

Red Deer County



MUNICIPAL DEVELOPMENT PLAN

Bylaw No. 2006/5
Adopted August 7, 2007

A great place to live, work & grow

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1. Introduction

Red Deer County Today

Red Deer County is changing. Historically, the County has functioned as a predominantly farming community. Today, in addition, some areas of the County is experiencing unprecedented growth and development that is becoming more urban in intensity and character. Growth pressure in Central Alberta and the County are expected to continue. Although much of this growth and development remains concentrated along the Highway 2 Corridor, new development is extending into predominantly farming communities, where changes also are occurring in response to an increasingly sophisticated and dynamic agricultural industry. Red Deer County must be positioned to manage growth and effectively balance new development initiatives with the needs of its agricultural community.

This Municipal Development Plan contains policies which recognize emerging growth trends and enable Red Deer County to manage growth in a manner that balances opportunities to embrace economic and related development, while still conserving its [natural capital](#) and rural lifestyle.

The Municipal Development Plan also recognizes recent significant agriculture and growth management strategies and studies including:

- **Red Deer County Corporate Strategic Plan, 2005 / 2006**
- **Agricultural Viability Strategy for Red Deer County, 2004**
- **County Neighbourhoods of Red Deer County, 2004**
- **Agricultural Profile of Red Deer County, 2003**
- **Reeve's Task Force on Land Use Planning and Sustainable Agriculture, 2003**

Together these studies provide considerable, well-founded policy direction for managing new growth while maintaining the County's viable agriculture industry and its rural communities.

Plan Philosophy and Principles

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

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

Smart growth principles promote enhanced quality of life, fiscal responsibility, efficient use of land, respect for and protection of the environment, and healthy, sustainable communities, including agricultural neighbourhoods.

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

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

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

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

New Directions

The County's land management philosophy requires that the Municipal Development Plan consider new directions to guide Red Deer County into the future while still preserving its past. New directions include:

- Significant emphasis on balancing the conservation of the County's natural capital - its environmental and agricultural lands - with its long term growth needs.
- Strong policy direction for protecting significant environmental areas and features.
- Policies that recognize new agricultural initiatives like value added agriculture industries.
- Policies that support smart growth principles for new development such as compact, efficient, fully serviced residential subdivisions.
- While recognizing that a demand for country residential lifestyles will continue to exist, and that these may continue to be accommodated within a sound management strategy, a priority will be placed on directing residential development to existing hamlets and planned rural hamlets.
- Strong support for clustering new industrial and commercial development in planned industrial and business office parks.
- Significant emphasis on taking a proactive approach to working with landowners, the resource industry and EUB in properly locating and planning for resource exploration and extraction activities, including coordinated pipeline alignments, in advance of EUB approvals.
- Meaningful recreation and open space policies that will result in a Strategic Open Space Master Plan.
- A policy commitment to consider long term planning and annexation needs of neighbours rather than incremental annexation.

The Municipal Development Plan policies embrace the County's philosophy, smart growth concepts and its vision of a vibrant, sustainable, diverse, and healthy community.

2. Red Deer County Sub-Regions and Plan Hierarchy

Red Deer County is a large, predominantly rural municipality that encompasses nearly 1,000,000 acres. Although many social, economic and land use similarities are evident across the County, some diversity between the east, the west, and the central corridor sub-regions are evident based on community values and needs, physical characteristics, extent of cultivated land, extent of non-agricultural uses, and approaches to the management of the County's [Natural Capital](#).

This regional diversity requires an equitable approach to the interpretation of policies in the Municipal Development Plan, recognizing the need for flexibility. The Plan is developed upon that premise, providing clear direction for managing land use and related activities that can be fairly and equitably applied across the varied regions of the County.

The Municipal Development Plan must also recognize the economic importance and unique locational attributes of the central corridor region that extends along the Queen Elizabeth 2 Highway. All of Red Deer County will benefit from properly planned and well managed economic and related development in this corridor region.

To that end, the following policies shall apply.

- County Sub-Regions** 2.1 The policies in this Plan must be interpreted to allow for their equitable application in the various sub-regions of the County, based on distinct community needs, values and characteristics, as well as the land base and the existing land use patterns.

Central Corridor



The East Country



The West Country



Plan Hierarchy

- 2.2 Plans shall be prepared in accordance with the County's approved plan hierarchy, shown in Appendix B, as may be amended from time to time, for those areas within the County that may be subject to development. The required level of plans to be undertaken and the plan boundaries shall be established as part of the planning process.

3. Natural Capital

Red Deer County's most significant and enduring resource is its [Natural Capital](#). Natural Capital refers primarily to the County's **agricultural** and **environmental** lands. These lands are irreplaceable and contribute immensely to the high quality of life enjoyed by the residents of Red Deer County. The use of Natural Capital lands, therefore, must be carefully managed to retain their integrity and value for the benefit of future generations.

General

Goal

The County shall establish and implement a land management philosophy that strives to balance the conservation of the County's natural capital with its long term growth needs.

Red Deer River Valley



Natural Capital - Environmental Lands

Goal

The County supports protecting environmentally significant areas and, in particular, the environmental integrity of the County's rivers, streams and lakes.

Objectives

- Protect environmentally significant areas from inappropriate development.
- Apply [Environmental Reserve](#) provisions, where appropriate, to protect environmentally significant areas.
- Require Environmental Reviews as part of the development process.

Policies

Protect Environmental Integrity	3.1	Lands identified as being environmentally significant shall be protected with particular emphasis on protecting the environmental integrity of the County's rivers, streams and lakes.
Environmentally Significant Areas Study	3.2	A review and update of the <u>Environmentally Significant Areas Study</u> shall be undertaken.
Purchase of Environmental Land	3.3	The purchase of particularly unique or significant environmental features may be considered to protect these features from development for future generations.
<u>Environmental Review</u>	3.4	An Environmental Review that uses the <u>Environmentally Significant Areas Study or subsequent studies</u> as a guideline may be required for a site proposed for subdivision and/or major development. The Environmental Review shall identify and assess the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features, and shall recommend appropriate measures for protecting significant features, which may be incorporated into the subdivision review process.
Groundwater Evaluation	3.5	To protect the quality and quantity of surface and groundwater, at a minimum, <u>Alberta Environmental Protection's Interim Guidelines for Evaluation of Groundwater Supply for Unserviced Residential Subdivisions</u> as well as the groundwater evaluation and licensing requirements of the Water Act shall be applied to all applications for unserviced subdivision.

Natural Wetland Feature



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| Establishment of Setbacks | 3.6 | A minimum 30 metre (100 feet) wide Environmental Reserve setback or Environmental Reserve easement from the top of the bank of a river or stream and/or the high water mark of a lake shall be applied, <i>subject to the discretion of Council/Development Authority</i> . Changes in the setback distance may result if recommended by a qualified professional. As well, lesser Environmental Reserve setbacks may be considered for minor water features such as unnamed creeks or sloughs. |
| <u>Environmental Reserve Dedicated</u> | 3.7 | Environmentally significant features and setbacks that link to <u>municipal reserve</u> parcels or are required to provide public access to the feature may be dedicated as Environmental Reserve at the time of subdivision, and subsequently managed by the municipality. |
| Development on Environmental Reserve | 3.8 | Pursuant to the Act, certain developments may be allowed to exist on Environmental Reserve lands only if such development can be accessed and used by the public. |
| <u>Environmental Reserve Easement</u> | 3.9 | Environmentally significant features and setbacks that are not suitable for development, where public access is not desirable, and where municipal enforcement and management is not required may be protected as an Environmental Reserve Easement. |

**Amount of
Environmental Reserve
Dedication**

3.10 The amount of land to be dedicated as Environmental Reserve or protected by Environmental Reserve easement shall be determined at the time of subdivision.

Conservation Easement

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

Gleniffer Lake



Hazard Lands

3.12 Hazard lands that may be unsuitable for development shall be protected such that:

- (i) No permanent structures will be permitted within the 1:100 year flood plain of any river, stream or lake shore, unless proper flood proofing techniques are applied. A certificate from a qualified, registered professional engineer or architect will be required by the County to confirm that the development has been properly flood proofed;

Hazard Lands continued

- (ii) **Alberta Environmental Protection's Interim Guideline for the Subdivision of Land Adjacent to Steep Slopes** (to define and protect the valley crest and toe of slope) will apply so that no development will be permitted within 30 metres (100 feet) from the top or bottom of a valley slope which exceeds a 15% grade. A setback greater than 30 metres may be required where a riverbank is higher than 10 metres. Lesser setbacks will be considered only when recommended by a qualified professional.

2005 Red Deer River Flood



Environmental Site Assessment

- 3.13 Prior to subdivision and/or development, a Phase 1 Environmental Site Assessment may be required and shall be prepared by a qualified professional in accordance with the Canadian Standards Association Z768-01

Natural Capital - Agricultural Lands

The integrity of the County's agricultural land base and communities shall be maintained and enhanced while retaining the region's competitive position in the global marketplace.

Objectives

- Conserve the County's Natural Capital for agricultural uses.
- Minimize potential conflict between agricultural and non-agricultural land uses.
- Suggest (to the NRCB) input on the reviewing of applications for confined feeding operations.

Management and Subdivision Policies

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| Maximize Future Use of Agricultural Lands | 3.14 A proactive approach shall be applied to involving landowners and the province to investigate a variety of management options for maximizing the conservation and use of the County's agricultural lands for the longterm benefit of County residents. |
| Right to Farm | 3.15 Notice shall be provided to applicants for subdivision and development within the Agricultural District that the primary purpose of the District is to support agriculture and that agricultural operations have precedence over any other form of land use. |

Extensive Agriculture



Fragmented Parcel

3.16 The subdivision of a fragmented parcel, as defined in Appendix A, in the Agriculture District may be supported if all the following criteria are met to the satisfaction of the County:

- (i) The parcel is the entire area of the fragment;
- (ii) A suitable building site exists;
- (iii) Legal and year round physical access is sufficient to meet the needs of the proposed use;
- (iv) The proposed use of the parcel does not negatively impact adjacent agricultural uses;
- (v) The applicant demonstrates that the parcel can be serviced on-site as per provincial regulations.

Subdivision of Unsubdivided Agricultural Land

3.17 The subdivision of one small agricultural holding parcel in the Agricultural District or one residential parcel in the Country Residential District out of a previously unsubdivided quarter section, as defined in Appendix A, may be supported if the following criteria are met to the satisfaction of the County:

- (i) The parcel contains a farmstead or, if it is a bare parcel, a suitable building site;
- (ii) Legal and year round physical access is sufficient to meet the needs of the proposed use;
- (iii) The proposed use of the parcel does not negatively impact adjacent agricultural uses;
- (iv) In the sole discretion of the County, the parcel is located:
 - (a) adjacent to or near quarter section boundaries without jeopardizing agricultural operations on the quarter section;
 - (b) where possible, in close proximity to existing residential parcels or farmsteads on adjacent quarter sections;
 - (c) along a designated rural residential collector road in order to not increase traffic on market roads and reduce conflict between residential and agricultural traffic;
 - (d) where possible, given the other location criteria listed in subsection (iv), in a manner that respects natural capital, including but not limited to soils, vegetation (natural and planted), water bodies and their associated riparian zones, views, etc., and optimizes the use of these assets;

- (v) The applicant demonstrates that the parcel can be serviced on-site as per provincial regulations;
 - (vi) If the parcel is to be used for an intensive agricultural operation or a home business value added agricultural industry, the use and size of the parcel is supported by a business plan that may include a financial plan to the satisfaction of the County;
 - (vii) Any other considerations as may be required by the County.
- Size of Small Agricultural Holding Parcel** 3.18 Notwithstanding Policy 3.17, the minimum parcel size of a small agricultural holding for the purpose of a farmstead subdivision, an intensive agricultural operation or a home business value added agricultural industry in the Agricultural District shall be 1.2 hectare (3 acres).
- Plans Required** 3.19 (i) Notwithstanding Policy 3.17, additional small agricultural holdings may be subdivided out of a quarter section in the Agricultural District if such subdivision is supported by plans in accordance with the County's approved plan hierarchy and the use and size of the parcels are supported by a business plan that may include a financial plan to the satisfaction of the County;
- (ii) Further subdivision of a small agricultural holding parcel shall not be considered.
- Value Added Agricultural Industry** 3.20 Value added agricultural industry uses that are not a home business pursuant to the Land Use Bylaw are encouraged to locate in designated industrial parks.

Apiary Operation



Small Agricultural Holding



Confined Feeding Operations

- NRCB Input** 3.21 Input shall be provided 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 recommendations of the **Agricultural Viability Strategy for Red Deer County.**
- Criteria for Input** 3.22 The criteria used in responding to applications for new or expanded CFOs are:
- (i) Scale and size of operation;
 - (ii) Proximity to incompatible uses;
 - (iii) Minimum Distance Separation (MDS) as determined by the **Agricultural Operations Practices Act;**
 - (iv) Proximity to lakes and water courses, and significant environmental and natural areas;
 - (v) Minimum 80 acre parcel size;
 - (vi) The County supports CFOs where the MDS does not encroach into an urban fringe area or an intermunicipal development plan boundary, or into an area that is defined by a 1 mile (1.6 km) setback from the nearest boundary of an existing or approved residential subdivision situated within the County or an adjacent municipality;
 - (vii) Other matters of potential conflict.
- Maintain MDS from an existing CFO** 3.23 Other uses, particularly residential uses, shall be discouraged from locating within an existing CFOs Minimum Distance Separation (MDS) as contained in the Code of Practice for the **Agricultural Operations Practices Act.**

4. Multi-Lot Country Residential

The demand for multi-lot country residential subdivision as a lifestyle option is expected to remain strong. However, traditional subdivisions with larger lots and private on-site services are becoming increasingly unsustainable, particularly in regard to land consumption (parcel size), water supply, groundwater contamination from private sewage systems, and long term road maintenance. Although some areas of the County may be able to support a modest increase in traditional multi-lot development, smart growth principles should be applied to new country residential development where appropriate, to encourage residential conservation developments as provided for in this section. Smart growth principles are being successfully applied to new development across North America and result in compact, serviced subdivisions that are environmentally sustainable. Compact, serviced subdivisions also meet the increasing demand for rural living but with more urban amenities and reduced maintenance.

Goal

The County supports appropriately located and serviced country residential subdivisions as a residential option to meet the diverse housing and lifestyle needs of its residents.

Objectives

- Establish a process and direction for the approval of country residential developments.
- Mitigate conflicts with agricultural uses.
- Ensure that country residential development conforms to environmental and public health guidelines and regulations.

Policies

Traditional Multi-lot Country Residential

Location of Traditional Multi-lot Country Residential Subdivision	4.1	Traditional multi-lot country residential subdivision may be encouraged to locate: <ul style="list-style-type: none">(i) In close proximity to natural amenity areas;(ii) A minimum of 1 mile (1.6 km) from the boundary of a Heavy Industrial District;(iii) In those areas as recommended by the Agricultural Viability Strategy for Red Deer County.
Traditional Multi-lot Country Residential Subdivision Requirements	4.2	Traditional multi-lot country residential subdivisions may be supported if all the following criteria are met: <ul style="list-style-type: none">(i) Parcel size is a minimum of 1.0 acre and a maximum of 3.0 acres;(ii) It can be demonstrated to the satisfaction of the County and Alberta Environment, that each lot can be serviced

with an on-site water system that complies with the installation and operational requirements of the Nuisance and General Sanitation Regulation of the Public Health Act and a private sewage disposal system that complies with the Private Sewage Disposal Standard of Practice Regulation, as amended from time to time;

- (iii) Access roads to subdivisions, and internal subdivision roads, are to be paved;
- (iv) The subdivision is zoned Country Residential District.

Plans Required

4.3 For proposed subdivisions containing more than one country residential parcel, or as may be required by Administration, plans shall be prepared in accordance with the County's approved plan hierarchy in support of a rezoning and subdivision application for traditional multi-lot country residential development, and may include an Engineering Design Report and an Environmental Review.

Springvale Heights – Traditional Multi-lot Country Residential Community



Residential Conservation

- Residential Conservation Subdivision** 4.4 Compact country residential subdivisions that conserve land and preserve the environment by demonstrating smart growth and green infrastructure planning and design principles shall be encouraged in order to promote higher density country residential development and alleviate potential conflicts with agricultural uses.
- Location of Residential Conservation Subdivision** 4.5 The County may consider residential conservation subdivision proximate to natural or man made amenities and as per the recommendations of the **Agricultural Viability Strategy for Red Deer County**.
- Residential Conservation Subdivision Requirements** 4.6 Residential conservation subdivisions shall comply with the following criteria:
- (i) The density and size of lots allow for efficient servicing while maintaining a significant portion of the site in perpetuity as [greenways](#), [green infrastructure](#) or agricultural use;
 - (ii) The subdivision is serviced by communal water and sewer systems that extend from existing or new systems that are licensed by the province and comply with County standards, or the applicant demonstrates to the satisfaction of Red Deer County the applicability of alternative servicing strategies;
 - (iii) Access roads to subdivisions, and internal subdivision roads, are to be paved;
 - (iv) The subdivision is zoned Residential Conservation District.
- Plans Required** 4.7 Plans shall be prepared in accordance with the County's approved plan hierarchy in support of a rezoning and subdivision application for residential conservation development, and shall include an Engineering Design Report and an Environmental Review.

5. Existing Hamlets, New Rural Hamlets and Recreational Residential

Smart growth principles have been embraced by all the background studies prepared by the County in recent years as input into the Municipal Development Plan. These studies recommend that the most efficient and sustainable approach to accommodating significant residential growth is to concentrate a majority of new development in planned communities. This means that new residential development should be directed to existing [hamlets](#) and new rural hamlets. As the County's population grows the demand for well-planned recreational residential development will increase. New urbanism approaches to planning for residential growth in existing and new hamlets and recreational nodes are embraced by the County. New urbanism encourages diverse and complete communities, discourages sprawl and emphasizes a range of transportation mode options, well-connected streets, open space, green infrastructure, an environmental preservation focus, and compatibility with extensive agricultural uses.

Goal

The County supports directing most future residential growth to existing or new hamlets that have a full range of utilities and services.

Hamlet of Markerville



Objectives

- Direct non-farm residential growth to existing and new hamlets.
- Provide for a diversity of residential and related commercial and public land uses.
- Make more efficient use of existing infrastructure and services.

Policies

Existing Hamlets

Existing [Hamlets](#) to Accommodate Development

5.1 The County's existing hamlets shall be encouraged to accommodate new development based on existing infrastructure, community services and location. Each hamlet will be considered as a potential node for accommodating an appropriate mix of residential, commercial, recreational and/or institutional land uses.

Hamlet Subdivision Requirements

5.2 Subdivisions in or adjacent to existing hamlets shall comply with the following criteria:

- (i) The subdivision is serviced by communal water and sewer systems that extend from existing or new systems that are licensed by the province and comply with County standards, or the applicant demonstrates to the satisfaction of Red Deer County the applicability of alternative servicing strategies;
- (ii) Access roads to subdivisions, and internal subdivision roads, are to be paved.

Plans Required

5.3 Before development occurs or in support of a multi-lot rezoning and subdivision application within or adjacent to an existing hamlet, plans shall be prepared in accordance with the County's approved plan hierarchy:

- (i) to identify opportunities for infill and future growth, as well as other factors that may be required or considered important by the County and existing hamlet residents;
- (ii) to consider, amongst other items, the impact of the new growth on the existing infrastructure systems and community services;
- (iii) and may include an Engineering Design Report and an Environmental Review.

Recreational Residential

- Existing Recreational Residential Development** 5.4 The conversion of existing seasonal recreation residential developments to permanent year round communities may be considered subject to the preparation of plans in accordance with the County's approved plan hierarchy that provide for all planning and infrastructure issues required in converting to a year round, permanent community.
- New Recreational Residential Development Requirements** 5.5 New recreational residential development may be considered if the following criteria are met:
- (i) The proposed development is located adjacent to a natural amenity;
 - (ii) The subdivision is serviced by communal water and sewer systems that extend from existing or new systems that are licensed by the province and comply with County standards, or the applicant demonstrates to the satisfaction of Red Deer County the applicability of alternative servicing strategies;
 - (iii) Access roads to subdivisions, and internal subdivision roads, are to be paved;
 - (iv) The subdivision is zoned an appropriate district.
- Plans Required** 5.6 Plans shall be prepared in accordance with the County's approved plan hierarchy in support of a rezoning and subdivision application for recreational residential development, and shall include an Engineering Design Report and an Environmental Review.

New Rural Hamlets

- [New Rural Hamlets](#) 5.7 New rural hamlets may be considered to accommodate a demand for new comprehensively planned higher density residential development.
- Plans Required** 5.8 Plans shall be prepared in accordance with the County's approved plan hierarchy to consider all planning and infrastructure requirements of a new rural hamlet, and shall include an Engineering Design Report and an Environmental Review.

6. Industrial and Commercial Development and Resource Extraction

Red Deer County has adopted an Economic Development Strategy that encourages new industrial and commercial development in recognition of its central location in one of the strongest economic regions in North America. Such development is an important generator of municipal revenue that will help balance anticipated residential growth, and will also sustain the agriculture sector of the County's economy. Natural resources are strategic for national and international reasons and have to be extracted responsibly.

Goal

The County supports new industrial and commercial development in existing and new industrial and business parks as a means of maintaining a competitive position in the global marketplace and in Central Alberta.

Objectives

- Encourage new industrial/commercial subdivision and development.
- Provide for a wide range of locational opportunities for industrial and commercial growth.
- Provide a wide range of economic development and employment opportunities.
- Provide for the responsible extraction of natural resources.

New Development in Burnt Lake Business Industrial Park



Policies

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| New Industrial and Commercial Development | 6.1 | New industrial and commercial development shall be encouraged to locate in existing and new industrial and commercial parks, or in hamlets. |
| Intensification in Existing Parks | 6.2 | Intensification of existing industrial and commercial parks shall be encouraged through amendments to existing plans as a means of promoting the efficient use of land and infrastructure. |
| Business Office Park | 6.3 | The potential for, and feasibility of, developing new high-quality, serviced business office parks at appropriate locations shall be explored. |
| Highway 2 Corridor Overlay | 6.4 | The Highway 2 Corridor Overlay District as recommended by the Highway 2/2A Corridor Design Study shall be applied as a guideline for new industrial and commercial development along Highways 2 and 2A. |
| Industrial and Commercial Subdivision Requirements | 6.5 | Industrial and Commercial subdivisions shall comply with the following criteria: <ul style="list-style-type: none">(i) The subdivision is serviced by communal water and sewer systems that extend from existing or new systems that are licensed by the province and comply with County standards, or the applicant demonstrates to the satisfaction of Red Deer County the applicability of alternative servicing strategies;(ii) Access roads to subdivisions, and internal subdivision roads, are to be paved. |
| Plans Required | 6.6 | Before development occurs or in support of a rezoning and subdivision application for industrial or commercial development, existing plans shall be amended or new plans shall be prepared in accordance with the County's approved plan hierarchy: <ul style="list-style-type: none">(i) to identify opportunities for infill and future growth, as well as other factors that may be required or considered important by the County and existing area residents;(ii) to consider, amongst other items, the impact of the intensification or new development on the existing infrastructure systems and community services;(iii) and may include an Engineering Design Report and an Environmental Review. |
| Medium and Heavy Industrial Sites | 6.7 | New sites for medium and heavy industrial parks may be identified and considered at strategic locations. |

Site-specific Heavy Industrial Development	6.8	Site-specific heavy industrial development may be considered based on the individual merits of each application for such development.
Heavy Industrial Facility Setback	6.9	A minimum setback of 1 mile (1.6 km) from the heavy industrial facility shall be encouraged when the parcel is located adjacent to a land use that is deemed incompatible. Land uses such as residences, schools and hospitals are considered incompatible.

Gasoline Alley



Home Business	6.10	Home business is recognized and supported as a viable lifestyle and economic development opportunity.
Bed and Breakfast Establishments and Guest Ranches	6.11	Bed and breakfast establishments and guest ranches shall be encouraged by allowing such uses in the agricultural, country residential, conservation residential and low density residential districts.
EUB Notification	6.12	A proactive approach shall be applied in encouraging rural notification for EUB applications.
Active Participant in EUB Approvals	6.13	A proactive approach shall be applied in assisting landowners, EUB and Alberta Environmental Protection in approving and monitoring natural resource extraction and processing developments and in assessing the impact of such development on existing and future land uses.

- Resource Extraction Industry Cooperation** 6.14 A proactive approach shall be applied in encouraging the resource extraction industry to work with the County in preparing land use plans and in educating the public and the industry in advance of exploration and extraction activities to consider the impact of such activities on existing and future land uses.
- Protect Natural Resources** 6.15 New subdivision and development, particularly residential, may be directed away from active and potential non-renewable surface resource extraction areas so as not to conflict, or constrain, the extraction of the resource.
- Protect Environmental and Historic Resources** 6.16 Resource extraction development proposals may be discouraged in close proximity to [hamlets](#) or in areas which are known to possess unique historical and/or environmental features that would be disturbed or destroyed by resource extraction.
- Sour Gas Regulation** 6.17 EUB subdivision and development setback regulations and guidelines shall be applied respecting sour gas and other oil and gas facilities, including pipelines, when considering subdivision and/or development applications.
- Gravel Extraction Permits** 6.18 The permitting and licensing process for sand and gravel operations with the provincial reclamation and enforcement process shall be co-ordinated by the County.

Resource Extraction



7. Municipal Reserve

The Municipal Government Act enables municipalities to require that [municipal and/or school reserves](#) be dedicated at the time of subdivision for park, buffer and school site purposes. The Act allows municipalities to require such dedication in the form of land or as cash in lieu of land or a combination of both. Cash generated in this manner is to be placed in a Municipal Reserve trust fund to be used for the purchase of land for park, buffer or school site purposes in a location that benefits the larger community.

Goal

The County supports taking the full 10% municipal and/or school reserve dedication as land or as cash-in-lieu of land or as a combination.

Objective

- Ensure that municipal and/or school reserves are planned in the best interests of the community.

Policies

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| Identify Reserve Requirements | 7.1 | Municipal and/or school reserve requirements and the method of providing for the required reserve shall be determined in conformance with the County's Strategic Open Space Master Plan and related County policy. |
| Municipal and/or School Reserve Dedication | 7.2 | At the time of subdivision, the full reserve dedication entitlement (10%) under the Municipal Government Act shall be required, firstly as land dedication, and secondly as cash-in-lieu of land or a combination of both, the second option only when it is deemed that under the circumstances land is not required. The municipality shall not waive reserve dedication in whole or in part, except for parcels created for public or quasi-public uses such as churches/cemeteries, public recreational facilities, or public utilities. Reserves not otherwise dedicated will be deferred pursuant to the Municipal Government Act. |
| Cash-in-Lieu | 7.3 | Cash-in-lieu of land for municipal and/or school reserve dedication may be accepted in circumstances where the amount of land to be dedicated as reserve is too small to be useful, or the area does not benefit from municipal and/or school reserve lands, or for back lot lake subdivisions . The cash so generated will be allocated to the Municipal Reserve trust fund and may be used for municipal and/or school reserve purposes in proximity to the development. |

Value of Reserve Lands	7.4	If the applicant and the County cannot agree on a land value to determine the amount of cash-in-lieu of land for municipal and/or school reserve dedication, the applicant shall provide a market value appraisal certified by a qualified appraiser, pursuant to the Municipal Government Act based on the market value of the land as of a specific date occurring within 35 days following the date of the subdivision application.
Urban Fringe Reserves	7.5	Municipal and/or school reserves in the fringe areas near urban municipalities may be deferred or dedicated as land instead of cash-in-lieu of land in order to provide opportunities for the urban municipality to make the best use of the lands once annexation occurs.
Municipal Reserve adjacent to Lakeshores and River or Stream Banks	7.6	For new residential subdivisions adjacent to lakeshores and river or stream banks, municipal and/or school reserve should be linked with shoreline environmental reserve parcels to create public access to the water body. The location and configuration of municipal and/or school reserve parcels should recognize its potential public access function.
Municipal Reserve as Green Infrastructure	7.7	Municipal and/or school reserve may be used to provide green infrastructure as a buffer between industrial or commercial and residential or other incompatible land uses.
Development of Reserves	7.8	The development of parks and/or public facilities may be encouraged on municipal and/or school reserve parcels in compact country residential subdivisions or hamlets which are physically suited and/or of sufficient size to accommodate development.
Local Management Agreements	7.9	Resident groups may be encouraged to assume management of local park facilities through a variety of management strategies.
Disposition of Reserve Lands	7.10	Municipal and/or school reserve parcels which serve no existing or potential open space or school purpose may be sold. Moneys obtained from the sale of such lands shall continue to be allocated to the Municipal Reserve trust fund to purchase or enhance parks, natural areas or school lands.
School Reserves	7.11	Municipal and/or school reserve lands and/or cash-in-lieu of land shall be dedicated to the municipality. The municipality shall negotiate the use of school reserve lands or cash-in-lieu of land to provide and/or purchase school sites for the school authority on an as needed basis.

8. Recreation & Open Space and Community & Emergency Services

A recent survey of County residents regarding recreation and open space needs indicates that resident needs are diverse and vary depending on factors such as geographic region, age, and lifestyle, be it rural, [hamlet](#) or country residential. Recognizing and accommodating these diverse needs within the scope of available resources requires planning and management of County resources. The County recognizes the need for its continued maintenance of existing and provision of new community and emergency services.

Goal

The County supports developing and implementing a recreation and open space master plan that addresses the diverse needs of County residents, and to continue to provide and expand its provision of community and emergency services.

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.
- Monitor the need and provide for expanded community and emergency services.

Policies

Implement Community Needs Assessment Recommendations	8.1	Methods for implementing the recommendations of the 2004 <u>Red Deer County Community Services Needs Assessment Project</u> shall be considered.
Strategic Master Plan	8.2	A Strategic Open Space Master Plan that considers the recommendations of the <u>Red Deer County Community Services Needs Assessment Project</u> shall be developed and implemented.
Trail Systems	8.3	Appropriate locations for trail systems, and trail ownership and management strategies shall be considered by the Strategic Open Space Master Plan.
Recreation Agreements	8.4	Existing recreation agreements with urban neighbours may be renewed.
Local Partnerships	8.5	Partnership agreements may be considered with urban neighbours or community organizations to jointly develop and support recreational facilities, community services and emergency services.

- Recreation Facility Plan** 8.6 The developer of a large scale recreational facility shall prepare a comprehensive plan that includes the following information:
- (i) A comprehensive site design;
 - (ii) An analysis of the estimated number of users and origin of the users;
 - (iii) The impact on adjacent land uses;
 - (iv) The impact on the existing transportation system;
 - (v) The method of providing municipal services;
 - (vi) An Environmental Review which, amongst other items, identifies the capability of the site to accommodate the recreational facility and mitigative measures intended to protect environmentally sensitive areas and adjacent land uses;
 - (vii) Any additional information at the discretion of the County.
- Excessive Noise Restrictions** 8.7 Recreational developments that create excessive noise may be considered only where the applicant can demonstrate to Council's satisfaction that the development will not generate conflict with adjacent and nearby land uses.

Stanton's Recreation and Tourism Facility



9. Transportation and Utilities

The maintenance and operation of viable, affordable and sustainable transportation and utilities systems are extremely important to County residents and to County Council. Road maintenance, for example, is one of the County's largest budgetary requirements. New development must be managed so that associated infrastructure pays for itself and does not result in a burden on ratepayers. Where opportunities exist for regional cooperation with other municipalities and service providers, the County should endeavour to achieve economically sensible solutions.

Goal

The County supports maintaining safe and efficient transportation and utilities systems.

Objectives

- Operate transportation and utility systems responsibly, safely and effectively.
- Plan and manage transportation and utility systems in co-operation with Alberta Infrastructure and Transportation, Alberta Environment and neighbouring municipalities.
- Provide for an appropriate mechanism for regulating land use in the vicinity of the Red Deer Regional and Big Bend Airports.

Policies

Servicing Capacity	9.1	The County will evaluate subdivision or development applications based on, amongst other considerations, the available and projected capacity of its transportation and utility systems, including those that are governed by agreements with other municipalities.
Off Site Levies	9.2	Bylaws shall be established and kept current for off site levies and redevelopment levies to recover the capital cost of providing transportation and utilities systems to new developments.
Infrastructure for New Development	9.3	One or more developer(s) may be required to construct or pay for the construction of improvements necessary to provide transportation and utilities systems to a new development that meets County standards.
Subdivision and Development Servicing Agreements	9.4	Pursuant to the Act an agreement with respect to the cost and provision of transportation and utilities infrastructure may be required at the time of subdivision approval and/or development permit issuance.
Intermunicipal Cooperation	9.5	A cooperative approach may be taken with other municipalities to the development of intermunicipal transportation and utilities systems.

- Buffering Required** 9.6 Buffering, fencing and landscaping techniques may be required in order to enhance public safety and mitigate noise or other annoyance caused by transportation and utilities infrastructure, specifically roadway, railway, or airport operations upon adjacent areas.
- Future Rights-of-Way** 9.7 Future rights-of-way for utilities (e.g. pipelines and power lines) shall be located to minimize the visual or other impact on residential areas and shall be located to minimize the impact on agricultural lands and future development lands by paralleling existing rights-of-way or following property lines.
- Efficient Use of Transportation Network** 9.8 The efficient use of existing transportation facilities will be encouraged through the subdivision approval and development permit processes. Developments with the potential for substantial transportation impact (high traffic volumes or heavy trucks) will be directed to those networks which have been designed and constructed to accommodate such development.
- Road Widening** 9.9 Road widening for municipal roads may be required at the time of subdivision and the widening shall apply to all new parcels as well as the remnant.
- Red Deer Regional Airport Plan** 9.10 A Master Plan for the Red Deer Regional Airport shall be prepared in cooperation with airport users and the airport authority.

Red Deer Regional Airport



Big Bend Airport Plan	9.11	A Master Plan for the Big Bend Airport shall be prepared in cooperation with airport users and the airport authority.
Water and Sewer Systems	9.12	<ul style="list-style-type: none"> (i) Communal water and sewer systems are encouraged for hamlets, new rural hamlets, residential conservation subdivisions, recreational residential developments and commercial and industrial parks. Such systems may be owned and operated by the County. (ii) Privately owned communal water and sewer systems that comply with all provincial regulatory and licensing requirements may be considered. (iii) Private sewage disposal systems shall comply with the Private Sewage Systems Standard of Practice. (iv) Water well construction shall comply with the installation and operational requirements of the Nuisance and General Sanitation Regulation of the Public Health Act and the licensing requirements of the Water Act.
Update Engineering Guidelines & Standards	9.13	The County's Design Guidelines & General Construction Specifications shall be revised and updated regularly to include appropriate design standards for transportation and utilities infrastructure construction that recognize acceptable engineering standards and Green Infrastructure approaches. As part of the review, the need for comprehensive storm water management plans and on-site fire protection shall be considered.
Regional Waste Management	9.14	The benefits of cooperating with urban and rural neighbours in establishing and managing regional waste management and recycling systems are recognized and supported.
Fiscal Impact Assessment	9.15	The applicant of a subdivision and/or development permit may be required to complete a fiscal impact assessment that considers the life cycle cost to the County of maintaining the infrastructure required to service the subdivision and/or development.

10. Fringe Area Development

The County has a long history of cooperating with its urban and rural neighbours to improve the quality of life, and economic strength and diversity of the region. Such cooperation will continue to benefit all Central Alberta communities and residents.

Goal

The County supports promoting compatible land use patterns and infrastructure in the fringe areas through joint cooperative planning initiatives.

Red Deer County Centre



Objectives

- Establish reciprocal planning frameworks that respect the interests of the County and its municipal neighbours.
- Create opportunities to jointly plan fringe land uses and infrastructure with each of the County's rural and urban neighbours.
- Promote compatible land use patterns and infrastructure in fringe areas.

Policies

Urban Fringe Area Planning and Intermunicipal Development Plans

- 10.1 The County supports, as a priority, collaborative planning initiatives in order to determine and promote compatible land use patterns and infrastructure in the urban fringe areas through the adoption of intermunicipal development plans.
- 10.2 Intermunicipal development plans or intermunicipal agreements that define long-term residential, industrial and commercial growth areas and future jurisdictional, servicing, promotional, and tax and/or cost-sharing arrangements may be prepared and/or updated in cooperation with urban neighbours.

- 10.3 Except as otherwise determined through an intermunicipal development plan, a one mile urban fringe area shall be applied adjacent to the boundaries of neighbouring urban municipalities. All applications for rezoning, subdivision and development within the urban fringe area, as well as all proposed statutory and non-statutory plans and amendments, shall be referred.
- Rural Fringe Area** 10.4 A ½ mile rural fringe area shall be applied adjacent to the boundaries of neighbouring rural municipalities. All applications for rezoning, subdivision and development within the rural fringe area, as well as all proposed statutory and non-statutory plans and amendments, shall be referred.
- Annexation** 10.5 (i) The long term planning and annexation needs of urban neighbours shall be considered.
- (ii) In considering the long term planning and annexation needs of urban neighbours, the County shall promote the following principles:
- (a) The County supports, in principle, annexation proposals that recognize and respect the value of its agricultural land base and the viability of its existing and planned non-agricultural tax base;
- (b) The County supports, in principle, annexation proposals that incorporate “**Smart Growth**” principles, including higher density development to promote compact urban form and reduce the sprawl of development onto agricultural lands;
- (c) The County supports, in principle, annexation proposals that provide sufficient land to meet the growth needs of urban neighbours for a minimum period of fifty years at a time.
- Transportation and Utility Servicing Agreements** 10.6 Opportunities to negotiate transportation and utility servicing agreements with the adjacent urban and rural municipalities may be considered.
- Joint-use Agreements** 10.7 Joint-use intermunicipal agreements with urban neighbours may be established to provide the economies of scale necessary to develop and operate major recreational and other mutually beneficial facilities.

11. Plan Implementation and Amendment

The Municipal Development Plan is a dynamic plan that must be continually monitored and updated as required to preserve its effectiveness in managing growth and development. Continuous monitoring and updating is particularly significant since the Municipal Government Act requires the Municipal Development Plan be adopted as a bylaw and that all statutory plans be consistent with one another.

Goal

To provide for the implementation and amendment of the Municipal Development Plan.

Objectives

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

Policies

Policy Implementation	11.1	(i) The policies contained in this Municipal Development Plan shall be implemented through the Land Use Bylaw and other statutory and non-statutory documents. (ii) The intent of the Municipal Development Plan policies shall guide amendments to the Land Use Bylaw, the preparation or changes to planning documents, and other land use planning decisions.
Amending the Plan	11.2	The requirements of the Municipal Government Act shall be applied when updating or amending the Municipal Development Plan.
Plan Review	11.3	The Municipal Development Plan shall be reviewed annually and amended as deemed necessary.
Citizen Consultation	11.4	The County shall provide opportunities for citizens to review and comment on any amendments to the Plan.

Appendix A – Definitions

Area Redevelopment Plan – means a statutory plan prepared pursuant to the Municipal Government 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 – means a major or local statutory plan prepared pursuant to Section 633 of the Municipal Government Act.

Back Lot Subdivisions – as defined by the Sylvan Lake Public Access Study, means subdivisions where no part of the parcel boundary is physically connected to a nearby lake. The objective for back lot subdivisions is to ensure that the development provides financial contributions towards a public access site in proximity to the development for use by new residents as well as by existing residents in the area.

Concept Plan / Major Area Structure Plan – means a long-range plan 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. Typically Major Area Structure Plans are prepared for lands within Intermunicipal Development Plan boundaries and Concept Plans for other lands. A Major Area Structure Plan is adopted as a bylaw, while a Concept Plan is adopted by resolution. Although a Concept Plan is a non-statutory plan, it is prepared pursuant to good planning practices following a similar process as a statutory plan.

Confined Feeding Operation (CFO) - as defined by the Natural Resources Conservation Board (NRCB), means an activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other

than grazing, but does not include seasonal feeding and bedding sites.

Conservation Easement - 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 - means land considered, in accordance with Section 664 of the Municipal Government Act, to be undevelopable because of its natural features or location (e.g. unstable slopes or flood prone); environmentally sensitive (e.g. gully ravine or coulee); 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 an environmental scientist 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 significant or sensitive features should be provided.

Fragmented Parcel – means an area of land fragmented from the rest of a quarter section by either a road, railway, permanent stream, a drainage channel, river, lake, wetland, escarpment or other natural or man-made feature (excluding previous subdivisions).

Green Infrastructure – as defined by both Agriculture Canada and the USDA, means a wide range of natural and constructed landscape elements including natural areas; public and private conservation lands; over ground storm

water systems; recreation areas (e.g. golf courses); and trail networks. Green infrastructure in developed areas may be public open spaces dedicated as Municipal or Environmental Reserve or private conservation or recreational land. These green spaces provide indirect value to the ecology (quality of surface water, groundwater, and air), are aesthetically appealing and may be used as public amenities (e.g. parks or trails). Green infrastructure may also be incorporated into engineering standards such as the use of landscaped drainage swales along roads as opposed to curb and gutter with piped storm drainage systems. Typically, green infrastructure is a permanent land use.

Greenway – as defined by the American Natural Lands Trust, means open space that can surround and separate individual subdivisions which are penetrated with slivers of green to access the open space. The open space can be natural, enhanced, or wetlands, and can be privately or publicly owned. Greenways are included as Green Infrastructure based on both Agriculture Canada and USDA definitions.

Hamlet – as defined by the Municipal Government Act, means an unincorporated community consisting of five or more buildings as dwellings, a majority of which are on parcels of land smaller than 1850 square metres, has a generally accepted boundary and name, and contains parcels of land that are used for non residential purposes.

Intermunicipal Development Plan - may be prepared for the fringe area with any adjacent municipality pursuant to the Municipal Government Act and the policy direction of the Municipal Development Plan.

Land Use Bylaw – means a statutory document pursuant to the Municipal Government Act. It 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.

Local Area Structure Plan – see Outline Plan.

Major Area Structure Plan – see Concept Plan.

Municipal and/or School Reserve - means land required in accordance with Section 666 of the Municipal Government Act at the time of subdivision for park and/or school purposes. When subdividing an area larger than two acres, a maximum of 10% reserve dedication may be required. The County may accept cash-in-lieu of Municipal Reserve land.

Municipal Development Plan – Together with the Land Use Bylaw the Municipal Development Plan forms the foundation of land use and development policies. The MDP is a Countywide statutory policy plan pursuant to the Municipal Government Act.

Natural Capital means the County's renewable and non-renewable resources including agricultural and environmental lands and water that anchor the County's quality of life and also support economic activity.

New Rural Hamlet – means a mix of residential and commercial subdivisions that are structured to create a village type setting, including public open space as the central focus, higher density housing forms and commercial uses surrounding the public space and lower density, progressively larger lots extending outward from the central focus.

Outline Plan / Local Area Structure Plan – means a short-range plan for a small land base, typically with a shorter than five-year anticipated build out and covering two quarter sections of land or less. It provides a site-specific, detailed framework for rezoning, subdivision and development. Staging of development, land use, density and infrastructure matters are considered. An Area Structure Plan is adopted as a bylaw, while an Outline Plan is adopted by resolution. Although an Outline Plan is a non-statutory plan, it is prepared pursuant to good planning practices following a similar process as a statutory plan.

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 may be used as seasonal or permanent accommodation.

Site Plan – means a plan submitted in support of a development permit application, the approval of which may require a development servicing agreement, including matters such as engineering drawings for sewer, storm drainage, water, roads, etc.

Small Agricultural Holding - means an intensive animal or horticultural operation (excluding a confined feeding operation) of significant investment or permanence (such as a market garden, a green house/nursery, specialized livestock operation, fish farm or apiary) and represents a more intensive use of the land than typical extensive agricultural operations. The small holding parcel may also include a residence or consist of a farmstead.

Smart Growth – means development principles that promote enhanced quality of life, efficient use of land to preserve the natural environment to the extent possible, and that result in healthy, **sustainable communities** that are fiscally responsible.

Subdivision Plan – means a plan submitted for preliminary subdivision approval for a single or a multi-lot subdivision, the approval of which may require a subdivision servicing agreement, including matters such as engineering drawings for sewer, storm drainage, water, roads, etc.

Traditional Multi-lot Country Residential Subdivision - means a residential subdivision comprising two or more country residential lots of between 1 to 3 acres in size within a ¼ section, excluding the remnant and excluding any parcel(s) for public use for any government purpose.

Unsubdivided Quarter Section – is defined pursuant to the definition provided in the Subdivision and Development Regulation (AR 43/2002), and in addition may mean the remainder of a quarter section at least 80 acres in size out of which a fragmented parcel or parcels, as defined in Appendix A, or a parcel(s)

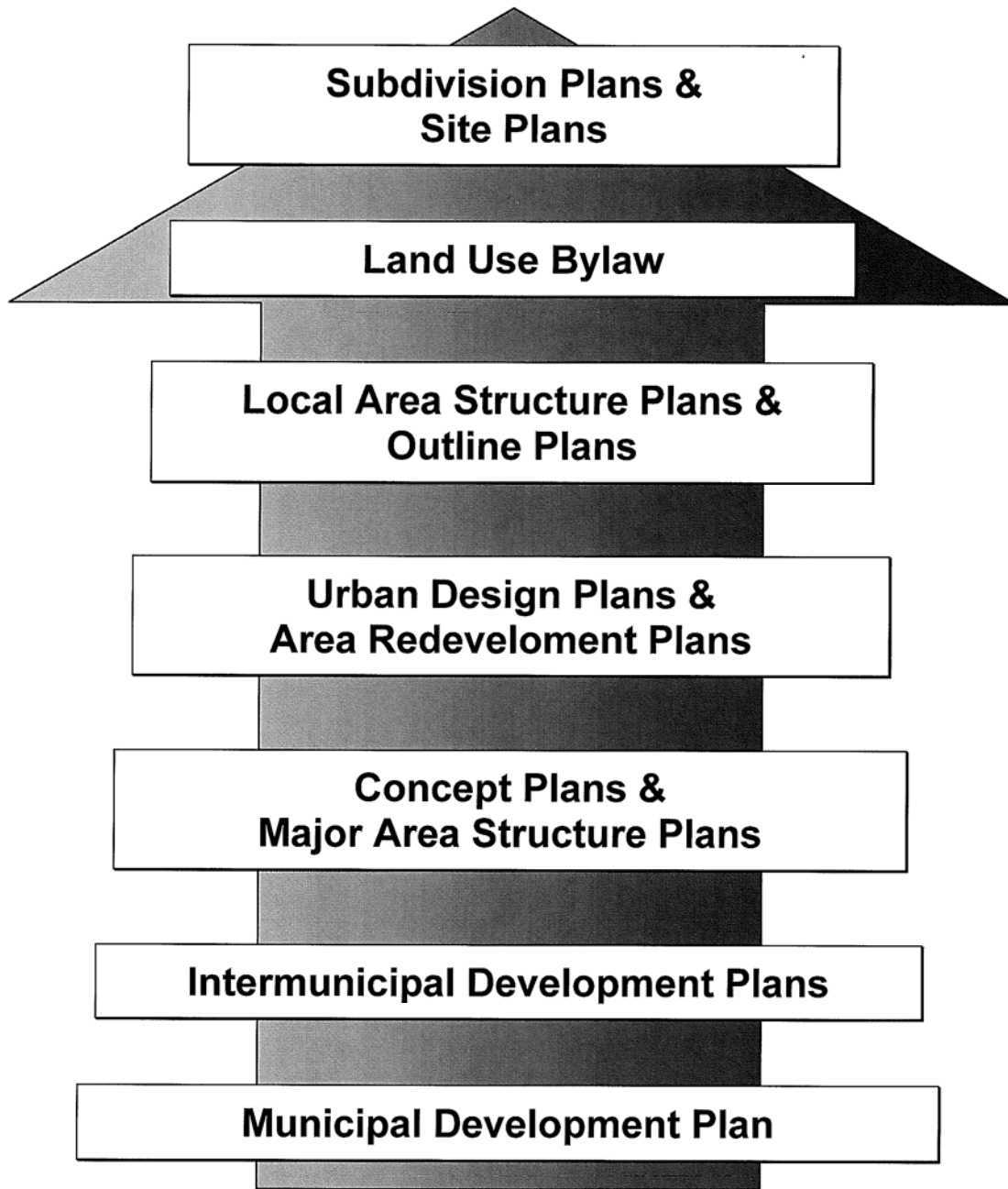
for public use for any government purpose, have been subdivided.

Urban Design Plan – A non-statutory plan that provides a level of detail in community planning in order to create a sense of place, through the planning and design of community gateways, landmark sites and buildings, streetscape design, landscaping framework, signage, trails development, architectural themes, street furniture, the relationship of buildings to the streetscape and to each other, public space design, and other matters. An urban design plan may form a guiding framework for the development of local area structure plans, outline plans and future subdivision and development.

Value-added Agricultural Industry - as defined by Agriculture Canada, means a project that can clearly demonstrate it adds value to a primary agriculture product and includes agricultural product manufacturing, food-processing activities, and non-food-processing activities. Activities related to an agricultural value-added enterprise can take place on or off the farm. Examples include, but are not limited to, separating, grading, cleaning, and packaging produce, making jam from berries, converting milk into cheese to sell in roadside stores or adding a canning or pickling operation to a farm business and activities such as producing fibreboard from hemp or straw. Agri-tourism, organic farming, storage, distribution, and transportation are not considered to be agricultural value-added activities.

Appendix B

RED DEER COUNTY PLAN HIERARCHY



See notes on next page

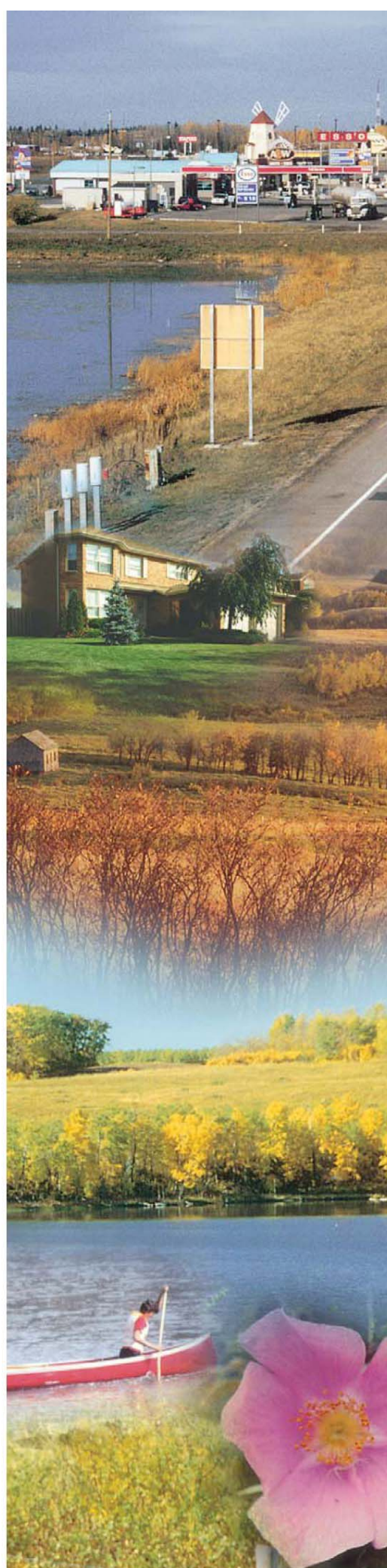
NOTES:

- 1) An existing area structure plan that covers more than two quarter sections is deemed to be a major area structure plan. For example, the Central Park Area Structure Plan, which covers ±20 quarter sections.
- 2) A concept plan, urban design plan or outline plan is to be undertaken, completed and, when necessary, amended in a highly participatory, transparent manner and, when completed, may be adopted by Council resolution as a guide document for future development in the area covered by the plan.
- 3) The preparation of plans does not necessarily follow the order of the planning hierarchy in all instances. For example, where a concept plan or a major area structure plan does not exist Council may adopt a local area structure plan or an outline plan without requiring the preparation of a higher order plan.
- 4) Notwithstanding note 3, the preparation of a higher order plan that covers a larger area and provides direction for one or more lower order plans, is encouraged in order to ensure coordinated planning for a larger area that is anticipated to accommodate growth of more than two quarter sections.
- 5) All plans are required to be consistent with one another.
- 6) The County will adopt statutory plans rather than non-statutory plans within the boundaries of an intermunicipal development plan or an urban fringe area.

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