County includes a range of valuable and unique environmental features which support not only the County’s ecosystem but also the economic, social and cultural systems throughout the County. Recognizing that a successful and sustainable future is dependent on the vitality of all of the interconnected systems (built and natural environment, economic, social and cultural) the County has adopted a strong approach, for environmental management.

#### *Low Net Negative Environmental Impact*

The County recognizes that the goal of environmental protection cannot mean total ecological integrity. Simply put, a municipality cannot reasonably expect to maintain the full structure of the ecosystem and still have roads and buildings. Rather the goal must be the achievement of a healthy environment or one that does not show symptoms of stress such as:

- decreased water quality; and/or
- significantly reduced biodiversity.

The County supports a **Low Net Negative Environmental Impact** approach to environmental management that will help to ensure that over all, the County’s natural and built heritage and the processes that connect them will prosper well into the future. The goal is to ensure that the cumulative impact of development decisions affecting the ecological, social and heritage assets of the County will be mitigated to ensure that any negative environmental impacts are as low as is reasonably possible. Adopting a low net environmental impact approach to environmental management allows the County to encourage sustainable development in all areas without unduly impacting ecosystem health, working landscapes or the County’s cultural landscapes.

The following objective and policies have been adopted by the County relating to environmental management:



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<b>Objective 3.2.1</b>		<b>Identify and preserve significant ecological sites throughout the County</b>
<b>Policy</b>	<b>3.2.1.1</b>	The County will endeavor to develop an inventory of significant and unique ecological sites and resources within the County.
<b>Policy</b>	<b>3.2.1.2</b>	The County will endeavor to establish environmental quality targets to direct future development within the County and to provide specific points of reference for facilitating management decision making.
<b>Policy</b>	<b>3.2.1.3</b>	The Development Authority and/or Subdivision Authority may require developers to submit a Cumulative Effects Assessment with proposed subdivision and development applications.
<b>Policy</b>	<b>3.2.1.4</b>	The County may require an environmental impact assessment or evaluation related to a proposed development which may have an impact on an identified natural or environmentally sensitive feature.
<b>Policy</b>	<b>3.2.1.5</b>	The County will endeavor to identify cumulative impact issues and set targets to mitigate and restore identified issues. Once the targets are set, approval for new projects will be approved with reference to these limits.
<b>Policy</b>	<b>3.2.1.6</b>	The County will work with provincial and not-for-profit partners to identify and monitor indicators to determine if development and County operations are within the established targets. Monitoring is critical for evaluating the suitability of developments in different areas over time and will help to ensure the accuracy of predictions regarding future states and to refine land use and development policies and regulations.
<b>Policy</b>	<b>3.2.1.7</b>	The County shall attempt to facilitate a cooperative relationship between affected stakeholders to identify critical wildlife habitat areas on patented lands within the municipality.
<b>Objective 3.2.2</b>		<b>Development should only occur on lands that do not have critical</b>



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development constraints		
<b>Policy</b>	<b>3.2.2.1</b>	Groundwater of sufficient quantity and quality shall be available to support the proposed development. No development shall occur in areas where reserves of potable water are inadequate.
<b>Policy</b>	<b>3.2.2.2</b>	Development shall not be allowed in areas characterized by wetlands, swamps, muskeg, or saturated soils. Development shall also be prohibited in valleys, ravines, or seasonal draws.
<b>Policy</b>	<b>3.2.2.3</b>	Development shall be prohibited on slopes in excess of 15% or on slopes which are subject to slippage or mass movement.
<b>Policy</b>	<b>3.2.2.4</b>	Development is prohibited in or adjacent to important wildlife habitat areas.
<b>Policy</b>	<b>3.2.2.5</b>	Development is prohibited on soils which have extremely fast percolation rates and/or which might result in the possibility of groundwater contamination.
<b>Policy</b>	<b>3.2.2.6</b>	No permanent structures will be allowed within the 1:100 year flood plain of any river, stream or lake shore, unless proper flood proofing techniques are applied. A certificate from a qualified, registered professional engineer or architect will be required by the County to confirm that the development has been properly flood proofed.
<b>Policy</b>	<b>3.2.2.7</b>	The County shall encourage flood plain and flood prone areas to be kept in their natural state or be used for extensive agricultural use, where applicable.
<b>Policy</b>	<b>3.2.2.8</b>	Where development is allowed within a flood prone or flood plain area, the developer shall take measures as required by the Development and/or Subdivision Authority.
<b>Policy</b>	<b>3.2.2.9</b>	On municipal lands within flood areas, new development should be limited to recreational uses.
<b>Policy</b>	<b>3.2.2.10</b>	Unless unique site requirements determine otherwise, development proposals should conform to the Alberta Sustainable Resource



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Development Environmental Reserve Guidelines so far as they pertain to setback requirements from valley breaks, ravines and watercourses. (See Appendix A)

<b>Objective 3.2.3</b>	<b>To encourage energy efficient design and the development and utilization of alternative energy</b>
<b>Policy 3.2.3.1</b>	The County encourages houses to be oriented to maximize passive solar energy, natural shade and windbreaks, and to orient rooms such as kitchens and bedrooms based on light and heat requirements. The use of energy-efficient appliances and materials is also encouraged.
<b>Policy 3.2.3.2</b>	The County encourages the use of large and small wind energy systems as a green alternative to traditional forms of electrical generation.
<b>Policy 3.2.3.3</b>	The County supports the development of alternative/renewable energy industry as an economic generator and will support partnerships with industry and education institutions to establish energy pilot projects in Smoky Lake County.
<b>Policy 3.2.3.4</b>	The County promotes partnerships with industry to transition to alternative energy development by promoting the adaptive reuse of existing energy infrastructure, including previously disturbed lands and transmission networks.
<b>Policy 3.2.3.5</b>	The County encourages the microgeneration of renewable energy sources in all areas of the County, including the use of agricultural land for small scale production of renewable energy.
<b>Objective 3.2.4</b>	<b>To discourage the fragmentation of working landscapes</b>
<b>Policy 3.2.4.1</b>	The subdivision of a fragmented parcel shall not be approved for any use, unless the fragmented parcel is fragmented by reason of one or more public roadways, railways, rivers, or creeks.
<b>Policy 3.2.4.2</b>	If a fragmented parcel is located in a remote location that has legal



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access to a public roadway, but that roadway is undeveloped or substandard and therefore requires construction or extensive upgrading, the municipality **may refuse** to approve an application that proposes to subdivide that parcel if:

- (i) in the opinion of the municipality, the construction and maintenance of the roadway would serve no greater or long-term public interest; and
- (ii) the municipality shall maintain the roadway on completion of its construction or upgrading.

**Policy 3.2.4.3** In the case where another policy of this plan would allow for a subdivision to occur and the subject site also contains a fragmenting feature as described in **Policy 3.2.4.1**, the County will encourage the developer to subdivide the fragmented area, as the first subdivision from the subject site.

### 3.3 Reserves and Conservation Easements

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

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

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

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



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



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**Objective 3.3.1****To conserve and protect significant cultural landscapes and environmentally sensitive ecological features for future generations**

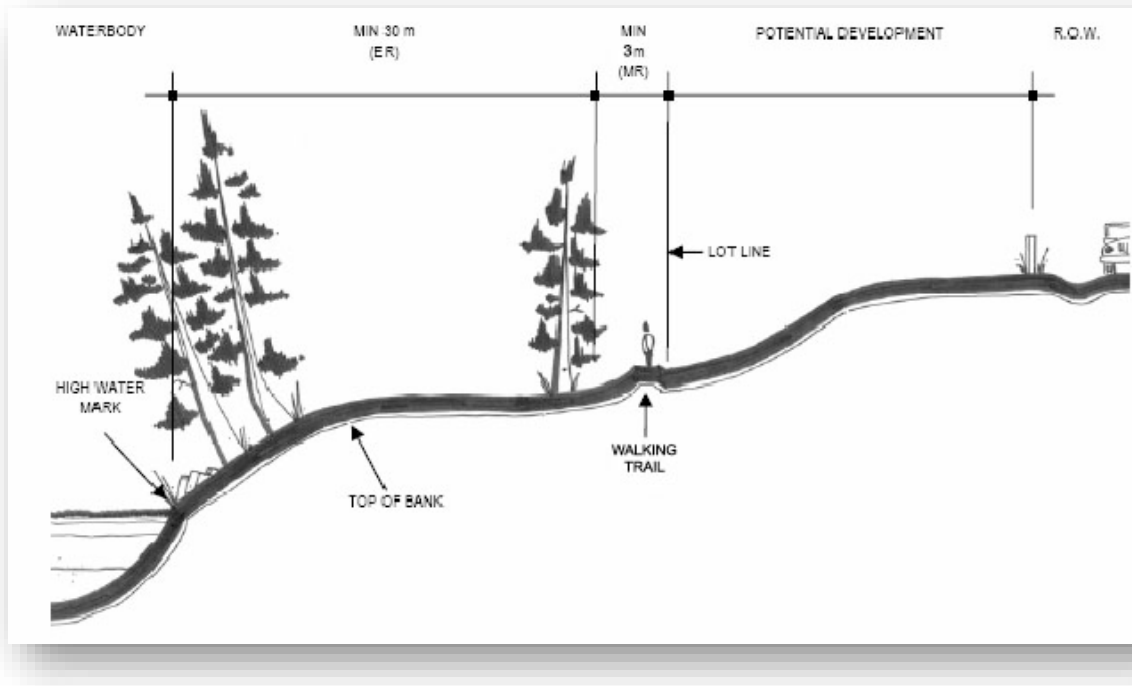
- Policy 3.3.1.1** At the time of subdivision, as provided for in the Municipal Government Act, the County shall request land as reserve or money-in-lieu of Reserve. In certain cases, the County may defer reserves if a specific site is identified for a park area but that specific area is not located within a particular subdivision. Money-in-lieu of land for reserves shall be required where land is not provided.
- Policy 3.3.1.2** The County shall generally take the full amount (10%) of Municipal Reserves owing as a result of subdivision, in accordance with Provincial legislation.
- Policy 3.3.1.3** Municipal Reserve parcels in the County shall be:
- (a) concentrated in a few large parcels on suitable sites rather than scattered through subdivisions; and
  - (b) evaluated and inventoried with the aim of making more efficient use of the Reserves through consolidation and/or sales.
- Policy 3.3.1.4** The County may require subdivision and development applications adjacent to water bodies and watercourses to prepare an engineering and/or geotechnical study to determine an adequate setback based on soil conditions and slope stability.
- Policy 3.3.1.5** Development on sandy or unstable soil may only be allowed if measures to control erosion are implemented. Development on flood susceptible areas or on unstable or steep slopes shall not be allowed.
- Policy 3.3.1.6** An environmental reserve of not less than 30 m (98 ft) in width from the high water mark of water bodies and/or the top of bank of lakes and rivers shall be required as a condition of subdivision approval. As a condition of development approval where there is no subdivision, a comparable setback of 30 m (98 ft) shall be required from the high water mark of Whitefish Lake and/or the top of bank of the lake to the wall of



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the nearest building. **Figure 6** illustrates the recommended buffer adjacent to a large waterway.

**Figure 6: Recommended Environmental Setback**



**Policy 3.3.1.7** Additional reserve and/or setback may be required by the County based on the recommendations of any engineering and/or geotechnical study requested by the County. In these cases, the amount of reserves required will be determined using the guidelines for ER width developed by Sustainable Resource Development (See Appendix A).

**Policy 3.3.1.8** Where Environmental Reserve Lands are not necessary to provide public access to the feature, the County shall, at the time of subdivision, consider the option of an Environmental Reserve Easement as provided for in the Municipal Government Act.

**Policy 3.3.1.9** Municipal Reserves may be required as an open space buffer of sufficient



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size and composition to act as a noise and visual barrier between disparate land uses.

- Policy 3.3.1.10** Prior to disposing of any Municipal Reserve, Council shall review the applicability and effect of such disposition on surrounding land uses and the area's recreational potential.
- Policy 3.3.1.11** School Reserves shall be provided at the time of subdivision in accordance with agreements between the County and the relevant School Divisions.
- Policy 3.3.1.12** The County may consider proposals to designate future Conservation Areas.
- Policy 3.3.1.13** At the discretion of the subdivision approving authority, the use of Conservation Easements may be considered as an alternative to traditional environmental reserve during the subdivision process. The use and control of these features and areas shall be clearly stated in the easement agreement. Conservation easements are provided for under the *Alberta Land Stewardship Act*.
- Policy 3.3.1.14** A Conservation Easement may be considered to preserve significant areas that do not qualify as Environmental Reserve under the Municipal Government Act, such as natural features, scenic values, and agricultural land. The use and control of these features and areas shall be clearly stated in the easement agreement.



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### 3.4 Emergency Preparedness

The County requires that emergency preparedness be a consideration in the approval of new developments throughout the County. Requiring emergency preparedness measures to be a consideration in the design and approval of new developments will best ensure the safety of all County residents.

The following objective and policies have been adopted by the County relating to emergency preparedness:

Objective 3.4.1	New developments shall be designed to ensure high levels of emergency preparedness within a rural context
<b>Policy 3.4.1.1</b>	The County shall encourage the use of effective wildfire prevention techniques and the development of on-site firefighting measures to reduce the risk of wildfires resulting from development.
<b>Policy 3.4.1.2</b>	The County may refer applications for subdivision and development to the appropriate provincial department and/or the local fire department for comment in evaluating the suitability of a site in forested land for development.
<b>Policy 3.4.1.3</b>	<p>The County shall consider the following as conditions for approval for development which is too remote to be adequately serviced by existing firefighting services:</p> <ul style="list-style-type: none"><li data-bbox="516 1125 1357 1192">(a) the provision of a suitable on-site water supply for firefighting purposes;</li><li data-bbox="516 1213 1117 1245">(b) the use of fire resistant building methods;</li><li data-bbox="516 1266 1271 1297">(c) the installation of spark arrestors on chimneys; and/ or</li><li data-bbox="516 1318 1084 1350">(d) the removal of trees, shrubs, and fuels.</li></ul>
<b>Policy 3.4.1.4</b>	The County shall discourage the development of forested lands in significant wildfire hazard areas.
<b>Policy 3.4.1.5</b>	The County may ask developers to provide for appropriate fire protection measures in an application for development, subdivision or an



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Area Structure Plan.

**Policy 3.4.1.6** The County will encourage the provision of an emergency access to multi-parcel developments in forested areas.

**Policy 3.4.1.7** Residential development will be prohibited in those areas which are too close to sour gas facilities, in accordance with Provincial legislation and regulations.

### 3.5 Recreation

As the demand for recreational land for both public and private use continues to increase, so does the need for planned recreational facilities and areas. The intent of this Plan is to recognize and encourage local recreational uses based on the capabilities of an area to sustain intensive or extensive development. Recreation development shall be located in areas and under circumstances where it does not adversely affect the agricultural economy and community, or the natural environment.

Recreation also forms an important component of the tourism potential of the region, and is to be encouraged as much as possible within the term of this Plan, provided, of course, that the tourist activities or facilities do not threaten the potential itself, the agricultural economy and community, or the natural environment.

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

<b>Objective 3.5.1</b>	<b>To encourage the recreational developments in areas which will not impact working landscapes</b>
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**Policy 3.5.1.1** Council shall encourage the development of public serving recreational facilities/uses within the Agricultural Use Area and within hamlets:

- (a) if they are compatible with the capabilities of a site or surrounding areas;
- (b) on lower capability agricultural lands, unless Council decides that the benefits to the community justify the use of higher capability agricultural lands; and/or



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- (c) near or adjacent to a lake or river if the proponent can demonstrate, to the satisfaction of the Development Authority, that the proposal is compatible with the lake/river environment.

<b>Objective 3.5.2</b>	<b>To ensure that recreational uses are compatible with the environment and surrounding land uses</b>
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<b>Policy 3.5.2.1</b>	Recreational development shall only be allowed where it can be demonstrated to the satisfaction of the County's Development Authority that the development will generate a low net environmental impact.
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<b>Objective 3.5.3</b>	<b>To minimize municipal costs associated with recreational developments</b>
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<b>Policy 3.5.3.1</b>	The County shall require the proponent of a recreational activity to identify all municipal costs associated with the development. The assignment of these costs shall be the basis for an agreement to be entered into as a condition of subdivision approval or the issuance of a development permit. Normally, however, all development servicing costs associated with the development will be carried by the proponent.
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<b>Policy 3.5.3.2</b>	<p>Subdivision and development for recreational purposes shall occur in accordance with the following design principles:</p> <ul style="list-style-type: none"><li>(a) the density of development shall be directly related to the development capability of the land resource;</li><li>(b) the design shall be directly related to the site's topography, vegetation, soil, and drainage characteristics. In this regard, the development proposal shall include a detailed analysis of the environmental constraints of the site and the means by which the proposal will protect and harmonize with the natural environment;</li><li>(c) the design shall protect wildlife habitat; and</li><li>(d) the design shall protect, maintain and re-establish, where appropriate, tree cover and maximize the quality of the natural</li></ul>
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features.

<b>Objective 3.5.4</b>	<b>To protect and encourage trail development while also protecting adjacent land owners from potential negative impacts through the careful regulation of the recreational use of rights-of-way</b>
<b>Policy 3.5.4.1</b>	Council shall utilize the careful control mechanism of the Direct Control Districts in dealing with recreational development of the trail development potentials provided for by the former railroad rights-of-way within the County. The basic principle in considering development of these former rights-of-way shall be that recreational development shall be encouraged, but not at the expense of the agricultural economy or community.
<b>Policy 3.5.4.2</b>	Multi-lot residential developments will be required to provide multi-modal trail networks to the satisfaction of the Subdivision Authority at time of subdivision.



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### 3.6 Tourism

Smoky Lake County supports tourism initiatives and wishes to promote local hospitality operations, museums, churches, cultural centers, golf courses, and special events.

Bed and breakfast establishments and guest ranches are becoming a more significant component of our tourism industry. The Land Use Bylaw should recognize that such establishments are not typical home-based businesses but should be recognized as a separate use category.

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

<b>Objective 3.6.1</b>	<b>To support and promote cultural tourism initiatives within the County</b>
<b>Policy 3.6.1.1</b>	The County will encourage the utilization and/or development of cultural, historic and recreational resources to promote tourism, where appropriate.
<b>Objective 3.6.2</b>	<b>To cooperate with regional partners to encourage local and regional tourism</b>
<b>Policy 3.6.2.1</b>	Smoky Lake County will co-operate with area tourism groups, municipal neighbours, and tourism zones in promoting local tourism linkages with neighbouring communities.
<b>Policy 3.6.2.2</b>	The County shall encourage private sector developers to facilitate tourism development, and may assist in accessing government funding programs to develop new, or upgrade existing, tourism attractions.
<b>Objective 3.6.3</b>	<b>To support and encourage bed and breakfast and guest ranch establishments within the region</b>



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**Policy 3.6.3.1**      The County will promote bed and breakfasts and guest ranches by creating separate use categories in the Land Use Bylaw to allow such uses, on a discretionary basis, in the Agricultural District.

### 3.7      Transportation and Municipal Servicing Policy

The development of transportation and utility systems can have a significant impact on land use within Smoky Lake County. Although the County does not have the authority to regulate Provincial Highways, pipelines, transmission lines and similar installations that are under provincial control in many instances Council is given an opportunity to comment on the proposed locations of these facilities. It is Council's intention to encourage the appropriate authorities to have regard for the policies of this Plan.

The following objectives and policies have been adopted by the County relating to transportation and municipal servicing in the County:

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<b>Objective 3.7.1</b>	<b>To discourage the fragmentation of working landscapes by transportation and utility corridors</b>
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<b>Policy 3.7.1.1</b>	Council shall encourage linear transportation and utility facilities to locate so that they: <ul style="list-style-type: none"><li>(a)      minimize impacts on working landscapes;</li><li>(b)      minimize the fragmentation of land, particularly higher capability agricultural land;</li><li>(c)      follow road allowances wherever feasible;</li><li>(d)      use corridors to integrate a number of utilities;</li><li>(e)      minimize disruption of recreation, wildlife, and historic resources; and</li><li>(f)      avoid disruption of existing or future urban centres.</li></ul>
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<b>Objective 3.7.2</b>	<b>To minimize conflicts between transportation, communications or utility facilities and other land uses</b>
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- Policy 3.7.2.1** Council shall encourage high voltage power lines and high pressure pipelines to locate away from residential areas.
- Policy 3.7.2.2** Council shall consider the establishment of a Dangerous Goods Route when Council feels that dangerous goods are being transported on County roads in sufficient quantity to be a significant hazard to the travelling public.
- Policy 3.7.2.3** Where proposed transportation and utility lines and facilities may adversely affect adjacent lands or land uses, the County shall recommend or require as a condition of development of the line or facility such buffering as deemed appropriate to minimize any negative impacts.
- Policy 3.7.2.4** The County may require future subdivision or development proposals adjacent to transportation and utility lines and facilities to provide such buffering as deemed appropriate.
- Policy 3.7.2.5** The County shall encourage wireless communication facilities to consider good planning and design so as to have the least impact on the natural environment, and the least visual impact on nearby residents. The County shall also encourage the developers of wireless communication facilities to provide an opportunity for public consultation.
- Policy 3.7.2.6** The co-location of multiple devices on wireless communication facilities is preferred. Where appropriate, new facilities should be built to standards to accommodate multiple devices. Individual facilities are strongly discouraged. Should co-locations not prove feasible, clustering of wireless communication facilities is preferred.



<b>Objective 3.7.3</b>	<b>To encourage regional cooperation in the provision, operation and maintenance of infrastructure services</b>
<b>Policy 3.7.3.1</b>	The County shall endeavor to cooperate with other municipalities in the upgrading of intermunicipal roadways.
<b>Policy 3.7.3.2</b>	The County shall endeavor to cooperate wherever possible with other municipalities and/or the provincial government with planning, development and operation of sanitary waste disposal facilities and sewage lagoons.
<b>Objective 3.7.4</b>	<b>To ensure that all subdivision and development conforms to municipal and provincial infrastructure and servicing standards</b>
<b>Policy 3.7.4.1</b>	Subdivision shall not be allowed where access to graded and graveled or paved roads in good condition does not exist, or where construction of a roadway and access to then-current County standards to the site is not undertaken by the landowner/developer.
<b>Objective 3.7.5</b>	<b>To ensure that municipal services and utilities are provided in an economical and efficient manner and are reflective of need, environmental constraints, land use considerations and existing infrastructure</b>
<b>Policy 3.7.5.1</b>	Service roads adjacent to Provincial Highways in the County shall be considered as local internal subdivision roads and developed to appropriate standards.
<b>Policy 3.7.5.2</b>	The County shall require that land use adjacent to Provincial Highways and their associated accesses conform to the Access Management Guidelines as outlined by Alberta Transportation. As well, the County's system of major local roads shall be afforded a similar level of protection from encroachment and proliferation of direct access.
<b>Policy 3.7.5.3</b>	All municipal infrastructure systems, such as new roads, sewage collection and water distribution systems created as a result of private



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development, which may include dedication to the County or subdivision, shall only be assumed by the municipality if the system has been constructed or upgraded to a standard which is acceptable to the County and which meets or exceeds all appropriate Provincial and Federal standards.

**Policy 3.7.5.4** The County shall implement a program of maintenance and improvement for local roads designed to enhance traffic flow. Through the subdivision and development processes, the County shall endeavour to make the most efficient use of existing roadway facilities. Developments with the potential for substantial road impact (high traffic volumes or heavy trucks) will be directed to those roads that are designed and constructed to accommodate such development.

**Policy 3.7.5.5** Direct access from private property onto Provincial Highways shall be discouraged and limited wherever possible, especially where access onto local roads is available. Application for subdivision in the Agricultural Use Area will be specifically designed to minimize accesses onto Provincial Highways and local arterial roads through the use of service roads or redesigning the subdivision boundaries to redirect accesses onto local roads. The cost of consolidation or service roads and the costs of resolving all of Alberta Transportation's concerns with respect to access to the Provincial Highway will be the responsibility of the developer.

**Policy 3.7.5.6** The County will encourage rail service to future industrial areas to improve industrial developments' accessibility to markets.

### 3.8 Resource Extraction Policy

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



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

<b>Objective 3.8.1</b>	<b>To ensure that land disturbed by resource extraction activity is reclaimed to an acceptable standard</b>
<b>Policy 3.8.1.1</b>	<p>The County should require development agreements in connection with sand, gravel and other mineral extraction operations and should make provisions for the:</p> <ul style="list-style-type: none"><li>(a) reclamation of the land that was disturbed to its former agricultural capability or to a post-extractive use, whichever Council feels is more beneficial;</li><li>(b) control of on-site noise, dust and weeds;</li><li>(c) storage of topsoil;</li><li>(d) separation of the resource extractive operation from any multi-lot residential subdivision, hamlet, or urban municipality with a suitable open space buffer;</li><li>(e) designation of all aggregate haul roads to reduce noise, excessive maintenance costs, and dust problems; and</li><li>(f) if required by the County, the provision of security such as an irrevocable letter of credit to ensure reclamation will be completed.</li></ul>
<b>Objective 3.8.2</b>	<b>To minimize municipal costs associated with resource extraction development</b>
<b>Policy 3.8.2.1</b>	<p>The County will not approve a development permit application for resource extraction until the developer enters into a haul road agreement with Smoky Lake County.</p>



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<b>Objective 3.8.3</b>	<b>To ensure that resource extraction and resource processing developments generate a low net negative impact on working landscapes and cultural landscapes</b>
<b>Policy 3.8.3.1</b>	Developers will be required to contact the Heritage Branch of the Alberta Government in order to determine if a Heritage Impact Assessment (HIA) is required.
<b>Policy 3.8.3.2</b>	If an Impact Assessment (HIA) is required and the HIA identifies the presence of heritage resources then the developer will be required to take appropriate mitigating measures, to the satisfaction of the appropriate provincial agency, prior to development approval.

### **3.9 Integrated Watershed and Regional Planning**

#### **Objective 3.9.1 To support the completion of the North Saskatchewan Regional Plan.**

**Policy 3.9.1.1** The County will partner with the Government of Alberta, Indigenous communities, industry, non-government organizations and the public to ensure the protection of environmental features within and connected to Smoky Lake County.

**Policy 3.9.1.2** The County supports and will participate in regional environmental planning initiatives such as the development of the North Saskatchewan Regional Plan (NSRP).

#### **Objective 3.9.2 To support Lake and Watershed Management.**

**Policy 3.9.2.1** The County will continue to participate in regional watershed alliance groups to support regional watershed planning initiatives and management plans.

**Policy 3.9.2.2** The County will seek to protect, enhance, and restore the water quality and aquatic ecosystems in the region whenever possible by:

- i. retaining natural areas along waterbodies and watercourses;



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- ii. incorporating best practices to minimize soil erosion, to protect and enhance riparian zones and to conserve and enhance areas that contain habitat for federally or provincially listed plant or wildlife species; and
- iii. conserving wetlands and establishing riparian setbacks around wetlands.

**Policy 3.9.2.3** The County shall seek to prepare Sub-Watershed Lake Plans for priority areas which are under stress, such as Smoky Lake, Hanmore Lake, Mons Lake, Cache Lake, Garner Lake, and Whitefish Lake.



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## 4 Specific Plan Objectives and Policies

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The following land use and development objectives and policies shall apply to all lands and developments within Smoky Lake County and shall be used by Smoky Lake County to guide decision-making regarding land use and development within the County.

### 4.1 Agriculture Policy

The County's most enduring resource is its working landscapes; the agricultural, forestry and resource lands which generate approximately 29% of all employment for County Residents. Working landscapes are irreplaceable and contribute to the high quality of life enjoyed by all Smoky Lake County residents. Working landscapes within the County must be carefully and equitably managed in order to retain the integrity and value of these areas for the benefit of future generations while supporting economic growth within the agricultural community.

In order to encourage the future viability of a diverse range of agricultural operations within the County the Municipal Development includes objectives and policies to not only protect, where appropriate, but also enhance the agri-based economy and rural lifestyle.

The following objectives and policies have been adopted by the County relating to agriculture areas within the County:

<b>Objective 4.1.1</b>	<b>To ensure that working landscapes remain an integral and viable component of the regional economy and rural social structure</b>
<b>Policy 4.1.1.1</b>	The Agricultural Use Area is to be, for the most part, conserved for working landscapes; the agricultural, forestry and resource uses.
<b>Policy 4.1.1.2</b>	While the primary use of the Agricultural Use Area is for extensive agriculture and confined feeding operations involving the production of feed grains, cereal grains, forage crops, specialty crops, livestock and other animals on a commercial basis, other uses which, in the opinion of Council, do not adversely affect present or future agricultural pursuits may also be permitted on a discretionary basis provided that the development will not adversely affect the agricultural community.

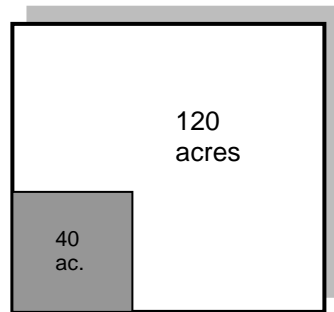


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Within the Agricultural Use Area, a wide range of resource utilization uses may also occur provided that such uses do not negatively impact other surrounding uses.

Objective 4.1.2	To minimize the fragmentation of working landscapes while encouraging a variety of agricultural parcel sizes and developments
<b>Policy 4.1.2.1</b>	Where agricultural land is taken for roads, rail lines, pipelines or other transmission lines, the County shall endorse only those proposals which minimize the fragmentation of agricultural land.
<b>Policy 4.1.2.2</b>	The minimum parcel size for extensive agricultural uses shall normally be a half quarter section less any permitted Country Residential Subdivisions.
<b>Policy 4.1.2.3</b>	Notwithstanding policy 4.1.2.2., the subdivision of a single 40.0 ac. (16.18 ha) parcel for agricultural use may be permitted out of an un-subdivided quarter section if the following criteria are met to the satisfaction of the County:

**Figure 7: Small Agricultural Holding Parcel**



\* drawing not to scale

- (a) The parcel contains a farmstead or, if it is a bare parcel, a suitable building site;
- (b) Legal and year round physical access is sufficient to meet the needs of the proposed use;
- (c) The proposed use of the parcel does not negatively impact



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adjacent agricultural uses;

- (d) In the sole discretion of the Subdivision Authority, the parcel is located:
  - (i) adjacent to or near quarter section boundaries without jeopardizing agricultural operations on the quarter section;
  - (ii) where possible, in close proximity to existing residential parcels or farmsteads on adjacent quarter sections;
  - (iii) along a designated rural residential collector road in order to not increase traffic on market roads and reduce conflict between residential and agricultural traffic;
  - (iv) where possible, given the other location criteria listed in subsection (d), in a manner that respects natural capital, including but not limited to soils, vegetation (natural and planted), water bodies and their associated riparian zones, views, etc., and optimizes the use of these assets;
- (e) The applicant demonstrates that the parcel can be serviced on-site as per provincial regulations;
- (f) If the parcel is to be used for an intensive agricultural operation or a home-based value added agricultural industry<sup>13</sup>, the County may require a business plan and/or a financial plan, supporting the use and size of the parcel;
- (g) Any other considerations as may be required by the Subdivision Authority.

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<sup>13</sup> Value added agricultural industry in this context means: an industry which economically adds value to a product by changing its physical state, or the manner in which the commodity is produced and segregated, and by which the producer derives a greater portion of the revenue from the product.



<b>Objective 4.1.3</b>	<b>To minimize any negative impacts of agricultural operations on the quality of the environment and adjacent land uses by encouraging good stewardship of the land through the provision of information and the use of beneficial management practices<sup>14</sup> (BMPs)</b>
<b>Policy 4.1.3.1</b>	The County will provide information to the agricultural community regarding beneficial management practices and other conservation practices.
<b>Policy 4.1.3.2</b>	Input shall be provided to the Natural Resources Conservation Board (NRCB) in responding to application for new or expanded Confined Feeding Operations (CFOs) based on the technical and locational merits of each application.
<b>Policy 4.1.3.3</b>	Minimum distance separations for CFOs shall conform to standards set out in the Agricultural Operations Practices Act.
<b>Policy 4.1.3.4</b>	CFOs will be discouraged from locating in environmentally sensitive areas where slope instability and or groundwater contamination may be of concern.
<b>Objective 4.1.4</b>	<b>To provide opportunities for low net environmental impact Country Residential development in the Agricultural Use area without unnecessarily fragmenting working landscapes</b>
<b>Policy 4.1.4.1</b>	Country residential development will be allowed within the Agricultural Use Area shown on <b>Map 2</b> , subject to the policies noted below.
<b>Policy 4.1.4.2</b>	Country residential subdivisions should be located in proximity to gas, electrical, and telephone lines which have existing spare capacity to sustain the additional usage. Subdivisions shall have direct access to

<sup>14</sup> Beneficial Management Practices (BMP) are a practice, or system of practices, designed to minimize the impact of agricultural activities on natural resources while at the same time maintain economic viability of the agricultural industry. The Province of Alberta defines a BMP as 'any management practice that reduces or eliminates an environmental risk.'





existing maintained roads.

- Policy 4.1.4.3** Where a subdivision for country residential purposes is proposed, the developer shall be required to enter into a development agreement with the County wherein the developer agrees to be responsible for all the costs associated with the subdivision and development.
- Policy 4.1.4.4** Documentation indicating that satisfactory arrangements have been made regarding the development's sewage disposal system may be a condition of approval for country residential development.
- Policy 4.1.4.5** The assessment of the suitability of a proposed country residential subdivision will **not** take into consideration required setbacks for private sewage disposal systems. Rather, if a subdivision results in the reduction of setbacks between an existing or proposed private sewage disposal system and a property line then the developer will be required to ensure that the existing or proposed private sewage disposal system conforms to all relevant provincial regulations effecting private sewage disposal systems.
- Policy 4.1.4.6** Spatial buffers or setbacks shall be maintained between country residential uses and adjacent uses which may be incompatible for any reason.
- Policy 4.1.4.7** Residential development in the Agricultural Use Area within 1.6 km (1 mile) of a lake shall be subject to any controls the County deems necessary to provide that the development will be compatible with the lake environment.
- Policy 4.1.4.8** Residential development in the Agricultural Use Area must be designed to preserve working and cultural landscapes.
- Policy 4.1.4.9** Normally, a maximum of 20.0 ac. (8.08 ha.) will be allowed for country residential subdivisions or for farmstead separations per quarter section.
- Policy 4.1.4.10** Normally, subdivision of a quarter section for a country residential use will be allowed without requiring an amendment to the Land Use Bylaw



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on the basis of the following:

- (a) subdivision of the quarter section based on an equal split of the quarter section (commonly called an 80-acre split); or
- (b) subdivision of the quarter section on the basis of a natural or man-made fragmentation by a river, railroad, or road.

**Policy 4.1.4.11** The maximum number of parcels per quarter section in the agricultural use area is five (5). This includes, agricultural parcels, country residential parcels and fragmented parcels. Additional parcels will not be permitted without a land use bylaw amendment.

**Policy 4.1.4.12** The maximum number of **country residential** parcels permitted per quarter section is dependent on the number of agricultural parcels and fragmented parcels located within a subject quarter section. Conversely, the number of allowable agricultural and fragmented parcels is dependent on the number of country residential parcels located within a subject quarter section.



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**Table 10: Maximum Number of Country Residential Parcels in the Agriculture Use Area**

<b>MAXIMUM # OF FRAGMENTED PARCELS</b>	<b>MAXIMUM NUMBER OF PARCELS FOR AGRICULTURE USE</b>	<b>MAXIMUM # OF PARCELS FOR RESIDENTIAL USE</b>	<b>MAXIMUM # OF PARCELS PER QUARTER SECTION</b>
0 parcels	1 parcels	4 parcels	5 parcels
0 parcels	2 parcels	3 parcels	5 parcels
1 parcels	1 parcels	3 parcels	5 parcels
1 parcels	2 parcels	2 parcels	5 parcels
2 parcels	1 parcels	2 parcels	5 parcels
2 parcels	2 parcels	1 parcels	5 parcels
2 parcels	0 parcels	3 parcels	5 parcels
3 parcels	2 parcels	0 parcels	5 parcels
3 parcels	1 parcels	1 parcels	5 parcels
3 parcels	0 parcels	2 parcels	5 parcels
4 parcels	0 parcels	1 parcels	5 parcels
4 parcels	1 parcels	0 parcels	5 parcels
5 parcels	0 parcels	0 parcels	5 parcels

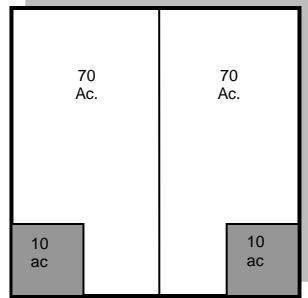
**Policy 4.1.4.14**

If one (1) or more agricultural parcels have previously been subdivided from a quarter section then the maximum area of land that can be removed from each agricultural parcel will be determined proportionally based on the size of the previously subdivided agricultural parcels.



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**Figure 8: CR Parcel Distribution Where a Subdivision for Agricultural Use has Already Occurred**

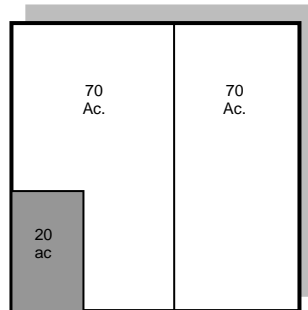


\* drawing not to scale

**Policy 4.1.4.15**

If one (1) or more country residential parcels have been previously subdivided from a quarter section then all new agricultural parcels should normally be approximately equal size unless the subdivision is the result of a fragment.

**Figure 9: Agricultural Parcel Subdivision Where a Subdivision for CR Use has Already Occurred**



\* drawing not to scale

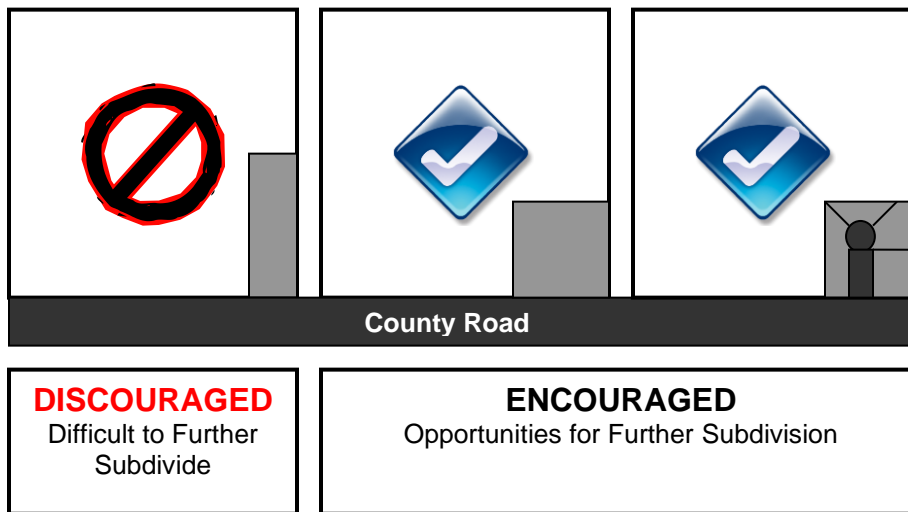
**Policy 4.1.4.16**

The design of a parcel for Country Residential use should ensure that if the parcel is further subdivided access to a government road allowance from an internal roadway can be provided.



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**Figure 10: Preferred Country Residential Parcel Configuration in the Agriculture Area**



- Policy 4.1.4.17** Farmstead separations may be permitted provided the site exhibits at least three (3) the following characteristics: a residence, well, dugout, shelter belts, fences, ancillary farm buildings, power facilities, access.
- Policy 4.1.4.18** Only one (1) vacant country residential parcel will be allowed per quarter section at any time.
- Policy 4.1.4.19** Vacant country residential lots shall not be less than 2.0 ac. (0.8 ha), and normally no more than 40.0 ac. (16.18 ha) in size.

## 4.2 Residential Policy

Smoky Lake County has experienced some multi-lot country residential development, particularly adjacent to lakes. This trend affects the social, economic and environmental community of the County.

There are three (3) types of residential uses that characterize the County. They are:

- multi-lot country residential developments in lake-side communities,



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- recreation residential developments adjacent to some of the County's significant water bodies and
- residential developments in urban areas

Generally, country residential and recreation residential developments are not connected to municipal sewer or water services while the urban residential developments do have access to municipal water and sewage disposal systems.

This Plan strives to achieve a balance between providing opportunities for residential development while still supporting and preserving the livelihood and quality of life of the existing and future agricultural community, the physical environment and areas of historic and cultural significance within the County.

Multi-lot residential development shall be allowed in Smoky Lake County in those areas designated residential subject to the following policies:

Objective 4.2.1	To provide opportunities for low-impact multi-lot residential development in appropriate locations
<b>Policy 4.2.1.1</b>	<p>Residential subdivision or development shall not be permitted:</p> <ul style="list-style-type: none"> <li>(a) within an area likely to be subjected to high levels of noise from industry, transportation facilities, or other sources of noise. High levels of noise is defined as a: <ul style="list-style-type: none"> <li>(i) 85 dBA Lex daily noise exposure level or higher; or</li> <li>(ii) 140 dBC peak sound level;</li> </ul> </li> <li>(b) in close proximity to a resource extraction operation; and</li> <li>(c) within a 1 in 100 year flood plain.</li> </ul>
<b>Policy 4.2.1.2</b>	<p>Residential subdivisions should be located in proximity to gas, electrical, and telephone lines which have existing spare capacity to sustain the additional usage. Subdivisions shall have direct access to existing maintained roads.</p>
<b>Policy 4.2.1.3</b>	<p>Where a subdivision for residential purposes is proposed, the developer shall be required to enter into a development agreement with the County</p>



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wherein the developer agrees to be responsible for all the costs associated with the subdivision and development.

**Policy 4.2.1.4** Documentation indicating that satisfactory arrangements have been made regarding the development's sewage disposal system may be a condition of approval for country residential development.

**Policy 4.2.1.5** The assessment of the suitability of a proposed residential subdivision will **not** take into consideration required setbacks for private sewage disposal systems. Rather, if a subdivision results in the reduction of setbacks between an existing or proposed private sewage disposal system and a property line then the developer will be required to ensure that the existing or proposed private sewage disposal system conforms to all relevant provincial regulations effecting private sewage disposal systems.

**Policy 4.2.1.6** Spatial buffers or setbacks shall be maintained between country residential uses and adjacent uses which may be incompatible for any reason.

**Policy 4.2.1.7** A multi-lot country residential subdivision shall be considered to be any subdivision which will create six (6) or more parcels for residential or agricultural use on a quarter section.

**Policy 4.2.1.8** The location of new multi-lot residential subdivisions shall be controlled by County Council through the process of Land Use Bylaw amendment.

**Policy 4.2.1.9** The County will require an Area Structure Plan be prepared and approved prior to the approval of any amendment to the Land Use Bylaw to allow a multi-lot country residential subdivision where the land being proposed for development that is 20.0 ac. (8.09 ha) or greater in area, except that the County may require the preparation of a conceptual plan or outline plan if:

- (a) the preparation of an Area Structure Plan is considered by the County to be impractical or inappropriate given:
  - (i) the small scale of the lands and lots proposed for development; or
  - (ii) the existing fragmentation of the quarter section in



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which the development is located.

<b>Objective 4.2.2</b>	<b>To encourage low net multi-lot residential developments in locations which generate no or low impacts on the County’s working and cultural landscapes</b>
------------------------	--

- Policy 4.2.2.1** Multi-lot country residential developments will adhere to the following conservation design-based principles in order to mitigate potential negative impacts:
- (a) The ecology of the subject site must be considered. Environmentally sensitive lands and working landscapes should be left undisturbed wherever possible, but incorporated into the overall development. Wildlife corridors or connections between habitat areas should be maintained wherever possible.
  - (b) Development will be directed to lands within the subject site that are deemed by the County to be of lesser environmental and/or agricultural significance.
  - (c) The natural landscape and topography should be considered and incorporated into the overall design of the development.

- Policy 4.2.2.2** Multi-lot country residential developments should be clustered or grouped to reduce potential land use conflicts and minimize servicing costs.

<b>Objective 4.2.3</b>	<b>To minimize municipal servicing costs associated with multi-lot residential developments</b>
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- Policy 4.2.3.1** The County will require the proponent of a multi-lot country residential development to identify all municipal servicing costs associated with the development. The assignment of these costs between the County and the developer will be the basis of a development agreement to be entered into prior to a subdivision approval or upon the issuance of a development permit. Normally, however, all development servicing costs



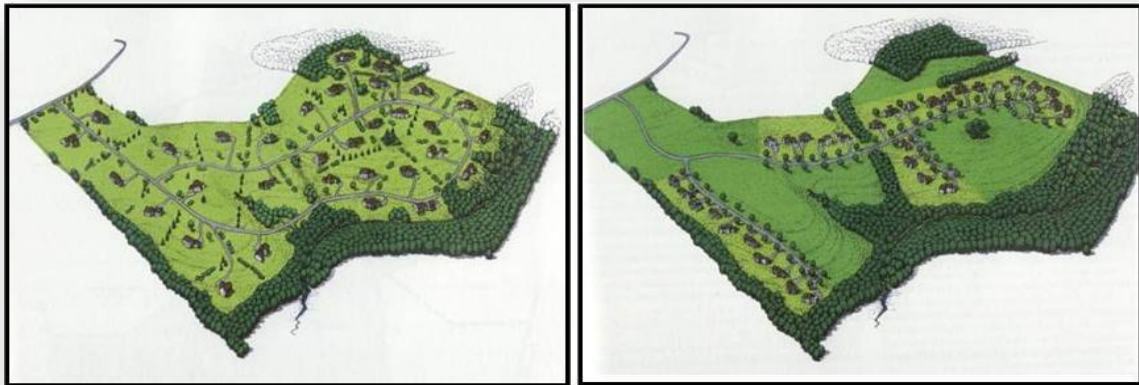
associated with the development, including the provision of internal roadway systems to a high standard and the upgrading of other County roads leading to the site in order to provide good access to the residential site will be the responsibility of the developer.

**Policy 4.2.3.2** Multi-lot country residential developments should be clustered or grouped to reduce potential land use conflicts and minimize service costs.

<b>Objective 4.2.4</b>	<b>To ensure that multi-lot residential developments are compatible with surrounding land uses</b>
------------------------	--

**Policy 4.2.4.1** Buffering measures, to the satisfaction of the Subdivision Authority may be required at time of subdivision between residential uses and other, adjacent land uses.

**Figure 11: Examples of a Standard Multi-lot Residential Subdivision and a Cluster Residential Subdivision**



Standard Subdivision

Cluster Subdivision



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**Figure 12: Example of a Bareland Condominium Recreation Residential Development**



**Figure 13: Example of a Cluster Recreation Residential Development**



**Objective 4.2.5**

**To encourage orderly growth and urban residential development within the County's unincorporated urban areas**

**Policy 4.2.5.1**

The County will work with the urban municipalities within the County in the detailed planning of lands surrounding the urban centres, if the urban municipality so wishes. The results of this dialogue may be in the form of an Area Structure Plan, an informal Outline Plan, or a simple agreement respecting either land uses and/or the provision of municipal



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pipled water supply and sewage disposal services and/or development consultation with the urban municipality.

- Policy 4.2.5.2** Notwithstanding that the use may be listed as a discretionary use in the District affecting the subject lands, the County shall discourage development within 1.6 km (1 mile) of a hamlet that would adversely affect the urban centre unless, in the opinion of the County, appropriate measures are taken to mitigate adverse effects.
- Policy 4.2.5.3** The County will only allow development in hamlet areas which will be compatible with the current capabilities and capacities for water supply and sewage disposal systems.
- Policy 4.2.5.4** Development in hamlets which do not have communal water supply and sewage disposal systems should be planned and designed so that the lots are of a size and the subsequent development is of a configuration which would permit re-subdivision to a higher density should communal water supply and sewage disposal systems eventually be available.
- Policy 4.2.5.5** Council may allow the expansion of hamlets, preferably onto lower capability agricultural land, if additional area is needed to accommodate growth. Council shall also encourage the development of vacant lots within hamlets provided that the infill development will not adversely affect the surrounding area.

#### 4.3 Industrial Policy

For the purpose of this Municipal Development Plan the term "industry" refers to manufacturing or warehousing and storage, and includes both light and heavy industry. Industries that may have high levels of noxious emissions or noise are referred to as heavy industry. Light industry is not noxious and is generally compatible with other uses. Natural resource extraction industries, such as gravel pits and oil and gas wells, are addressed **Section 3.8**.

Industrial uses within the County can be classified as rural industrial or industrial.

Most of the County's economic base focuses on the agriculture and resource sectors. Historically, the continuation and expansion of the County's industrial base has been limited due to a finite land base and the non-renewable nature of the mining and petroleum resource



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sector. The County recognizes that industrial developments can be of benefit to the County by providing employment, tax dollars and services to County residents. If planned effectively, the negative impacts an industry may have on the surrounding area can be mitigated or minimized.

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

Objective 4.3.1	To encourage appropriate industrial development in environmentally and socially suitable locations at no cost to the County
Policy 4.3.1.1	Industries shall be encouraged to avoid locating in areas of critical wildlife habitat or in the Victoria District Overlay Area wherever possible.
Policy 4.3.1.2	Industries shall be encouraged to locate on lower capability agricultural land wherever possible.
Policy 4.3.1.3	Before approving any development proposal for an industrial use, the County may require the provision of a Cumulative Effects Assessment including environmental impact information and a risk assessment (such as that provided for by the Major Industrial Accidents Council of Canada (MIACC)) to assist the County in assessing the impact of the proposed development in relation to the natural and human environments, and indicate both if and how any negative matters can be mitigated. The County may require the implementation of any mitigating actions indicated in the information and assessment as a condition of any development approval.
Policy 4.3.1.4	All proposals for industrial development (including industrial parks) shall: <ul style="list-style-type: none"><li data-bbox="516 1255 1364 1329">(a) in the opinion of the Development Authority, NOT conflict or jeopardize with surrounding land uses;</li><li data-bbox="516 1346 1364 1516">(b) be considered only in accordance with an Area Structure Plan or, at the discretion of Council, a Development Concept Plan that has been developed and approved in accordance with the Municipal Government Act, which Development Concept or Area Structure Plan will address:</li></ul>



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- (i) the impact on adjacent land uses;
- (ii) transportation;
- (iii) provision of water and sewer services;
- (iv) storm drainage;
- (v) the provision for municipal reserve;
- (vi) the impact on community services, such as fire protection;
- (vii) the municipal servicing costs associated with the development;
- (viii) landscaping and buffering;
- (ix) risk assessment; and
- (x) any other matters identified by the County.

not be allowed to locate in close proximity, as determined by the County, to a multi-lot residential subdivision;

- (c) be accompanied by an identification of all municipal costs associated with the proposal;
- (d) meet all provincial requirements and obtain a development permit from the County prior to construction; and
- (e) be encouraged to locate near or adjacent to provincial highways.

**Policy 4.3.1.5** No industrial development (including industrial parks) shall result in any additional costs to the County, unless the County agrees to share the costs.

<b>Objective 4.3.2</b>	<b>To ensure industrial development requiring municipal services to locate within urban areas</b>
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**Policy 4.3.2.1** Council shall encourage light industrial development that requires access to municipal services to locate within or near existing urban areas.



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**Policy 4.3.2.2** Council shall only consider proposals for the development of lands for industrial uses in a hamlet if the proposal is for a light industrial use.

#### 4.4 Commercial Policy

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

<b>Objective 4.4.1</b>	<b>To minimize the impacts of commercial activities on working landscapes and cultural landscapes</b>
------------------------	---

**Policy 4.4.1.1** The County shall consider proposals for commercial development:

- (a) that will not unnecessarily fragment the working landscape;  
and
- (b) that do not conflict with adjacent land uses.

**Policy 4.4.1.2** Commercial uses shall be encouraged to avoid locating in areas of critical wildlife habitat wherever possible.

**Policy 4.4.1.3** Commercial uses operated as secondary uses to agricultural operations may be allowed.

<b>Objective 4.4.2</b>	<b>To minimize conflicts with adjacent land uses</b>
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**Policy 4.4.2.1** Commercial development may be allowed to locate near urban areas in consultation with the affected urban area, as determined by the Development Authority.



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- Policy 4.4.2.2** The Development Authority shall require the developer to construct and/or maintain an appropriate buffer, as determined by the Development Authority, between the development and nearby lands.
- Policy 4.4.2.3** Council shall encourage commercial development in hamlets if the necessary servicing requirements do not exceed the servicing capabilities of the hamlet or negatively impact the character of the hamlet.

<b>Objective 4.4.3</b>	<b>To minimize municipal servicing costs associated with commercial development</b>
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- Policy 4.4.3.1** The Development Authority shall require the developer of a commercial development to identify all municipal servicing costs associated with the development. The assignment of these costs between the County and the developer will be the basis of an agreement to be entered into prior to a subdivision approval or upon the issuance of a development permit. Normally, however, all development servicing costs associated with the development will be carried by the developer.



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## 5 Overlay Area Policies

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The Overlays in this Section apply to special areas, to which special objectives and policies are applied in addition to those of the underlying Land Use Areas. The additional special regulations and procedures may involve special processes and special interest groups. Also, development in these areas may require additional information to be submitted by the applicant in order to ensure the suitability of potential development sites.

The overlay areas are shown on the Future Land Use Map of this Bylaw.

### 5.1 Victoria Overlay

The Victoria overlay identifies that area within the County identified as the Victoria District National Historic Site of Canada. The Victoria District is of national historic importance because of its cultural landscapes and highly visible and intact physical attributes. The Victoria District represents an exceptional illustration in one concentrated area of major themes in Prairie settlement. Smoky Lake County recognizes the significance of this unique cultural landscape.

Policies in this section apply to those lands shown within the Victoria Overlay on the Smoky Lake County Future Land Use Map.

Objective 5.1.1	To ensure that development within the Victoria District Overlay does not negatively impact the unique cultural landscape
<b>Policy 5.1.1.1</b>	The County shall not support resource extraction development proposals in areas that are known to possess unique historical and/or scientific or environmental features that would be disturbed or destroyed by resource extraction.
<b>Policy 5.1.1.2</b>	The County will circulate development and subdivision applications to the Heritage Branch of the Alberta Government in order to determine if a Heritage Impact Assessment (HIA) is required as part of their application for subdivision or development.
<b>Policy 5.1.1.3</b>	If a HIA is required, the developer shall be required to prepare a HIA for



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review by the Province and the County.

**Policy 5.1.1.4** If the HIA identifies the presence of heritage resources then the developer will be required to take appropriate mitigating measures, to the satisfaction of the appropriate provincial agency, prior to subdivision or development approval.

**Policy 5.1.1.5** The County will not support development proposals in locations within the Victoria Overlay that are known to possess unique historical and/or scientific or environmental features that would be negatively impacted or destroyed by the proposed development.

## 5.2 Statutory Plan Overlay

The Statutory Plan overlay identifies areas within the County where there are existing statutory plans such as area structure plans or area re-development plans. Developments in these areas are required to conform to all applicable policies within the relevant statutory plan as well as the objective and policies in the County's Municipal Development Plan.

Currently there are five (5) Statutory Plan Areas within the County. They are:

- Bonnie Lake Area Structure Plan
- Whitefish Lake Area Structure Plan
- Hanmore Lake Area Structure Plan
- Garner Lake Area Structure Plan
- Mons Lake Area Structure Plan

The Statutory Plan Overlay areas are shown on the Smoky Lake County Future Land Use Map.

## 5.3 Environmentally Sensitive Area Overlay

The Environmentally Sensitive Area Overlay identifies areas in Smoky Lake County where the physical characteristics of the land may make development difficult or unfeasible, and/or where developing the land would have a significant impact on recognized ecological features. Development in these areas may require additional information to be submitted by the applicant in order to ensure the suitability of potential development sites. The Environmentally Sensitive Area Overlay areas are shown on the Smoky Lake County Future Land Use Map.



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## 6 Plan Administration

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### 6.1 Authority of the Plan

Pursuant to the Municipal Government Act, R.S.A., 2000, this Plan shall be adopted by Smoky Lake County, as the Smoky Lake County Municipal Development Plan. Subdivision, development and re-development of lands within Smoky Lake County by the municipality and general public shall be in accordance with the provisions of this Plan. Council shall encourage the Provincial and Federal governments to have regard for the provisions of this Plan in the development and re-development of crown lands, and in the formulation and implementation of Provincial and Federal policies and programs, within Smoky Lake County.

<b>Objective 6.1.1</b>	<b>To ensure that all County statutory and regulatory planning documents are consistent and up-to-date and to conduct reviews and consider amendments to the Plan as required</b>
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<b>Policy 6.1.1.1</b>	When this Plan or any part thereof takes effect, the Land Use Bylaw of Smoky Lake County shall be amended, if necessary, to conform to this Plan.
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<b>Policy 6.1.1.2</b>	The Municipal Government Act outlines the procedure for an amendment to the Municipal Development Plan. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the plan goal and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the Plan's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
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<b>Policy 6.1.1.3</b>	Planning is a continuous process and it is important that the Municipal Development Plan be monitored, reviewed and updated in order to ensure that the planning needs of the County are being met. A review may be appropriate when:
-----------------------	---

- |                       |  |
|-----------------------|--|
| <b>Policy 6.1.1.3</b> | (a) changes in economic, social or technical developments occur, |
|-----------------------|--|



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- (b) a new Council is elected, or
- (c) an amendment to the plan is made.

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

<b>Objective 6.1.2</b>	<b>To recognize the unincorporated urban areas within the County</b>
------------------------	--

**Policy 6.1.2.1** The Hamlets of Bellis, Spedden, Edward, and Warspite are recognized unincorporated urban areas within Smoky Lake County. Residential development is allowed within these areas. These areas are primarily residential communities which provide important social and commercial functions to the surrounding agricultural community.

**Policy 6.1.2.2** Within 3.2 km (2 miles) of incorporated urban centres within the County, development shall be promoted in consultation with neighbouring urban centres.

<b>Objective 6.1.3</b>	<b>To engage in cooperative and collaborative communication with municipal, regional and provincial partners</b>
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**Policy 6.1.3.1** The planning process must include and involve neighbouring municipalities. To that end, Smoky Lake County will actively consult with any adjacent or nearby municipality during the consideration of amendments to this Plan, amendments to the Land Use Bylaw, proposed subdivisions, or significant discretionary development permits when the proposal is in close proximity to the adjacent municipality or when, in the opinion of Smoky Lake County, the proposal may impact the adjacent municipality, in order to obtain the adjacent municipality's views on the proposal. The approving authority will give careful consideration to any matters raised during this consultation; however, Smoky Lake County will not be bound by the recommendations of the adjacent municipality.

**Policy 6.1.3.2** The County will also work with the urban municipalities within the County in the detailed planning of lands surrounding the urban centres, if the urban municipality so wishes. The results of this dialogue may be in the form of an Area Structure Plan, an informal Outline Plan, or a



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simple agreement respecting either land uses and/or the provision of municipal piped water supply and sewage disposal services and/or development consultation with the urban municipality.

**Policy 6.1.3.3** Prior to approving any subdivision or discretionary development, Municipal Development Plan or Area Structure Plan amendment, or Land Use Bylaw amendment within 1.6 km (1 mile) of an incorporated urban centre or an adjacent rural municipality, the County shall request comments from the adjacent municipality and shall give due consideration to such comments when evaluating a proposal.

**Policy 6.1.3.4** Council shall support only those annexation proposals that they feel are required and justified. In forming their position on an annexation proposal, Council shall consider the following:

- (a) Does the annexation proposal encompass lower capability agricultural land and, if not, is the expansion onto high capability agricultural land justified in light of existing growth direction options?
- (b) Has the urban centre planned its future land use and development through a municipal development plan or similar planning document?
- (c) Is the annexation required or does the urban centre have sufficient land within its boundaries to accommodate anticipated growth and development?

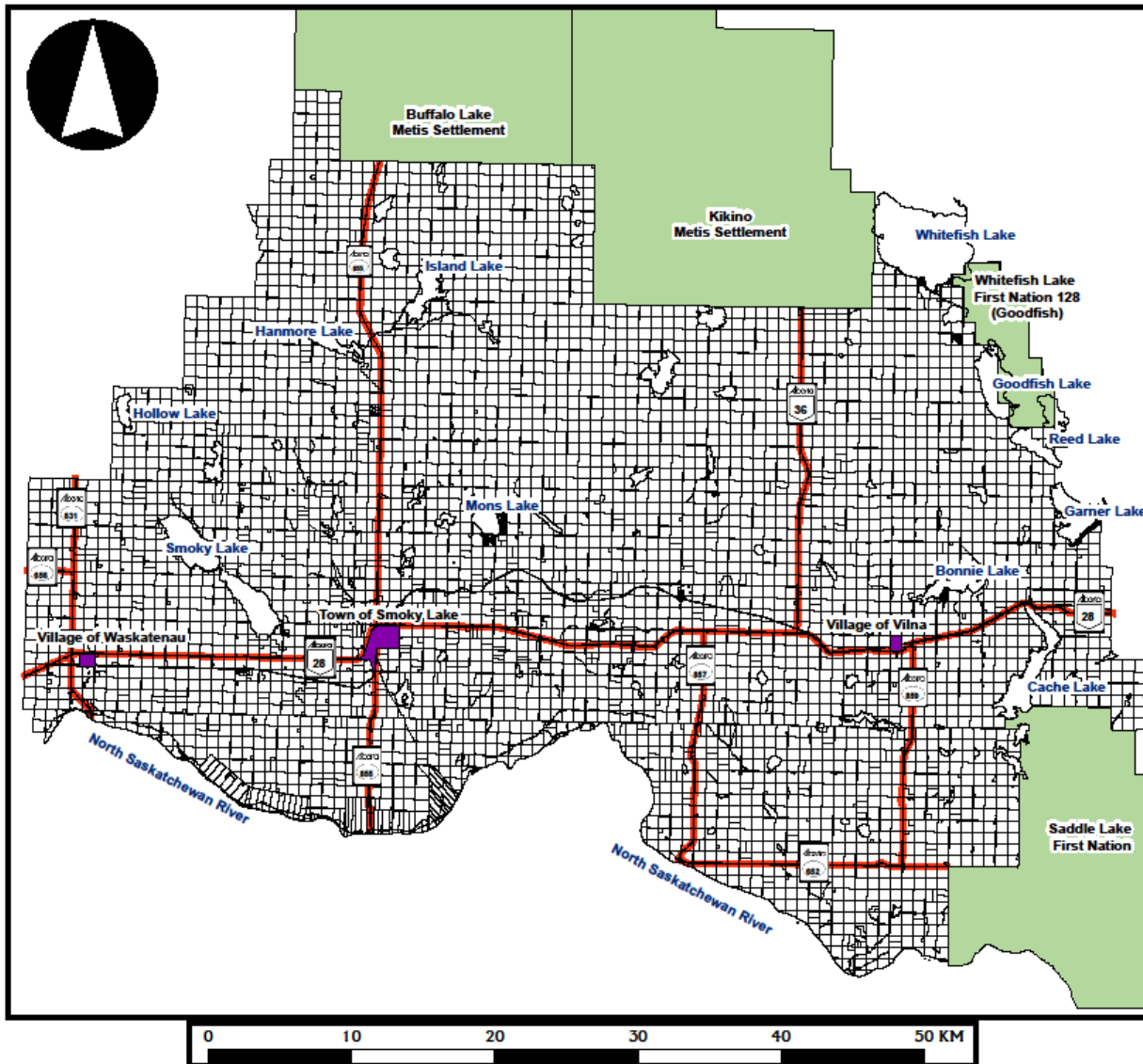


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## 7.1 Regional Location Map



# Smoky Lake County

## Municipal Development Plan Figure 1 - Regional Location

### Legend

- Municipality
- Metis Settlement / First Nation Reserve
- Highway



Digital Geographic Information obtained from: Government of Canada National Topological Survey (Geobase and Geogratis), Altalis)  
Geographic coordinate system and projection: UTM, NAD 83 Datum: Zone 12 N

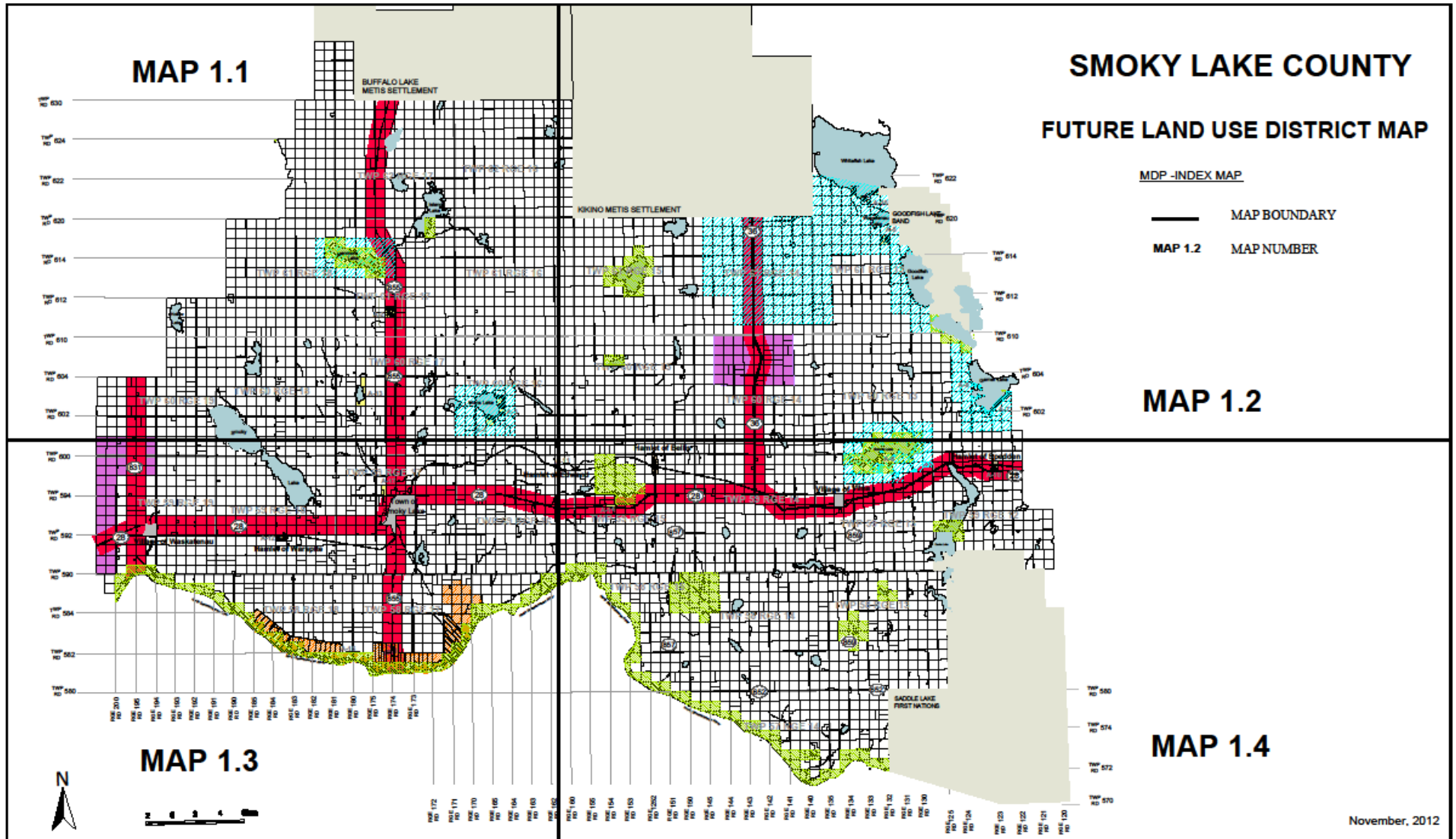
Municipal Planning Services (2009) Ltd.  
www.munplan.ab.ca  
#208 17511-107 Avenue, Edmonton, AB, T5S 1E5  
Phone: 780-486-1991

March 5, 2012

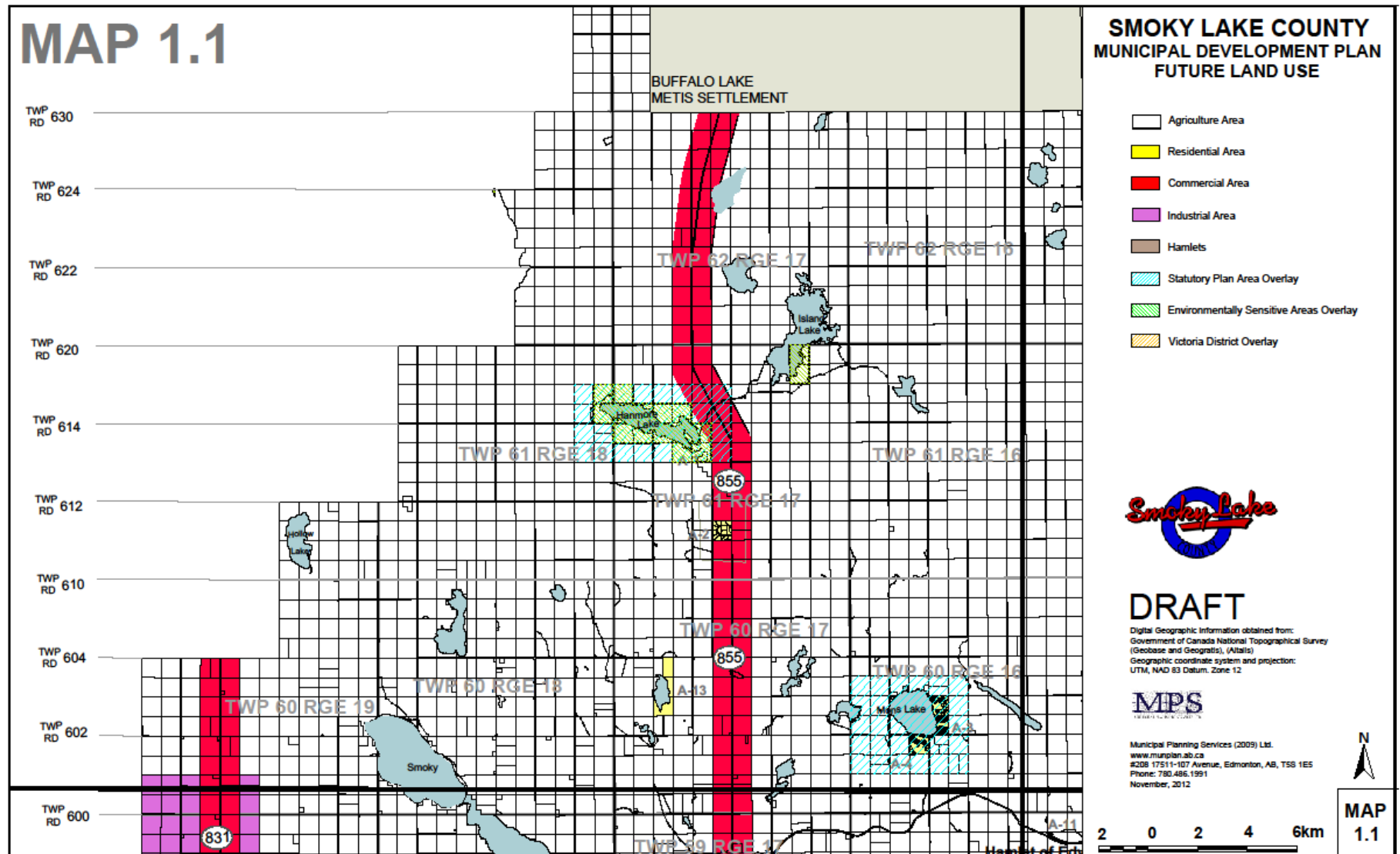




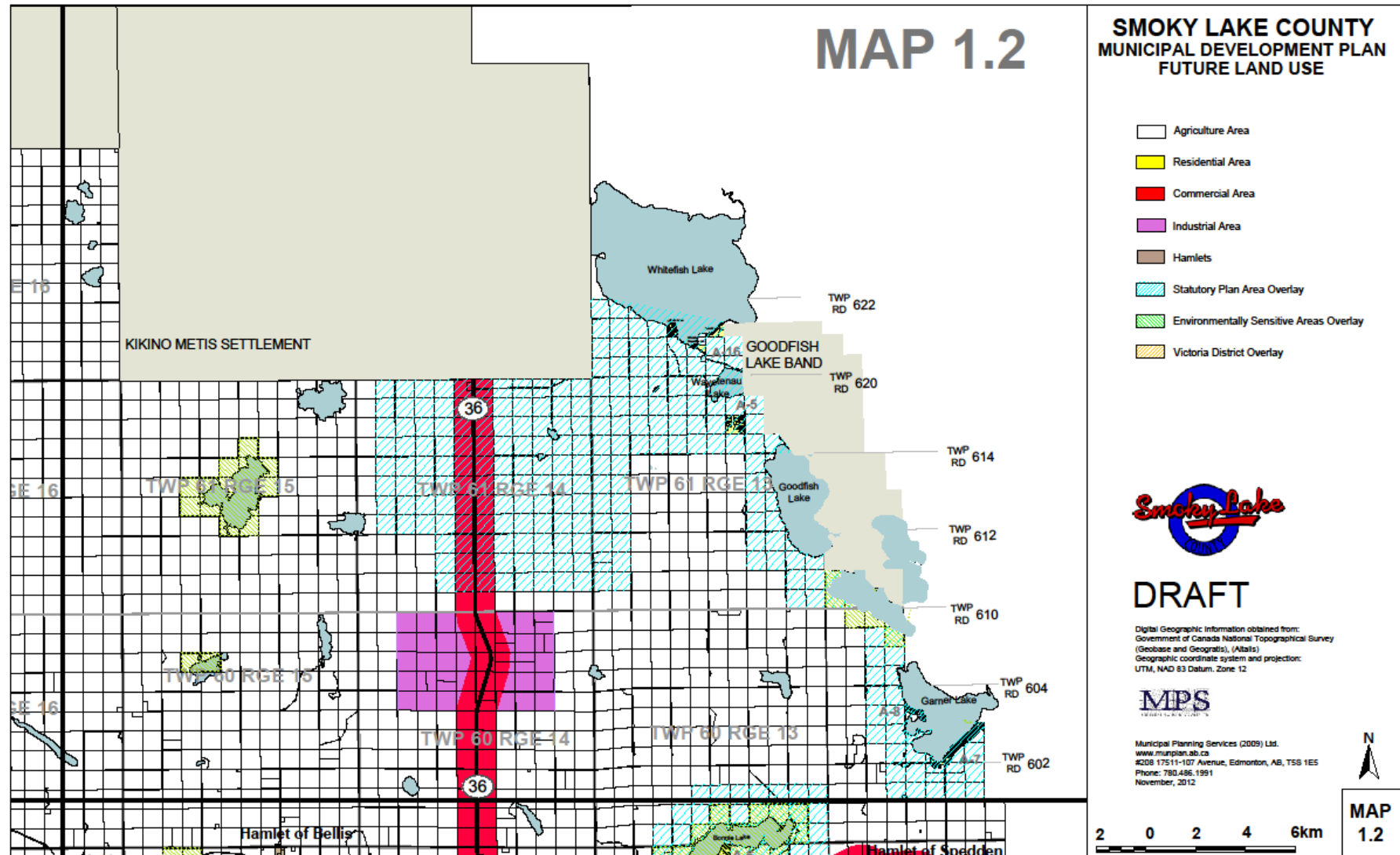
## 7.2 Future Land Use Map



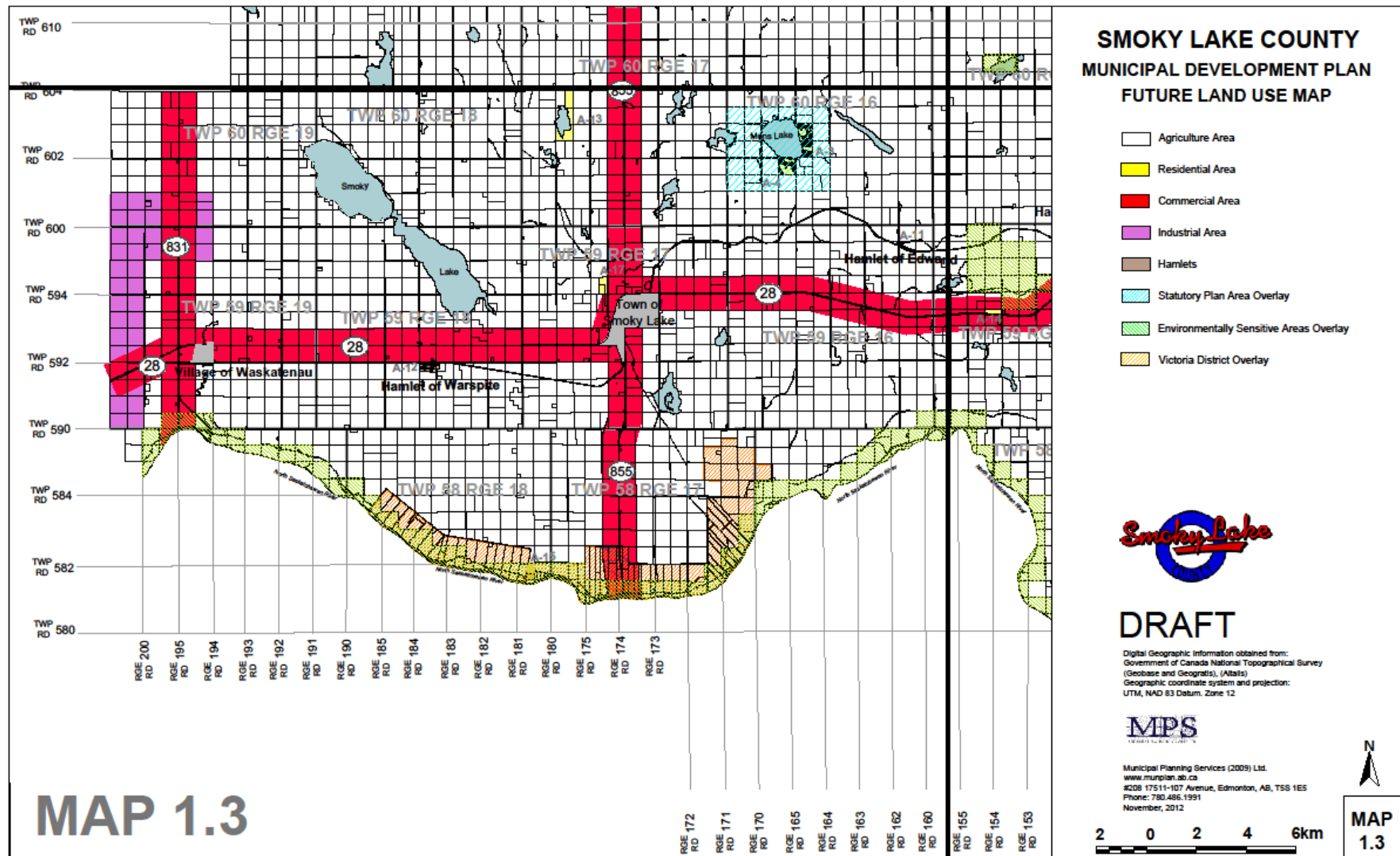
## 7.2.1 MDP 1.1



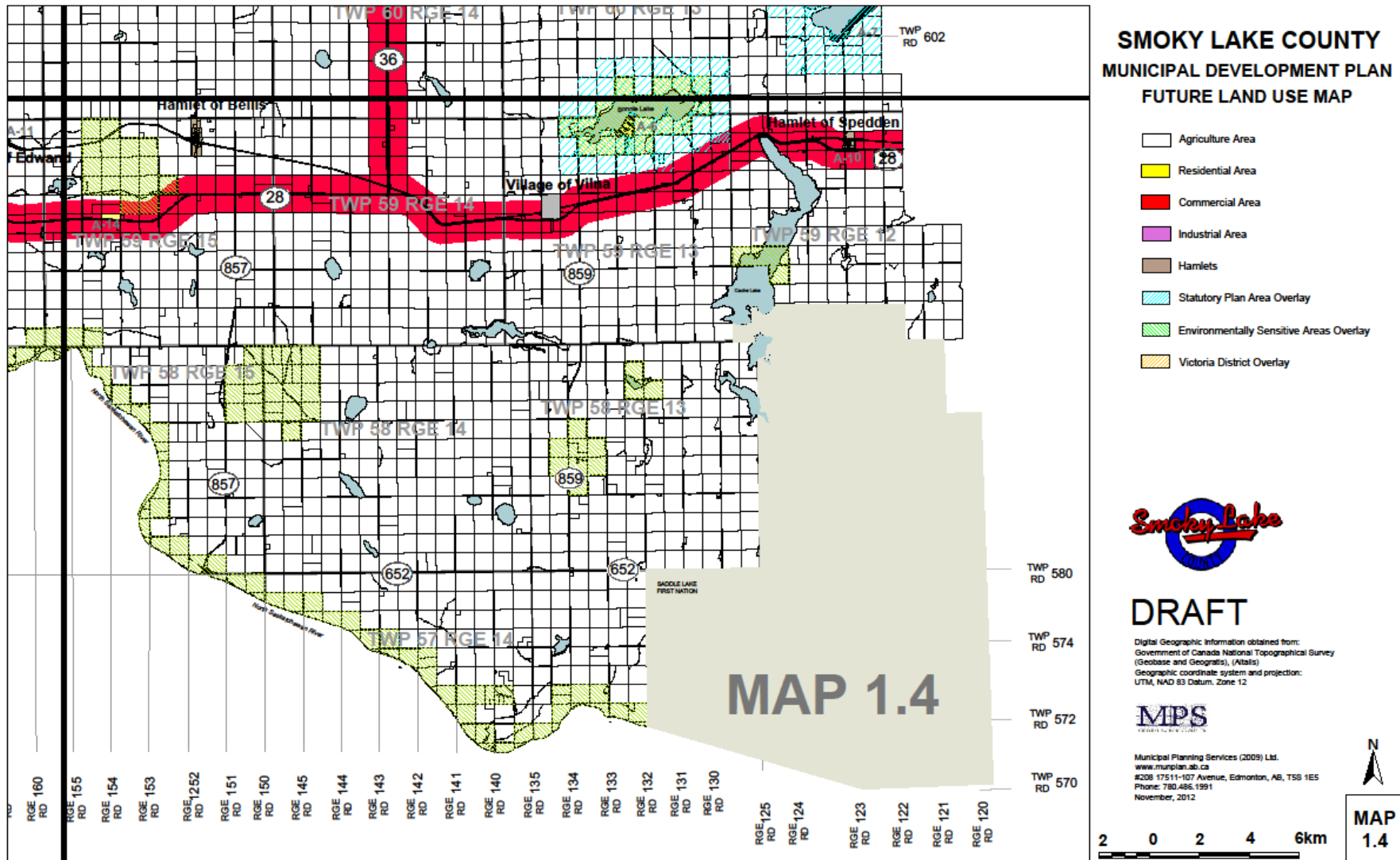
## 7.2.2 MDP 1.2



## 7.2.3 MDP 1.3



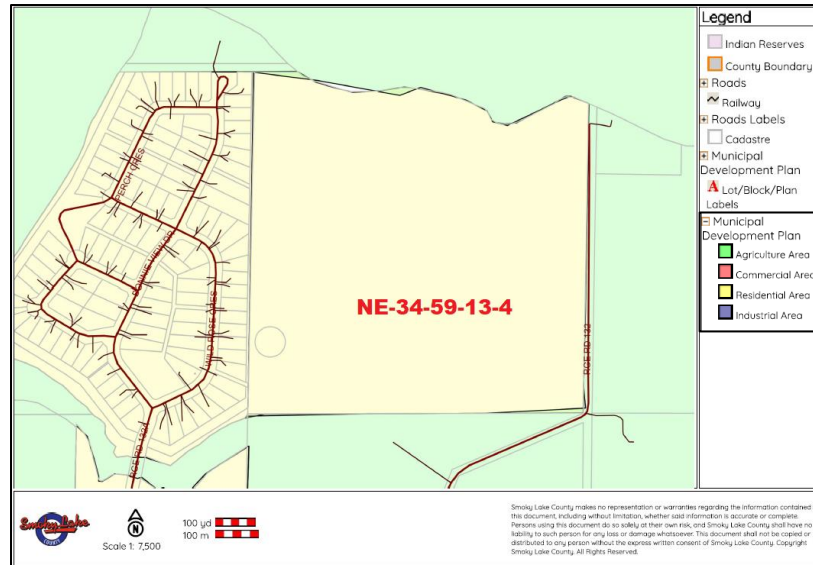
## 7.2.4 MDP 1.4



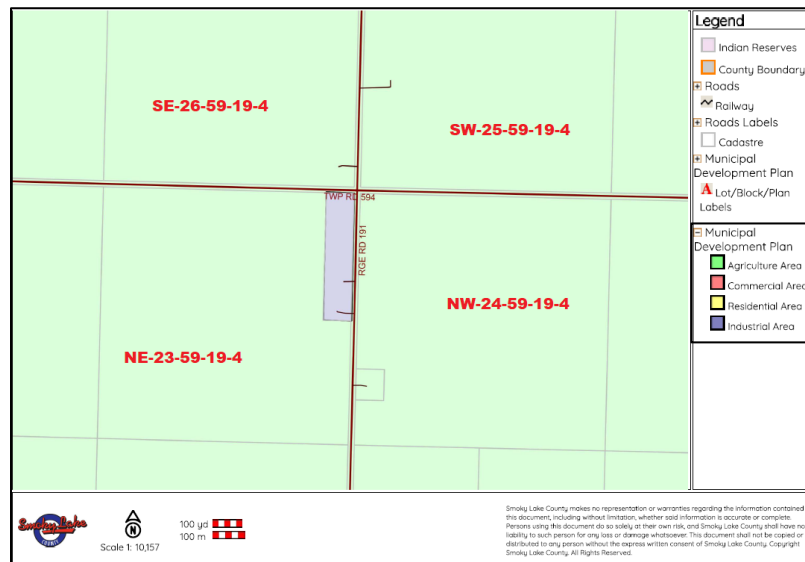


## AMENDMENTS CONSOLIDATION MAPS

### 1275-15: NE-34-59-13-W4M - (Bonnie Lake), Reclassify 142.7 acres from Agricultural Area to Residential Area

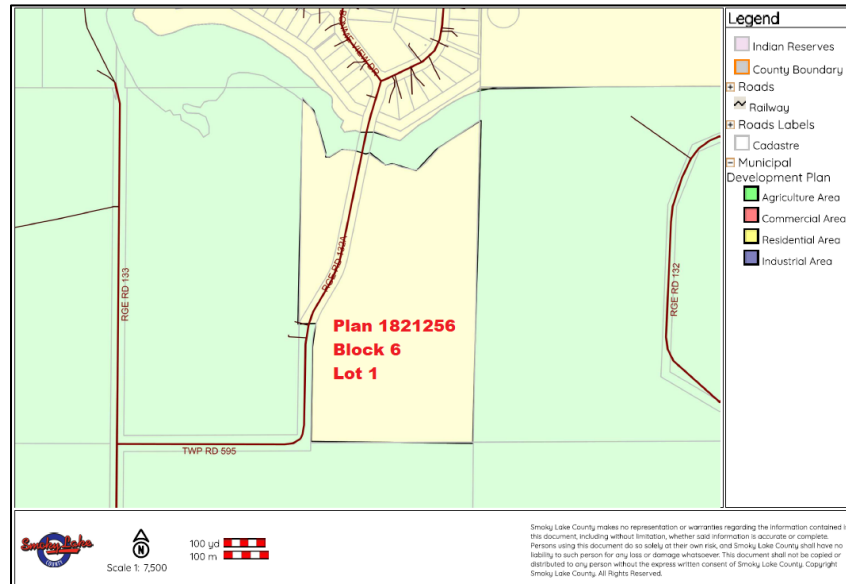


### 1323-18: Plan 0325361, Block 1, Lot 1 – (NE of Waskatenau), Reclassify 9.04 acres from Agricultural Area to Industrial Area

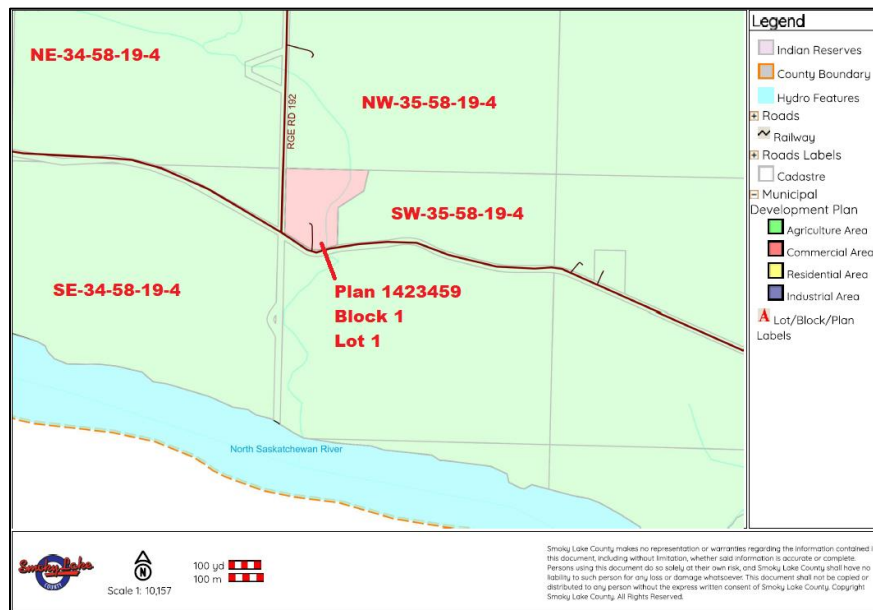


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Municipal Development Plan  
Bylaw 1249-12

**1327-18: Plan 1821256, Block 6, Lot 1 (Bonnie Lake),  
Reclassify from Agricultural Area to Residential Area**



**1415-22: Plan 1423459, Block 1, Lot 1 – (Victoria Trail),  
Reclassify from Agriculture Area to Commercial Area**



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Municipal Development Plan  
Bylaw 1249-12

## 8 Definitions

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**“Alternative/Renewable Energy Resources”** means energy generated from renewable natural sources such as wind, solar or geothermal process.

**“Mini Transfer Station”** means a waste storage site as defined in the **Waste Management Regulation** for the disposal of household waste;

**“Moderate Transfer Station”** means a waste storage site as defined in the **Waste Management Regulation** for the disposal of household garbage, burnables, and metal;

**“Major Transfer Station”** means a Class II landfill as defined in the **Waste Management Regulation** with an onsite operator. Major transfer stations accept all waste except contaminated or hazardous materials;



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## 9 Appendixes

### 9.1 Appendix A: SRD Environmental Reserve Guidelines

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

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

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

Water Feature	Minimum ER Width <sup>2</sup>	Notes
Reservoirs & Regulated Lakes	30 m from right of way or easement boundary	A regulated lake is a lake where water levels are established to a predetermined elevation and actively managed through use of a licensing requirement (e.g. to pump water into the water body).
Lake (natural & controlled)	30 m from natural boundary	On controlled lakes, 30 m from sill elevation of licensed control structure.
Swamp/wetland <sup>1</sup>	Variable, include wet meadow zone	Wet meadow zone can be extensive in some situations, and in these instances the ER should be wide enough to preserve ecological function.
Large River ( $\geq 15$ m width)	30+ m	See additional requirements for hazardous lands.
Small River/Large Stream (6-15 m)	15 m	See additional requirements for hazardous lands.
Medium Stream (3 - 6 m)	10 m	See additional requirements for hazardous lands.
Small Stream ( $\leq 3$ m)	6 m	See additional requirements for hazardous lands.
Ephemeral watercourse (no defined channel)	0 m	Use bylaw to regulate tree cutting within a defined distance from feature to maintain riparian vegetation and drainage.
Braided Stream	10 m from outside boundary of active floodway	

<sup>1</sup> Sustainable Resource Development views the term "swamp" to mean any area with hydrological conditions of sufficient duration to have developed saturated soils and hydrophytic vegetation (i.e. wetlands or peatlands).

<sup>2</sup> In addition to the recommended ER width for the water feature itself, associated landscape features may require the ER width to be modified to factor in additional inherent hazards to development.

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

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

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

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## 9.2 Appendix B: Information Maps

The following maps are not approved as a part of this bylaw, and are for information purposes only.

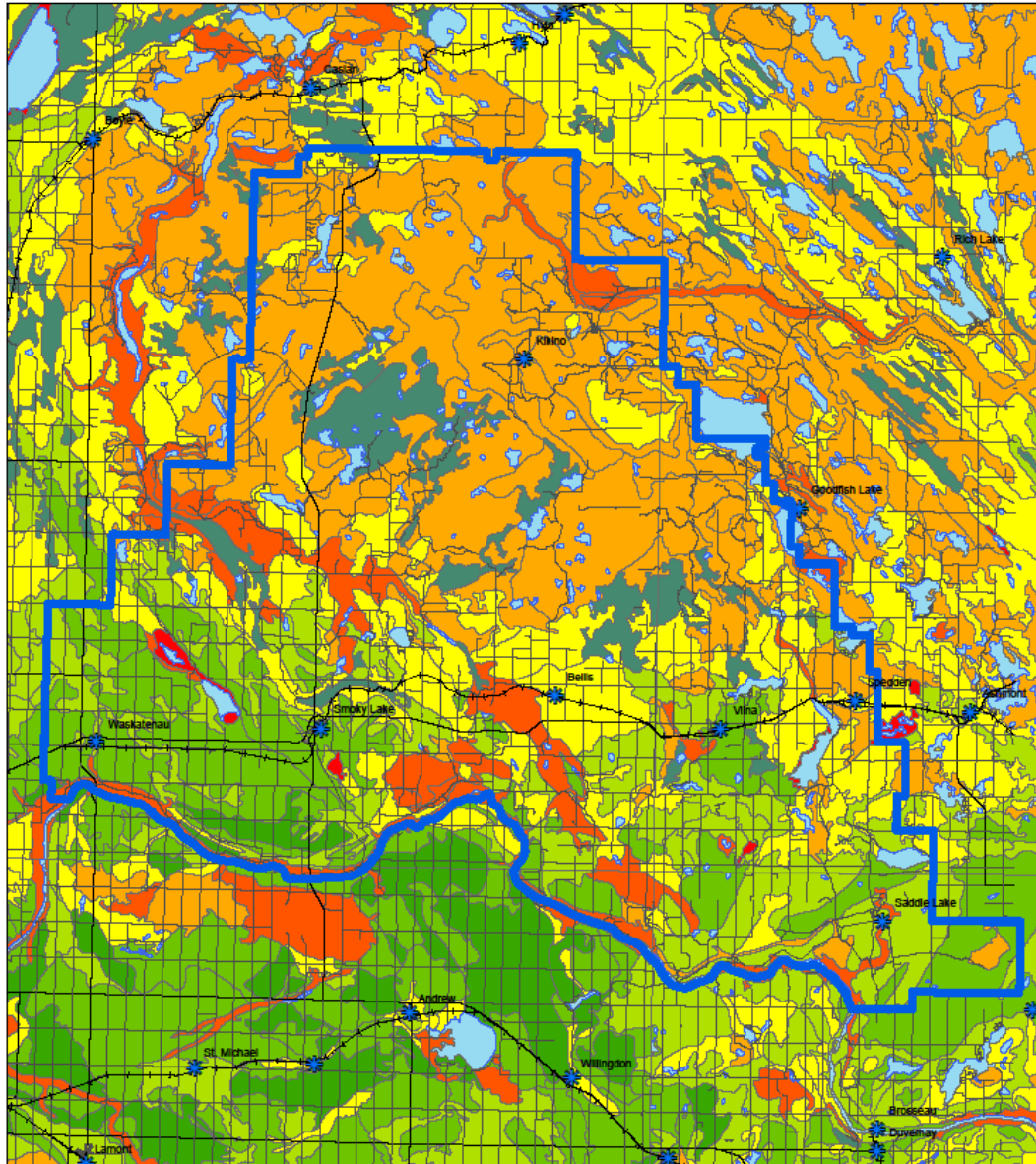


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## 9.2.1 Agriculture

### Agricultural Capability



### Smoky Lake County

#### Legend

- County Boundary
- Railways
- Minor Roads
- Major Roads



0 5 10 15 20  
Kilometers

#### Agricultural Capability

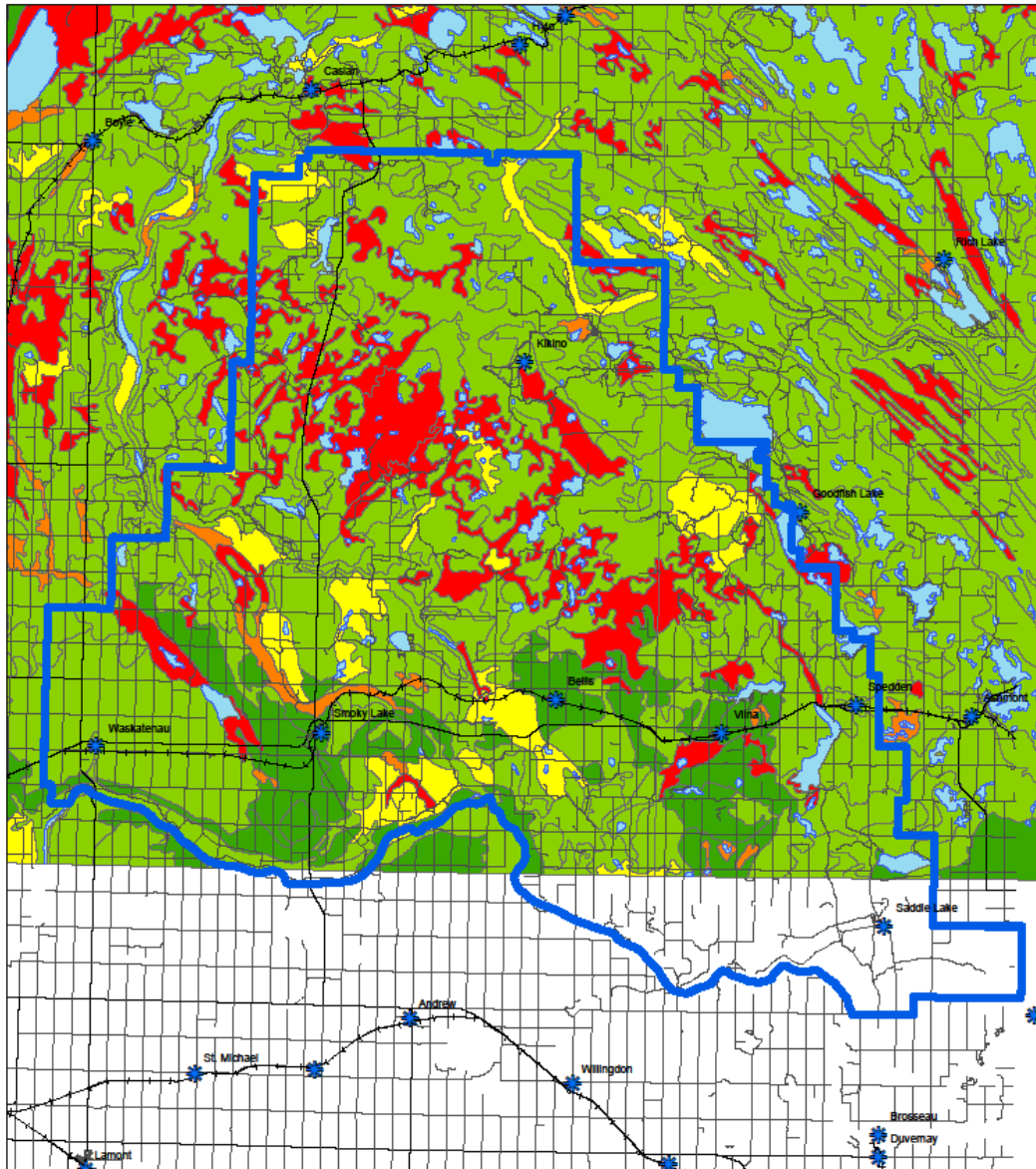
- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span> No significant limitations    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> Perennial forage crops |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Moderate limitations          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black;"></span> No capability          |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> Moderately severe limitations | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4682B4; border: 1px solid black;"></span> Organic soils          |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> Severe limitations            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Water area             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; border: 1px solid black;"></span> Very severe limitations       |  |



Data provided by: Canada Land Inventory and Altalis  
Map created by: Jordan Widmer, Municipal Planning Services (Alberta) Ltd.

## 9.2.2 Forestry

### Forestry Capability



### Smoky Lake County

#### Legend

- County Boundary
- Railways
- Minor Roads
- Major Roads

#### Forestry Capability

- |   |  |
|---|--|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #008000; border: 1px solid black;"></span> Slight limitations            | <span style="display: inline-block; width: 20px; height: 10px; background-color: #FF8C00; border: 1px solid black;"></span> Severe limitations     |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> Moderate limitations          | <span style="display: inline-block; width: 20px; height: 10px; background-color: #FF0000; border: 1px solid black;"></span> Limitations too severe |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #FFFF00; border: 1px solid black;"></span> Moderately severe limitations | <span style="display: inline-block; width: 20px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> Water areas            |



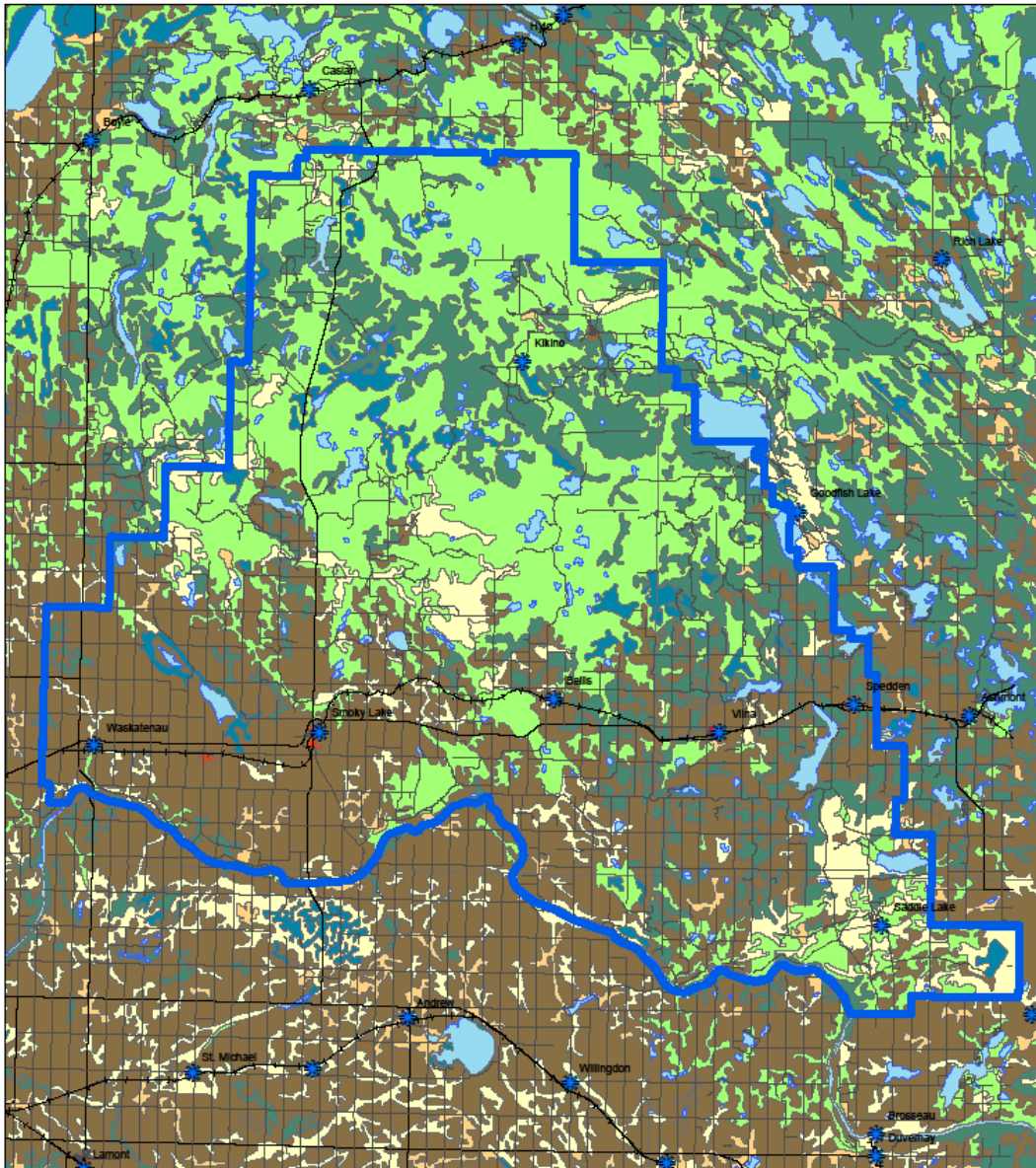
0 5 10 15 20  
Kilometers



Data provided by: Canada Land Inventory and Altalis  
Map created by: Jordan Widmer, Municipal Planning Services (Alberta) Ltd.

### 9.2.3 Land Use

## Land Use



## Smoky Lake County

### Legend

- County Boundary
- +—+— Railways
- Minor Roads
- Major Roads



0 5 10 15 20  
Kilometers

### Land Use

- |  |  |
|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> Cropland                     | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Improved pasture and forage crops |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Built-up areas                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: darkgreen; border: 1px solid black;"></span> Productive woodland            |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Rough grazing and rangeland | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> Non-productive woodland       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: teal; border: 1px solid black;"></span> Swamp, marsh, or bog          | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Water area                     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> Outdoor recreation            |  |

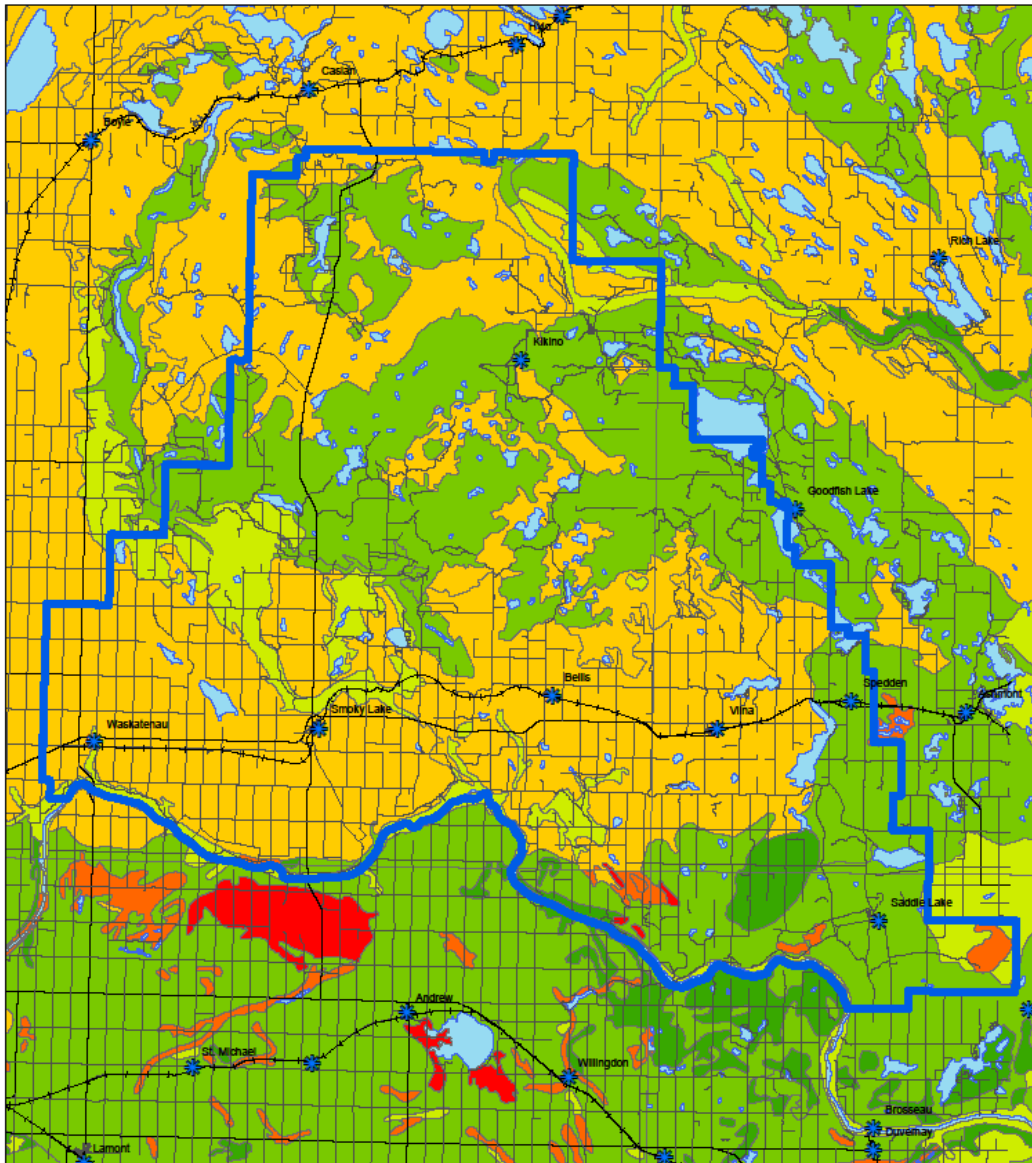


Data provided by: Canada Land Inventory and Altalis  
Map created by: Jordan Widmer, Municipal Planning Services (Alberta) Ltd.



## 9.2.4 Ungulates

### Ungulates



### Smoky Lake County

#### Legend

- County Boundary
- Railways
- Minor Roads
- Major Roads

#### Ungulates

- |  |  |
|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> No significant limitations   | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Moderately severe limitations |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> Very slight limitations | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Severe Limitations               |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellowgreen; border: 1px solid black;"></span> Slight limitations     | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Water Area                 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Moderate limitations        |  |



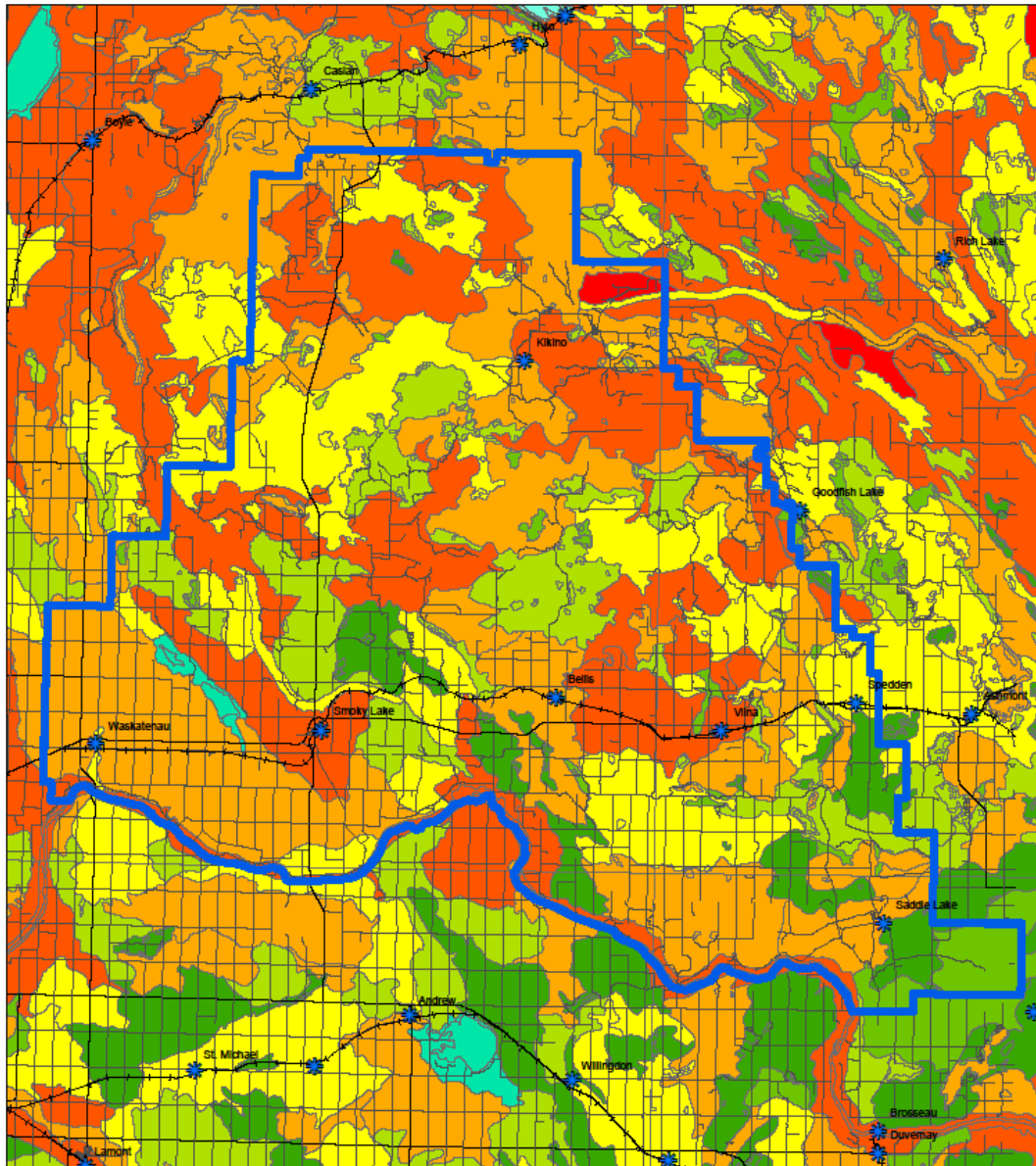
0 5 10 15 20  
Kilometers



Data provided by: Canada Land Inventory and Altalis  
Map created by: Jordan Widmer, Municipal Planning Services (Alberta) Ltd.

## 9.2.5 Waterfowl

### Waterfowl



### Smoky Lake County

#### Legend

- County Boundary
- Railways
- Minor Roads
- Major Roads



0 5 10 15 20  
Kilometers

#### Waterfowl

- |  |  |
|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: darkgreen; border: 1px solid black;"></span> No significant limitations | <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Moderate limitations          |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> Class 1 migration stops   | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Moderately severe limitations |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: mediumgreen; border: 1px solid black;"></span> Very slight limitations  | <span style="display: inline-block; width: 15px; height: 15px; background-color: red-orange; border: 1px solid black;"></span> Severe limitations        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Class 2 migration stops    | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Limitations too severe           |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellowgreen; border: 1px solid black;"></span> Slight limitations       |  |



Data provided by: Canada Land Inventory and Altalis  
Map created by: Jordan Widmer, Municipal Planning Services (Alberta) Ltd.