

**BYLAW 13-020
OF
LAC LA BICHE COUNTY**

A BYLAW OF LAC LA BICHE COUNTY IN THE PROVINCE OF ALBERTA, TO PROHIBIT OR REGULATE AND CONTROL THE USE AND DEVELOPMENT OF LAND AND BUILDINGS WITHIN LAC LA BICHE COUNTY.

WHEREAS Section 632 of the Municipal Government Act, R.S.A. 2000, ch. M-26, as amended, requires every municipality to pass a municipal development plan.

AND WHEREAS Council deems it necessary to pass a municipal development plan in accordance with Section 632 of the Municipal Government Act, R.S.A. 2000, ch. M-26, as amended.

NOW THEREFORE the Municipal Council of Lac La Biche County, Alberta, duly assembled, hereby enacts as follows:

1. That Lac La Biche County Municipal Development Plan attached hereto and forming part of this Bylaw is hereby adopted.
2. That Lakeland County Municipal Development Plan 07-006 and all amendments thereto are hereby repealed.
3. That Town of Lac La Biche Municipal Development Plan 1150/99 and all amendments thereto are hereby repealed.
4. This Bylaw comes into effect upon passing of the third reading.

MOTION BY COUNCILLOR RICHARD THAT BYLAW 13-020 BE GIVEN FIRST READING THIS 11th DAY OF JUNE, 2013.

"Original Signed"

Mayor

"Original Signed"

Chief Administrative Officer

MOTION BY COUNCILLOR UGANECZ THAT BYLAW 13-020 BE GIVEN SECOND READING THIS 27TH DAY OF AUGUST, 2013.

"Original Signed"

Mayor

"Original Signed"

Chief Administrative Officer

MOTION BY COUNCILLOR NOWAK THAT BYLAW 13-020 BE GIVEN THIRD READING THIS 10TH DAY OF SEPTEMBER, 2013.

"Original Signed"

Mayor

"Original Signed"

Chief Administrative Officer



Municipal Development Plan Bylaw 13-020



september, 2013

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Part 1 Introduction

1.1 Purpose of Plan

The Municipal Development Plan (MDP) is the primary planning policy document for use at the municipal level. It is intended to provide a framework for the future growth and development of Lac La Biche County (“the County”).

The purpose of the MDP is to guide the future development of the County in an orderly, economical and sustainable way by:

- ❖ Clearly defining the goals, objectives and policies of the County with respect to planning matters;
- ❖ Minimizing land use conflicts;
- ❖ Promoting sustainable development practices; and
- ❖ Providing support and direction for the administration of the Land Use Bylaw.

This MDP has been prepared in accordance with Section 632 of the **Municipal Government Act** (“the Act”). Its policies align with Provincial legislation and will assist Council, approving authorities, and the Subdivision and Development Appeal Board in making land use decisions that reflect the collective vision for the County in the future.

1.2 Geographic Context

As illustrated on the **Location Map (Map 1)**, Lac La Biche County is located in northeastern Alberta. The County is bounded by numerous jurisdictions including:

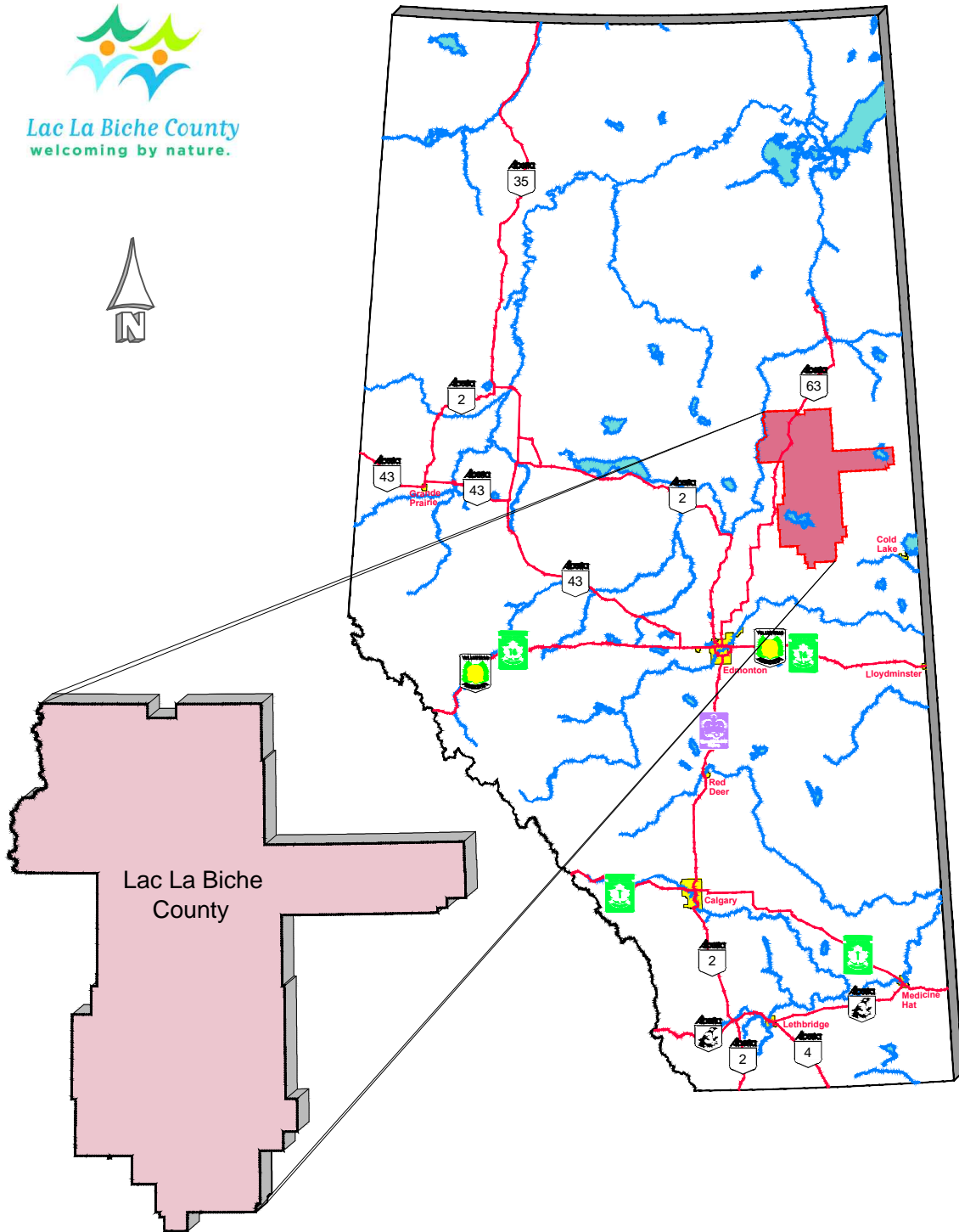
- ❖ The Regional Municipality of Wood Buffalo to the north;
- ❖ The MD of Bonnyville No. 87 and ID No. 349 (Cold Lake Air Weapons Range, or CLAWR) to the east;
- ❖ The Counties of St. Paul No. 19 and Smoky Lake, the Whitefish Lake First Nation, and the Kikino and Buffalo Lake Métis Settlements to the south; and
- ❖ Athabasca County and the MD of Opportunity No. 17 to the west.

The Heart Lake and Beaver Lake First Nations are also located within the County.

In terms of driving distance, the County’s principal centre of the Hamlet of Lac La Biche is situated approximately 200 km (125 mi) from Edmonton to the southwest and 280 km (174 mi) to Fort McMurray to the northeast.

The County consists of a diverse landscape of agricultural lands, forests, and lakes. The County has a total area of 17,731 km² (6,846 mi²), approximately 70% of which is sparsely populated and composed of Crown land. Lac La Biche County straddles the boundary between the Crown-owned northern portion (Green Area) of Alberta and the privately owned, largely agricultural southern portion (White Area). While this is not unique for an Alberta municipality, it means that, along with First Nations and Métis Settlements, there is a significant amount of land in Lac La Biche County over which the municipality does not have municipal planning jurisdiction.

Economic activity in the Crown Land area is characterized by resource industries including forestry and oil and gas. Oil sands (Steamed-Assisted Gravity Drainage (“SAGD”)) extraction is the dominant activity in the northeast, the growth of which is expected to be significant over the next number of years and serves as the



LOCATION MAP

LAC LA BICHE COUNTY
MUNICIPAL DEVELOPMENT PLAN

primary economic driver for the County and region. Additional Crown Lands are present in the form of numerous Provincial Parks and Natural Recreation Areas.

Human settlement is concentrated in the southerly third of the County, primarily in the vicinity of the hamlets of Lac La Biche, Plamondon and Beaver Lake. It is in these areas that the County has experienced significant growth in country residential and resort subdivision, primarily in proximity to the County's many lakes and other environmental features. Agriculture is the predominant land use in the southernmost portion of the County.

1.3 Historical and Planning Context

Modern-day settlement in the Lac La Biche area dates back to the days of the fur traders, when the lake was part of an important trade link across the continental divide between the east and northwest. The Hudson's Bay Company established a reserve at what is now the Hamlet of Lac La Biche, on the relatively narrow traverse from Lac La Biche (in the Athabasca River drainage area north to the Arctic Ocean) to Beaver Lake (in the North Saskatchewan River drainage area east to Hudson's Bay). The original permanent settlement was at the Lac La Biche Mission, established in 1853 approximately 8 km northeast of the Hamlet. When the Alberta and Great Waterways Railway was built in 1914, it bypassed the Mission and approached the lake at the location of the Hamlet. To take advantage of this, the permanent residents at the Mission moved to the Hamlet site.

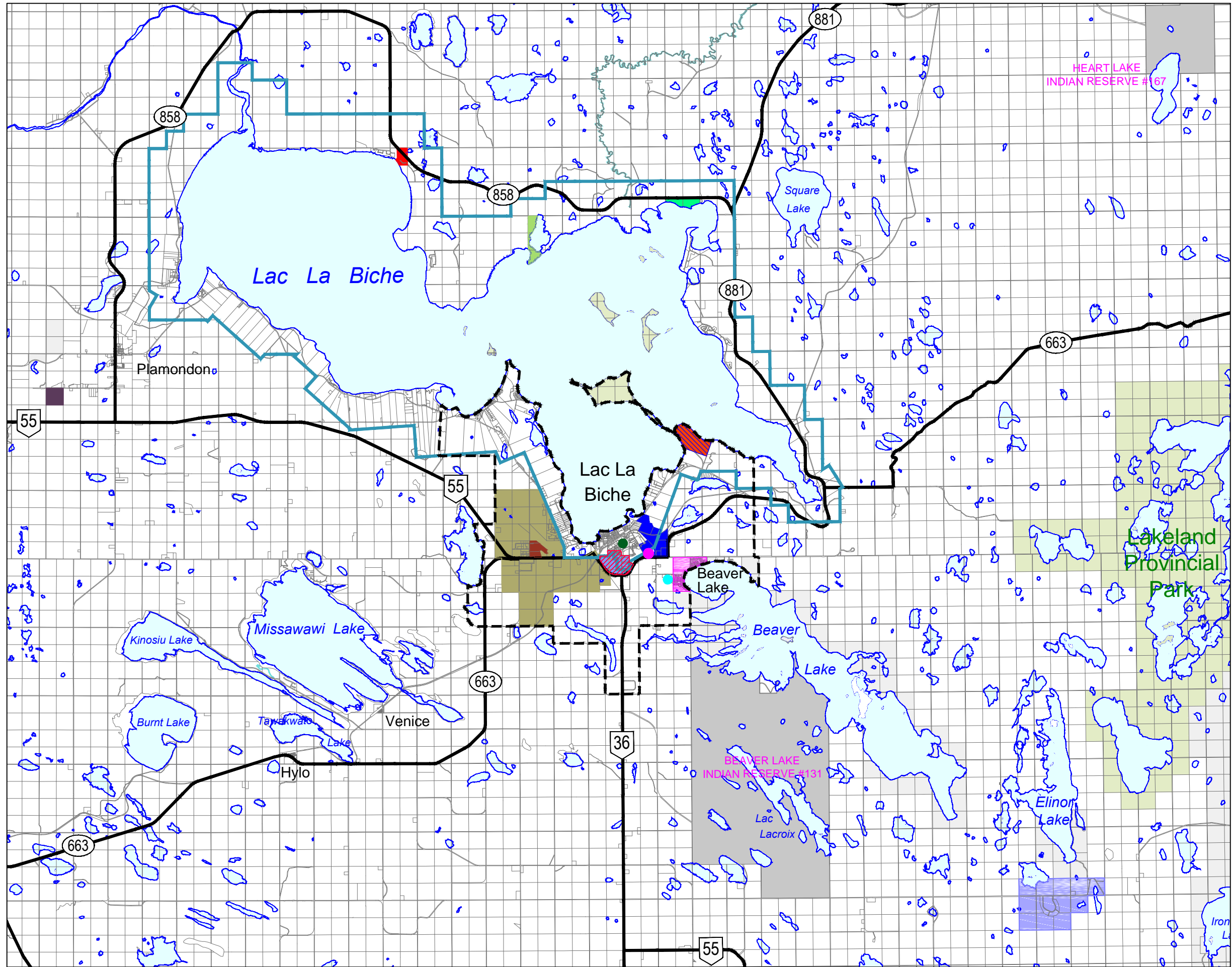
Since 1914, growth of the Lac La Biche area has been steady. Although early missionaries and fur traders pioneered the area, the coming of the railway opened up new opportunities. Commercial fishing, logging, agriculture and mink ranching were all important regional activities in the first half of the century. In the last 35 to 40 years, the region has been growing in importance with the Hamlet of Lac La Biche emerging as a regional service and administrative centre. Tourism, forestry and oil and gas development, including significant production increases in the Conklin-area oil sands will result in considerable growth for the area in the foreseeable future.

Prior to 1995, the area that is currently Lac La Biche County was part of Improvement District (ID) No. 18. On December 31, 1994, ID No. 18 was dissolved and much of the area was absorbed into the MD of Bonnyville. Fragments of the previous ID were annexed by several adjacent municipalities, including the County of Athabasca (Wandering River Area), the County of Smoky Lake (primarily the two Métis settlements) and the County of Vermilion River (most southeasterly tip).

On July 1, 1998, Lakeland County was created out of the MD of Bonnyville, leaving behind the land east of the Lakeland Provincial Park and Recreation Area and south of the CLAWR. Effective May 1, 2002, the Village of Plamondon was dissolved, and became a hamlet under the jurisdiction of Lakeland County.

Lac La Biche County was created as a result of the amalgamation of the Town of Lac La Biche and Lakeland County on August 1, 2007. Further changes occurred on January 1, 2012, when the CLAWR was removed from the County (established as ID No. 349) and a portion added from the Regional Municipality of Wood Buffalo north of the CLAWR.

In terms of local planning documents, the Town adopted an MDP in 1999 (Bylaw 1150/99), and Lakeland County approved a new MDP in 2007 (Bylaw 07-006). In addition, the Town and County entered into an IDP in 2004 to address land use planning matters of joint interest. Although the IDP is no longer in effect due to amalgamation, it has been used as a basis for guidance in the development of this MDP. Numerous ASPs have also been approved since 1990, most of which are still in effect. The geographic areas covered by these plans are illustrated in the **Planning Context Map (Map 2)**. Given the amount of growth and development that has occurred in the County over the past few years, and the pressures that are anticipated in the near term, it is



- Legend**
- Lakeland County / LLB Intermunicipal Development Plan
 - Affordable Housing Development ASP (2009)
 - Beaver Lake ASP (1993)
 - Birkill Subdivision ASP (2003)
 - Domain Estates ASP (2010)
 - East Lac La Biche ASP (2010)
 - Elinor Lake ASP (2009)
 - Highway 36 ASP (1999)
 - Island View Bay / Moonlight Cove ASP (2004)
 - Lac La Biche ASP (1990)
 - Lac La Biche West ASP (1990)
 - Lagoon Lake ASP (2008)
 - Lakeview Estates ASP (2008)
 - Lot 18, Block 2, Plan 102 6167 OP (2012)
 - Sentinel East Industrial Park ASP (2011)
 - SW5-67-13-W4M ASP (2004)



0 2.5 5.0 7.5 10.0 km

PLANNING CONTEXT

LAC LA BICHE COUNTY
MUNICIPAL DEVELOPMENT PLAN

Scale 1 : 180,000



May 2013

critical that these documents be reviewed subsequent to the adoption of this new MDP to ensure that they continue to be effective.

1.4 Development Context

Over the past five years the County has entered a new phase in its development, a phase that will strongly influence its future, with new boundaries that bring it into the Athabasca oil sands region and the increased investment and population growth that will drive change. These changes point to the types of challenges and opportunities for the County in the future and the context for this Municipal Development Plan.

Oil Sands Development

The County is growing as a centre for the region and as a southern hub to the in-situ oil sands development within the northern portion of its territory as illustrated on the **Oil Sands Lease Areas Map (Map 3)**. Investment in in-situ oil sands investment (South Athabasca Region) is forecast to grow from \$4 billion per year to \$8 billion per year¹ as follows:

- ❖ In-situ (Southern Athabasca region) oil sands capital investment is expected to double from \$3.0B per year (average 2008 through 2012) to \$6.0B (2013 through 2021);
- ❖ In-situ Sustaining Capital Costs are anticipated to double from \$1.0B per year to \$2.0B per year.

Key projects wholly or partially within the County that are either operating, under construction or approved include Blackrod (Black Pearl), Jackfish and Pike (Devon), Kirby and Grouse (CNRL), Kai Kos Dehseh-Leismer (Statoil), May River (Grizzly), Christina Lake (Cenovus), and Black Gold (Harvest).

Work Camps

A shadow population of camp workers will follow the growth of oil sands developments, located in work camps situated near sites and in hotel accommodation in Lac La Biche. The AOSA CRISP identified a work camp population of up to 4,900 workers along Highway 881 south of Conklin.

In addition, camps are also being established in the northwest portion of the County to service oil sands operations in that area.

Camps provide single night and rotational accommodation for construction and operations workers. Camps reduce road traffic by enabling workers to stay close to their work site.

An increase in hotel room demand can be anticipated in Lac La Biche supporting oil sands projects as well.

Population Changes

Oil sands projects are key catalysts for increased residential and work camp population growth of the County. Lac La Biche's location at the southern end of the Athabasca oil sands region and its proximity to Edmonton make it attractive to families.

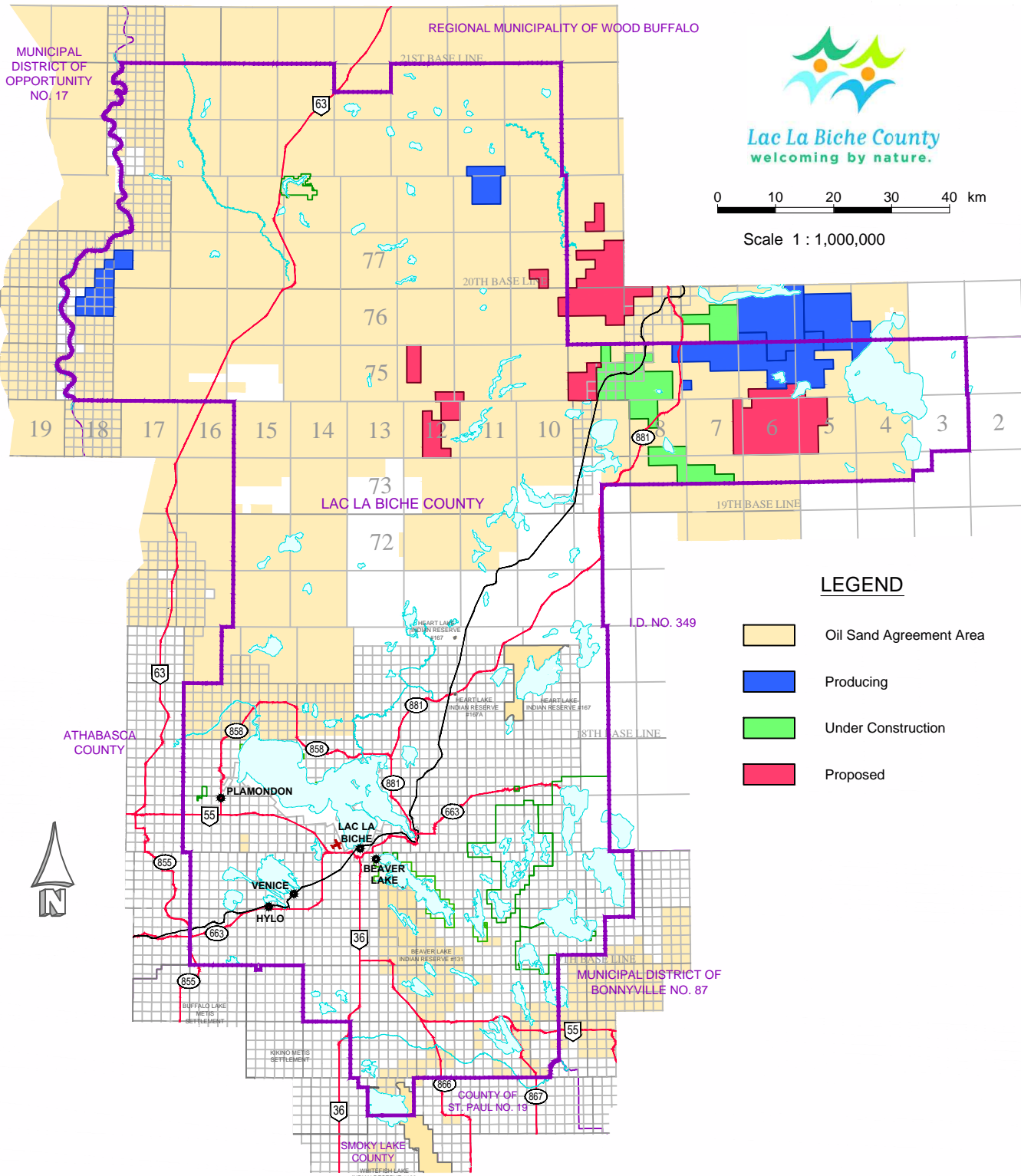
As a result of anticipated oil sands development, the AOSA CRISP report has forecasted a total population in the County of 24,000 by 2045². The permanent County population as of 2013 was 9,094³. It is the local view that although population growth will be experienced, it will not be to the extent anticipated by the CRISP. As an alternative, a population forecast of 2% was assumed for the purpose of this MDP. On the basis of this assumption, the total permanent population of the County is anticipated to be 16,473 by 2043⁴ (30 years).

¹ CERI March 2012: Canadian Oil Sands Supply Costs and Development Projects (2011-2045)

² Source: Athabasca Oil Sands Comprehensive Regional Infrastructure Plan, 2010.

³ Source: 2013 Municipal Census, Lac La Biche County.

⁴ Based on a compounded average annual growth rate of 2%.



OIL SANDS LEASE AREAS

LAC LA BICHE COUNTY
MUNICIPAL DEVELOPMENT PLAN

Table 1.1 presents the amount of residential dwelling units approved between 2005 and 2012 inclusive by unit type.⁵ The amounts of total units approved were highest in 2006 and 2008 when a significant amount of multi-family units were approved in these years. The decline in the amount of total units approved since 2008 is attributable to the recent downturn of the economy. The momentum of the currently growing economy may increase the total amount of approved units in 2013 and beyond, particularly if there is resurgence in demand for more multi-family units.

Table 1.1 – Residential Development Permits⁶

Year	Single Family Units	Multi-Family Units	Total Residential Units
2005	107	4	111
2006	133	38	171
2007	146	15	161
2008	107	84	191
2009	77	11	88
2010	95	8	103
2011	67	0	67
2012	85	6	91
Total	732	160	892

The provincial Athabasca Oil Sands Comprehensive Regional Infrastructure Plan (CRISP, 2010) predicts significant population growth for the Hamlet of Lac La Biche, almost doubling its population by the first Phase (2014), or wave, of development by 2025.

Industrial and Commercial Development

Lac La Biche County is developing into a regional commercial and industrial centre. Activity to support the region and oil sands activity is evident with new commercial facilities, hotel accommodations and industrial land developments underway. Recent development permit values reflect the significant investment being made in the County in support of oilsands development.

Table 1.2 – Commercial and Industrial Development Permits⁷

Year	Commercial		Industrial		Total Permits	
	Number	Value	Number	Value	Number	Value
2008	16	7,580,707	40	31,862,000	56	39,442,707
2009	14	2,108,100	26	26,308,286	40	28,416,386
2010	19	4,070,350	29	56,951,500	48	61,021,850
2011	3	2,068,400	23	107,537,000	26	109,605,400
2012	10	8,475,500	34	879,490,800	44	887,966,300
Total	62	24,303,057	152	1,102,149,586	214	1,126,452,643

⁵ 2005 to 2007 statistics combine Lakeland County and Town of Lac La Biche development permits.

⁶ Source: Lac La Biche County, 2005-2012.

⁷ Source: Lac La Biche County, 2008-2012.

Traffic

Growth in the oil sands area has resulted in significant changes to Highway traffic volumes in the Conklin area since 2004. Traffic volume increases nearer to Lac La Biche have been less dramatic, but are indicative of overall growth in the County. The most recent data available respecting Average Daily Traffic in the region is provide in Table 1.3 below:

Table 1.3 – Traffic Volumes⁸

	2004	2012	% Change	% Annual Change
Hwy 881 NE of Hwy 858 (SW of Imperial Mills)	350	2,080	494%	62%
Hwy 881 E of Beaver Hills Road	2,180	3,460	59%	7.3%
Hwy 36 Lac La Biche (S of Hwy 55/881)	3,010	4,260	42%	5.2%
Hwy 55 Lac La Biche (E of Hwy 663)	3,470	4,300	24%	3.0%

Planning for the Future

These changes point to the types of challenges and opportunities for Lac La Biche County in the future and the context for this MDP.

1.5 Interpretation

For the purpose of interpreting this MDP the definitions provided in Appendix 1 shall apply, and all defined terms are highlighted in the text in **bold italics**. All other words or expressions contained in this MDP shall have the meanings respectively assigned to them in the Act, the Subdivision and Development Regulation, and the Land Use Bylaw.

In addition, the policies of this MDP utilize acronyms in place of certain terms and agency names. The following listing is provided for the convenience of the reader:

AESRD	Alberta Environment and Sustainable Resource Development
ALUF	Alberta Land-use Framework
AOSA	Athabasca Oil Sands Area
ARP	Area Redevelopment Plan
ASP	Area Structure Plan
CE	Conservation Easement
CFO	Confined Feeding Operation
CLAWR	Cold Lake Air Weapons Range
CRISP	Comprehensive Regional Infrastructure Sustainability Plan
ER	Environmental Reserve
ERCB	Energy Resources Conservation Board
GMSS	General Municipal Servicing Standards
ID	Improvement District
IDP	Intermunicipal Development Plan
LARP	Lower Athabasca Regional Plan
MD	Municipal District
MDP	Municipal Development Plan
MR	Municipal Reserve
NRCB	Natural Resources Conservation Board
TIA	Traffic Impact Assessment

⁸ Source: Traffic Volume AADT History (Alberta Transportation, 2004-2012).

1.6 Plan Preparation

The preparation of this MDP was a major undertaking on the part of the County, which invested significant time and resources into the project. Two key elements of the process that were critical to its success related to the public engagement process and project oversight undertaken by the Land Use Planning Task Force.

1.6.1 Public Engagement

Numerous forms of public engagement were undertaken over the course of the project to solicit input from the public in the MDP process as follows:

- ❖ A project website (www.laclabichecountymdp.ca) was established to provide the public links to draft planning documents, as well as project bulletins, and event updates;
- ❖ An on-line Community Survey was undertaken in May and June of 2012 to obtain resident opinion on key issue areas;
- ❖ A series of four Community Meetings were conducted in Plamondon (May 22), Lac La Biche (May 23), Owl River (May 29) and Craigend (May 30) to discuss issues of concern;
- ❖ A Place-Making Workshop was conducted in Lac La Biche on June 18, 2012. Focusing on the Hamlet of Lac La Biche, this workshop involving approximately a dozen residents and County staff provided input into parks and open space opportunities, as well as the identification other key assets and concerns in the community;
- ❖ Three public meetings were convened in Plamondon (March 26) and Lac La Biche (March 25 and April 23) to solicit input on the draft MDP; and
- ❖ Regular meetings of the Land Use Planning Task Force were convened throughout the process. In total, 11 meetings of the Task Force were held to discuss issues and review draft documents.

1.6.2 Land Use Planning Task Force

The preparation of the MDP was overseen by a Task Force composed of members of Council and the general public. The following individuals made significant contributions to the MDP and are thanked for their interest and effort:

- | | |
|--|------------------------------------|
| ❖ Deputy Mayor Gail Broadbent-Ludwig (Chair) | ❖ Mr. Tim Polzin (Environment) |
| ❖ Mayor Peter Kirylchuk (2102) | ❖ Mr. Peter Mahowich (Industry) |
| ❖ Mayor Aurel Langevin (2012-2013) | ❖ Ms. Velina Turgeon (Agriculture) |
| ❖ Councillor MJ Siebold | ❖ Mr. Paul Reutov (Development) |
| ❖ Councillor Robert Richard | ❖ Mr. Amijad Ali (College) |
| ❖ Mr. Ron Taylor (School Board) | |

In addition, several members of County Administration contributed invaluable assistance in guiding and supporting the preparation of the MDP:

- | | |
|---|---|
| ❖ Mr. J. Roy Brideau, CAO | ❖ Ms. Diane Cloutier, Planning and Development Officer |
| ❖ Mr. Gordon Frank, Director of Planning and Community Services | ❖ Ms. Carmela Green, Planning and Development Clerk |
| ❖ Mr. Dave Dittrick, Acting Manager of Planning and Development | ❖ Ms. Chael Tostyniuk, Planning and Development Officer |
| ❖ Mr. Valere Plamondon, CET | ❖ Ms. Pamela Menard, Planning and Development Officer |
| ❖ Ms. Sheera Bourassa, Planning and Development Officer | |

Part 2 Plan Vision and Strategic Directions

2.1 Rationale for Review

Administrative changes that resulted from the amalgamation require that the planning policies of the two former municipalities be combined into a single document. Prior to the amalgamation of the Town of Lac La Biche and Lakeland County, both municipalities had their own MDPs: the Lakeland County MDP (Bylaw 07-006) (2007), and the Town of Lac La Biche MDP (Bylaw 1150/99) (1999). Due to the dated nature of the two documents, a comprehensive, integrated review was deemed necessary to ensure that policies remain current and response to emergent community trend. The preparation of a new MDP was initiated in December 2011.

The preparation of this new MDP is timely and required to:

- ❖ Reflect the new conditions attributed to the amalgamation and recent boundary changes;
- ❖ Bring clarity to some existing policies in the existing MDPs that remain valid but require more substance to improve their interpretation and enforceability;
- ❖ Achieve compliance with the recently approved **Lower Athabasca Regional Plan**, enacted under the auspices of the **Alberta Land-use Framework** and the **Alberta Land Stewardship Act**;
- ❖ Ensure that planning policies are consistent with Council's **Economic Development Strategy⁹**, **Strategic Plan**, and meets the intent of the **County Sustainability Plan**;
- ❖ Provide a clear policy framework that provides a sound foundation for consistent development decisions and reduces the potential for land use conflicts;
- ❖ Prepare policies to address the demands of growth that are anticipated as a result of significant oil sands development within and adjacent to the County, and summarized in the Province's **Comprehensive Regional Infrastructure Sustainability Plan** for the Athabasca Oil Sands area;
- ❖ Reflect the development opportunities presented by the establishment of the "Urban Service Areas" including and surrounding the Hamlets of Lac La Biche, Beaver Lake and Plamondon, which establishes preferential tax assessment rates for development in these areas;
- ❖ Promote ongoing partnerships with industry, adjacent municipalities, First Nations, Metis Settlements and Provincial departments and agencies to address future growth needs;
- ❖ Reflect the needs and priorities of residents, rate payers, and stakeholder groups in the preparation of new policies; and
- ❖ Ensure consistency with the **2009 Lac La Biche Watershed Management Plan** and proposed County wetland policies with respect to water quality, shoreline development, sedimentation and groundwater. The protection of the County's other myriad lakes, riparian areas and other environmentally sensitive areas is also a priority.

2.2 Vision and Strategic Framework

Successful implementation of the MDP is contingent on it being properly aligned with other key strategic planning documents to ensure that all initiatives, decisions, and policies undertaken by the County are consistent and not working at cross-purposes.

⁹ The County's Economic Development Strategy is currently under development. It is intended that the draft MDP be revised as required once the key directions of the strategy are known.

2.2.1 Lower Athabasca Regional Plan

The **Lower Athabasca Regional Plan (LARP)** was approved by the Government of Alberta in August 2012. The first regional plan prepared under the auspices of the **Alberta Land Stewardship Act (ALSA)** and the **Alberta Land-use Framework (ALUF)**, the LARP “identifies and sets resource and environmental management outcomes for air, land, water and biodiversity, and will guide future resource decisions while considering social and economic impacts”.

The MGA and ALSA require that municipal decisions and initiatives, including MDPs, be compliant with the provisions of a regional plan. The following are key directions from the LARP that are implemented by the policies of this MDP:

- | | |
|--------------------------------|---|
| <i>Agriculture</i> | <ul style="list-style-type: none"> ❖ Municipalities are encouraged to identify areas where agricultural activities should be the primary land use. ❖ Limit the fragmentation of agricultural lands and its premature conversion to non-agricultural uses. ❖ Direct non-agricultural development where development will not constrain agricultural activities. ❖ Minimize conflicts between intensive agricultural operations and incompatible land uses. |
| <i>Land Development</i> | <ul style="list-style-type: none"> ❖ Ensure opportunities for future routes and siting for pipeline gateways, transportation corridors, and utility and electrical transmission corridors are maintained. ❖ Utilize the minimal amount of land required for new residential, commercial and industrial developments. ❖ Plan, design and locate future development in a manner that utilizes existing infrastructure and minimizes the need for new or expanded infrastructure. |
| <i>Recreation</i> | <ul style="list-style-type: none"> ❖ Identify, designate, and market tourism development nodes. ❖ Make provision for new Provincial Recreation Areas, Provincial Parks and Wildland Parks. ❖ Provide for the preparation of the Lower Athabasca Regional Trail System Plan. |

2.2.2 County Strategic Plan

County Council’s current Strategic Plan was approved 2012, and is County Council’s guiding document for the immediate term. The elements of the Strategic Plan that informed the development of this MDP are:

- | | |
|-------------------------------|---|
| <i>The Mission</i> | Lac La Biche County is committed to building a region of excellence by delivering progressive, sustainable programs and services. |
| <i>The Vision</i> | Lac La Biche County is a culturally diverse community where quality of life is balanced with environmental respect, responsible resource development and economic prosperity. |
| <i>Key Initiatives</i> | <p>community services/protective services/infrastructure</p> <ul style="list-style-type: none"> ❖ Create a community services board to address recreation and community events within the County. ❖ Develop an emergency services master plan. |

- ❖ Complete and approve a transportation master plan.
- ❖ Review and update the 10 year capital plan.

economic development

- ❖ Retain existing retail outlets and promote the development of new retail outlets.
- ❖ Develop a strategy/plan to increase engagement of industry and major employers in the County to understand their long term plans.

planning and development/environment/parks and open space

- ❖ Develop a solid waste management plan.
- ❖ Environmental stewardship: municipal operations, reducing carbon footprint, and increasing green initiatives.
- ❖ Develop a lakeshore development plan (docks, marina).
- ❖ Develop a strategy for beautification of the County.
- ❖ Develop a municipal development plan.
- ❖ Move the CN Switching Yard out of the Hamlet of Lac La Biche.

In addition to, or in confirmation of the above directions, the Land Use Planning Task Force in its initial deliberations and consultations identified a number of core strategies that the new MDP will need to address. These include:

- ❖ An emphasis on managed growth and reduction in ad hoc decision-making;
- ❖ A strong desire to limit sprawl;
- ❖ Establish a hierarchy of commercial areas that allows for new opportunities, yet protects the core commercial area of the Hamlet of Lac La Biche;
- ❖ Plan for a new and enlarged Lac La Biche County;
- ❖ Work collaboratively with external partners, including government, industry, and aboriginal communities;
- ❖ Increase traffic safety and transportation planning;
- ❖ Plan for oil sands work camps and development; and
- ❖ Generally strengthen planning and enforcement.

2.2.2 County Sustainability Plan

The goals of the County Sustainability Plan that are relevant to the MDP, and of which the MDP is in a position to assist with implementation are as follows:

Economic

- ❖ Retain existing retail outlets and promote variety of new retail outlets.

Environmental

- ❖ Develop facilities and processes to properly manage wastewater and solid waste.
- ❖ Maintain and enhance watersheds.
- ❖ Develop a new Transportation Master Plan.

Social

- ❖ Develop functional recreation amenities as identified by the community.

Cultural

- ❖ Enhance the profile of police, housing, health and education agencies.
- ❖ Celebrate and enhance the understanding of the cultural differences in the County.
- ❖ Preserve, promote and identify our diverse heritage and maintain physical historical elements in the region.

From a planning perspective, sustainability is considered synonymous with the concept of “Smart Growth”, a concept that can be applied in both urban and rural contexts. It is based on the premise of creating integrated communities and is focused on the enhancement of quality of life, preservation of the natural environment, and implementing growth management strategies that save money over time. Building a sustainable community involves a holistic approach to development practices, more so than traditional development models, and focuses on the interplay between design, construction and operations. In its highest form a sustainable community is generally characterized by:

- ❖ Higher density development so land and existing infrastructure is used efficiently and public transit can be supported;
- ❖ A mix of land uses, including residential, commercial and industrial uses;
- ❖ A range of housing types to accommodate a mix of age and income groups;
- ❖ Increased emphasis on transportation modes other than the private automobile. Street patterns utilizing a grid or modified grid are encouraged, street widths and on-street parking are reduced, and transit, walking and cycling is promoted;
- ❖ A pathway/trail system for use by pedestrians and cyclists for both recreational and transportation purposes;
- ❖ A dispersed network of public spaces, parks, and open space, with emphasis on linkages to trail systems. This promotes social interaction and helps the community meet a broad range of recreational needs;
- ❖ The preservation and conservation of natural environmental resources and, when feasible, the implementation of design solutions that incorporate these features;
- ❖ The minimization of adverse climatic effects by taking advantage of local conditions and incorporating landscaping and properly orienting buildings.

The County recognizes that transition to a more sustainable growth and development model will benefit the community economically, socially and environmentally in the long term, but will also require a change in mindset regarding how growth is managed in the future. The challenge to achieving a more sustainable development pattern will be the implementation of new practices while retaining the key elements of the County’s existing character.

2.3 Plan Principles

In order to ensure that future development in the County occurs in a fashion that is economically sound, environmentally responsible, and respects the community’s sense of place, the following guiding principles shall be considered in all future development decisions:

Efficiency of Development

- ❖ Ensure that the land base is efficiently used, and that infrastructure networks are optimized.
- ❖ Encourage development in areas that are contiguous to, or infill between, existing built-up areas.

- ❖ Promote the redevelopment and remediation of brownfield sites, such as the Lac La Biche switching yard, to allow for future development.
- Economic Diversity*
- ❖ Continue efforts to attract new business enterprises, and facilitate the creation of attractive and well-designed commercial and industrial areas at appropriate locations.
 - ❖ Maintain an appropriate balance between residential, commercial and industrial uses.
 - ❖ Collaborate with other levels of government, neighbouring municipalities, industry, and other agencies on local and regional economic development initiatives.
- Healthy and Diverse Neighbourhoods*
- ❖ Encourage the development of healthy, walkable and safe neighbourhoods.
 - ❖ Facilitate the development of diverse new neighbourhoods that provide for a variety of housing choices and densities.
 - ❖ Endeavor to ensure that a diversity of housing is available to accommodate all residents regardless of income, stage of life, or lifestyle.
 - ❖ Enhance and sustain established neighbourhoods in the County's hamlets by promoting redevelopment that respects their character, is sensitive to its surroundings, and optimizes existing infrastructure and community service networks.
- Environmental Sensitivity*
- ❖ Promote the preservation and enhancement of natural areas, and encourage the integration of natural environmental features and terrain in new development where appropriate.
 - ❖ Promote development practices that protect watersheds, wildlife corridors and natural habitat.
 - ❖ Act to ensure that new development occurs without compromising sensitive ecosystems, and that important environmental features be safeguarded for future generations.
 - ❖ Apply best practice approaches in considering new growth and development initiatives and in managing resources and infrastructure.
- Community Facilities*
- ❖ Provide recreational opportunities and facilities through investment in parks, trails, open spaces, and recreation facilities.
 - ❖ Ensure that facilities that serve the public are physically accessible to all sectors of the population.
 - ❖ Promote the conservation and enhancement of the County's heritage resources.
 - ❖ Promote pedestrian connectivity between residential, commercial, industrial, and recreational areas.
 - ❖ Ensure that all developments are properly serviced in accordance with County standards with respect to water, sewer, transportation, and stormwater management.
 - ❖ Facilitate the maintenance and development of a diversified and comprehensive transportation system including roads, rail, air, and pedestrian networks.

Part 3 General Development Policies

The purpose of this section is to clearly define the policies that apply to subdivisions or major developments irrespective of location or land use. These policies are intended to:

- ❖ Identify the requirements that apply to developments of all forms at a general level;
- ❖ Establish criteria for guiding the preparation of more detailed plans; and
- ❖ Clearly define developer responsibilities.

3.1 Policies

3.1.1 future land use maps

- a) Future use and development of land within the County is to be consistent with the general policy areas as illustrated on the **Regional Context Map (Map 4)** and the **Future Land Use Concept (Map 5)**. The land use areas identified on these maps are conceptual, however, and subject to confirmation at the time of more detailed planning, or, where applicable, at the time of subdivision or development review.
- b) Development decisions for those lands located in the Lac La Biche - Plamondon corridor shall be in accordance with the **Future Predominant Land Use – Lac La Biche Area Detail Map (Map 6A)** and the **Future Predominant Land Use – Plamondon Area Detail Map (Map 6B)**.

3.1.2 area structure plans required

Developers area required to prepare an *Area Structure Plan (ASP)*, prepared in accordance with the *Act*, prior to the approval of

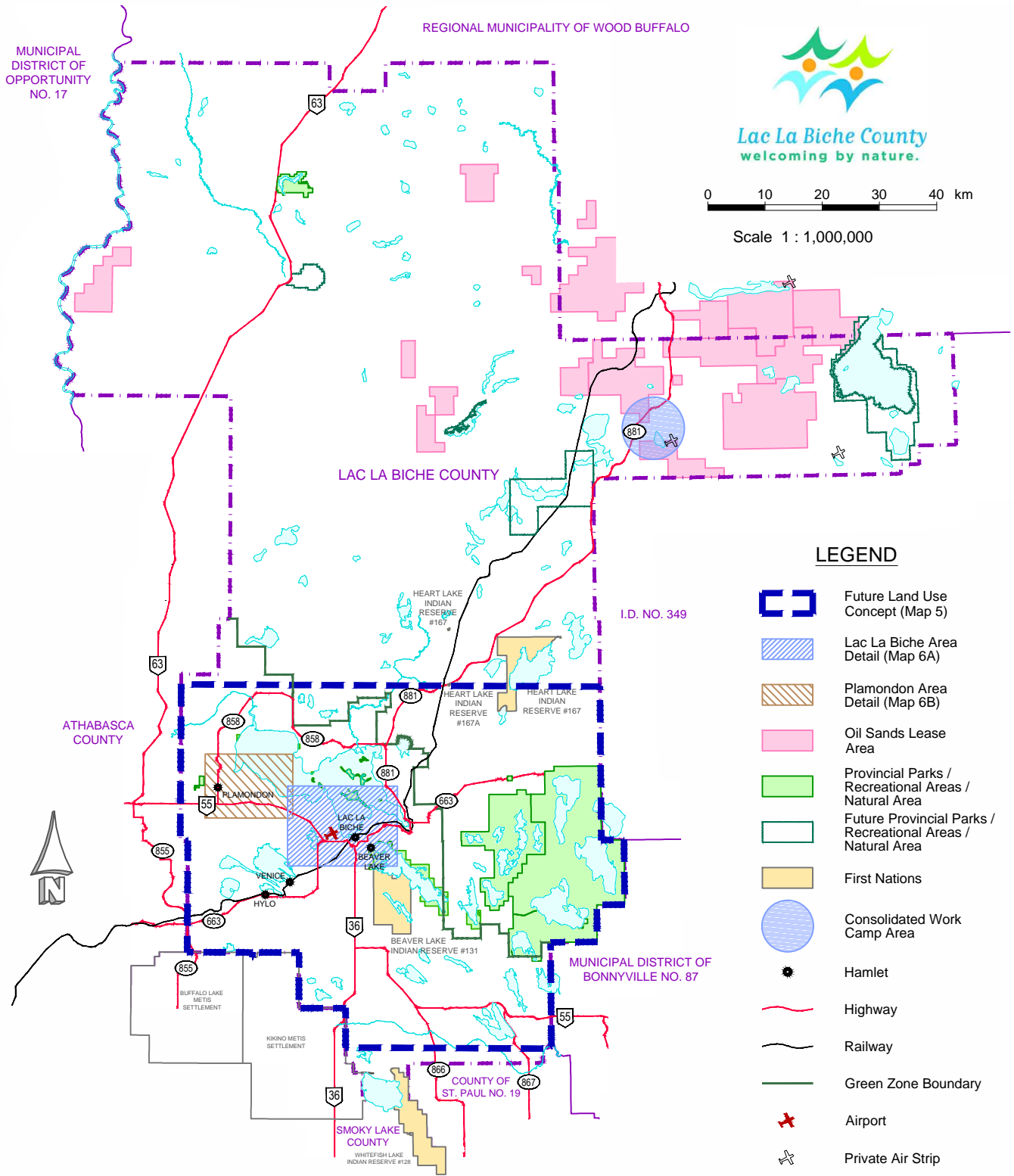
- a) A *major development*;
- b) An industrial or commercial subdivision exceeding 3 lots;
- c) A country residential subdivision exceeding 6 lots;
- d) Any subdivision located in proximity to a highway when required by Alberta Transportation.

A plan prepared under this policy may be referred to as a “Minor” *ASP*.

3.1.3 area structure plan content

A Minor *ASP* prepared under **Policy 3.1.2 (“Area Structure Plans Required”)** shall address:

- a) Conformity with this *MDP*, other *statutory plans*, any applicable non-statutory documents, and the *LUB*;
- b) The sequence of development proposed for the area;
- c) The land uses and densities proposed for the area;
- d) The impact of the proposed development on adjacent land uses and the environment;
- e) A description of how the development will connect with the County’s transportation network – this shall include analysis of on-site and off-site traffic impacts and an



LEGEND

- Future Land Use Concept (Map 5)
- Lac La Biche Area Detail (Map 6A)
- Plamondon Area Detail (Map 6B)
- Oil Sands Lease Area
- Provincial Parks / Recreational Areas / Natural Area
- Future Provincial Parks / Recreational Areas / Natural Area
- First Nations
- Consolidated Work Camp Area
- Hamlet
- Highway
- Railway
- Green Zone Boundary
- Airport
- Private Air Strip

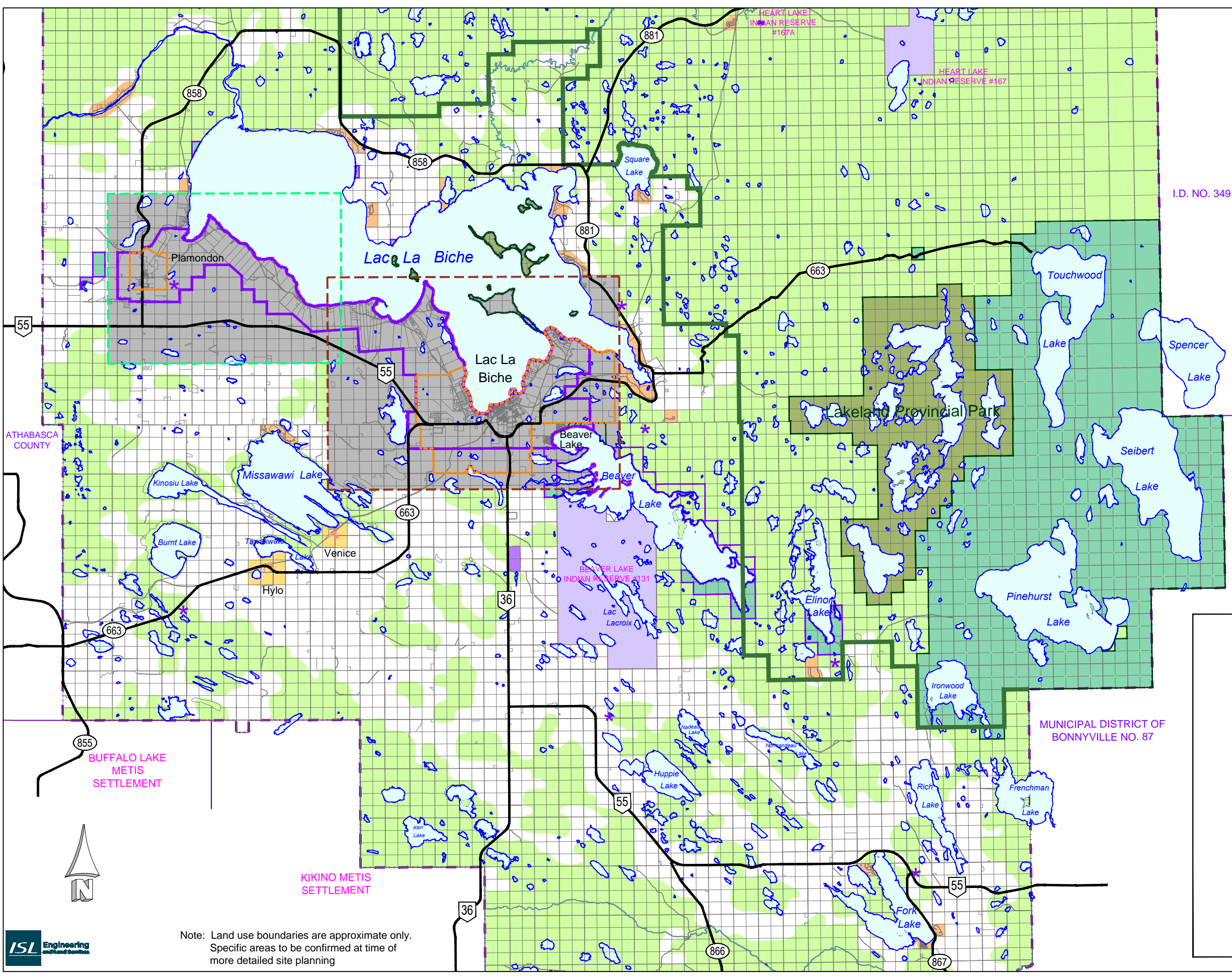
REGIONAL CONTEXT

LAC LA BICHE COUNTY
MUNICIPAL DEVELOPMENT PLAN

Legend

- Hamlet
- Estate Residential
- Hamlet Growth Area Zone
- Industrial
- Provincial Park
- Natural / Recreation Area
- Crown Land †
- First Nation
- Lac La Biche Area Detail (Map 6A)
- Plamondon Area Detail (Map 6B)
- Agricultural
- Water / Sewer Policy Area
- Urban Service Area
- Green Zone Boundary
- Active Landfill

† Crown Land area may contain private land



FUTURE LAND USE CONCEPT

LAC LA BICHE COUNTY
MUNICIPAL DEVELOPMENT PLAN

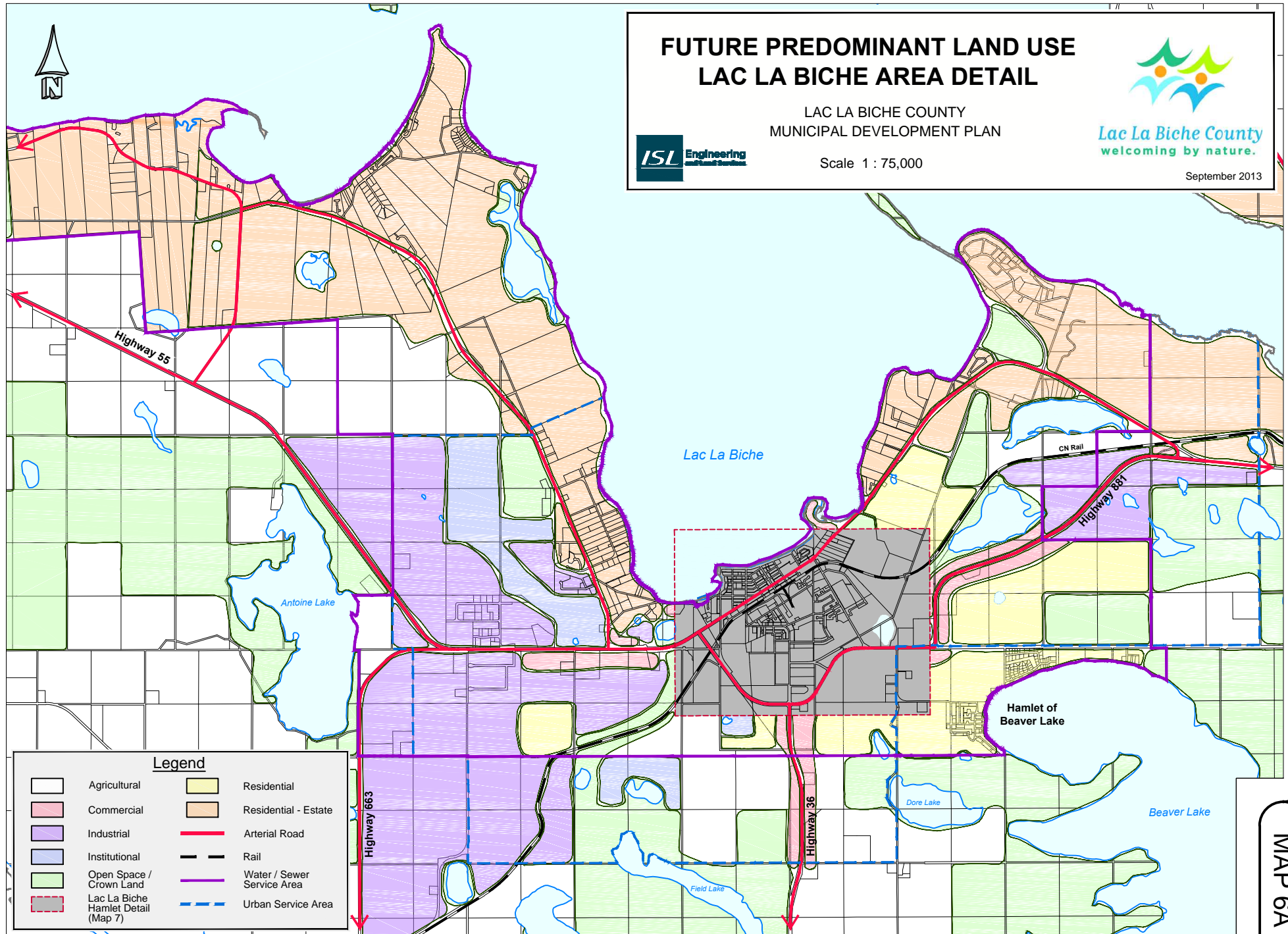
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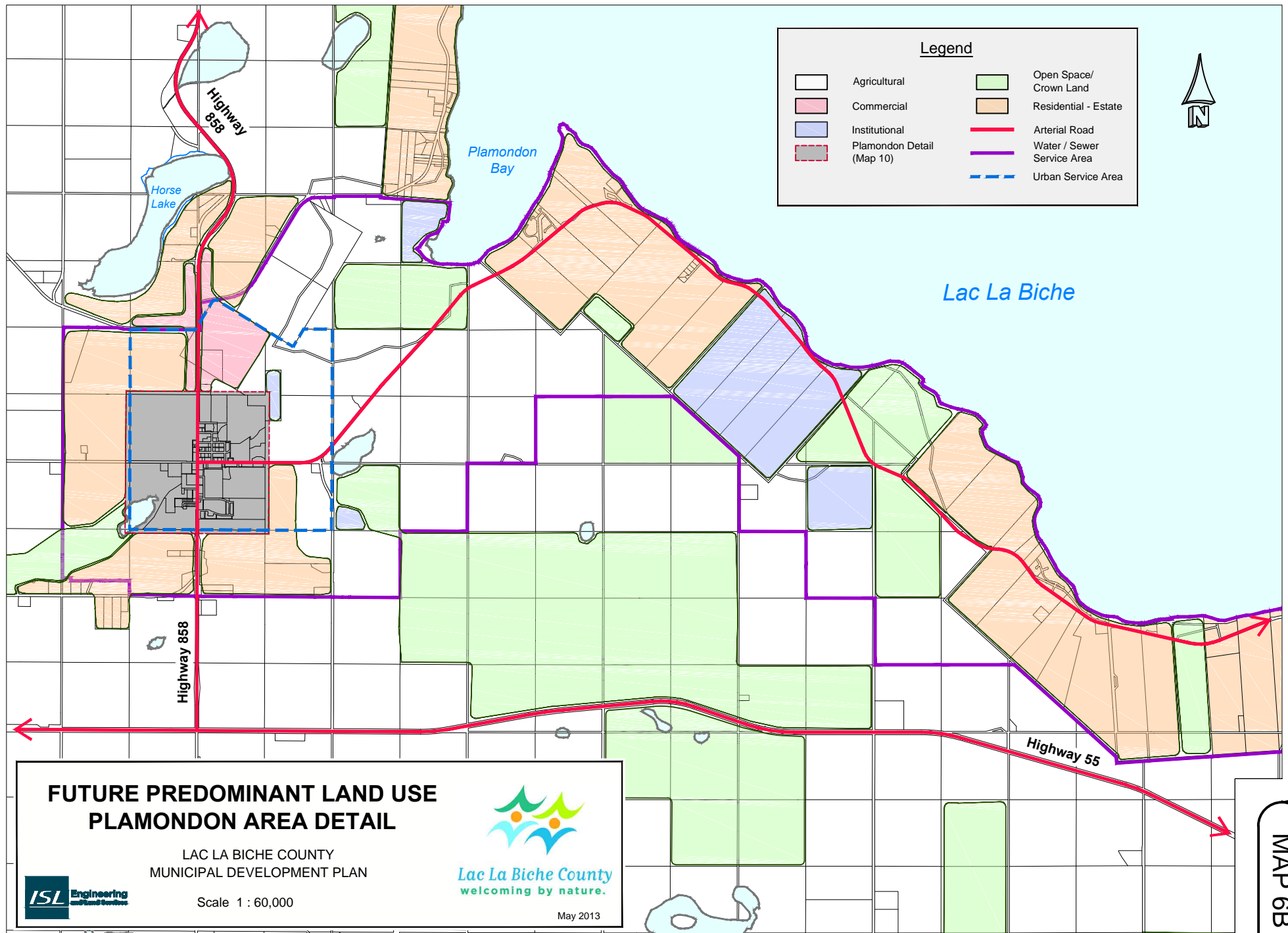
May 2013

Note: Land use boundaries are approximate only.
Specific areas to be confirmed at time of more detailed site planning



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estimate of roadway upgrading that may be required as a result of the development;

- f) How the proposed development will retain trees, environmental features such as watercourses, wetlands, wildlife corridors, and historical resources;
- g) Integration of natural areas into the design of developments to form part of a future linked and integrated parks and open space system, including the retention of forests, wildlife corridors, wetland areas, and the provision of stormwater ponds and parks to form continuous open spaces; and
- h) Measures that will be taken to address natural and man-made **hazards** that may impact the development. Any detailed scientific or engineering analysis that may be required by the County shall be undertaken by qualified technical Professionals with all costs borne by the developer;
- i) Proposed methods of water supply, stormwater management and sewage disposal, supported by report requirements contained in **Policy 3.1.10 (“Supporting Reports”)**;
- j) Identifying what will be required to extend franchise utilities service to the site;
- k) Provisions for **municipal reserve** and/or **environmental reserve**;
- l) Provisions for buffering from agricultural land uses, railways, major roadways, industrial and commercial development and any other incompatible land uses;
- m) Identify pipeline corridors, if applicable; and
- n) Any other matters identified as being necessary by the County.

3.1.4 county-initiated area structure plans

- a) The County may undertake the preparation of **ASPs** for its **hamlets** and other areas within the County that are determined to be of strategic development interest, including but not limited to
 - i) the Lac La Biche airport,
 - ii) the hamlets of Hylo and Venice,
 - iii) Elinor Lake, Fork Lake, and Missawawi Lake, and
 - iv) the Highway 881 and Highway 63 corridors.

A plan prepared under this policy may be referred to as a “Major” **ASP**.

- b) Major **ASPs** shall address the criteria identified in **Policy 3.1.3 (“Area Structure Plan Content”)**, and will generally exceed one quarter section in size. Such plans may be undertaken in partnership with neighbouring municipalities, developers or industry partners.
- c) The County shall commit to the review and update of

existing **ASPs** for Lac La Biche West, Lac La Biche East, Lac La Biche Lake, and Beaver Lake.

3.1.5 site plans

Site plans are required to be submitted with all development applications. Such plans shall include the location of all accesses, principal and accessory structures, potable water sources, sewage disposal systems, existing vegetation and topography in accordance with the requirements of the **LUB**.

3.1.6 construction plans

Construction plans are required to be submitted with any development application for development occurring on land with a natural slope that exceeds an average of 15%, or on the shoreline of a water body. Such plans shall be prepared by a qualified engineering professional and are required to detail the measures that will be used to minimize erosion, sediment discharge or other environmental damage during construction.

3.1.7 evaluation of applications

All applications for **LUB** amendments, subdivisions and development permits shall be evaluated according to the following criteria:

- a) Compliance with the **Act**, **Regulation**, this **MDP**, **LUB**, and any other **statutory plan** or non-statutory document that is in effect at the time of passing of this Plan;
- b) Adequacy of road access and off-site traffic impacts generated by the proposed development;
- c) Proposed methods of water supply and sewage disposal, supported by hydrogeological and geotechnical testing and results provided by the developer with the application;
- d) Compatibility with adjacent land uses;
- e) Compliance with the County's GMSS for all proposed infrastructure;
- f) Site suitability in terms of soils, topography, and size;
- g) Environmental factors, including the potential for erosion, flooding, loss of fish and wildlife habitat, riparian vegetation, forests, native grazing land, contamination of surface water bodies and groundwater, impacts on wetlands, and impact of stormwater runoff on adjacent lands;
- h) The potential impact on **agricultural operations**; and
- i) The fragmentation and loss of agricultural lands.

3.1.8 referral of applications

- a) All subdivision and development permit applications located within 0.3 km (985 ft) of a highway or 0.8 km (0.5 mi) of a highway intersection shall be circulated to Alberta Transportation for review and comment.
- b) All **multi-lot subdivisions** and **major development** proposals shall be circulated to Alberta Culture and

Community Services for comment in order to determine the need for a Historic Resources Impact Assessment.

- c) A subdivision or development permit application may be circulated to any other agency as deemed necessary by the *Act, Regulation*, this *MDP, LUB*, and the County.

3.1.9 developer responsibilities

As a condition of subdivision or development permit approval, developers are required to enter into an agreement with respect to the provision of all infrastructure required to service the site, including the payment of offsite levies. Developers shall be responsible for all infrastructure and utility costs associated with development.

3.1.10 supporting reports

All *ASPs* and applications for rezoning of multi-lot subdivisions shall be accompanied by the necessary professional technical reports including but not limited to Engineering Servicing Design Reports, Traffic Impact Assessments, Geotechnical and/or Hydrogeological Reports, Environmental Impact Assessments, and Historical Resources Impact Assessments as determined by the County.

Part 4 *Lac La Biche Development Area*

The County is committed to promoting the Hamlet of Lac La Biche (“the Hamlet”) as a welcoming community with a small town atmosphere in a rich natural setting. Development in the Hamlet is intended to promote high quality of life while respecting its environs, fostering healthy life styles and economic prosperity. The County is committed to provide residents of the Hamlet with a safe and complete community.

The Hamlet is a diverse community comprised of residents from a variety of ethnicities, ages and income levels. It is the intent of this MDP to facilitate residential development that provides an appropriate mix of housing options to create integrated neighbourhoods, supported by parks and recreation opportunities.

As the County experiences growth, the Hamlet will continue to be the focus of new economic activity. New commercial businesses and industry will be encouraged to locate there, providing residents with the opportunity to live, work and play in a complete community.

The policies of this MDP support and encourage a diverse range of development forms, while ensuring appropriate boundary conditions between uses. Such developments shall maximize recreational opportunities and be serviced by connections to existing municipal water and sanitary sewer services.

The policies contained in this section are designed to achieve the following community goals:

- ❖ To facilitate the development of the Hamlet as a sustainable, complete community;
- ❖ To promote the development of appropriately located, designed and serviced residential, commercial, and institutional uses within the Hamlet; and
- ❖ To reduce the potential for land use conflicts and mitigate the impacts associated with incompatible development.

This Part addresses future residential, commercial and recreational development specific to the Hamlet and immediate vicinity, as well as future transportation networks. Policies respecting municipal infrastructure, community services and other elements of future development are addressed by the policies contained in the other Parts of this MDP.

4.1 *Residential Development*

Given the growth pressures that are anticipated as a result of growth in the oil sands sector, it is critical that sufficient land be identified to accommodate future residential growth, and that it be protected from incompatible forms of development. In addition, it is critical that opportunities for the development of a diverse range of housing forms be accommodated. Further, although there is a relatively large supply of undeveloped residential land when compared to the Hamlet’s developed residential land base, the consumption of this land must be handled efficiently as future expansion opportunities are tempered by the presence of environmentally sensitive areas.

Residential Objectives

- ❖ Ensure that sufficient land is identified for residential use to meet future population demands.
- ❖ Support residential development that is orderly, efficient and attractive.
- ❖ Support a mix of housing types and forms to ensure a diverse housing supply.
- ❖ Work with the provincial government, industry, developers, and non-for-profit housing groups to accommodate various income levels and household types.
- ❖ Provide for the development of attainable housing and housing for residents with special needs.

Residential Policies

- | | |
|---|---|
| <p>4.1.1 residential growth areas</p> | <p>Subject to the policies of this <i>MDP</i>, direct future residential development to those areas identified as <i>residential – urban single unit</i>, <i>residential – urban multi-unit</i>, and <i>residential – estate</i> on the Future Predominant Land Use – Lac La Biche Area Detail Map (Map 6A) and the Future Predominant Land Use – Lac La Biche Hamlet Detail Map (Map 7).</p> |
| <p>4.1.2 staging for residential development</p> | <p>Direct new residential development to existing built up areas and new areas that are contiguous to developed areas in order to optimize existing services and facilitate the efficient extension of infrastructure networks.</p> |
| <p>4.1.3 housing diversity</p> | <p>Review the residential land use districts contained in the <i>LUB</i> to ensure that a range of housing types, densities, lot widths and building heights are accommodated.</p> |
| <p>4.1.4 residential subdivision design</p> | <p>Through the preparation of <i>ASPs</i>, encourage the application of Smart Growth principles in the design of new residential neighbourhoods including:</p> <ul style="list-style-type: none"> a) Appropriate mix of housing choices in terms of form and tenure as a means of meeting the lifecycle and diverse social and economic needs of the community; b) Maintain stands of trees, watercourses, wetlands, and other natural features, and integrate these features in the design where possible; c) Provide mixed-use, pedestrian-oriented neighbourhood activity centres as the neighbourhood focal point to encourage cohesion, interaction and a sense of place; d) Create pedestrian street orientation and connectivity within neighbourhoods by incorporating design elements which enhance the quality of the built environment; e) To the extent possible due to geographical conditions, base the street network on a modified grid pattern; f) Integrate and connect to existing trail systems; and g) Provide adequate parks and open space to service the neighbourhood and consider the function and design of storm water management facilities as part of the open space system. |
| <p>4.1.5 infill residential development</p> | <p>Consider the following when the integration of new residential development within established residential neighbourhoods is proposed:</p> <ul style="list-style-type: none"> a) The visual impact on the established residential neighbourhood; b) The compatibility of the new development in terms of |

FUTURE PREDOMINANT LAND USE LAC LA BICHE HAMLET DETAIL

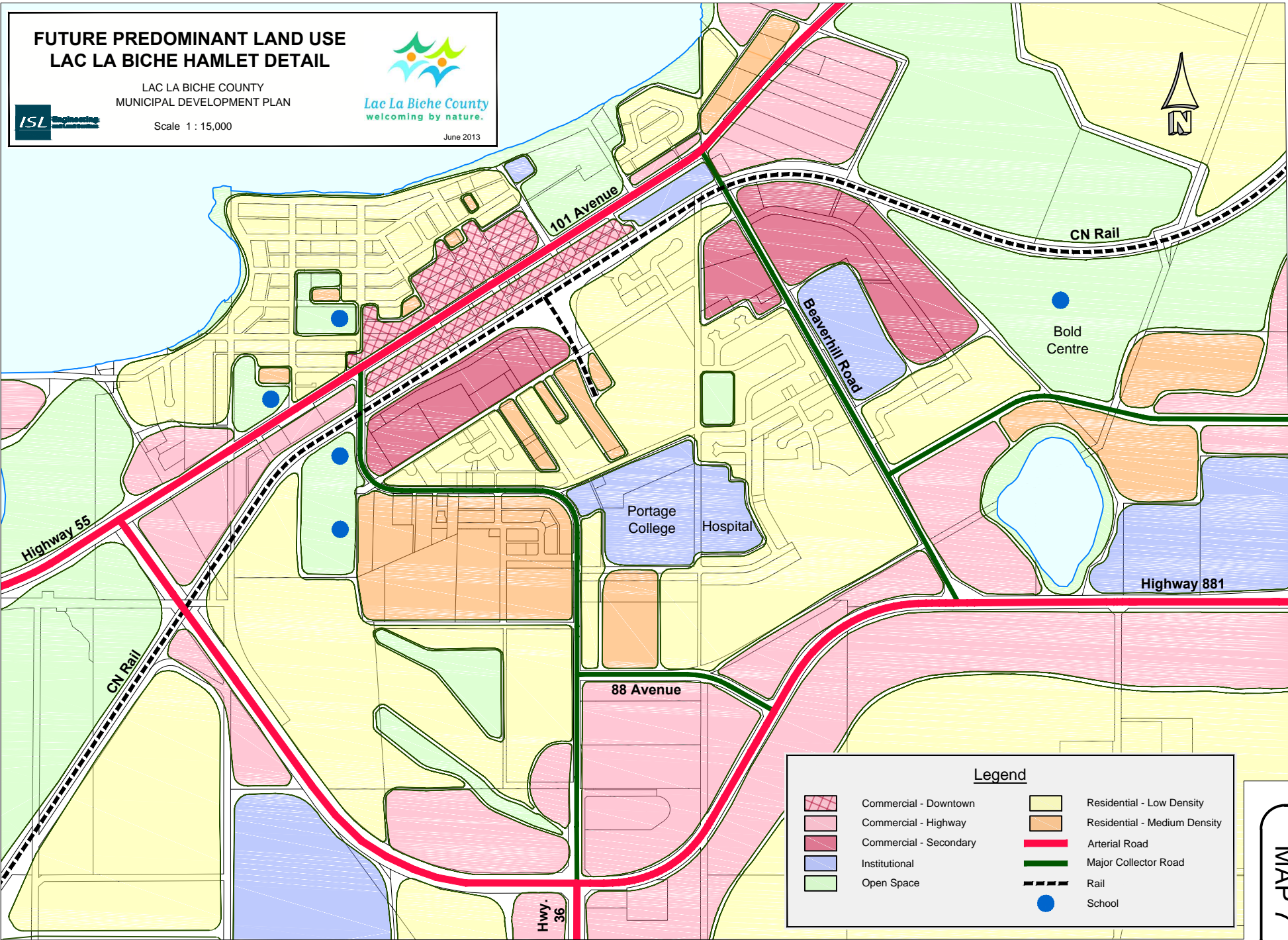
LAC LA BICHE COUNTY
MUNICIPAL DEVELOPMENT PLAN



Scale 1 : 15,000



June 2013



Legend

	Commercial - Downtown		Residential - Low Density
	Commercial - Highway		Residential - Medium Density
	Commercial - Secondary		Arterial Road
	Institutional		Major Collector Road
	Open Space		Rail
			School

- appearance and density;
- c) That the landscaping of new development is carried out in a manner suitable to the character and appearance of the established residential neighbourhood;
- d) That local infrastructure capacity is not compromised; and
- e) The sufficiency of on-site parking in the new development in accordance with the provisions of the **LUB**.

4.1.6 multi-unit residential development

- a) Support the development of a mix of housing types and forms in all residential neighbourhoods, and establish a minimum requirement for **residential – urban multi-unit** development in new neighbourhoods.
- b) Support development of medium and high density residential uses where:
 - i) the development is within the areas identified as **residential – urban multi-unit** on the **Future Predominant Land Use – Lac La Biche Hamlet Detail Map (Map 7)**; or
 - ii) the proposal is identified for such use in an approved **ASP** or **ARP**;
 - iii) the site is adjacent to arterial or collector roads; and in proximity to community amenities, schools, recreation opportunities, and commercial areas; and
 - iv) appropriate buffers are provided for sites that are adjacent to low density residential development.

4.1.7 manufactured housing

- a) Ensure that new manufactured home communities are attractively designed and developed with an equivalent level of services and open space as conventional residential neighbourhoods.
- b) Encourage the redevelopment and/or upgrading of existing manufactured home communities as a means of ensuring that these developments are sustainable residential environments in the long term.

4.1.8 secondary suites

Support the development of secondary suites provided that they are development in accordance with the **LUB**, the **Alberta Building Code** and **Alberta Safety Codes Act**, and the integrity of the neighbourhood is protected through such measures as the provision of adequate on-site parking and available servicing capacity.

4.1.9 bareland condominium development

- a) Consider support for bare land condominium residential development at appropriate locations in order to provide flexibility in housing form, ownership structure, and standard of services.

- b) Require private roads constructed in a bareland condominium to be located within rights-of-ways in accordance with the County's GMSS but consider allowing narrower pavement surfaces.
- c) The County shall review bareland condominium proposals on an individual basis, with special attention to the following elements:
 - i) Development standards;
 - ii) Road access;
 - iii) Density;
 - iv) Accessibility for emergency services;
 - v) Location; and
 - vi) Infrastructure.

4.1.10 community housing

- a) Partner with other orders of government and private, public and non-profit organizations in the creation of low-income and special needs housing. For the purpose of this policy, community housing shall be defined as dwelling units that are designed to be both adequate in meeting the size and safety needs of individuals and families, and affordable to households with incomes as defined in provincial standards.
- b) Endeavour to create partnerships to facilitate the development of social housing projects.

4.2 Commercial Development

Commercial development in the Hamlet has traditionally been accommodated in the downtown core, and is the focal point of the Hamlet, where commercial activities, government offices, and recreational and cultural facilities are concentrated.

More recently, commercial development has expanded along Highway 55 to the west in proximity to the airport, and the south hamlet entrance on Highway 36. Secondary commercial development has also been established in the form of a business park east of Beaver Hill Road.

There is some concern growing in the Hamlet regarding the potential decline of the downtown core as a viable commercial centre over the long term if new commercial development continues on the periphery, but it is recognized that Hamlet residents require additional retail options in order to reduce spending loss to other communities in the region. Securing access to or benefit from additional lands suitable for commercial development is therefore a key strategic requirement for the Hamlet's (and County's) long term well-being.

Commercial Objectives

- ❖ Reinforce the Downtown core as the civic business, administrative, retail, social services and cultural centre of the Hamlet.
- ❖ Support a diverse commercial sector that provides choice opportunities for both local and regional residents.
- ❖ Ensure that sufficient land is identified for commercial use to meet future demand.

Commercial Policies

4.2.1 commercial growth areas

Subject to the policies of this *MDP*, direct future commercial development to those areas identified as downtown, *secondary commercial*, and *highway commercial* on the **Future Predominant Land Use – Lac La Biche Detail Map (Map 6A)** and the **Future Predominant Land Use – Lac La Biche Hamlet Detail Map (Map 7)**.

4.2.2 design of commercial sites

Review all commercial development proposals in accordance with the following:

- a) Wetlands and adjacent land uses are not negatively impacted;
- b) Located in proximity to complementary and supportive industrial or commercial uses and activities in order to concentrate development in nodes at intersections or interchanges or at approved and planned road access points;
- c) Impacts on quality and quantity of water supplies and water bodies, and conformity with guidelines, policies and conditions as required by the applicable provincial departments or agencies;
- d) Provision for stormwater management;
- e) Conformity with relevant *statutory plans*, non-statutory documents, and the *LUB*; and
- f) Access roads to subdivisions, and internal subdivision roads, are to be paved, and all commercial sites shall have two access points.

4.2.3 downtown development

- a) Promote opportunities for *infill* and intensification in the downtown area, through such mechanisms as density bonuses and development credit transfers, to facilitate a mixed use and compact urban form, and increase the range of services and amenities available to workers, residents and visitors.
- b) Prepare a Downtown *Area Redevelopment Plan* to guide future development and redevelopment in the downtown, addressing such matters as:
 - i) minimum development standards including building height, and setbacks;
 - ii) future redevelopment of the rail switching yard;

- iii) architectural design guidelines;
 - iv) landscape design guidelines;
 - v) signage standards;
 - vi) parking standards and requirements; and
 - vii) land use.
- c) Require new developments within the downtown to contribute to a pedestrian friendly streetscape including provision of benches, bicycle racks, attractive garbage containers and additional trees and shrubs.
 - d) Encourage the development of a Business Revitalization Zone (BRZ) to allow downtown merchants to develop and implement a strategy to improve the appearance and marketability of the downtown.
 - e) Promote mid-block lanes or walkways connecting alleys and parking areas to street fronts, to improve pedestrian access to the downtown and facilitate alternative locations for parking.
 - f) Consider financial incentives to encourage downtown revitalization, which may include the waiver of development fees, and/or similar mechanisms for businesses that carry out improvements to existing buildings, or pursue the adaptive reuse of underutilized or vacant commercial buildings.
 - g) Through the **Unsightly Premises Bylaw**, actively encourage the cleanup of derelict properties in the downtown area, and aggressively pursue the remediation of any contaminated lands to allow such sites to be brought back into productive use.

4.2.4 rail yard redevelopment

- a) Continue to lead efforts to relocate the rail switching facilities out of the *Hamlet's* downtown area to a more functional and safe location.
- b) Prepare a strategy for the redevelopment and marketing of the rail lands in anticipation of the eventual relocation of the rail switching facilities.

4.2.5 highway commercial development

- a) Support development of *highway commercial* uses that:
 - i) promote the *Hamlet* as a regional service center;
 - ii) are accessible to serve the travelling public;
 - iii) require relatively large sites to accommodate their operations;
 - iv) are generally not suited to location in the downtown area; and
 - v) enhance the *Hamlet* as a regional shopping destination.

- b) Promote, through the **LUB** and development permit process, high standards of building design, appearance, landscaping and signage.
- c) Design future commercial development to accommodate pedestrian connectivity between uses and adjacent residential development.

4.2.6 secondary commercial development

- a) Support the development of **secondary commercial** uses in the business park area located east of Beaver Hill Road. The types of uses supported in this area include such uses as welding shops, auto repair, and tire shops subject to the provisions of the **LUB**.
- b) Compatibility with adjacent non-commercial uses is to be maintained.

4.2.7 neighbourhood commercial development

- a) Through the **ASP** process, support the development of convenience commercial sites and similar developments that foster the creation of complete neighbourhoods.
- b) At the development approval stage, pay special attention to the scale, design, and appearance of neighbourhood commercial uses in an effort to maximize compatibility with adjacent residential uses. The provision of buffers, such as landscaping, fences, berms, or any combination of these things, between neighbourhood commercial uses and adjacent residential uses may be required.
- c) Support and encourages the continued development of home-based businesses, including but not limited to home offices in residential areas provided such uses do not negatively impact adjacent residential uses.

4.3 Recreation and Parks

The residents of the Hamlet value the open space, trail systems, active and passive recreational amenities and civic gathering areas that are on offer. The Lac La Biche lakefront is considered by residents to be one the most desirable amenities in the community and as such needs to be protected and enhanced.

Recreation and Parks Objectives

- ❖ Facilitate the development of new recreational amenities for residents and visitors to enjoy.
- ❖ Provide a trail network Hamlet which promotes pedestrian and cyclist safety and connectivity.
- ❖ Continued support for the enhancement of the lakefront as attractive, multi-purpose focal point for the community.

Recreation and Parks Policies

4.3.1 recreation and open

Facilitate future recreational development in accordance with

space concept

the **Recreation and Open Space Concept (Map 8)**.

4.3.2 recreation master plan

Prepare a Recreation Master Plan for the *Hamlet* to address, but not be limited to such matters as:

- a) Future plans for the Big Dock to accommodate community use and gatherings;
- b) Local and regional trail opportunities;
- c) Location and design of a potential marina;
- d) Location and program for a local museum to showcase local artisans;
- e) Future school and regional park development opportunities; and
- f) Redesign of the entrances to the *Hamlet* (West Main Street and Highways 55/36) to create positive first impressions.

4.3.3 recreation services

Promote the *Hamlet* as a recreation-based community in the County by:

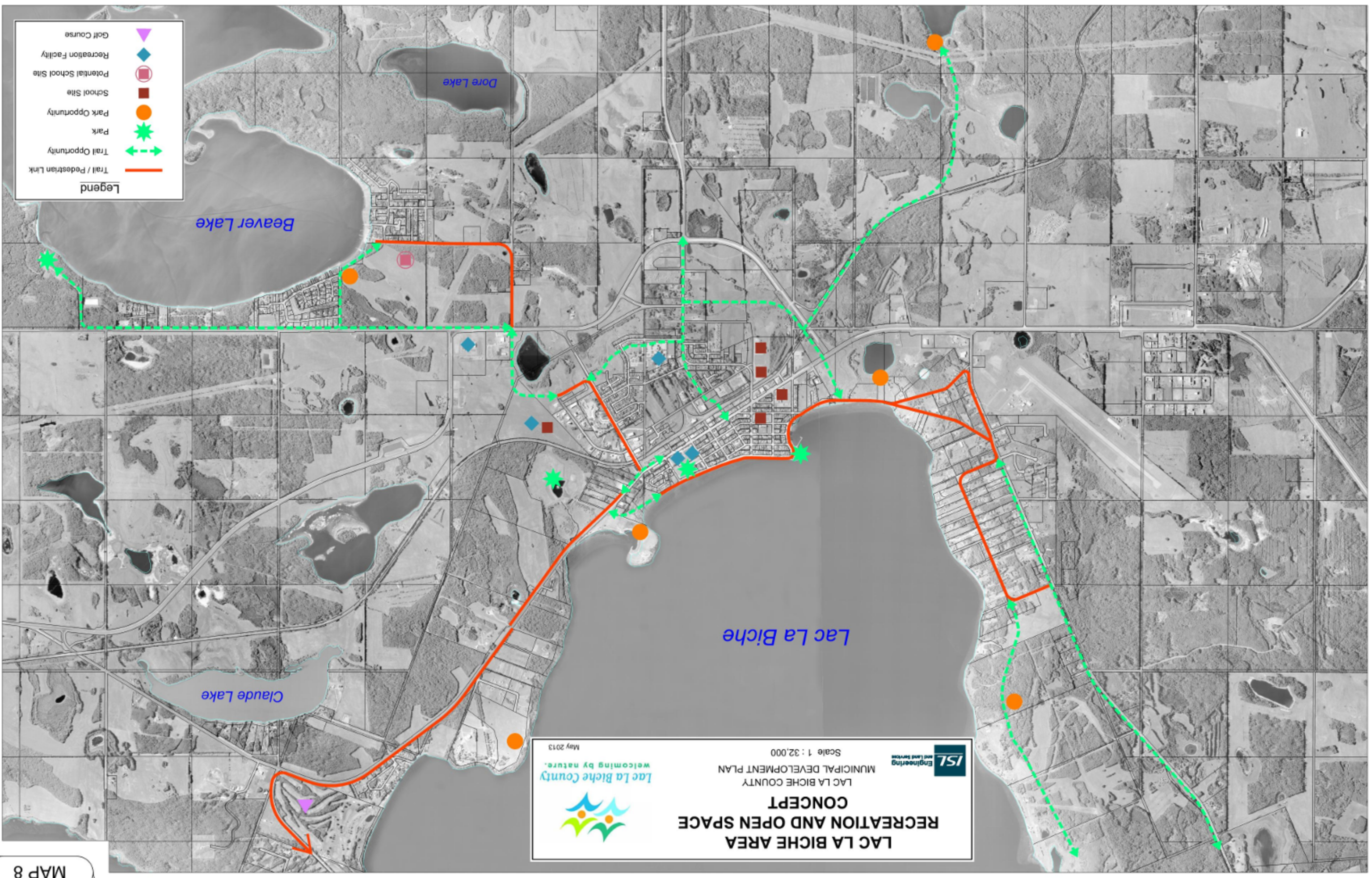
- a) Incorporating recreational services into the administrative structure to ensure a coordinated approach to parks operations and services that meets the needs of a growing population; and
- b) Partnering with community groups to develop programming and facilities to showcase local art, talent, history and culture (museum, gallery, improved archives, live theater, cemetery inventory, interpretive signage).

4.3.4 lakefront development

- a) Redevelop the south portion of McArthur Park to create a civic gathering place.
- b) Enhance the experience of Lac La Biche Lake through such initiatives as:
 - i) Promoting safe water-based activities;
 - ii) Working to maintain and educate residents and visitors about clean and ecologically healthy lakes; and
 - iii) Reviewing and establishing policies on an ongoing basis regarding lake activities to maximize access and ensure safety as demand for lake access increases.
- c) Promote land use adjacent to the lake for recreational uses and community events.
- d) Maintain and upgrade the public lakeshore area for the use and enjoyment of all residents.

4.3.5 open spaces in new neighbourhoods

Establish, at the *ASP* stage, a conceptual system of future parks, tot lots, civic gathering places and public open spaces in new neighbourhoods that are linked to significant community areas.



4.3.6 trail network

- a) New subdivisions shall be connected with other areas of the **Hamlet** by pedestrian and bicycle trails as per the **Recreation and Open Space Concept – Lac La Biche Area (Map 8)** and any subsequent Recreation Master Plan.
- b) Future **ASPs** and **ARPs** to include provision for trail networks plan and supporting policies.

4.4 Transportation

The transportation network is an important component of development within and around the Hamlet, as it relates to the movement of people and goods within the community and throughout the County. As a result the transportation system must be safe, effective and efficient and must be a balanced, multi-modal network which minimizes negative environmental and neighbourhood impacts and improves mobility.

Transportation Objective

- ❖ To provide a safe and efficient local and regional transportation system.

Transportation Policies

4.4.1 transportation system

Facilitate future transportation network development in accordance with the **Lac La Biche Transportation Network (Map 9)**.

4.4.2 transportation needs

Implement all transportation network requirements in accordance with **Section 12.3 (“Roads”)** of this **MDP**.

LAC LA BICHE AREA TRANSPORTATION NETWORK

LAC LA BICHE COUNTY
MUNICIPAL DEVELOPMENT PLAN

Scale 1 : 37,500



Lac La Biche County
welcoming by nature.

May 2013

Lac La Biche

Claude Lake

CN Rail

Birkland Lake

Highway 881

Lac La Biche
Airport

Nashim Drive

101 Avenue

Beaverhill Road

Highway 663

Highway 55

CN Rail

Highway 36

Beaver Lake

Dore Lake

Legend

- Arterial / Highway - Existing
- Collector - Existing
- Collector - Future
- Railway
- Airport

Part 5 Agriculture

Agriculture is an essential part of the County's rural lifestyle. County assets include an adequate supply of land in the southern and western portions of the County with development pressures that are less intense than in other parts of Alberta. The County's relatively remote location and lack of agricultural processing facilities, however, are a challenge requiring local producers to rely on other regions for support. People leaving farming, fragmentation of agricultural land and recreational development present challenges to the County's producers, but agri-tourism, market gardens and value added agriculture represent potential future opportunities for agriculture over time.

5.1 Goal

- ❖ Conserve agricultural lands and maintain the predominantly agricultural nature of the County.

5.2 Objectives

- ❖ Maintain the long term viability of agricultural operations and agricultural land base in the County.
- ❖ Recognize agriculture as the predominant land use in the rural parts of the County and minimize the impacts of non-agricultural development on agricultural uses.
- ❖ Provide guidance on the establishment of new or expansion of existing Confined Feeding Operations.

5.3 Agricultural Policies

5.3.1 agricultural areas

- a) The Agricultural area as illustrated on the **Future Land Use Concept (Map 5)** allows for agriculture and limited country residential development, while supporting a rural lifestyle for residents.
- b) Extensive agriculture, as defined in the **LUB**, is the predominant land use in the Agricultural area and will have priority over all other land uses. Existing agricultural operations shall be protected from incompatible non-agricultural land uses.

5.3.2 land use in agricultural areas

In the Agricultural area, uses such as the following may be considered in addition to extensive agriculture at appropriate locations subject to the policies of this **MDP**:

- a) **Confined Feeding Operations (CFOs)** pursuant to Section 5.5;
- b) Market gardens, nurseries, greenhouses, and other intensive agricultural uses as defined in the **LUB**;
- c) Residential development pursuant to **Section 5.4 ("Rural Subdivision")**;
- d) Public and community uses;
- e) Bed and breakfasts;
- f) Agri-tourism initiatives;
- g) **Value-added agricultural and food processing industries**;
- h) Parks and other public recreation uses;
- i) Industrial development pursuant to **Policy 7.4.4 ("Isolated Industrial Developments")**; and

j) Public and private utilities.

5.3.3 encourage agri-business

Encourage the development of primary and secondary agricultural production and processing, and minor service, storage and repair businesses provided that they:

- a) Are accessible, serviced or in serviceable locations;
- b) Are not located in environmentally sensitive areas; and
- c) Will not disrupt agricultural operations.

5.3.4 right to farm

Support the **Agriculture Operation Practices Act (AOPA)** by providing notice to applicants for non-agricultural subdivision and development that the primary purpose of the area is agricultural use, and that agricultural operations maintain precedence over any other form of land use.

5.4 Rural Subdivision

5.4.1 subdivision of agricultural land

The subdivision of a maximum of two parcels out of a previously unsubdivided quarter section or settlement lot may be allowed if the subdivisions are required to accommodate:

- a) Established *farmsteads* or existing residential uses;
- b) Established or approved non-agricultural uses or *agricultural industries* as allowed for in the Agriculture District of the *LUB*;
- c) *Fragmented parcels* subject to **Policy 5.4.3 (“Fragmented Parcel”)**; or
- d) Vacant residential parcels subject to **Policy 5.4.2 (“Rural Subdivision Criteria”)**.

5.4.2 rural subdivision criteria

The approval of a residential parcel under **Policy 5.4.1(d) (“Subdivision of Agricultural Land”)** may be approved provided the following criteria are met to the satisfaction of the County:

- a) The proposed subdivision and associated building site conforms to Provincial Regulations regarding setback distances between property lines, buildings, water sources and private sewage disposal systems;
- b) The proposed subdivision has legal and physical access to a developed County road;
- c) The proposed use of the parcel does not negatively impact adjacent agricultural uses;
- d) If not connected to *municipal services*, that the proposed parcel has an
 - i) onsite water supply that does not negatively impact neighbouring licensed wells and is adequate for domestic purposes, and
 - ii) is capable of accommodating onsite sewage disposal in accordance with **Alberta Safety Code**

- requirements;
- e) The proposed parcel is not located within the required Minimum Distance Separation of an established **confined feeding operation (CFO)**, and will not be located so as to interfere with the future expansion of existing **CFOs**;
- f) In the sole discretion of the County, the parcel is in a location that minimizes to the greatest extent possible the disturbance to and loss of environmentally significant areas, or other environmentally sensitive features such as wetlands, riparian vegetation, natural drainage courses and tree stands; and
- g) The parcel is located adjacent to or near:
 - i) quarter section boundaries to minimize the fragmentation of agricultural land and without constraining or otherwise impacting agricultural operations on the quarter section, and
 - ii) where possible, in close proximity to existing rural residential collector roads in order to minimize increase traffic impacts on County roads and to reduce conflict between residential and agricultural traffic.

5.4.3 fragmented parcels

Subdivisions for fragmented parcels under **Policy 5.4.1(c) (“Subdivision of Agricultural Land”)** may be approved if the following criteria are met:

- a) The area of the parcel to be subdivided is the entire area of the fragmented parcel;
- b) The parcel contains a suitable building site and can accommodate on-site services;
- c) It can be demonstrated that existing farming operations will not be impacted; and
- d) Satisfactory legal and physical access is available.

5.4.4 parcel size

- a) The size of a parcel approved under **Policy 5.4.1(a) (“Subdivision of Agricultural Land”)** shall be based on the location of on-site improvements including the existing buildings, fences, shelter belts, access points and required setback distances for the septic system.
- b) The size of a parcel approved under **Policy 5.4.1(b) or (d) (“Subdivision of Agricultural Land”)** shall be in accordance with **LUB** requirements.

5.4.5 clustered residential development

Preserve environmentally sensitive and agricultural land for agricultural use by encouraging applicants for subdivisions to incorporate cluster design as a means of preserving agricultural land for agricultural uses, while applying appropriate buffering to reduce conflict.

5.5 Confined Feeding Operations (CFOs)

5.5.1 cfo and manure storage facilities requiring approval

Support the establishment of **CFOs** or manure storage facilities requiring an approval under the **Agricultural Operation Practices Act**, subject to the following:

- a) The site is not within 4.8 km (3 mi) of a **Hamlet**;
- b) The site is not within 3.2 km (2 mi) of any institutional, commercial, recreational or residential uses or lands designated for such uses;
- c) The site is not within 1.6 km (1 mi) of a Hamlet Growth Policy Area;
- d) The site is not within 0.8 km (0.5 mi) of any water body, swamp, gully, ravine, coulee or natural drainage course;
- e) The facility is not located in an area prone to flooding;
- f) The site is located to minimize the odour impacts on surrounding land uses;
- g) The cumulative impacts of the operation have been assessed in context with any other proposed or existing **CFO** in the area.

5.5.2 cfo and manure storage facilities requiring authorization

Support the establishment of **CFOs** or manure storage facilities requiring an authorization under the Agricultural Operation Practices Act, in this area, subject to the following:

- a) The site is not within 1.6 km (1 mi) of any institutional, commercial, recreational or residential uses or lands designated for such uses;
- b) The site is not within 0.8 km (0.5 mi) of any water body, swamp, gully, ravine, coulee or natural drainage course;
- c) The site is not within 3.2 km (2 mi) of a **Hamlet**, nor within 1.6 km (1 mi) of a Hamlet Growth Policy Area;
- d) The site is located to minimize the odour impacts on surrounding residences; and
- e) The cumulative impacts of the operation have been assessed in context with any other proposed or existing **CFO** in the area.

5.5.3 natural resources conservation board input

Provide input to the NRCB in responding to applications for new or expanded **CFOs** based on the technical and locational merits of each application, and on the requirements specified in **Policies 5.5.1 (“CFO and Manure Storage Facilities Requiring Approval”)** and **5.5.2 (“CFO and Manure Storage Facilities Requiring Authorization”)**.

Part 6 Country Residential Development

The County is committed to providing rural residential areas that are attractive, safe, and pleasant places to live. New residential opportunities have added complexity to choices in residential development and uses of residential land in the County.

Outside of the hamlets, non-farm residential development in the County is accommodated in multi-lot country residential subdivisions, and recreational residential developments. The demand for multi-lot country residential subdivision as a lifestyle option is expected to remain strong. However, traditional country residential subdivisions with larger lots and private on-site services are creating concern with regard to land consumption (parcel size), water supply, an increased potential for surface water or groundwater contamination from private sewage systems, and long term road maintenance.

As a result, the policies of this MDP support multi-lot residential development in a form that enables the conservation and preservation of environmental or natural open space features. Such developments shall maximize open space and be serviced by connections to existing municipal water and sanitary sewer services, where possible, and shall only be allowed at appropriate locations meeting the criteria of this MDP.

6.1 Goals

- ❖ Facilitate the development of appropriately located, designed and serviced residential and recreation subdivisions.

6.2 Objectives

- ❖ Direct new multi-lot residential development to prescribed areas.
- ❖ Establish clear criteria for the development of multi-lot country residential subdivisions.
- ❖ Make more efficient use of existing infrastructure and improve service delivery.
- ❖ Reduce the non-agricultural development footprint outside of existing hamlets and established country residential nodes.

6.3 Residential Policies

6.3.1 location for multi-lot residential development

- a) Subject to the policies of this **MDP**, only allow the development of multi-lot residential subdivisions in those areas defined on the **Future Land Use Concept (Map 5)**, the **Future Predominant Land Use – Lac La Biche Detail (Map 6)**, and the **Future Predominant Land Use – Lac La Biche Hamlet Detail Map (Map 7)** as:
 - The Water and Sewer Policy Area;
 - Urban Service Area;
 - Estate Residential Areas; or
 - Hamlet Growth Areas.
- b) Notwithstanding subsection (a), allow unserviced multi-lot residential subdivisions in proximity to lakes, rivers, or other natural amenity areas at the discretion of the County.

6.3.2 multi-lot country residential subdivision criteria

- a) Approve multi-lot country residential subdivisions only if they are designed in order to minimize the development footprint and retain portions of land in a natural state to

enable conservation of environmentally sensitive areas. Such developments shall demonstrate sustainable design principles in order to alleviate potential conflicts with existing agricultural uses.

- b) Review applications for multi-lot residential subdivisions in accordance with the following criteria:
 - i) the applicant shall demonstrate to the satisfaction of the County that the land in question is safe from flooding, erosion, subsidence, groundwater inundation, or other hazards utilizing guidelines prepared by Alberta Environment;
 - ii) the development does not impact adjacent land uses, including existing agricultural operations;
 - iii) the development will not fragment contiguous natural areas, or have a negative impact on environmentally significant areas;
 - iv) it will not fragment agricultural land;
 - v) it will be serviced in accordance with **Section 12.4 (“Water and Sewer”)**;
 - vi) access roads to the subdivision, and required internal roads shall be constructed to County standards;
 - vii) for subdivisions in excess of 20 lots, the internal road system shall require two access points to a County road;
 - viii) each of the proposed lots has, in the opinion of the County, a suitable building site;
 - ix) the adequacy of proposed site drainage and incorporation of *low impact development* strategies respecting the provision for stormwater management;
 - x) the size and density of lots are in accordance with the requirements of the *LUB*;
 - xi) the development retains and conserves a portion of the site in its natural state provided in the form of common area, *environmental reserve*, *municipal reserve*, or open space and natural areas;
 - xii) the impacts of the development on the existing transportation network in the area are identified along with measures to upgrade the existing network as necessary; and
 - xiii) any other considerations as may be determined by the County.

6.3.3 limitations on location

No support for development of multi-lot residential subdivisions within:

- a) The setback area of an active or non-operating sanitary landfill or waste water treatment plant in accordance with the Regulation;
- b) The Minimum Distance Separation of an approved or registered *CFO*;
- c) 0.8 km (0.5 mi) of a highway, unless accommodated in an approved *ASP*;

- d) The setback area of existing sand and gravel extraction sites in accordance with provincial guidelines; and
- e) The setback area of sour gas facilities in accordance with ERCB guidelines, or other potentially hazardous industrial operations.

**6.3.4 recreational
residential
development**

Support new recreational residential development if:

- a) The proposed development is located adjacent to a natural amenity such as a lake or a river;
- b) The subdivision is serviced by municipal services, unless developed as a condominium, in which case a communal water and sewer system meeting Provincial standards may be considered;
- c) Access roads to subdivisions, and internal subdivision roads, are to be constructed to the County's GMSS;
- d) The subdivision is zoned to an appropriate Land Use District in accordance with the **LUB**; and
- e) The development does not negatively impact adjacent land uses.

**6.3.5 bareland
condominium
development**

Recreational residential development may be considered in bareland condominium form provided the requirements of **Policy 4.1.9 ("Bareland Condominium Development")** are met.

Part 7 Commerce and Industry

Industrial and commercial development in the County has been established to serve the residents and the historical resource based industries in the County, which include oil and gas, forestry and agriculture. Recent growth pressure has resulted in increased distribution of highway commercial areas throughout the County.

The County's community-based commercial development outside of the Hamlet of Lac La Biche¹⁰ is concentrated in the Hamlet of Plamondon. Industrial development in the vicinity of Lac La Biche takes the form of industrial park development to the west along the Highway 55 corridor. There is no large scale industrial development within the Hamlet limits.

In order to provide employment opportunities for local residents and to strengthen the tax base of the community the County strives to attract suitable industries to locate within the community.

The extension of municipal water and sewer services in the County, as well as the establishment of a favourable tax assessment structure in the Urban Service Area offers opportunity for concentrated and well-planned commercial and industrial development in the County, particularly highway commercial and business park development along highways.

Commercial recreation and tourism uses are supported throughout all areas of the County in order to take advantage of the abundance of natural resources.

Home based businesses are also an integral part of the economy and create impacts in the County. Home businesses allow for smaller-scale income opportunities and flexible working hours. While these types of businesses provide benefits to their operators, it is important to recognize that home based businesses can also potentially have negative impacts on the community. By being responsive to concerns and issues as they arise, the County can allow for the needed flexibility inherent in these types of arrangements, while protecting the community from negative impacts.

7.1 Goals

- ❖ Encourage the development of safe and efficient highway commercial land uses in defined areas which meet the needs of residents and the traveling public.

7.2 Objectives

- ❖ Concentrate industrial and commercial development to defined nodes to optimize services and minimize sprawl.
- ❖ Ensure an adequate supply of land is identified for a diverse range of industrial and commercial land uses.
- ❖ Identify safe and efficient locations for highway commercial development.
- ❖ Promote the development of home based business.
- ❖ Minimize land use conflicts between industrial land uses and non-residential uses.
- ❖ Promote responsible natural resource extraction activities and energy development.

7.3 Commercial Policies

7.3.1 future commercial development

- a) Subject to the policies of this *MDP*, direct future development to those areas identified as commercial on the

¹⁰ Commercial policies specific to the Hamlet of Lac La Biche and immediate vicinity are provided in Part 4.

Future Land Use Concept (Map 5) and the Future Predominant Land Use – Plamondon Detail Map (Map 6B), and *secondary commercial* and *highway commercial* on the Future Predominant Land Use – Lac La Biche Detail Map (Map 6A).

- b) Encourage commercial development in Beaver Lake and Plamondon, as per their respective *ASPs*, and in areas designated for commercial use on the **Future Predominant Land Use – Hamlet Detail (Map 10)** to take advantage of existing infrastructure, services, and population.
- c) Require commercial development to be designed and developed in accordance with **Policies 4.2.2 (“Design of Commercial Sites”)** and **4.2.5 (“Highway Commercial Development”)**.

7.3.2 sign regulations

Include signage regulation in the *LUB* to ensure the aesthetic integrity of the highway corridors in the County.

7.3.3 home based business

- a) Support home business as a viable lifestyle and economic development opportunity, provided that:
 - i) the proposed home business and scale is appropriate for the character of the neighbourhood;
 - ii) it is compatible with the uses in the area where it is located;
 - iii) there is negligible impact on the environment, water, municipal infrastructure and neighbouring properties; and
 - iv) it is clearly secondary in nature to the residential use of the property;
- b) Undertake measures to direct home business to relocate on appropriate commercial or industrial zoned lands if determined that the home business has exceeded the capacity of the site and/or is determined to have a detrimental impact on the neighbourhood or adjoining properties.

7.3.4 bed and breakfasts and guest ranches

Support bed and breakfast and guest ranches in the Agricultural, Hamlet Growth and Estate Residential areas.

7.4 Industrial Policies

The County’s location provides the advantage of economic activity generated by two major resource-based industries: oil and gas, and forestry. These industries are important parts of the County’s economic success, generating employment and industrial tax base. In developing the County’s vision for the future, it is

important to consider the health and viability of these industries. This includes supporting manufacturing and value added activities, partnering between industries to gain mutual benefits, addressing land use conflicts, and eliminating negative environmental effects.

One of the potential benefits of having a strong resource sector is the opportunity to mature the industry through the support and growth of manufacturing and value added activities in the region. These types of businesses diversify the economy, provide employment and leverage investment by traditionally providing higher profits when compared with simple resource extraction.

7.4.1 future industrial development

Subject to the policies of this **MDP**, direct future industrial development to those areas identified as Industrial on the **Future Land Use Concept (Map 5)** and the **Future Predominant Land Use – Lac La Biche Detail Map (Map 6A)**.

7.4.2 industrial parks

- a) Encourage new industrial development to locate on undeveloped lots in existing and new industrial parks and in (or in proximity to) **hamlets**.
- b) Encourage industrial development to locate in industrial parks provided that adequate infrastructure servicing is available. Industrial development outside of industrial parks or other designated industrial areas may be considered, but should be limited to storage, light industrial, heavy equipment and construction related uses, subject to the provisions of the **LUB**.
- c) Encourage clustering of industrial uses adjacent to or near major transportation routes and buffered from residential areas or sensitive environmental, cultural and historic features.
- d) Encourage infill and intensification of existing industrial parks through amendments to existing approved plans as a means of promoting the efficient use of land and infrastructure.
- e) Require that **ASPs** be prepared for future industrial areas in accordance with **Policy 3.1.3 (“Area Structure Plan Content”)**. These plans should incorporate sustainable development strategies relating to efficient utility servicing, measures for the preservation and integration of environmental features, and innovative land use patterns/concepts such as eco-industrial parks.

7.4.3 design of industrial sites

Review industrial development proposals in accordance with the following:

- a) Wetlands are not negatively impacted;
- b) Compatibility with adjacent non-industrial land uses;
- c) Located in proximity to complementary and supportive industrial or commercial uses and activities in order to

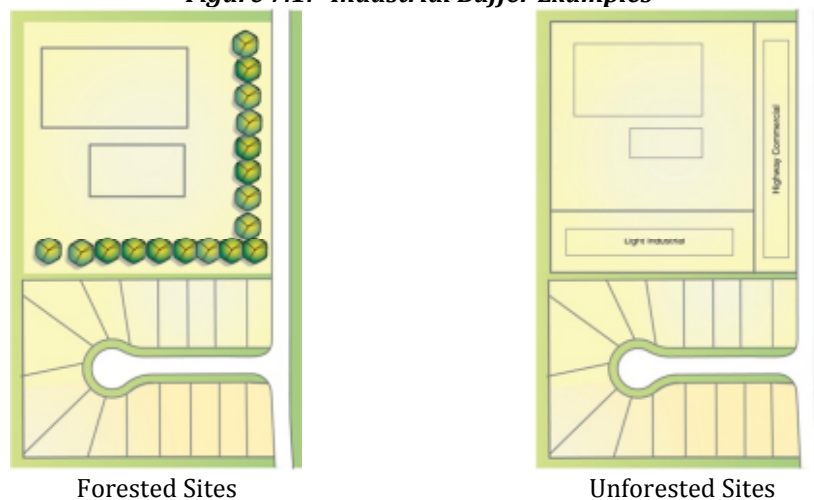
- concentrate development in nodes at intersections or interchanges or at approved and planned road access points;
- d) Impacts on quality and quantity of water supplies and water bodies, and conformity with guidelines, policies and conditions as required by the applicable provincial departments or agencies;
 - e) Strategies for stormwater management and control of runoff;
 - f) An environmental impact assessment prepared in accordance with AESRD guidelines shall be required for all heavy industrial developments and industrial park proposals;
 - g) Proximity to residential, recreational, and public uses, and environmentally significant areas;
 - h) Suitability of access, including the provision of two access points to a County road;
 - i) Sufficient screening techniques are employed in accordance with **Policy 7.4.4 (“Buffering of Industrial Sites”)**; and
 - j) Conformity with relevant statutory plans, non-statutory documents, and the **LUB**.

7.4.4 buffering of industrial sites

Require that on-site visual buffering be provided for the edge of industrial properties that are located adjacent to residential sites or other high-visibility transportation corridors. Such buffering may take the form of:

- a) Fencing, berming, landscaping or a combination of these in accordance with **LUB** requirements; or
- b) Where industrial development is proposed on a forested site, natural forested buffers in combination with or in lieu of the measured identified under subsection (a); or
- c) The development of transitional land uses such as light industrial or commercial uses as illustrated conceptually in Figure 7.1.

Figure 7.1: Industrial Buffer Examples



7.4.5 isolated industrial developments

Allow isolated industrial development, only when the following criteria are met:

- a) The applicant demonstrates that an isolated site, as opposed to an industrial park site, is required;
- b) The development is not located in predominantly agricultural areas;
- c) The site is located along, or near, a major transportation route such as a highway;
- d) The site is compatible with adjacent land uses;
- e) That lakes and other surface water bodies are not negatively impacted by surface runoff;
- f) There are minimal on-site municipal services, improvements and public amenities required; and
- g) It is demonstrated to the Development Authority's satisfaction that potable water and private sewage disposal is consistent with provincial legislation and regulations.

7.4.6 industry use of roads

Work with industry to develop a policy that addresses industrial impact on roads beyond standard wear and tear.

7.4.7 noxious industries

Prepare **LUB** regulations which result in appropriate land use districts and siting criteria for noxious industries.

7.4.8 risk assessment

Require, at the discretion of the County and at the cost of the developer, a Risk Assessment when considering an industrial use or determining the location of a potentially noxious industry that may pose potential for environmental contamination of land, air or water.

7.4.9 site-specific heavy industrial development

Site-specific heavy industrial development may be considered based on the individual merits of each application for such development. Any site proposed for such development shall exhibit more than four of the following characteristics:

- a) Proximity to existing heavy industrial sites and supportive industrial uses;
- b) Mitigative measures to protect any affected environmentally significant areas, water bodies and **alluvial aquifer** areas;
- c) Provision for distance separation and buffering from existing agricultural operations that may be negatively impacted;
- d) Provision for distance separation and buffering from existing residential uses, schools, and hospitals, that may be negatively impacted;
- e) Availability of municipal services;
- f) Proximity to rail service; and
- g) Proximity to highways or other paved roads.

7.4.10 heavy industrial

Implement a minimum setback of 3.0 km (1.8 mi) for a heavy

development setback

industrial development from any land use that is deemed incompatible. Land uses such as residences, schools and hospitals, and livestock operations are considered incompatible. This setback may be waived if the developer can demonstrate that the surrounding property owners and affected persons have been consulted and have agreed to the location of the resource extraction use.

7.4.11 dangerous goods

Locate industrial uses that store or manufacture *dangerous goods* in areas only in suitable locations.

7.5 Resource Extraction Policies

Forestry, energy, mineral, and gravel resource development and regulation is outside the jurisdiction of the County, but the County will be proactive in seeking opportunities to engage with industry to mitigate the impacts of these activities on land use and local infrastructure.

7.5.1 natural and historic resources protection

Advocate to the ERCB and NRCB to protect County historic, environmental, natural archaeological, scientific, and cultural resources from the potential impacts of proposed resource extraction developments.

7.5.2 partnership for trail development

Work with the resource extraction industry, particularly forestry, to identify areas that could be used as part of the County trail system and to maintain and communicate public safety on all access corridors.

7.5.3 limitations on resource extraction

Do not allow resource extraction development proposals:

- a) In close proximity to *hamlets*; and
- b) In areas which are known to possess unique historical and/or environmental features that would be disturbed or destroyed by resource extraction or in areas that are deemed to be environmentally sensitive.

In addition, support for resource extraction operations to be contingent on the mitigation or minimization of the cumulative adverse impacts upon adjacent land uses, soil, water, and farming operations.

7.5.4 resource extraction industry cooperation

- a) Apply a proactive approach to engaging the resource industry in advance of exploration and extraction activities to review the cumulative impacts of such activities on existing and future land uses, water bodies, riparian areas, flood plains, and environmentally sensitive areas.
- b) Work with industry in determining appropriate setback distances from existing residences and livestock operations,

preparing reclamation and end use plans, and in educating the public on its activities.

7.5.5 separation from natural resource extraction activities

Direct new subdivision and development, particularly residential, away from active and potential nonrenewable surface resource extraction areas to minimize the potential for conflict between incompatible land uses.

7.5.6 gravel extraction permits

The permitting and licensing process for sand and gravel operations will be coordinated between the County and AESRD.

7.5.7 site reclamation

The development of sand and gravel extraction operations is subject to reclamation in accordance with the Code of Practice for Pits as set out by AESRD.

7.6 Energy Development

Oil and gas exploration, energy development, and regulation is outside the jurisdiction of the County, but the County will be proactive in seeking opportunities to engage with industry to mitigate the impacts of energy activities on land use and local infrastructure.

7.6.1 ercb setback regulations and guidelines

Apply ERCB setback regulations and guidelines respecting sour gas and other oil and gas facilities, including pipelines, when considering subdivision and development applications.

7.6.2 responsible energy development

Encourage the energy industry, as part of the energy resource development and exploration process, to engage in proactive consultation to address the following issues when they propose development within the County, including:

- a) The potential threat to surface and ground water and existing water wells;
- b) The impact of development on the ability to farm affected land;
- c) Dust, noise, and other consequences with potential to affect domestic life;
- d) Road safety, road maintenance and the establishment of traffic corridors; and
- e) Safety management coordination.

7.6.3 pipeline and utility corridors

Work with industry to define and designate potential pipeline and utility corridors to service the industry.

7.6.4 sour gas regulation

- a) Maintain, with the support of industry and the ERCB, information indicating where sour gas facilities are located.

- b) Apply ERCB subdivision and development setback regulations and guidelines respecting sour gas and other oil and gas facilities, including pipelines, when considering subdivision and/or development applications.
- c) Require that development and subdivision applications in close proximity to sour gas facilities meet Provincial legislation, the *Regulation*, and ERCB guidelines, with respect to minimum separation distances, between sour gas facilities and other uses.

**7.6.5 assistance and
monitoring of
approvals**

Participate and assist ERCB and AESRD in approving and monitoring natural resource extraction and processing developments.

Part 8 Hamlets

Much of the County's future development will be occurring in and around the hamlets of Plamondon and Beaver Lake and in existing developed areas, in large measure, due to the availability of water and sewer infrastructure. The hamlets of Hylo and Venice will benefit from their proximity to highways and lakes, but are not expected to experience the same amount of development. In addition, development clusters, such as Lakeview Estates, may be formally designated as hamlets in recognition of their function and to help concentrate growth in already developed areas.

The MDP takes a sustainable development approach by encouraging further infill development in existing hamlets before considering the development of new hamlets. It also directs country residential development to locations near the hamlets or already developed areas. This approach makes use of existing infrastructure, supports the continued viability of local commercial and community services and reduces development pressures on areas that are predominately agricultural or rural.

A variety of housing options exist within the County's rural areas and in its more "urbanized" hamlets. Population and demographic projections suggest that this variety will need to be increased in the future to accommodate the needs of an aging population.

Specific policies for each hamlet are not included due to the general nature of an MDP. Plans for each hamlet should be completed to ensure each hamlet has specific development guidelines.

8.1 Goal

- ❖ Allow for the continued, orderly growth of hamlets in the County.

8.2 Objectives

- ❖ Direct non-agricultural residential growth to existing hamlets.
- ❖ Provide for a diversity of housing options and increase related commercial and public land uses to increase jobs and improve access to services.
- ❖ Optimize use of existing infrastructure and services.
- ❖ Support and strengthen hamlets as the primary locations for community services and facilities.

8.3 Policies

8.3.1 existing hamlets to accommodate development

The County's existing **hamlets** shall accommodate new development based on the capacity of existing infrastructure, community services and location.

8.3.2 hamlet growth policy areas

- a) Growth is encouraged in and within a 0.8 km (0.5 mi) radius of the smaller **hamlets** in Lac La Biche County, identified as Hamlet Growth Policy Areas on the **Future Land Use Concept (Map 5)**.
- b) Plamondon has the capacity to service new development, while Hylo and Venice are unserved. Infill and new development are important to the viability of commercial and institutional uses in these areas.

8.3.3 hamlet growth

Future use and development of land within the hamlets of

Plamondon, Hylo, and Venice is to be consistent with the general policy areas as illustrated on the **Future Predominant Land Use – Hamlet Detail (Map 10)**.

8.3.4 land uses

Within *hamlets* the following types of development shall be encouraged by the County, and confirmed through Area Structure Plans prepared pursuant to **Policy 3.1.4 (“County-Initiated Area Structure Plans”)**:

- a) Residential uses;
- b) Residential development in accordance with the County’s **Affordable Housing Strategy**¹¹;
- c) Local and convenience commercial uses;
- d) Institutional uses such as churches, community halls, and schools;
- e) Seniors’ housing;
- f) Secondary commercial uses; and
- g) Recreational uses.

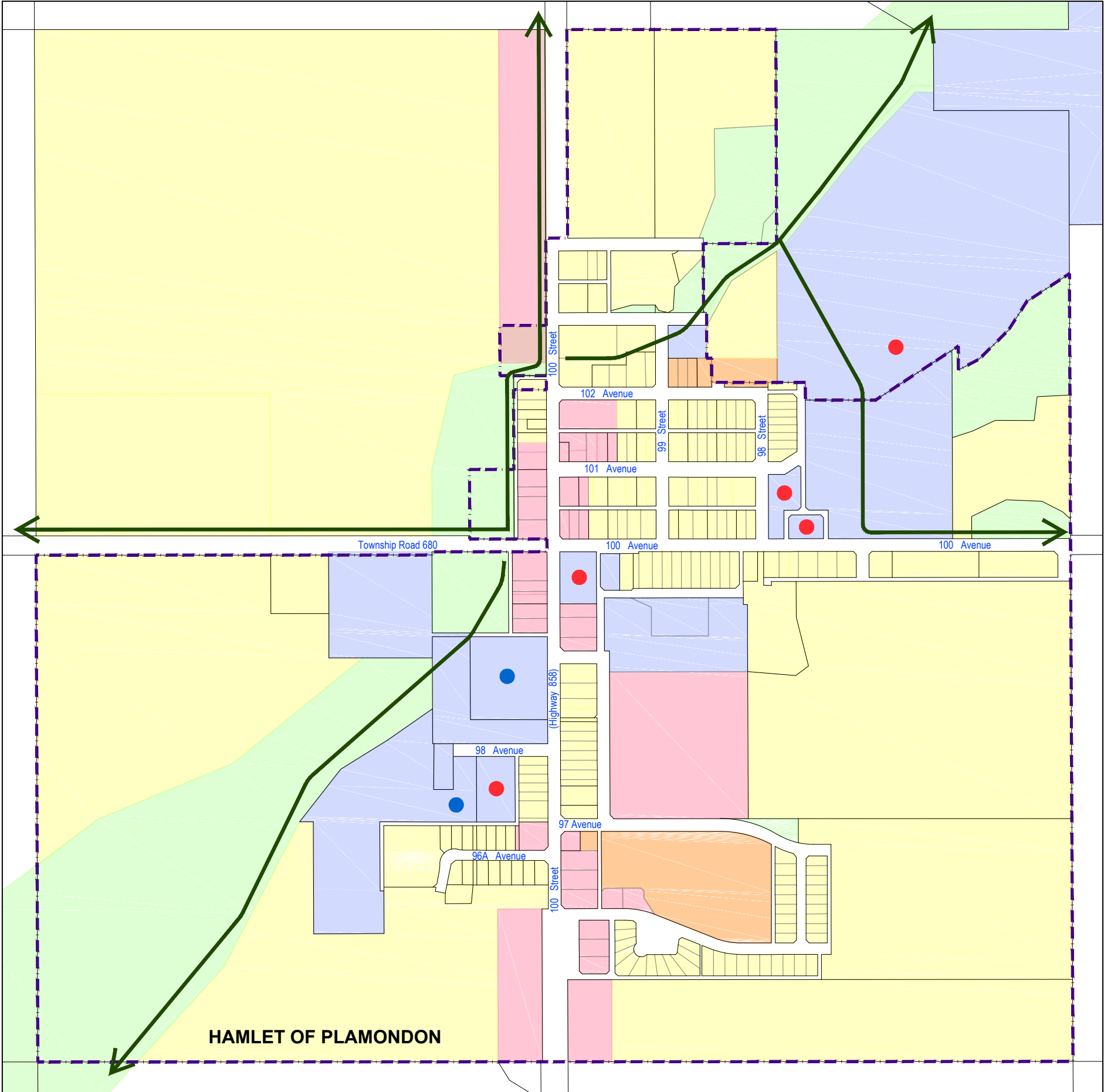
8.3.5 development controls

Support domestic, animal, environmental and/or architectural controls to be placed on residential subdivisions by restrictive covenant, which shall be prepared and enforced by the developer and/or landowners.

8.3.6 servicing methods identification

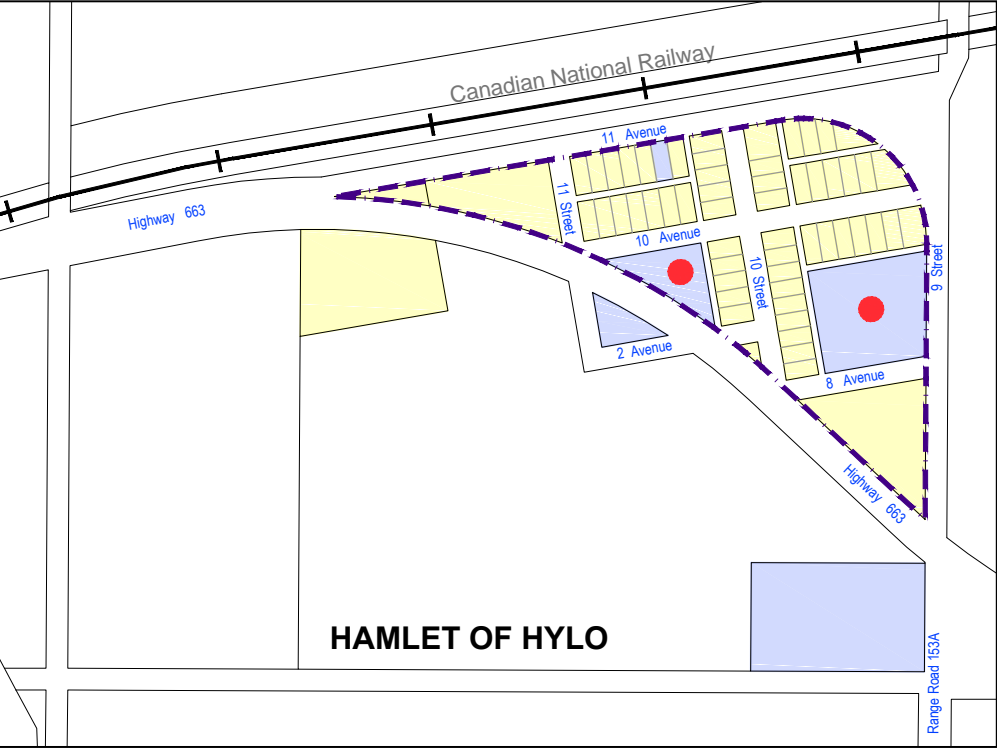
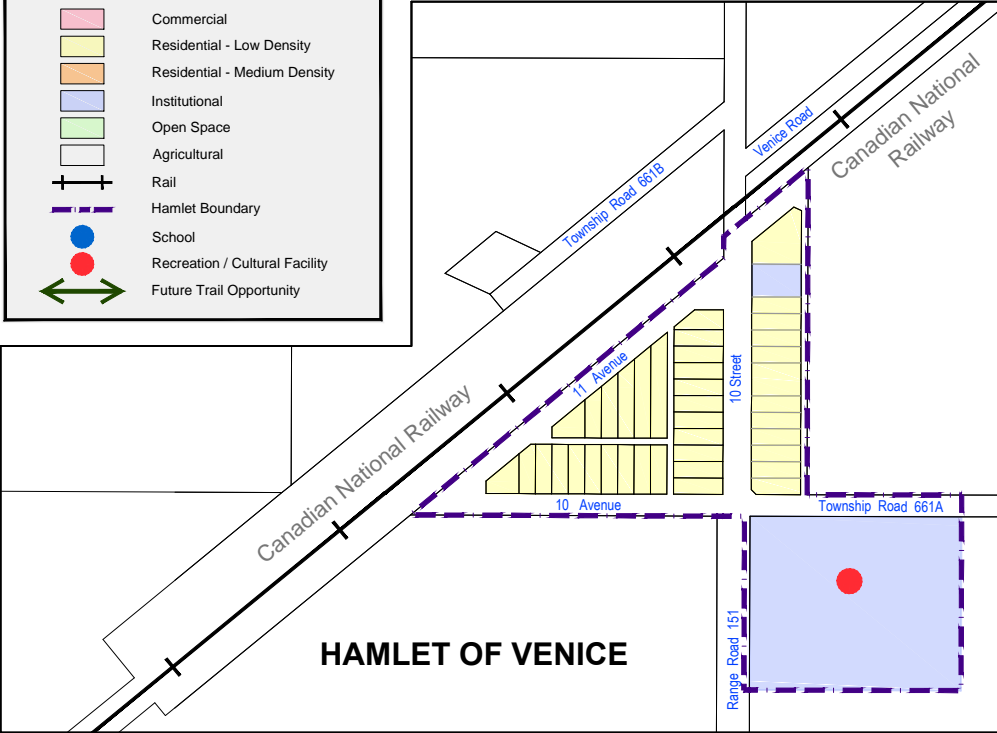
Require development proposals to outline how the development will be serviced (including water, sewage disposal, stormwater management and transportation). Plans are also to include commentary regarding the impact of the proposed development on the capacities of the respective infrastructure systems.

¹¹ This plan is currently under preparation.



Legend

- Commercial
- Residential - Low Density
- Residential - Medium Density
- Institutional
- Open Space
- Agricultural
- Rail
- Hamlet Boundary
- School
- Recreation / Cultural Facility
- Future Trail Opportunity



**FUTURE PREDOMINANT LAND USE
HAMLET DETAIL**

LAC LA BICHE COUNTY
MUNICIPAL DEVELOPMENT PLAN

ISL Engineering

Scale 1 : 7,000

Lac La Biche County
welcoming by nature.

May 2013

Part 9 Environment

Protection of the environment is a central issue in the County. While much of the focus is the health of the Lac La Biche and its surrounding watersheds, the general natural appeal of the County to residents and tourists alike is also an important consideration. The quality of the natural environment is integral to the quality of life that is enjoyed by the residents of the County.

The health, viability, and variety of the County's natural features are essential opportunities. The landscape is a significant attraction and the envy of many other areas. While challenges exist the County has taken the critical step of acknowledging the importance of its environment by studying the situation and initiating the process necessary to develop and implement the required regulations. Finally, since the County has not been extensively developed, it is in a position where focused attention to environmental protection can make a substantial difference.

9.1 Goal

- ❖ Protect natural environmental resources including lakes, rivers, streams, wetlands, riparian areas, forests, native range, and groundwater.

9.2 Objectives

- ❖ Identify, enhance and protect wetlands, hazard lands, and other natural and environmental resources from inappropriate development.
- ❖ Implement an environmental review process as part of the statutory planning, subdivision and development processes.
- ❖ Ensure that all new development is carried out in accordance with appropriate water management strategies.
- ❖ Ensure that all new development is carried out in a way that minimizes negative impacts on rivers, streams, lakes, wetlands, riparian areas, forests, and groundwater in the County.

9.3 Environmental Planning

9.3.1 consistency with county plans

All subdivision and development occurring in close proximity to the shorelines of the County's water bodies shall meet the requirements of the **Lac La Biche Watershed Management Plan (2009)** and **Wetlands Inventory (2013)**.

9.3.2 environmentally sensitive areas inventory

Commit to the preparation of an **Environmentally Sensitive Areas Inventory**.

9.3.3 environmental review

An *Environmental Review*, prepared by a qualified professional biologist or environmental scientist, shall accompany all *ASPs*, and may be required for applications for *major development* or *multi-lot subdivisions*. The Environmental Review shall identify and assess the environmental significance and sensitivity of existing vegetation, wetlands, other water bodies and groundwater, alluvial aquifers, wildlife habitat and unique physical features, and shall recommend appropriate measures for mitigating, enhancing and protecting environmentally sensitive and significant features, which may be incorporated

into the subdivision and/or development review process.

9.3.4 minimization of fragmentation

Prioritize clustered development as a subdivision approval criterion in subdivision design or other similar land use techniques to minimize fragmentation of natural spaces.

9.3.5 green development incentive

Consider the implementation of environment friendly development components, such as the dedication of additional reserve land or increased setbacks from water bodies, by exchanging them with developers for more flexible regulations, such as increased height or density or reduced parking requirements.

9.4 Environmental Reserve and Conservation Easements

9.4.1 environmental reserve dedication

Require the dedication of *environmental reserve (ER)* and/or registration of *ER* easements at the time of subdivision in accordance with the *Act*.

9.4.2 environmentally significant areas defined at the asp preparation stage

Require developers to define wetlands and other environmentally significant areas that shall be subject to *ER* dedication as part of the *ASP* approval process based on scientific review and engineering criteria.

9.4.3 confirmation of environmental reserve requirements

- a) Where the need for *ER* requires confirmation, or situations arise where the amount of *ER* proposed to be dedicated exceeds the allocations identified in the *Act*, require that a geotechnical report, biophysical assessment, and/or hydrogeological study be prepared to support the proposed dedication.
- b) For subdivisions adjacent to a water course, survey of the top of bank may be required by a registered Alberta Land Surveyor as part of the application process to use as the basis for determining *ER* requirements.
- c) For subdivisions located in proximity to permanent water bodies or wetlands, require that *ER* be determined in accordance with the **Riparian Setback Matrix Model** as presented in Appendix 2.

9.4.4 environmental reserve easement

Consider the use of an *ER* Easement in instances where areas are not suitable for development (a swamp, gully, ravine, coulee, or land that is unstable or subject to flooding), and public access to and protection of a water body is not required.

9.4.5 conservation easements

- a) Support the use of *conservation easements (CEs)* to protect environmentally sensitive features outside of the subdivision process.
- b) With other *CE* grantee agencies, offer on a case by case basis, the option for a *CE* for lands that may or may not be eligible for *ER* but that contain high-quality, environmentally sensitive or environmentally significant features.
- c) Encourage implementation of *CEs*, but will not be used as a mandatory condition of subdivision approval.
- d) Work jointly with other organizations to determine programs that may provide funds to landowners for the restoration and preservation of environmentally sensitive lands.

9.5 Hazard Lands

9.5.1 knowledge base

Expand the knowledge base on hazardous lands, such as steep slopes and unstable soils that exist in the County as a means to improve land use and servicing decisions.

9.5.2 flood plains

Do not permit permanent structures within the 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 shall be required by the County to confirm that the development has been properly flood proofed. In addition, developers shall be required to submit an Emergency Response Plan in these cases.

9.5.3 geotechnical investigation

Any application for development that contains or is in the vicinity of a swamp, gully, ravine, coulee or natural drainage course, is subject to flooding, abuts the bed and shore of any lake, river, stream or other body of water, or in the opinion of the County is unstable may be required to submit a geotechnical investigation. The investigation shall:

- a) Consist of background research, borehole drilling, Standard Penetration Tests (SPTs), laboratory analysis, visual analysis, and index testing;
- b) Include a report with summary recommendations written in layperson's terms;
- c) Be reviewed and stamped by a qualified professional geotechnical engineer in the province of Alberta;
- d) Be available for review by a qualified professional engineer identified by the County; and
- e) Include any other items required at the discretion of the County.

9.5.4 development on steep slopes	<p>Require that a geotechnical report be prepared in support of all developments that are proposed in proximity to the top or bottom of a valley slope which exceeds a 15% grade. In the event that such a report is not provided, apply Alberta Environment's Interim Guideline for the Subdivision of Land Adjacent to Steep Slopes (to define and protect the valley crest and toe of slope) so that no development shall be permitted within 30 m (100 ft) from the top or bottom of a valley slope. A setback greater than 30 m (100 ft) may be required where a riverbank is higher than 10 m (33 ft). Lesser setbacks may be considered only when recommended by a qualified engineering professional, and if ecological areas of value will not be lost.</p>
9.5.5 toe and crest of slope setbacks	<p>Require a minimum 15 m (50 ft) setback from the toe and crest of slopes, unless a shorter distance is justified by the developer on the basis of a geo-technical report prepared by a qualified engineer.</p>
9.5.6 restrictive covenant	<p>Apply a restrictive covenant to any development within the development setback mentioned in Policy 9.5.5 ("Toe and Crest of Slope Setbacks"), at the time of subdivision indicating no development or excavation of any kind (including landscaping, construction of swimming pools, or building of decks) shall be permitted without the County's written approval.</p>
9.5.7 development height on steep slopes	<p>Encourage development on steep slopes to be consistent with or less than the height of the surrounding tree cover.</p>
9.5.8 design considerations	<p>Encourage development that is proposed in areas characterized by slopes or in proximity to water bodies to adhere to the following design considerations:</p> <ul style="list-style-type: none"> a) Natural vegetation on sloped areas to be retained to reduce the potential for rock falls, erosion and land slip; b) Forested areas on slopes and adjacent to water bodies to minimize the potential for erosion and land subsidence; and c) Roads and driveways to be aligned with the natural contour of the land.
9.5.9 identification and mitigation of soil types	<p>Require all developments to identify soil type during preliminary planning. All developments proposed on soils with evidence of peat, muskeg, sand dunes or soft lacustrine soils, shall require a geotechnical assessment identifying measures to mitigate the substandard soils to ensure a safe building site.</p>

9.6 Water Management

- | | |
|---|--|
| 9.6.1 wetlands policy | As part of the development review and approval process, enforce the Lac La Biche County Wetland Policy as presented in Appendix 3. |
| 9.6.2 healthy aquatic ecosystems | Support healthy aquatic ecosystems by continuing to lead watershed planning processes. |
| 9.6.3 retaining vegetation | Encourage the retention of as much of the existing vegetation on a site, particularly along lakeshores, as possible. |
| 9.6.4 education programs | Support the funding and programs necessary for ongoing education of residents with regard to waterfront living and the protection of riparian areas. |
| 9.6.5 distributing resources | Educate property owners by distributing the AESRD booklet “Caring for Shoreline Properties”, “Living on Water’s Edge” or other similar documents to all development applicants. |
| 9.6.6 groundwater evaluation and protection | <ul style="list-style-type: none"> a) Apply, at a minimum, AESRD’s Interim Guidelines for Evaluation of Groundwater Supply for Unserved Residential Subdivisions, and any subsequent amendments, as well as the groundwater evaluation and licensing requirements of the Water Act to all applications for unserved subdivisions to protect the quality and quantity of surface water bodies and groundwater. b) Development shall not be approved that will negatively affect surface water bodies and groundwater quality and quantity. In order to ensure the protection of surface water, groundwater and alluvial aquifers, the following provisions shall apply: <ul style="list-style-type: none"> i) Sand and gravel operations shall be required to submit, prior to an application being considered for approval, a hydrogeological assessment prepared by a qualified engineer to confirm the depth of the aquifer and identify mitigative measures that will be undertaken to ensure that the integrity of the alluvial aquifer will not be compromised by pit activities; ii) Industrial development shall not be allowed unless a hydrogeological assessment prepared by a qualified engineer demonstrates that surface water bodies and groundwater will not be negatively affected. c) Require that developers submit with their applications proof of water supply if accessing groundwater, or identify |

the proposed method of water servicing, for all residential, industrial, and commercial developments. Where lots are proposed to be served by cisterns, restrictive covenants shall be registered as a condition of subdivision approval, prohibiting the use of wells or other means of groundwater collection.

9.6.7 water wells

Work with landowners to manage the Abandoned Water Well program to better protect groundwater quality.

9.6.8 drinking water supply

Work with the province to support a safe, secure drinking water supply for residents through ongoing record-keeping of water supply and quality from surface and groundwater sources throughout the County.

9.7 FireSmart

9.7.1 firesmart

Require applicants for subdivision or development in forested areas to submit a Fire Hazard Assessment and plan to address wildfire mitigation guidelines as contained in **FireSmart: Protecting Your Community from Wildfire (2003)**.

9.7.2 mitigative design for fire

- a) Subdivision and development proposals shall be designed so as to minimize the potential for wildfire damage through:
 - i) the provision of *municipal reserve* along the outer perimeter of the development so that the developed portions may be separated from natural areas;
 - ii) the provision of a fire guard which will serve as a buffer between development and the surrounding natural areas; and
 - iii) the development of trails between developments and surrounding forested lands which may be used in an emergency for fire prevention purposes.
- b) Encourage development practices as outlined below for multi-lot residential development which may be determined to be too remote to be adequately protected by existing firefighting services:
 - i) the provision of adequate on-site water supplies for firefighting purposes;
 - ii) the use of fire resistant building materials;
 - iii) the installation of spark arresters on all chimneys; and
 - iv) the provision of an emergency access to developments to help prevent property damage and the potential for loss of life.

9.7.3 fire fighting

When warranted, require applicants for development or

subdivision to provide details of adequate water supply for firefighting purposes as required by the **Alberta Building Code**. Subdivision or development and construction of any development or structure cannot begin until evidence is provided, to the satisfaction of the County, that the requirements of the **Alberta Building Code** have been met when it comes to providing adequate water supply for firefighting.

Part 10 Recreation, Open Space and Tourism

The County is characterized by an abundance of natural resources which are ideally suited for a variety of outdoor recreation activities. In anticipation of increasing use pressures for use of these resources, it is the intent of this MDP to encourage recreational development opportunities in appropriate locations and to provide for the acquisition of open space as required to meet the needs of the community.

Recreation is a major focus in the County. This includes recreation facilities and activities for permanent and seasonal residents and visitors to the County. The County is specifically suited for many outdoor recreation activities due to its exceptional beauty and considerable amount of undeveloped land and resource roads. It is important to ensure that people using the land for recreational purposes are doing so in a responsible manner, while their safety and enjoyment is protected.

Open Space, obtained primarily through municipal reserve is an important tool for the County to ensure provision of open space and recreational facilities, both from a land and funding perspective. Making sure the guidelines for the provision and use of municipal reserve are clear is helpful in attracting development and giving residents peace of mind that the County is making decisions in a consistent manner that is in their best interest over the long term.

Tourism is a major industry in the County as a result of the significant outdoor opportunities provided by its numerous lakes, Provincial Parks, and Recreation Areas.

10.1 Goals

- ❖ Support the development of recreation, park, and tourism facilities and services that address the diverse needs of residents.

10.2 Objectives

- ❖ Continue to support urban communities in the provision of recreational services and opportunities that enhance the quality of life of County residents.
- ❖ Encourage community involvement in the planning, development and operation of open space areas.
- ❖ Ensure that municipal reserve is acquired and planned in the best interests of the community.
- ❖ Promote tourism as a key component of the County's economy.

10.3 Recreation

10.3.1 open space master plan

Prepare an integrated Open Space Master Plan for the entire County, and/or a series of sub-regional Open Space Master Plans, as a means to maximize recreation and tourism potential and enjoyment while lessening conflicts between land users (i.e. motorized, non-motorized forms of recreation, resource extraction industry, etc.). The applicable Open Space Master Plan should include:

- a) An audit of existing boat launch and day use areas, base level development standards and a Capital Upgrade Program for all existing sites;
- b) A long term phased capital development program for:
 - i) County-owned land adjacent to the County Administration and Service Centre,
 - ii) County-owned parcels along Mission Road and the west

- shorelines of Lac la Biche,
- iii) phased development of multi-use pathway systems, such as those illustrated conceptually in the **Recreation and Open Space Concept – Lac La Biche Area (Map 8)** and in the case of Plamondon, the **Future Predominant Land Use – Hamlet Detail (Map 10)**;
- c) Land requirements for parks and natural open space; and
- d) Guidelines for the dedication and use of *municipal reserve (MR)* lands.

10.3.2 recreation partnerships

- a) Pursue partnership agreements with neighbouring municipalities, other governments, community organizations, and businesses to jointly upgrade, develop, support, and operate recreational facilities.
- b) Existing recreation agreements with neighbouring urban municipalities are supported and shall be reviewed periodically to ensure that they remain responsive to community needs.
- c) Resident groups may be encouraged to assume management of local park facilities through a variety of management strategies.
- d) Support the implementation of joint use agreements with school authorities respecting recreation and school facilities, and locate schools on joint use sites wherever possible.
- e) Encourage community use of schools and other public buildings where practical.

10.3.3 partnership for trail development

- a) Work with industry to identify areas that could be used as part of the County trail system.
- b) Be involved in the development and implementation of the **Lower Athabasca Regional Trail Systems Plan** as identified in the LARP.

10.4 *Municipal Reserve*

10.4.1 municipal reserve required

Require, at the time of subdivision, the full *MR* dedication entitlement under the Act of 10% as land dedication, money-in-lieu of land or a combination of both, in accordance with the policies of this *MDP*.

10.4.2 municipal reserve allocation

- a) In determining the allocation of *MR*, the County shall adhere to the land use plans and policies contained in the

applicable **ASP**, **ARP**, or, if in effect, an Open Space Master Plan.

- b) Apply **MR** for the creation of neighbourhood or regional parks, recreation facilities, trails, and buffers between incompatible land uses as deemed appropriate.

10.4.3 municipal reserve adjacent to water bodies or watercourses

Link **MR**, for new residential subdivisions adjacent to lakeshores, rivers or stream banks, with shoreline **ER** parcels to create public access to the water body, where appropriate. The location and configuration of any **MR** parcels shall be linked to their potential public access function.

10.4.4 municipal reserve for trails

Support the expansion of the County's multi-use trail system through dedication of **MR** at the subdivision stage.

10.4.5 money-in-lieu of municipal reserve

- a) Require money-in-lieu of land for **MR** dedication in circumstances where the amount of land to be dedicated is too small to be of immediate benefit to the County, or the area in question would not benefit from **MR** lands.
- b) Allocate revenue generated from money-in-lieu to the County's **MR** fund and use to acquire lands for recreational purposes, or for park development, playground equipment upgrades, or the construction of trails or recreation facilities.
- c) Require money-in-lieu of **MR** to be provided in the case of Commercial and Industrial subdivisions unless providing land will facilitate the development of buffers or a trail system.

10.4.6 deferred reserve caveat

Consider the registration of a Deferred Reserve Caveat, rather than requiring payment of money-in-lieu, in cases where:

- a) A subdivision creates parcels larger than 4 ha (10 ac);
- b) Land banking is required to assemble regional recreation or school sites in accordance with an approved **ASP**; or
- c) The amount of **MR** owing is relatively small and cannot be effectively used for open space purposes at the time.

10.4.7 determining money-in-lieu of municipal reserve

- a) Require the applicant to provide a market value appraisal certified by a qualified appraiser to determine the amount of money-in-lieu of land for **MR** dedication, pursuant to the **Act**.
- b) Notwithstanding subsection (a), the rate of payment may be based on the assessed value of the subject land as

determined by the County assessor.

**10.4.8 development of
municipal reserve
lands**

Where applicable, require developers of multi-lot residential subdivisions to construct or pay for the construction of park/playground developments, trails, or improvements on **MR** lands. The developer's share of these improvements shall be negotiated as part of the development agreement.

**10.4.9 community service
reserve**

Surplus **MR** lands may be disposed of and utilized for the purpose of accommodating public or quasi-public uses. Such lands shall be designated as Community Service Reserve in accordance with the **Act**.

10.5 Tourism

10.5.1 tourism development

- a) Carry out tourism opportunity assessments to identify various potential tourism opportunities, including guided tours, educational programs, attractions, exhibits or interpretive sites.
- b) Work with the Provincial government and other partners to acquire funding and expertise for promoting the County's scenic routes and byways network with high quality attractions including routes, trails and waterways, to create distinctive experiences for visitors and showcase its unique natural and scenic resources.

**10.5.2 cooperative recreation
and tourism initiatives**

Promote cooperative private, non-government and public sector initiatives to develop local recreation and tourism opportunities.

**10.5.3 support for eco-
tourism and agri-
tourism**

Support eco-tourism and agri-tourism as a means to create employment opportunities and diversify the economy..

Part 11 Crown Land

The County straddles the boundary between the Crown-owned lands to the north (or Green Area) and the privately owned, largely agricultural southern portion (or White Area) of the province. While this ownership pattern is not unique for an Alberta municipality, it means that, along with First Nations and Metis Settlements, there is a significant amount of land over which the County does not have municipal planning jurisdiction. However, with the anticipated oil sands development, provincial leased lands and provincial lands released for industrial, commercial and work camp developments will require a strong partnership with the Province. As a result, policy guidance is not intended to plan for the lands but to establish an approach for County collaboration with the provincial government to further the interests of industry, residents and visitors.

11.1 Goal

- ❖ Cooperate with Provincial government departments in the planning and development processes affecting Crown Lands.

11.2 Objective

- ❖ Develop specific partnerships to facilitate the cooperative planning for different Crown Land uses and disposition.

11.3 Policies

11.3.1 relationship with the province

Continue to develop a relationship with provincial agencies as a way to resolve issues of mutual interest relative to Crown Land development in the County. This would include, but not be limited to, issues related to resource extraction and recreational development.

11.3.2 lower athabasca regional plan

Participate in initiatives mandated under the LARP.

11.3.3 integrated decision making processes

Focus the County's energy and investment in Crown Land initiatives in joint ventures (e.g. integrated decision making processes) such as:

- a) Dispositions through Public Lands and Forests;
 - b) Alberta Tourism and Recreational Leasing Program;
 - c) Lakeland Sub-Regional Integrated Resource Plan; and
 - d) Environmental Monitoring,
- where there are tangible benefits to County residents, the province and industry.

11.3.4 disposition of green area land

Support the disposition of Green Area lands adjacent to private agricultural land according to the needs of the agricultural industry.

11.3.5 integrated resource plans

Cooperate with AESRD in:

- a) The application or future review of the Lakeland Sub-Regional Integrated Resource Plan (IRP); and
- b) Participating in the preparation of future IRPs as per LARP.

11.3.6 lease or sale of white area land

Support the sale or long term lease of Crown Land within the White area when lands are considered to have an agricultural value and use for existing farms.

11.3.7 referral agency

Cooperate in the provincial approval process by serving as a referral agency on proposed leases and dispositions involving development, and convey any concerns to the appropriate provincial agency.

11.3.8 provincial approval processes

Continue to be an active participant in AESRD, ERCB and NRCB approval processes.

11.3.9 private land within crown land policy area

Apply the Agriculture policies of this *MDP* to privately owned lands within this policy area, provided appropriate access is available.

11.3.10 disposal of environmentally significant crown land

Oppose the sale of Crown lands adjacent to water bodies, hazard lands or lands that the Crown considers environmentally significant.

11.3.11 work camps

Work with the Crown and industry in the planning and locating of work camps that are required to accommodate oilfield employees. Support the concentration of work camps in proximity to oilsands operations as illustrated in the **Regional Context Map (Map 4)** to optimize service efficiencies as opposed to establishing camps in scattered locations.

Part 12 Infrastructure

The maintenance and operation of viable, affordable and sustainable community infrastructure, including roads, municipal water and sewer services, and effective stormwater management strategy is extremely important to County residents.

The transportation network for the County consists of a network of municipally operated Township Range Roads. The County also contains portions of Highways 36, 55, 63 and 881, along with a number of lesser highways including 663, which is an alternate route to Edmonton. Additional transportation services in the County include an airport at Lac La Biche, and a rail link between Edmonton and Fort McMurray which includes a switching yard at Lac La Biche.

Water and sewer service for existing and future developments are critical issues in Lac La Biche County. The County has made major investments providing water and sewer lines to protect the environment. Sewage disposal is a major issue in the County, particularly with regard to the effect on the health of its lakes and watercourses. In addition, the implementation of effective stormwater management is critical to surface and groundwater quality, further reducing the impact of development on the environment.

12.1 Goal

- ❖ Develop, support and maintain safe and efficient transportation and utilities systems.

12.2 Objectives

- ❖ Promote regional connectivity through a variety of transportation modes.
- ❖ Plan and manage transportation and utility systems in co-operation with Alberta Transportation, Alberta Environment, and neighbouring municipalities.
- ❖ To plan for the long term extension of infrastructure systems that will be reflective of the growth needs of the County.
- ❖ To protect the integrity of the County's utility systems.

12.3 Roads

12.3.1 road system

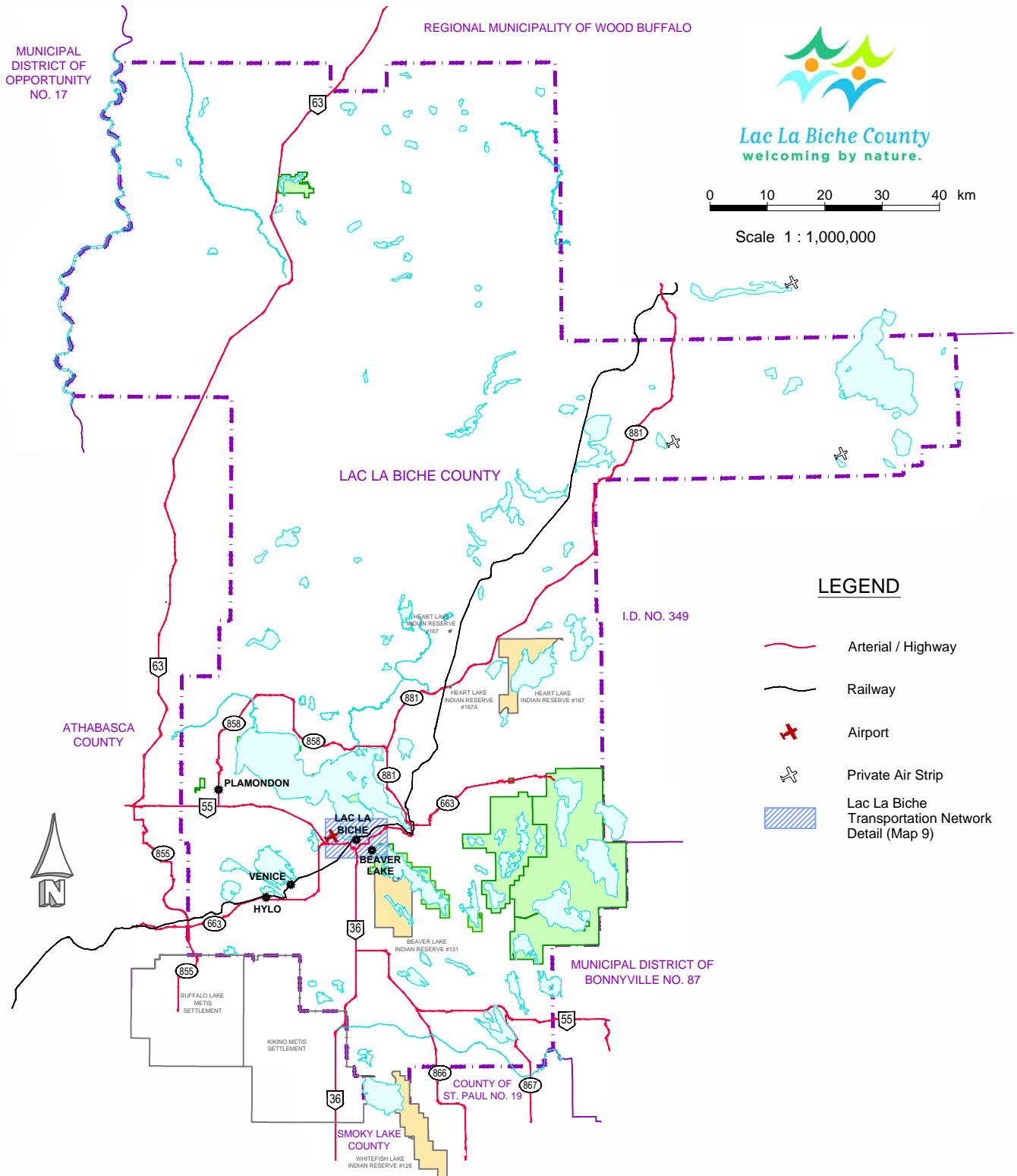
The County's major transportation network is identified on the **Regional Transportation Network (Map 11)**. This concept shall be used, in combination with **Map 9 (Lac La Biche Transportation Network)** as a basis for future roadway development, land use planning, and the evaluation of development proposals.

12.3.2 transportation master plan

Update the County's **Transportation Master Plan** to guide investment in operations, maintenance, and expansion of the County's transportation network. This Plan should include, but not be limited to access management, road widening, and exploration of regional transit opportunities as identified in the Athabasca Oilsands Area CRISP report.

12.3.3 coordination of transportation networks

- a) Support coordination and integration of local, regional, intraprovincial and inter-provincial transportation networks.



REGIONAL TRANSPORTATION NETWORK

LAC LA BICHE COUNTY
MUNICIPAL DEVELOPMENT PLAN

- b) Inform surrounding municipalities of any upgrades or changes to the status or the maintenance level of municipal roads that connect the County with its neighbours.
- c) Support partnership agreements with industry where roads can be developed jointly for mutual benefit.

12.3.4 clarity of responsibilities

- a) Alberta Transportation is responsible for highways.
- b) The County is responsible for the care and control of the local road system, including arterial, collector and local roads.
- c) Developers are responsible for constructing any new roads required for new development or subdivision.

12.3.5 access required

- a) All subdivision and development proposals shall have legal and physical access to developed roads. The provision or required upgrade of roads within a proposed subdivision and approaches to individual developments shall be developed in accordance with the County's GMSS.
- b) An easement agreement does not constitute legal access to secure development and subdivision approvals.
- c) A License of Occupation (LOC) does not constitute legal access to secure development and subdivision approvals.

12.3.6 developer responsibility

- a) The County shall require that all internal local subdivision roads serving multi-lot subdivisions be constructed in accordance with the County's GMSS.
- b) Require the developer to provide an irrevocable form of security to ensure that road construction meets the County's GMSS.
- c) After the County approves a road (and subject to any applicable warranty period), the road becomes the responsibility of the County, unless other arrangements have been agreed to with the developer.
- d) Require the developer to pay the costs of any upgrades to highways as required by Alberta Transportation.

12.3.7 traffic impact

Require applicants for *major development* proposals and

assessments

multi-lot subdivision applications to prepare traffic impact assessments (TIA) as a means of determining road access and roadway improvement and upgrading requirements. TIAs shall be required to be submitted prior to subdivision or development permit approval.

12.3.8 road widening

Require road widening for municipal roads at the time of subdivision along the frontage of the proposed lot(s) as well as the balance of the quarter section. Road widening may be provided by caveat or plan of survey.

12.3.9 highway 881 functional plan

Actively advocate with Alberta Transportation to prepare a functional plan for Highway 881. Issues to be examined could include, but not be limited to, the investigation of realignment opportunities between LLB and Imperial Mills, access management, the implementation of passing lanes, and other upgrades as identified in the AOSA CRISP report.

12.3.10 development and subdivision in proximity to highways

Require development and subdivision along highways to:

- Obtain approvals, as required, from Alberta Transportation;
- Minimize the number of entry and exit points to highways;
- Minimize the number of entry and exit points to the County's major and arterial roads;
- Provide access onto an internal roadway system or a service road prior to accessing the highway;
- Maintain tree stands along the highway where a subdivision or development is located off of a service road beside the highway; and
- Where tree stands do not exist, provide screening in the forms of landscaping and buffering that shelter the development from view of the highway.

12.3.11 pedestrian accommodation

Work with Alberta Transportation to ensure that pedestrian movement across highways is safely accommodated.

12.3.12 resource roads

Through participation in provincial approval processes, encourage resource roads developed by industry to locate, wherever possible, on County road allowances, and to be constructed to meet County road standards.

12.3.13 substantial road impact

- Direct developments that may substantially impact municipal roads by way of high traffic volumes or heavy loads, to roads that have been designed and constructed to accommodate such development.

- b) Require Road Use Agreements with industry to address haul routes, maintenance and/or upgrading if necessary, dust control, and any other matters relative to road use.

12.3.14 road construction and the environment

Require new road construction to be sensitive to the natural topography and adjacent land uses. Cut and fill, forest clearing and visible scarring of the landscape for access road construction must be minimized.

12.3.15 water crossings (was 11.2.p)

Consult appropriate provincial and federal government agencies where a new road will require crossing a permanent and naturally occurring water body, and ensure all necessary approvals have been issued before construction begins.

12.3.15 buffering

Consider buffering, fencing and landscaping in order to enhance public safety and lessen the impact of noise caused by roadway, railway or airport operations on adjacent areas.

12.4 Water and Sewer

12.4.1 utility master plan

Prepare a Utility Master Plan to guide County investment in water, sanitary sewer, and stormwater management infrastructure in and around *hamlets* and *multi-lot subdivisions* to ensure adequate land is available to accommodate future growth and that public health of existing residents is being protected.

12.4.2 “water for life” strategy

Incorporate the provisions of the provincial “Water for Life” strategy in all future infrastructure planning.

12.4.3 water and sewer connection policy

- a) Require all new development located within the Water and Sewer Connection Policy Area as illustrated on the **Future Land Use Concept (Map 5)**, the **Future Predominant Land Use – Lac La Biche Detail Map (Map 6)** to connect to *municipal services* in accordance with the County’s GMSS.
- b) Enforce the off-site levy bylaw to assist in recovering municipal investments in off-site infrastructure.
- c) Permit existing development in the Water and Sewer Connection Policy Area to connect to *municipal services* provided it meets the County’s GMSS.

12.4.4 communal water and sewer systems

- a) Accept communal water and/or sewer systems for development outside the Water and Sewer Service Area provided such systems are:
 - i) designed and sealed by a qualified professional engineer registered in the province of Alberta;
 - ii) approved by AESRD; and
 - iii) there is no obligation on the County for the construction, on-going operations, and maintenance as part of the development agreement.
- b) Accept communal or private systems on an interim basis in the Water and Sewer Service Area until such time as connections to *municipal services* can be made.

12.4.5 private sewage systems

- a) Allow on-site sewage disposal systems provided that provincial standards and the **2011 Model Process for Subdivision Approval and Private Sewage** are met. On-site sewage treatment systems should not be allowed if site assessment protocols contained in the Model Process support their exclusion.
- b) Require applicants for subdivision, where a municipal sewer system is not available or proposed, to complete soils testing and submit a report signed by a qualified professional engineer, registered in Alberta, indicating the types of system(s) permitted in accordance with provincial legislation and regulations.

12.4.6 on-site wells and cisterns

Require the developer to demonstrate that all lots in a *multi-lot subdivision*, if not serviced by a municipal water system, are suitable for, and will be individually serviced by on-site water wells or cisterns. Where individual wells may not be feasible, the use of cisterns for domestic water use may be considered by the County.

12.5 Stormwater Management

12.5.1 stormwater management plans

- a) Require developers of commercial, industrial, *multi-lot subdivisions*, and any development proposed within the hamlets of Lac La Biche and Plamondon, to prepare stormwater management plans, prepared by a qualified professional engineer registered in Alberta and approved by AESRD and the County.
- b) Stormwater management plans shall reflect best practices to control runoff to pre-development rates, and include:
 - i) topography,
 - ii) watershed and development in relation to it,

- iii) description of the proposed minor drainage system (ditches/pipes/catch basin locations),
- iv) description of the proposed major drainage systems (direction of surface drainage),
- v) proposed on-site detention/retention facilities (location/size),
- vi) location of outflow/outfall structures,
- vii) any related modeling and calculation information, and
- viii) provision for *low impact development* and other sustainable approaches to stormwater management.

12.5.2 site grading/drainage plans

Require site grading/drainage plans for individual development sites. Such plans shall be prepared in accordance with the stormwater management plan. In the event that a stormwater management plan is not in place, the preparation of plans shall follow generally accepted engineering practice.

12.5.3 off-site infrastructure

Require any developer whose stormwater management system creates an off-site impact to fund the upgrading required to accommodate the off-site impact(s).

12.6 Utility and Pipeline Corridors

12.6.1 shared corridors

Encourage the location of transportation and utility lines and facilities in a manner which:

- a) Integrates transportation routes and utility lines within defined corridors and, as much as possible, in government road allowances;
- b) Discourages the creation of fragmented parcels of land between rights-of-way; and
- c) Minimizes the impacts on recreational, historical or wildlife resource areas.

12.6.2 future rights-of-way

Work to ensure that future rights-of-way for pipelines and power lines avoid residential areas whenever possible, and minimize the impact on agricultural lands by paralleling existing rights-of-way or following property lines.

12.6.3 maintain current information

Maintain a current major utility and pipeline corridor information base.

12.6.4 development review process

Continue to address the utility servicing of properties within the County through the development review process.

12.6.5 involvement in approval processes

Get involved in major utility and pipeline corridor approval processes to ensure routing will comply with the directions of this *MDP*.

12.6.6 public utilities

Public utilities, such as telecommunication facilities may be developed provided they meet the regulations of the applicable Federal or Provincial legislation, the *LUB*, and are compatible with adjacent development. The proponent may be required to conduct a public meeting, and provide studies, such as but not limited to a geotechnical report, Environmental Site Assessment, and Environmental Impact Assessment to support the development.

12.7 Airport

12.7.1 airport land use

Encourage the development of appropriate commercial and industrial uses in proximity to the Lac La Biche airport with the intent of creating intermodal development nodes that combine rail, trucks, and other types of transportation modes.

12.7.2 airport expansion

Prepare an Airport Master Plan to address issues relating to future expansion of the airport facilities.

12.8 Alternative Energy Systems

12.8.1 alternative energy

Support the development of renewable energy such as wind, solar, geothermal and waste energy and similar types of developments as appropriate in terms of location and scale. Encourage the location and development of these sources of energy to fuel local needs and encourage environmental stewardship.

12.8.2 energy conservation

Encourage the promotion of energy conservation practices through educational programs, and public awareness campaigns.

12.9 Waste Management

12.9.1 landfills

Encourage new landfills to locate on Crown Lands, where there is less potential for conflicts with other land uses.

12.9.2 regional waste management

- a) Continue to establish and encourage, in cooperation with other local authorities, the use of solid waste disposal sites, solid waste transfer stations, and recycling depots, and ensure that all sites and stations are located and developed in a manner that will minimize impacts on surrounding land uses.

- b) In cooperation with regional partners, commit to the implementation of new technologies and waste diversion strategies.

12.9.3 recycling facilities

Continually review the materials recycling program and commit to expanding the range of materials that are to be accepted for recycling as the market for such materials feasibly permits.

12.9.4 development near waste facilities

Ensure that all subdivision and development applications for locations in the vicinity of an active or reclaimed landfill site, sewage treatment facility or transfer station comply with the provisions of the *Regulation*.

Part 13 Intergovernmental Relations

The County supports a proactive approach to fostering cooperation with its municipal neighbours and other levels of government, and improving communication on land use and related issues. The development pressures anticipated in the County and region makes the need for cooperative approaches with other jurisdictions increasingly important.

The Provincial government, with its Crown land and resource management responsibilities has been recently outlined in the LARP and CRISP. Federally, the Cold Lake Air Weapons Range has recently been removed from the County and is now a working neighbour. With two First Nations within the County and two Metis Settlements bordering the County there is strong need for cooperative working relations with aboriginal people and neighbours.

A focus on intergovernmental cooperation will better connect the County with surrounding municipalities and ultimately senior levels of government. Benefits should include more coordinated planning efforts, increased regionalization, regional service provision, and more investment in the County.

13.1 Goal

- ❖ Support and promote compatible land use patterns and infrastructure with neighbouring municipalities and other levels of government through joint cooperative planning initiatives.

13.2 Objectives

- ❖ Create opportunities to jointly plan fringe land use areas.
- ❖ Work cooperatively to facilitate municipal service agreements with neighbouring municipalities and First Nations and Metis communities.
- ❖ Promote a proactive and cooperative approach with the Provincial government regarding oil sands development, regional corridor planning and environmental management.
- ❖ Develop a working partnership with the Federal Department of National Defense with respect to the Cold Lake Air Weapons Range.

13.3 Policies

13.3.1 fringe area planning

Apply a 0.8 km (0.5 mi) rural fringe area adjacent to the boundaries of neighbouring rural municipalities. Refer all applications for rezoning, subdivision and development within the rural fringe area, as well as all proposed *statutory plans* and non-statutory documents and amendments.

13.3.2 intermunicipal agreements

- a) Pursue opportunities to negotiate transportation and utility servicing agreements with adjacent municipalities, First Nations, and Metis settlements.
- b) Support the continuing use of intermunicipal agreements and regional partnerships as means of delivering services, such as affordable housing, recreation, and emergency and community services in a co-operative manner.

13.3.3 intergovernmental

- a) Actively pursue new intergovernmental initiatives that

planning

will benefit the County, for example transportation, utility and wildlife corridor planning, and regional tourism strategy development.

- b) Keep current on various funding opportunities available to municipalities.
- c) Develop an oil sands planning partnership with the Province and industry to plan, coordinate and manage infrastructure costs for oil sands developments.
- d) Continue to maintain a cooperative partnership with the Federal Department of National Defense and Alberta Municipal Affairs with respect to the Cold Lake Air Weapons Range (ID No. 349).

Part 14 Implementation and Monitoring

The MDP is a “living” document that must be regularly monitored and updated in order for it to continue to be current in content and effective in managing growth and development. Monitoring and updating is particularly important since the Act requires the MDP be adopted as a bylaw and that all statutory plans be consistent with one another.

14.1 Goal

- ❖ Provide for the implementation and amendment of the MDP.

14.2 Objectives

- ❖ Convey the intent of the MDP policies to all aspects of the County’s planning and development related activities.
- ❖ Ensure consistency between the MDP and other statutory and non-statutory documents.
- ❖ Ensure the validity and effectiveness of the MDP over time.

14.3 Policies

14.3.1 mdp implementation committee

Consider appointing an **MDP** Implementation Committee comprised of members of County Council, municipal administration and interested community residents to address the effectiveness of this Plan’s policies and to ensure ongoing progress toward achieving this Plan’s goals.

14.3.2 public participation

Provide ongoing opportunities for public input in any review or creation of planning policy through the County’s annual “Town Hall” meetings.

14.3.3 lower level plans

- a) Implement **MDP** policies through the **LUB**, **statutory plans**, and non-statutory documents. The County’s statutory plans shall reflect the contents of this **MDP** in order to provide a consistent and coordinated system for development.
- b) To ensure that lands are subdivided and developed in accordance with the vision, objectives and policies of this **MDP**, Council may amend or adopt a **statutory plan** or other non-statutory document in accordance with the **Act** provided that the plan conforms to this **MDP**.
- c) The intent of the policies of this **MDP** shall guide amendments to the **LUB**, the preparation or changes to **statutory plans**, and other non-statutory decisions.

14.3.4 plan review

- a) This **MDP** shall undergo annual administrative review and amended as deemed necessary.

- b) A comprehensive update of the **MDP** shall take place every five years. In undertaking such an update, consideration shall be given to:
 - i) reviewing annual land use changes and issues;
 - ii) the views and opinions of County residents obtained through a meaningful consultation process;
 - iii) reviewing best practices and new development trends; and
 - iv) changes to applicable Provincial legislation.

14.3.5 plan amendments

- a) Amendments to this **MDP** shall be required if a proposed development or subdivision is determined to be in the public interest but is deemed to be in contravention of this **MDP**. Such amendments shall be initiated by the applicant, and approved by Council in advance of any subdivision or development approval.
- b) The County may initiate an amendment to this **MDP** pursuant to a review initiated under **Policy 14.3.4 (“Plan Review”)**.
- c) The requirements of the **Act** shall be applied when updating or amending this **MDP**.
- d) Opportunities shall be provided for citizens to review and comment on any amendments to this **MDP**.

Appendix 1

definitions

“Act” means the Municipal Government Act, SA 2000, Chapter M-26 as amended.

“Agricultural Operation” means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and, as defined by the **Agricultural Operation Practices Act** includes (i) the cultivation of land, (ii) the raising of livestock, including domestic cervids within the meaning of the Livestock Industry Diversification Act and poultry, (iii) the raising of fur-bearing animals, pheasants or fish, (iv) the production of agricultural field crops, (v) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops, (vi) the production of eggs and milk, (vii) the production of honey, (viii) the operation of agricultural machinery and equipment, including irrigation pumps, (ix) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes, (x) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost, and (xi) the abandonment and reclamation of confined feeding operations and manure storage facilities.

“Area Redevelopment Plan (ARP)” means a statutory plan prepared pursuant to the [Act](#). The timeline for build out may be related to an implementation program or be general. It provides a framework for the preservation, rehabilitation, removal and replacement of buildings and for the construction of new buildings, and for the rezoning and subdivision of land to facilitate this process.

“Area Structure Plan (ASP) (Major)” means a long-range land use and servicing plan adopted by bylaw and prepared in accordance with the [Act](#) for a large land base, typically with a longer than five-year anticipated build out and covering more than two quarter sections of land. It provides a high-level framework for future land use patterns and infrastructure provision.

“Area Structure Plan (ASP) (Minor)” means a land use and servicing plan adopted by bylaw and prepared in accordance with the [Act](#) for a small land base, typically covering two quarter sections of land or less. It provides a site-specific, detailed framework for rezoning, subdivision and development, and addresses the staging of development, land use, density and infrastructure matters. A Local [ASP](#) shall be prepared at the expense of the owner/developer, and may be located within the boundaries of a Major [ASP](#).

“Bare First Parcel Subdivision” means a lot subdivided out from an [unsubdivided quarter section](#), intended for residential purposes, that contains no buildings or other manmade infrastructure.

“Confined Feeding Operation (CFO)” means a complex of fenced or enclosed land or buildings established under the **Agricultural Operation Practices Act (AOPA)**, where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other building or structure directly related to that purpose, but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds.

“Conservation Easement (CE)” means a voluntary legal agreement defined in the Environmental Protection and Enhancement Act between a landowner and government or conservation agency. The easement agreement is intended to protect the natural values of the land by giving up all or some of the rights to develop the land.

“Environmental Reserve (ER)” means land considered, in accordance with *the Act*, to be undevelopable because of its natural features or location (e.g. unstable slopes or flood prone); or, a strip of land abutting the bed and shore of a body of water or water course, that a developer may be required to dedicate at the time of subdivision. [Environmental reserve](#) must be maintained in its natural state or used as park. [Environmental reserve](#) may be dedicated to the County or secured by easement agreement satisfactory to the County.

“Environmental Review” means a review of a defined geographic area prepared by a qualified professional that identifies and assesses the environmental significance and sensitivity of existing vegetation, wetlands

and other water features, wildlife habitat and unique physical features. Recommendations regarding the protection of environmental features should be provided.

“Farm” means any land, buildings, or structures on or in which agriculture and farming operations are carried out and shall include the residence, or residence of owners, occupants or employees located on such land.

“Farmstead” means that portion of a quarter section that contains a habitable residence and related out-buildings, and other improvements including corrals, shelterbelts, and driveways.

“Hamlet” means an unincorporated community established in accordance with the [Act](#) consisting of five or more buildings as dwellings, a majority of which are on parcels of land smaller than 1850 m² (0.5 ac), has a generally accepted boundary and name, and contains parcels of land that are used for non-residential purposes.

“Hazard” means a natural feature or manmade facility that creates a potentially negative impediment to development, and may include poor soils, landfill sites, sewage lagoons, flood plains, high water tables, water courses susceptible to flooding, sour gas sites, high pressure pipelines, rail rights-of-way, steep slopes (e.g. over 15%), unstable slopes and others.

“Highway Commercial” means commercial development that is located along major arterial roadways and highways, and is intended to primarily serve the travelling public, and includes such uses as motor vehicle dealerships, gas stations, hotels, and similar uses as provided in the [LUB](#).

“Infill” means the development of vacant land within an otherwise built-up area, or the redevelopment of an existing site to a higher density than was originally accommodated on the site.

“Intermunicipal Development Plan (IDP)” means a statutory plan adopted pursuant to Section 631 of the [Act](#) addressing development on lands adjacent to neighbouring municipalities where joint efforts by municipalities for cooperation, collaboration and coordination for mutually agreed upon outcome.

“Land Use Bylaw (LUB)” means a statutory document pursuant to the [Act](#) that provides for matters such as land use districts, permitted and discretionary uses, site development regulations, landscaping and parking standards, signage, and the development application process.

“Low Impact Development” means a stormwater management strategy designed to maintain site hydrology and mitigate the adverse impacts of stormwater runoff and nonpoint source pollution. It manages stormwater runoff by mimicking a project site’s pre-development hydrology using design techniques that infiltrate, store, and evaporate runoff close to its source of origin. Examples include permeable pavement, bioswales, constructed wetlands, and re-use of grey water.

“Major Development” means a large scale residential, industrial, commercial or recreational facility that, in the opinion of the County will create significant off-site impacts in terms of traffic generation, environmental impact, or similar effects.

“Multi-Lot Subdivision” means the creation of three or more lots resulting in a minimum of four private titles.

“Municipal Development Plan (MDP)” means a County-wide statutory policy plan pursuant to the [Act](#), which when used with the [LUB](#) forms the foundation of land use and development policies.

“Municipal Reserve (MR)” means land (or money-in-lieu of land) required in accordance with the [Act](#) at the time of subdivision for park and/or school purposes.

“Municipal Services” means piped water and sanitary sewer systems that are under the ownership of the County or other regional authority, are developed in accordance with County standards, and are licensed by the province. This definition also includes communal water and sewer systems if the development in question is to be registered as a condominium development and the services are defined as common property.

“Recreational Residential Development” means a planned recreational residential subdivision located in association with water and other amenity features that may be serviced with communal water and sewer systems and may be used as seasonal or permanent accommodation.

“Regulation” means the Subdivision and Development Regulation, AR 43/2002.

“Residential – Estate” means low density country residential development where lot sizes are generally in excess of 0.1 ha (0.25 ac).

“Residential – Urban Multi-Unit” means medium or high density residential development, located within a [hamlet](#), that generally exceed 20 units per net ha (50 per net acre). Such development generally includes row housing, townhouses, apartment complexes, and similar uses.

“Residential – Urban Single Unit” means low density residential development, located within a [hamlet](#), where lot sizes generally do not exceed 0.1 ha (0.25 ac) and development is limited to a maximum of two units per lot (eg. semi-detached).

“Secondary Commercial” means commercial development that is quasi-industrial in nature, but is generally compatible with residential development. Such uses would include such uses as lumber yards, tire shops, auto body shops, and similar uses as provided in the [LUB](#).

“Severance” means a piece of land that is physically separated from the balance of a quarter section by a registered public road plan, an active railroad, a ravine, a permanent water course, a permanent water body or a naturally occurring permanent wetland, and is, in the opinion of the County, deemed to be impassable. For a permanent water course or a permanent water body to apply, there (a) must be written confirmation from Alberta Sustainable Resource Development that the title of the bed and shore of the permanent water course or water body is vested in the Crown in the right of Alberta; or (b) a visually defined riparian area where the vegetation and soils are strongly influenced by the presence of water.

“Statutory Plan” means an [Intermunicipal Development Plan](#), [Municipal Development Plan](#), [Area Structure Plan](#), or [Area Redevelopment Plan](#) that is adopted by bylaw in accordance with the [Act](#).

“Unsubdivided Quarter Section” means an unsubdivided quarter section as defined in the [Regulation](#) as amended from time to time.

Appendix 2

riparian area setback matrix



A Developers Guide to Riparian Setback Determination



Lac La Biche County
welcoming by nature.

The following document is a companion document to Lac La Biche County's *Riparian Setback Matrix Model* and has been prepared to give an overview of the model for those working in the development industry. The Riparian Setback Matrix Model is used by Lac La Biche County to establish unique environmental reserve setbacks to lakes, streams, brooks, creeks, wetlands and intermittent water drainage courses during the development process under authority of Part 17 of the *Municipal Government Act* to sustain watershed and/or watercourses in balance with developmental pressure.

For more details, you can request a copy of the *Riparian Setback Matrix Model* from the Lac La Biche County office or online at www.laclabichecounty.com.

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Funding provided in part by the Alberta Conservation Association.



Introduction

As the rate of development increases, so does the pressure placed on water bodies and sources of drinking water. In order to help mitigate the impacts of development, the Riparian Setback Matrix Model was created. The model will aid in the protection of shorelines, water quality and riparian areas¹, while allowing for development to occur in a sustainable manner.

The purpose of this document is to help developers understand the need for Environmental Reserve protection to maintain healthy and functional riparian areas free from pollution², while providing public access that will not impede natural functions. The Riparian Setback Matrix Model will be used by Lac La Biche County to determine appropriate Environmental Reserve setbacks for all private lands located adjacent to environmentally sensitive and or significant water bodies, inclusive of lakes, streams, brooks, creeks or intermittent water inflows within the County.

What is the Riparian Setback Matrix Model

The Riparian Setback Matrix Model is a scientifically-based, legally defensible model that allows municipalities to take adequate precautions to prevent the most common forms of pollution, instead of establishing arbitrary setbacks. Municipalities that adopt this approach will protect source water (drinking water sources) within their jurisdiction and will ultimately save thousands of dollars on long term water treatment costs for example as well as other benefits. This policy and procedure is in direct synergism with the Municipal Government Act (Section 663 and 664).

To obtain the required information (slope, height of bank, groundwater influence and vegetation data) required for the Riparian Setback Matrix Model, applicants will need to retain the services of a qualified professional, registered in the province of Alberta (i.e. surveyor, engineer, hydrologist or hydrogeologist) to undertake a geophysical assessment of the proposed development.

¹ "Riparian land" means the lands adjacent to a watercourse where the vegetation and soils show evidence of being influenced by the presence of water. Riparian areas are the green zone around a watercourse. They are the vital transitional zone between surface water and the drier uplands and play a vital role in the healthy functioning of both.

² "Pollution" means any non-point source impacts on the environment from substances such as sediments, nutrients, pesticides, bacteria, parasites or toxic chemicals that reach a watercourse by surface or subsurface flow through adjacent land, and the unauthorized release of any "deleterious substance" as defined in the *Fisheries Act* (Canada), or the unauthorized release of any substance whether non-point or otherwise that may cause an adverse effect under provisions of the *Environmental Protection and Enhancement Act*.

What is an Environmental Reserve?

An Environmental Reserve is a buffer of natural land that lies between developed/developable land and environmentally sensitive areas such as lakes, rivers, streams, creeks, and wetlands. An Environmental Reserve, under Lac La Biche County bylaw, is “undevelopable”.

During subdivision of a parcel of land, under conditions prescribed in the *Municipal Government Act* (MGA), a municipality may acquire "reserve lands". Environmental Reserve is "undevelopable" land that must be left in its natural state or used as a public park or for public access to the area (Sec 671 MGA). Lac La Biche County requires that there be no development within the distance of the end of riparian vegetation or waterline adjacent to a water body as specified by the Riparian Setback Matrix Model without municipal approval. The strip of land calculated by the model will be dedicated to Lac La Biche County as Environmental Reserve (where Lac La Biche County takes ownership), or, if the County agrees, the landowner has the option of entering into an environmental reserve easement (where the landowner retains ownership but must abide by County bylaws in respect to development and use) with the County. The use of environmental reserve parcels for exclusive, private purposes will not be tolerated. As the owner of environmental reserve, Lac La Biche County has the responsibility to control access and use to ensure that these sensitive landscapes are sustained for current and future generations.

When do I need to dedicate reserve lands?

The subdivision authority of Lac La Biche County shall require the dedication of Environmental Reserve if the lands proposed for subdivision consist of: a) a swamp, gully, ravine, coulee or natural drainage course, b) land that is subject to flooding, or land that is unstable, or c) land abutting the bed and shore of any lake, river, stream or other body of water. If the lands adjacent to the minimum required 6 meter strip are also subject to subsidence, flooding, contain swamps and natural drainage courses, the required dedication of ER may result in a wider strip than 6 meters.

What is the purpose of an Environmental Reserve?

The strips of land abutting a lake, river/stream or wetland are taken for two purposes: to prevent pollution, or to provide public access to and beside the bed and shore. Environmental Reserve is dedicated to protect provincially owned beds and shores and water resources from "pollution".

Therefore, the definition of pollution that a municipality adopts constitutes pollution in their community. Nutrients are defined by Lac La Biche County as pollution and steps will be taken to protect aquatic systems from additional nutrients from making their way into watercourses via point and non-point source discharges. One of the most effective ways to protect aquatic ecosystems and prevent pollution is to ensure that riparian areas are intact, healthy and functional.

Riparian zones act as buffers and protect water quality. Contaminants are absorbed onto sediments, taken up by vegetation and transformed by soil microbes into less harmful forms. Defining a riparian area (riparian buffer strip) that is large enough to effectively protect the water and the aquatic ecosystem is necessary. Each water body requires unique set riparian buffer widths and development setbacks. It is essential that municipalities determine appropriate land uses adjacent to bodies of water, including wetlands, to avoid or minimize development impacts of our valuable water resources, as stated in the provincial and municipal *Land Use Bylaws*. The importance of identifying and protecting a properly-sized buffer strip is extremely important for source water protection.

How much land will be taken as an Environmental Reserve?

The amount of land Lac La Biche County will require to be dedicated as Environmental Reserve will range from 6-50 meters. The amount of land required will vary with the changing slope, height of banks, groundwater influence and vegetative cover present on the land.

Will I be compensated for the land?

While a municipality is not required to compensate the landowner for any lands taken as “reserve” during the subdivision process, there are benefits of Environmental Reserve dedication. Environmental Reserve prevents pollution, including nutrients, from entering a water body. By preventing these nutrients from entering the water body, algal and aquatic vegetation growth is minimized. Other benefits of Environmental Reserve dedication include public access to the water body, wildlife attracting habitat as well as shoreline erosion prevention.

The trend of residing in an urban subdivision in a rural setting is increasing nationally. As the population shifts to these desirable rural subdivisions, more pressure is placed on the environment. The Riparian Setback Matrix Model gives the community the ability to benefit from the environmental social and economic services of the land.

How to Use the Riparian Setback Matrix

The amount of Environmental Reserve will be determined by using the Riparian Setback Matrix Model. Environmental Reserve will be determined at several sites along the waters edge. The area dedicated as Environmental Reserve will vary throughout the site due to this. Some areas will require more Environmental Reserve and others will require much less. The dedicated Environmental Reserve will vary throughout the parcel of land depending on slope of the land, height of any banks present, groundwater influence and vegetative cover.

The amount of property bordering the waters edge will also effect how Environmental Reserve is determined. To start using the Riparian Setback Matrix, setback points will need to be established. The number of points used to determine Environmental Reserve will vary based on area.

1. **Establish the number and location of setback points required.** Whereas the location of the point will be:
 - a. At the point where vegetation (living or dead) characteristic of an aquatic environment end changes to that of upland vegetation. This vegetation includes but is not limited to; Sedges, Bulrushes, Cattails and Willows.
 - b. If no vegetation exists, the setback point will be determined from the current edge of water.

Whereas the length of land bordering the water body, stream or wetland is:

- a. **Greater than 200 meters** – The outside setback point will be no more than 100 meters from the property line along the water body, stream or wetland. The subsequent setback points will be equally spaced no more than 200 meters apart.
 - b. **200 meters to 50 meters** – Two (2) setback points will be required equal distance apart and equal distance from each property line.
 - c. **Less than 50 meters** – One (1) setback point will be required at the discretion of Lac La Biche County. Please contact Lac La Biche County to determine the location of this setback point.
2. Determine the Slope of the land. Slope should be determined by a legal land surveyor. From each setback point, determine the slope of the land perpendicular to the water body, stream or wetland. The setback distance for slope is calculated as follows:
 - a. If your slope is < 5 % the setback distance requirement is 10 m.

- b. If your slope is \geq the stated % the setback distance will be the minimum setback in that category + 1 m for every 1 % increase in slope after the minimum.
- c. If your slope is ≥ 15 %, then a geological survey is required. The total setback required for this site will be determined by a registered professional. The determined setback must take into account the slope, height of bank, groundwater influence and vegetative cover. Setback requirements will be subject to the approval of the subdivision authority.

EXAMPLE: If your slope is equal to 12 %: it falls in the 10-14.9% category. The setback distance will be 15m + 2m for the additional 2% slope after 10% (15m + 2m =17m).

3. Record slope, under measured slope in Step 1 and enter the calculated distance adjustment in the TOTAL Box in Step 1.

If the determined setback is less than 50 m, continue to step 4.

4. **Height of Bank** must be determined by a legal land surveyor at each of the setback points. From each setback point, determine the height of bank perpendicular to the water body, stream or wetland. NOTE: Height of bank will be determined at the same time as slope by the surveyor.
5. Put a check mark next to the appropriate bank height in Step 2.
6. Identify and enter the required distance adjustment in the TOTAL Box in Step 2.
7. If the required distance adjustment is 50 m you can stop here. The required distance adjustment for this site is 50 m. The Environmental Reserve allocation will be determined horizontally, perpendicular to the water body, stream or wetland from the setback point.

If the determined setback is less than 50 m, continue to step 9.

8. Determine the **depth to the water table** for your site. This information can be obtained from a geotechnical report.
9. Put a check mark next to the appropriate groundwater depth in Step 3.
10. Identify and enter the required distance adjustment in the TOTAL Box in Step 3.
11. If the determined setback is less than 50 m, continue to step 13.
12. Determine the **vegetation type**. From each setback point, determine the vegetation type perpendicular to the water body, stream or wetland, by creating a 1m x 10m plot. Determine the percent of the plot that is grass, shrub, forested and cleared. Multiply the distance adjustment of the respective vegetation cover by the % it occupies.

EXAMPLE: Plot at is covered by 20% grass, 30% shrubs, 40% forested and 10% cleared.

Grass (0.2x30)=6m

Shrub (0.3x25)=7.5m

Forested (0.4x20)=8m

Cleared (0.1x50)=5m

TOTAL Vegetation Setback = 26.5 meters.

13. Put the required adjusted distance beside the respective vegetation cover.
14. Add the adjusted distances and put the total in the TOTAL Box in Step 4.

15. If the required distance adjustment is 50 m you can stop here. The required distance adjustment for this site is 50 m. The Environmental Reserve allocation will be determined horizontally, perpendicular to the water body, stream or wetland from the setback point
16. If a distance adjustment of 50 m was not determined in any of the four steps, the required distance adjustment will be the largest distance determined out of all 4 steps. The Environmental Reserve allocation will be determined horizontally, perpendicular to the water body, stream or wetland from the setback point.
17. **To establish Environmental Reserve**, determine setback distances from each setback point. Connect setback points. Setback to the property line will be done horizontally from the nearest determined setback point. (See diagram on Page 9 for clarification).

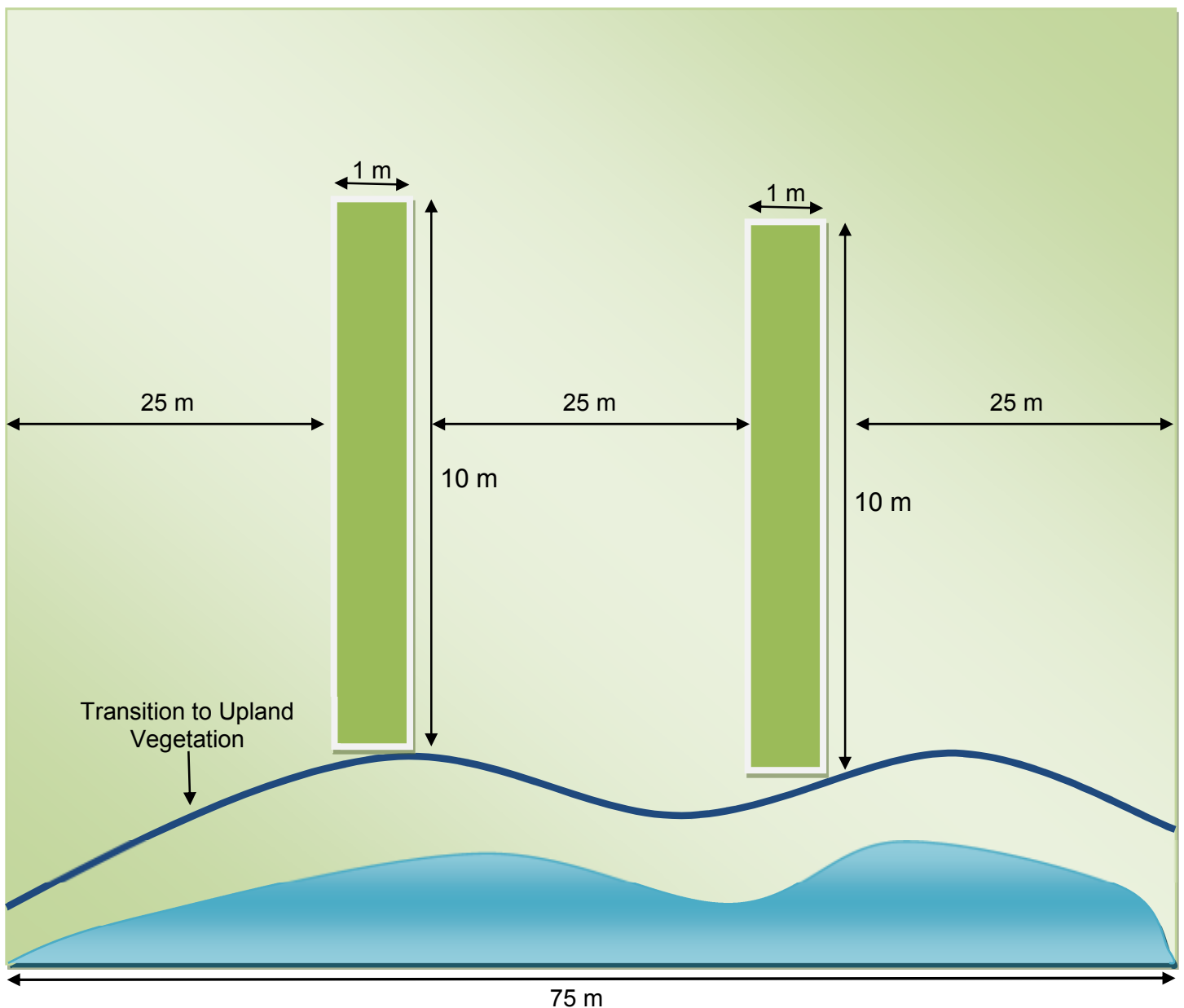
NOTE: If a setback distance of 50 m is reached before completing all 4 steps you may stop, 50 m is the maximum setback distance requirement.

See the attached Riparian Setback Matrix Model SAMPLE for more clarification.

Determining Vegetation for the Riparian Setback

1. From the location of setback points previously determined, measure out 1 m x 10 m plots perpendicular to the vegetation transition or waters edge (as specified in 'How to use the RSMM').
2. Determine the percent cover of each vegetation type in each plot (Grass, Shrub, Forested and Cleared).
3. Multiply the distance adjustment of the respective vegetation cover (found in *Riparian Setback Matrix Model* worksheet) by the % it occupies.
4. Add together the calculated distance adjustments from each vegetation type. The total is the distance adjustment for that point. Repeat these steps for each point.

SEE DIAGRAMS BELOW



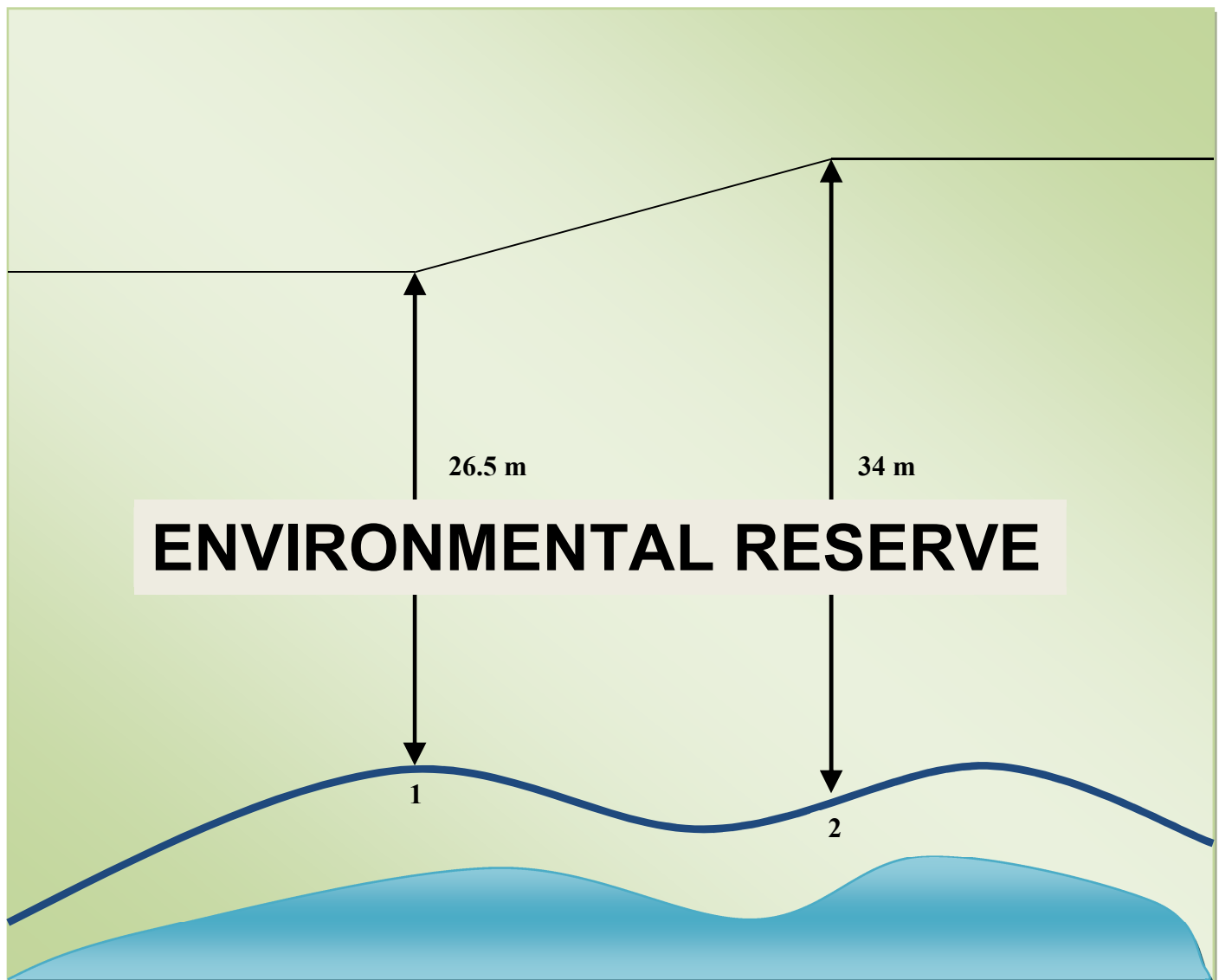
EXAMPLE

1. Plot 1 is covered by 20% grass, 30% shrubs, 40% forested and 10% cleared.
 - a. Grass $(0.2 \times 30) = 6$ m
 - b. Shrub $(0.3 \times 25) = 7.5$ m
 - c. Forested $(0.4 \times 20) = 8$ m
 - d. Cleared $(0.1 \times 50) = 5$ m

TOTAL Vegetation Setback = 26.5 meters

2. Plot 2 is covered by 50% grass, 20% forested and 30% cleared.
 - a. Grass $(0.5 \times 30) = 15$ m
 - b. Forested $(0.2 \times 20) = 4$ m
 - c. Cleared $(0.3 \times 50) = 15$ m
 - d. Shrub $(0 \times 25) = 0$ m

TOTAL Vegetation Setback = 34 m



Vegetation Definitions

- Grass only:** A grass will be defined as any grass or grass like vegetation (including grasses, forbs, rushes, sedges).
- Shrub:** Shrubs will be defined as woody plants differing from a tree by its low stature (>2m) and by generally producing several basal shoots instead of a single trunk. Tree seedlings (saplings) <2m will also be considered as shrubs.
- Forested:** A tree or group of trees with an average height of 2 m and an associated understory.
- Cleared:** An area where the soil is exposed. There may be sporadically occurring plants present.
- Aquatic Vegetation:** Plants that grow in water or in saturated soils (i.e. bulrushes, sedges, cattails, rushes, willows).
- Upland Vegetation:** Plants that grow away from the water in drier soils (i.e. aspen, birch, white spruce and pine trees; shrubs such as rose, mountain ash, juniper and Saskatoon; grasses such as fescue, common grass, wild rye and wheat grass).

Riparian Setback Matrix Model

Waterbody name: _____ **Setback Point Number:** _____

Waterbody Type (circle): Lake, Stream, or Wetland

STEP 1	Slope Category	Measured Slope (%)	Distance Adjustment (m)
	0-4.9 %	_____	10
	5-9.9 %	_____	10-14.9
	10-14.9%	_____	15-19.9
	≥15%	_____	Requires a Geotechnical Survey
	TOTAL		_____

STEP 2	Height of Bank	Measured Height (m)	Distance Adjustment (m)
	< 5m	_____	10
	5 to 24.9m	_____	2x height of bank
	≥25m	_____	50
	TOTAL		_____

STEP 3	Groundwater Influence	√ or X	Distance Adjustment (m)
	Distance to water table		
	0-9.9m	_____	30
	10-19.9m	_____	15
	≥20m	_____	10
	TOTAL		_____

STEP 4	Vegetative Cover Type	% Occupied	Distance Adjustment (m)
	Grass	_____	30
	Shrub	_____	25
	Forested	_____	15
	Cleared	_____	50
	TOTAL		_____

Setback Distance Required: _____

Riparian Setback Matrix Model - SAMPLE

Waterbody name: Unknown Stream Setback Point Number: 2

Waterbody Type (circle): Lake, Stream, or Wetland

STEP 1	Slope Category	Measured Slope (%)	Distance Adjustment (m)
	0-4.9 %		10
	5-9.9 %	6.2	10-14.9
	10-14.9%		15-19.9
	≥15%		Requires a Geotechnical Survey
TOTAL			10+1.2m = 11.2m

STEP 2	Height of Bank	Measured Height (m)	Distance Adjustment (m)
	< 5m		10
	5 to 24.9m	8m	2x height of bank
	≥25m		50
TOTAL			8x2 = 16m

STEP 3	Groundwater Influence	√ or X	Distance Adjustment (m)
	Distance to water table		
	0-9.9m		30
	10-19.9m	√	15
	≥20m		10
TOTAL			15m

STEP 4	Vegetative Cover Type	% Occupied	Distance Adjustment (m)
	Grass	0	30
	Shrub	40	25
	Forested	60	15
	Cleared	0	50
TOTAL			= (0.40x25)+(0.6x15) = 10 + 9 =19m

Setback Distance Required: 19 meters

Appendix 3

wetland policy

Lac La Biche County Wetland Policy

Prepared for:

Lac La Biche County

07 February 2013

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1 Policy Statement

Lac La Biche County recognizes the value of wetlands through a no-net-loss approach to conserve wetland area within the county.

2 Introduction

What is a wetland?

“Land that is saturated with water long enough to promote wetland or aquatic processes as indicated by poorly drained soils, water-loving vegetation, and various kinds of biological activity which are adapted to a wet environment”

(Wetland Restoration Compensation Guide, 2007).

Wetlands are recognized for the many benefits they provide to society and the environment, with a large number of studies of Ecological Goods and Services demonstrating the economic value of wetlands is quite substantial.

Some values are easy to quantify while others can only be measured through intensive long-term studies. Lac La Biche County is rich in wetlands of different types and sizes. However, competing land-uses continually threatens these remaining wetlands. This is also a province-wide issue which has led to the need for a comprehensive Alberta wetland policy. Currently there is only a draft policy in place for the white zone of the province, and green zone wetlands have little or no protection. The Alberta Water Council forwarded recommendations for a comprehensive Wetland Policy and Implementation Strategy in 2008 that covered the entire province, but has not yet been accepted by the Provincial Government.

Until such a time as a province-wide wetland policy is put into place and enforced through legislation and regulation, any forward-thinking changes to the management of wetlands must occur at other jurisdictional levels. Lac La Biche County will align a county wetland policy with the current Alberta Interim Wetland Policy. This Lac La Biche Wetland Policy is based on the following objectives:

1. Protect, conserve, and restore wetlands
2. Educate the public on the importance of wetlands
3. Determine compensation requirements for wetland alteration and destruction
4. Develop a template for continual policy evaluation and adaptation

3 Background / Impetus For Policy

Historically, societies viewed wetlands as wastelands, and many jurisdictions would even provide incentives to agricultural producers who drained them to increase arable land area. However, attitudes towards wetlands have changed markedly, as ongoing research has continued to demonstrate the suite of benefits that wetlands provide to society and the environment as a whole. Many studies have been conducted to quantify the monetary value of the ecological goods and services that wetlands provide. Without wetlands, society would be faced with bearing the cost of many essential services. Unfortunately, even with a wide recognition of the value of wetlands, people continue to impact wetlands by encroaching, impairing, draining and infilling them. Lac La Biche County fully recognizes the need for a wetland policy, supplemented by an implementation plan with achievable goals for the short and long term.

Current Policies

In addition to this legislation that affects wetlands, the Government of Canada and Alberta both have wetland policies. The objective of the Federal Government with respect to wetland conservation is to: *“promote the conservation of Canada's wetlands to sustain their ecological and socio-economic functions, now and in the future”*.

Alberta currently follows the white zone interim policy (Wetland Management in the Settled Area of Alberta – An Interim Policy 1993). The intent of the interim policy for the white zone is as follows:

- To conserve slough/marsh wetlands in their natural state
- To mitigate degradation or loss of slough/marsh wetland benefits as near to the site of disturbance as possible
- To enhance, restore or create slough/marsh wetlands in areas where wetlands have been depleted or degraded

Table 1. Wetland Functions and Values

Wetland Function	Value Type
Recreational opportunities	Societal
Cultural significance	Societal
Education opportunities	Societal
Flood attenuation	Societal and Environmental
Water storage during droughts	Societal and Environmental
Erosion control	Societal and Environmental
Ground water recharge	Societal and Environmental
Carbon sequestration	Societal and Environmental
Temperature moderation	Societal and Environmental
Providing biodiversity	Societal and Environmental
Retain sediments	Societal and Environmental
Providing wildlife habitat	Societal and Environmental
Degrading pesticides	Societal and Environmental
Absorbing nutrients	Societal and Environmental

Wetlands are often drained or altered for these reasons:

1. To increase farmable land area
2. To improve transportation infrastructure
3. To expand and develop urban centres

Table 2. Wetland types and area within the settled region of Lac La Biche County.

Class	Combined Area (km ²)
Lake	540.3
Fen, Treed	438.1
Fen, Mixed type	242.1
Marsh ¹	135.6
Fen, Shrub	47.7
Fen, Graminoid	26.8
Bog	19.3
Shallow Open Water	8.4

¹ Includes Marshes under the Canadian Wetland Classification System and and Class III and IV under the Stewart & Kantrud Classification System

4 Relevant Legislation

4.1 Provincial and Federal Legislation

Legislation does exist in Alberta that affects wetlands. These Acts include:

- *Fisheries Act*
 - regulates and enforces on harmful alteration, disruption and destruction (HADD) of fish habitat.
- *Water Act*
 - prohibits anyone from draining, altering or infilling wetlands on private or public land unless authorized to do so by the Province through an approval under the provisions of the Act.
- *Environmental Protection and Enhancement Act*
 - Covers a wide range of activities relevant to wetlands, including environmental assessment, reclamation, conservation easements, wastewater, storm drainage, and substance release.
- *Public Lands Act*
 - prohibits “the disturbance of any public land in any manner that results or is likely to result in injury to the bed or shore of any river, stream, watercourse, lake or other body of water or land in the vicinity of that public land...” The Crown in right of Alberta owns the beds and shores of all permanent and naturally occurring bodies of water including wetlands in the White Area, and all the land in the Green Area, including its wetlands, even if on private lands.
- *Agriculture Operation Practices Act*
 - regulates the impacts of manure storage and handling on water quality.
- *Municipal Government Act*
 - Basis for the operation of all municipalities within Alberta. See below for more information

4.2 Authority under the Municipal Government Act

The *Municipal Government Act (MGA)* forms the core of the legal basis under which local governments in cities, towns, villages, and rural areas operate in Alberta. The *MGA* provides municipalities with the authority to regulate water on municipal lands, management of private land to control non-point pollution sources, and authority to ensure that land use practices are compatible with the protection of aquatic environment. Municipal land-use zoning, planning, and development tools within the *Act* can be used to prohibit or regulate developments that may negatively affect wetlands.

The Municipal Government Act provides municipalities in Alberta with broad authority over the lands and activities within its jurisdiction, through the implementation of land-use bylaws and other bylaws. A municipality has the “direction, control, and management of the rivers, streams, watercourses, lakes, and other natural bodies of water within the municipality”², though these powers can be superseded by other provincial or federal legislation. Moreover, a municipality must enact a land use bylaw, which may specify limits on developments “on land subject to flooding or subsidence or that is low lying, marshy or unstable”³ or “on land adjacent to or within a specified distance of the bed and shore of any lake, river, stream or other body of water”⁴. Taken together, these may allow a municipality to create policy and enact bylaws with respect to the development of both permanent and non-permanent wetlands.

5 Policy

5.1 Lac La Biche County Wetland Policy Goal

The goal of the Lac La Biche County Wetland Policy is to ensure that there is no net loss of wetland area within the county. Wetlands provide many benefits to society and are also integral components of biologically diverse, functioning ecosystems. Wetland loss should be mitigated by using provincial guidelines:

1. Avoid impacts to the wetland
2. Minimize impacts to the wetland
3. Compensate for impacts that cannot be avoided or minimized

In addition to regulatory mechanisms, wetland conservation can be encouraged through public education and incentive programs.

5.2 Wetland Types and Their Protection

In Alberta, mineral wetlands (commonly referred to as sloughs and marshes) are considered separately from organic or peatland wetlands (commonly referred to as muskeg). Under the present policy, mineral wetlands will be classified using the Stewart and Kantrud⁵ wetland classification system, while

² *Municipal Government Act* 60.1

³ *Ibid.* 640.4.1.i

⁴ *Ibid.* 640.4.1.ii

⁵ Stewart, R.E. and H.A. Kantrud. 1971. Classification of Natural Ponds and Lakes in the Glaciated Prairie Region. Bureau of Sport Fisheries and Wildlife, U.S. Fish and Wildlife Service, Washington, D.C., USA. Resource Publication 92.

organic wetlands will be classified under the Canadian Wetland Classification System⁶. Compensation for losses will also differ between these two broad categories:

- Mineral Wetlands: Compensate for lost Class II and above wetlands, and give consideration to protect Class I wetland where they provide significant ecological services.
- Organic (Peatland) Wetlands: Compensate for lost peatlands with open water habitat, and all graminoid fens and bogs.

For this policy to be implemented successfully, it is crucial that the County have an inventory of the wetlands most likely to be impacted by development activities. This inventory is currently being finalized for the County, and will provide an overview of where the most sensitive wetland areas are found. The County should also implement an inventory of drained or impacted wetlands in order to provide an indicator of where losses are highest, and to identify potential restoration sites.

It is important to note that the Lac La Biche Wetland Policy must align with Government of Alberta's current wetland policy documents, as well as legislation such as the *Water Act*, *Public Lands Act*, *Wildlife Act*, *Fisheries Act*, *Migratory Birds Convention Act*, and *Species at Risk Act*.

Currently Ducks Unlimited Canada is the only Wetland Restoration Agency (WRA) working in Lac La Biche County, which through an agreement with Alberta Environment and Sustainable Resource Development can accept funds from developers as compensation for destroying wetlands. DUC then uses these funds to complete wetland restoration projects within their predetermined target areas, as close as possible, to the original drainage site. Lac La Biche County has applied to Alberta Environment and Sustainable Resource Development to become its own WRA for wetland losses in the County, by following the guidelines set out in the Wetlands Compensation Guide. Lac La Biche County will create a trust fund to pay for wetland restoration initiatives, so the County can independently restore historically drained wetlands (outside of DUC target areas) as sanctioned by the Government of Alberta.

The Provincial Wetland Restoration / Compensation Guide, AESRD (2007) accompanies the provincial wetland policy. Compensation within Lac La Biche County should follow these provincial guidelines:

- Avoid having land development impact wetland areas whenever possible
- Compensation for the loss of naturally occurring wetlands will be required when approval is issued under the *Water Act*
- The compensation process does not allow for the development of artificial wetlands as compensation
- A *Water Act* Approval is needed for all mineral-based wetlands and any non-mineral wetlands with shallow open water

⁶ National Wetlands Working Group. 1987. The Canadian Wetland Classification System. Land Conservation Branch, Canadian Wildlife Service, Environment Canada, Ottawa, ON, Canada. Ecological Land Classification Series No. 21.

- Wetlands typically not requiring a *Water Act* Approval are: treed, shrubby, non-woody fens; treed, shrubby or non-woody bogs; treed or shrubby swamps

5.3 Monitoring and Enforcement

Alberta Environment and Sustainable Resource Development responds to complaints of unauthorized wetland alteration and drainage. To ensure adherence to this county wetland policy, county bylaw enforcement will need to monitor wetland modifications as part of ongoing bylaw enforcement activities.

5.4 Evaluation and Reporting

To meet long-term wetland conservation goals, a process of adaptive management should be adopted. In addition to wetland policy and legislation, public education can lead to societal attitude shifts towards the perceived value of wetlands and natural areas. With a clear and defensible wetland policy, it would be prudent to gauge public attitudes towards wetlands over time. Wetland restoration cannot exactly replicate natural wetlands, however, the relative success of restoration initiatives should be assessed at a field level while wetland conservation success needs to be documented and reported on at regular intervals.