

Municipal Development Plan

County of Two Hills No. 21



COUNTY OF 
TWO HILLS

3-2018

Adopted January 16, 2019

AMENDMENTS

Bylaw 6 2020

Bylaw 13 2022

**COUNTY OF TWO HILLS NO. 21
IN THE PROVINCE OF ALBERTA
BY-LAW NO. 3-2018**

A BY-LAW OF THE COUNTY OF TWO HILLS NO. 21 TO ADOPT AND AMEND A MUNICIPAL DEVELOPMENT PLAN OF THE COUNTY OF TWO HILLS NO. 21.


WHEREAS, pursuant to the Municipal Government Act, R.S.A. 2000, a municipality in the Province of Alberta may adopt and amend a Municipal Development Plan; and

WHEREAS, the Council of the County of Two Hills No. 21 deems it desirable to adopt a new Municipal Development Plan;

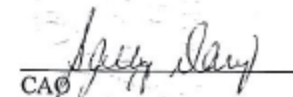
NOW THEREFORE, the Council of the County of Two Hills No. 21 duly assembled enacts as follows:

1. That the County of Two Hills No. 21 Municipal Development Plan – 2018, being Schedule “A” attached hereto, is hereby adopted.
2. That Bylaw No. 6-2009, as amended, is hereby rescinded.

MOVED BY COUNCIL - That By-Law No. 3-2018 be given first reading this 19th day of September, 2018. - Carried




REEVE



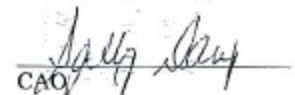
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MOVED BY COUNCIL - That By-Law No. 3-2018 be given second reading this 16th day of January, 2019. - Carried

MOVED BY COUNCIL - That By-Law No. 3-2018 be given third and final reading and finally passed this 16th day of January, 2019. - Carried



REEVE



CAO

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1 Introduction

The County of Two Hills No. 21 is located approximately 135 km northeast of Edmonton. Two urban municipalities are located within the County, including the Town of Two Hills and the Village of Myrnam. Within the County itself there are a number of hamlets – Beauvallon, Brosseau, Derwent, Duvernay, Hairy Hill, Morecambe, Musidora and Willingdon. Communities throughout the County are connected by Highway 45 that bisects the County in an east-west fashion. The County is bordered by Smoky Lake County and the County of St. Paul to the north, the County of Vermilion River to the east, the County of Minburn to the south and Lamont County to the west. The location of the County of Two Hills No. 21 is shown on Map 1.

Comprising a total area of 2631.0km², land within the County generally consists of a flat to gently rolling landscape on fair to good agricultural soils. Dominant natural features in the County include Jackfish Lake, Sandy Lake and Lac Sante. In addition, the scenic Vermillion River runs through the Town of Two Hills and the North Saskatchewan River provides most of the County's northern boundary.

The goal of the Council of the County of Two Hills No. 21 is to encourage environmentally sound, sustainable agricultural and other forms of economic development, while conserving and enhancing the County's rural character.

The Council of the County of Two Hills No. 21 regards agricultural land as the County's most enduring asset. They also recognize the need to utilize the County's natural resources to promote economic diversification so that all residents may enjoy optimum working and living standards. This economic diversification must, of course, be environmentally sound, and must also be compatible with the rural environment of the County.

The Council of the County of Two Hills No. 21 foresees agriculture and agricultural service as continuing to be a major economic force in the community. The conservation of agricultural land and measures designed to assist the continuation and enhancement of agricultural activities will remain a priority in most of the County.

The Council of the County of Two Hills No. 21 also foresees tourism as an economic force which has the potential of improving service levels in the community, as well as some economic growth. Any resource development can also provide economic growth.



Thus, while it is the opinion of the Council of the County of Two Hills No. 21 that agricultural development should not normally be restricted by other forms of development, agricultural development should take careful note of other development forms - especially residential and recreational uses - and protect the rural residential and recreational amenity of the County from conflict with agricultural development.

The County of Two Hills No. 21 will provide leadership and direction in the following areas:

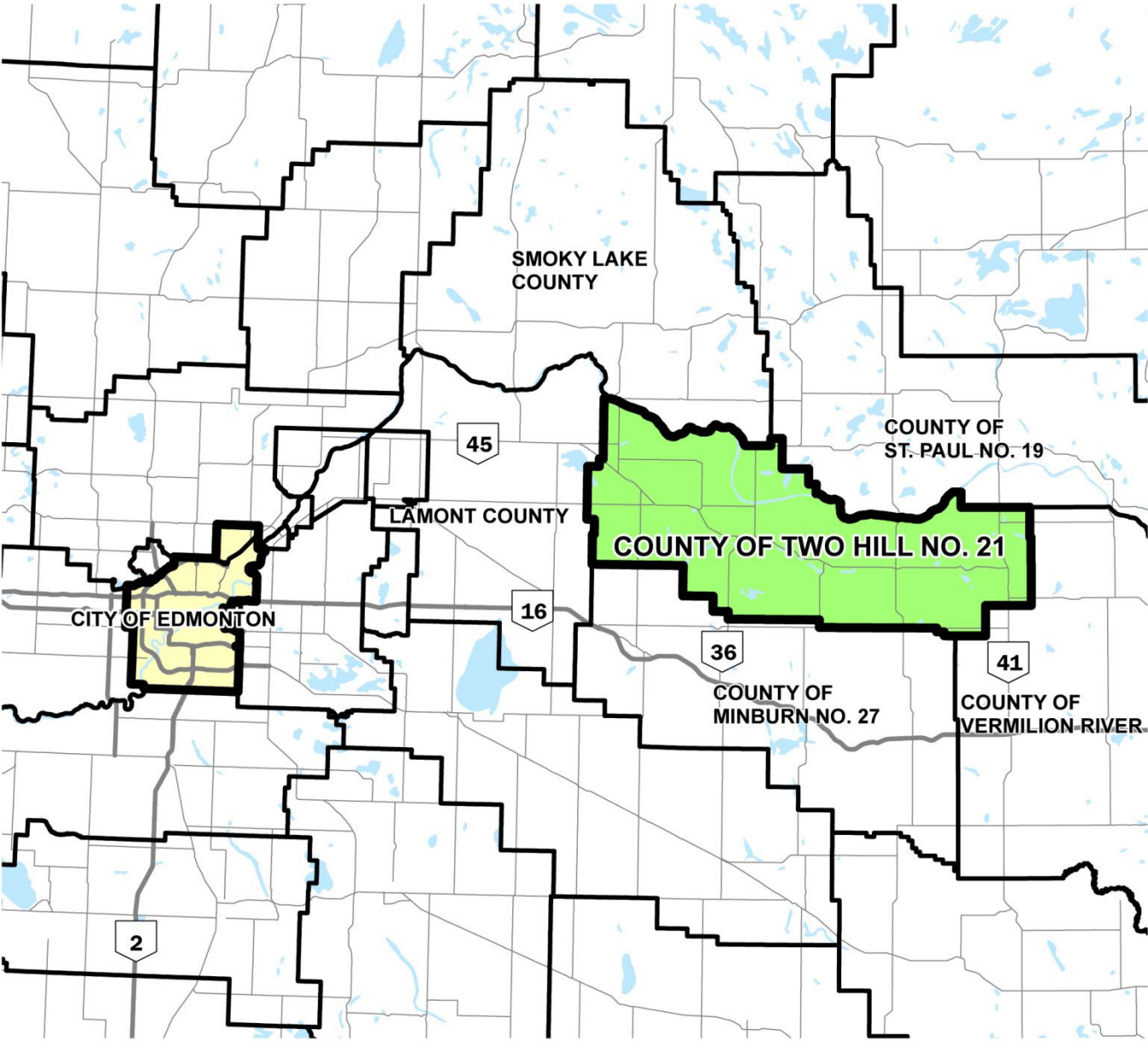
1. Conservation of agricultural land and encouragement of diversity and growth in the agricultural and the agricultural service sectors;
2. Encouragement of environmentally sound resource utilization, and economic diversification resulting from that resource use;
3. Provision of the infrastructure necessary to encourage sustainable, environmentally sound economic development; and
4. Support regional economic development and collaboration.

Legislative Requirements

The *Municipal Government Act* is a piece of provincial legislation which gives extensive governing powers to municipalities. The purpose of the Act is to:

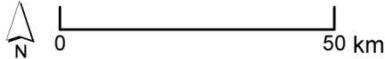
- a. Give broad authority to councils, including broad authority to pass by-laws, and to respect their right to govern municipalities in whatever ways the councils consider appropriate within the jurisdiction given to them;
- b. Enhance the ability of councils to respond to present and future issues in their municipalities; and
- c. Recognize that the functions of the municipality are to:
 - i. Provide good government;
 - ii. Provide services, facilities and other things that, in the opinion of the council, are necessary or desirable for all or part of the municipality; and

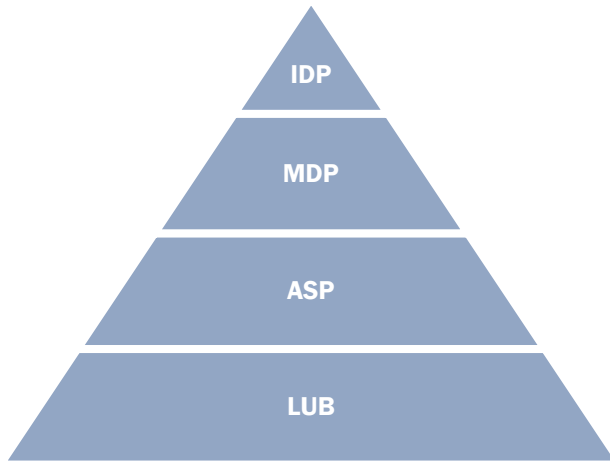
Map 1 | Regional Location



Legend

- County of Two Hills No. 21
- City of Edmonton
- Municipalities
- Primary Highways
- Secondary Highways
- Waterbodies





An Inter-municipal Development Plan (IDP) is a statutory planning document that sets out a joint vision for future development and land use issues within neighbouring municipalities.

A Municipal Development Plan (MDP) is a long range statutory planning document that outlines general policy direction and community vision for development.

An Area Structure Plan (ASP) is a detailed statutory planning document that implements the MDP vision for a particular area.

A Land Use Bylaw (LUB) is a technical, legal instrument that implements the policies contained in an MDP and ASP.

Figure 1. Hierarchy of Planning Documents

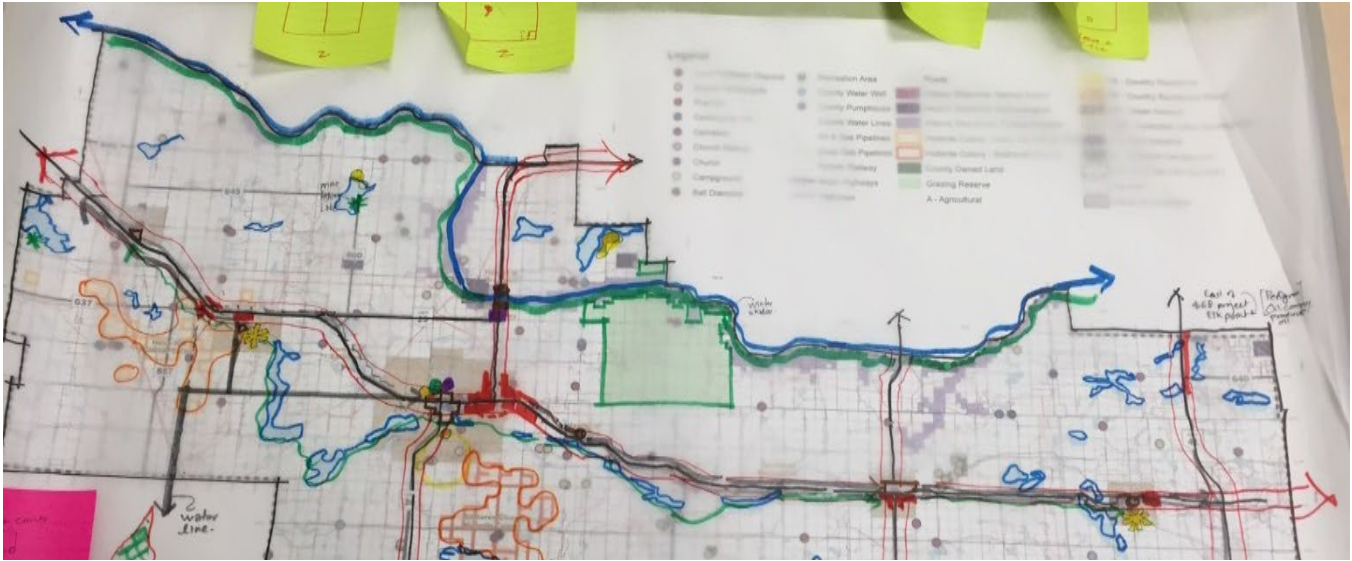
iii. Develop and maintain safe and viable communities.

The Act requires that municipalities adopt a Municipal Development Plan to outline a broad set of goal statements about the type of long-term development that is desired by the community. The main focus of the Municipal Development Plan is to provide policies to assist Council, the County’s residents and landowners, and the County’s approving authorities in achieving and maintaining orderly and efficient land use and development.

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

The County is aware that other provincial and federal statutes will have a role to play in the future development of the County of Two Hills No. 21. The County looks forward to working with all stakeholders in striving to meet the land use planning challenges of the future.

After the Act, the Municipal Development Plan forms the highest rank on the hierarchy of planning documents within the County of Two Hills No. 21 as shown in Figure 1.



The MDP Review Process

Beginning in March 2016, Green Space Alliance Consulting Inc. worked in conjunction with County of Two Hills No. 21 Council, staff and community members to complete the update of the MDP. The previous MDP was completed in collaboration with Municipal Planning Services. The County actively solicited stakeholder comments and provided opportunities for meaningful public input in the form of public meetings. As such, the MDP conforms as much as possible to the vision of the County of Two Hills No. 21 as set forth by the County's residents.

The County of Two Hills No. 21 Municipal Development Plan aims to accomplish the following:

- Facilitate growth and development in the County of Two Hills No. 21;
- Maintain and enhance the County's agricultural economy;
- Encourage diversification of the local economy;
- Develop land in an orderly and effective manner;
- Preserve and maintain the quality of life and enhance the attractiveness of the County as a place to live and work;
- Maintain a physical separation between incompatible land uses;
- Maintain a high quality transportation system within the County; and
- Establish land use planning standards that will minimize adverse impacts on the natural environment and preserve significant environmental features for future generations.



Plan Administration

Authority of the Plan

Pursuant to the Municipal Government Act, R.S.A., 2000, as amended, this Plan shall be adopted by County of Two Hills No. 21 Municipal Development Plan.

Subdivision, development and re-development of lands within the County of Two Hills No. 21 by the municipality and general public shall be in accordance with the provisions of this Plan.

Council of the County of Two Hills No. 21 shall encourage the Provincial and Federal governments to have regard for the provisions of this Plan in the development and re-development of crown lands, and in the formulation and implementation of Provincial and Federal policies and programs, within the County.

Land Use Bylaw

When this Plan or any part thereof takes effect, the Land Use Bylaw of the County of Two Hills No. 21 shall be amended to conform to this Plan.

Amendment

Should changing conditions necessitate an amendment to this Plan, the amendment shall be by Bylaw in accordance with the requirements and procedures outlined in the Municipal Government Act, R.S.A., 2000.

In order to ensure that the original intent of the Plan is protected and that a proper evaluation of the impact of a proposed amendment on the goal, objectives and policies of the Plan may be evaluated, the following criteria shall apply to consideration of an amendment, which is not initiated by Council of the County of Two Hills No. 21 itself:

- a. A formal request for amendment shall be submitted to Council of the County of Two Hills No. 21;
- b. The request shall be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the goal, intent, objectives and policies of the Plan;
- c. During deliberation on the proposed amendment, Council of the County of Two Hills No. 21 may refer the request to such agencies as it considers necessary for comment; and
- d. Council of the County of Two Hills No. 21 may request such information, from the applicant, as it deems necessary to reach a decision on the proposed amendment.



Review

The planning process is a dynamic process, subject to inevitable change. It is intended that this Plan will be subject to periodic review, initiated in the following ways:

- a. A complete or partial review upon amendment;
- b. A review of this document may be conducted by the Council of the County of Two Hills No. 21 every five years; or
- c. A complete or partial review whenever, due to economic, social, technical developments or environmental considerations, or any other factor that Council deems appropriate; or
- d. The Plan is considered by Council of the County of Two Hills No. 21 not to meet the long term goals of the County.

Monitoring

Essential to the continued effectiveness, viability and relevance of the Plan is the mechanism of monitoring. Monitoring entails the recording and appraising the significance of events, trends and decisions in relation to the Plan. Essentially, therefore, the premise is that circumstances change, and if the Plan does not change with them, it may soon become an obsolete document incapable of providing direction.

This Plan, like any other plan, is based on a set of assumptions, goals and objectives, many of which relate to the future. Over time any one or more of these may change. It is the intent of this Plan to promote the development of formalized procedures and techniques to monitor the changes in the County's land use, development and growth patterns.

This monitoring, in combination with the review and amendment processes, will form the key elements in ensuring the long term relevancy of the Plan to changing County of Two Hills No. 21 aspirations and needs.

The Administration of the County of Two Hills No. 21 shall develop a method for monitoring, evaluating and analyzing the effectiveness, viability and relevance of this Plan.



Consultation with Adjacent Municipalities

The County of Two Hills No. 21 will encourage communication and consultation with adjacent municipalities either within or surrounding the County on all land development matters.

To that end, the County of Two Hills No. 21 will work with all adjacent urban and rural municipalities either within or surrounding the County in the planning of:

- a. Lands adjacent to those municipalities within the County of Two Hills No. 21; and
- b. Those lands adjacent to the County of Two Hills No. 21 within those municipalities.

As well, the County of Two Hills No. 21 will circulate applications for proposed subdivisions and for proposed major developments, occurring along shared borders, to adjacent municipalities for input into the decision-making process.

Additional Bylaws

The County may consider passing a maintenance and occupancy Bylaw in order to regulate unsightly properties.

Rural Fringe Area

Unless defined under the IDP, the County recognizes lands within 0.8km (0.5 miles) of a rural municipality as the “Rural Fringe”.

The County of Two Hills No. 21 shares a rural municipal boundary with Smoky Lake County, County of St. Paul, County of Vermillion River, County of Minburn, and Lamont County.

The County of Two Hills shall establish ICFs and IDPs with surrounding municipalities in accordance with the Act.



2 Community Context

Settlement History

Settlement in Western Canada occurred through a number of related processes. To begin, between 1871 and 1921 the Canadian government signed a series of treaty agreements with First Nations that gave the government rights to the land and opened up the West to agricultural settlement.¹ The second important factor was the completion of the Canadian Pacific Railway in 1885, which eased the Western passage for newcomers as well as facilitated grain exports. Further, technical innovations in dry land farming and agricultural machinery – in conjunction with a rise in wheat prices in the late 1890s – greatly increased the profitability of farming as a livelihood. Finally, the closing of the American frontier allowed Canada to attract thousands of new immigrants from the United States and abroad with greater ease.²

Between 1896 and 1905 the government of Canada launched a campaign aimed at farmers from the United States, Britain and Central and Eastern Europe that advertised free or cheap land in the Canadian West. It did not take long for the government to reap the fruits of its labour, as the first agriculturalists arrived in the Two Hills area in the early 1900s and settlement ensued well into the 1920s.

In 1908 the first post office in the County opened with the name “Poserville”, and in 1913 the name was changed to Two Hills in reference to the two distinct hills southwest of the community. Both the Town and the County derive their names from this source.³ The County has changed names and boundaries several times during its history – it was first known as the Municipal District of Eagle No. 515 and in 1945 its numerical appendage changed to No. 81. In 1963 the Municipal District amalgamated with the Two Hills School Division No. 21 to form the County of Two Hills No. 21, which it

¹ The major treaties affecting Alberta are Treaties 6, 7 and 8 – signed in 1876, 1877 and 1899 respectively. Alberta: How the West was Young. (2008). Treaties – Overview. Retrieved January 23, 2008, from http://www.abheritage.ca/alberta/fn_metis/treaties.html

² The Applied History Research Group. (1997). The Peopling of Canada: 1891- 1921. Retrieved January 23, 2008, from http://www.ucalgary.ca/applied_history/tutor/canada1891/ch4.html

³ Harrison, Tracey (ed). (1994). Place Names of Alberta. Volume III. Central Alberta. Retrieved from Our Roots database.

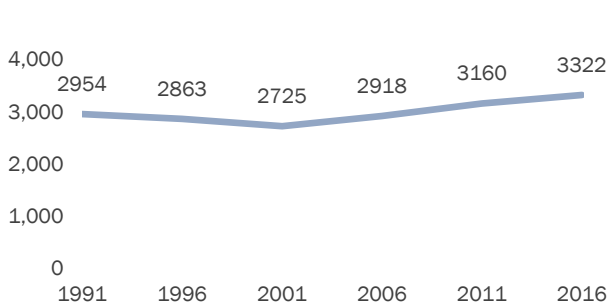


Figure 2. County of Two Hills Historical Population Trend

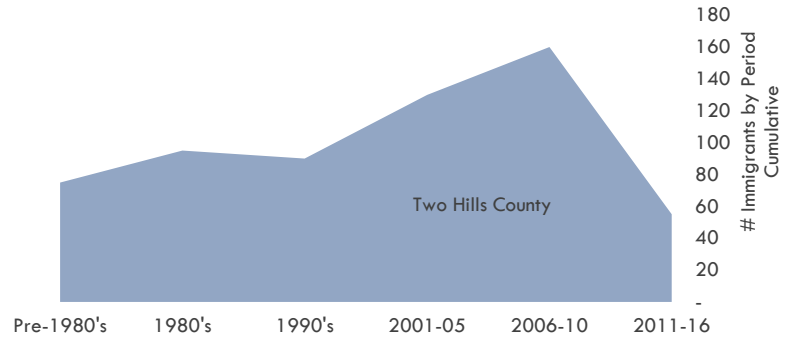


Figure 3. Number of Immigrants by Period Cumulative

remains to the present day. Prior to the name Two Hills the region was known to the Cree as *matapokotaweyan*, which means "the prairie that comes out of the river."

In the early 2000s the Canadian Pacific Railway abandoned its Lloydminster/Star rail line, removed the track, and turned over the former rail rights-of-way to the Queen in right of Alberta. There are now no railways operating within the County of Two Hills.

Construction on the Alberta Central East (ACE) Regional Waterline initiated in 2011. The ACE Regional Waterline services various communities throughout the County, which includes the Hamlet of Willingdon, the Town of Two Hills, the Hamlet of Beauvallon, and the Village of Myrnam.

Highway 45, which bisects the County of Two Hills No. 21, is part of a high load corridor that connects to Highway 36 and Highway 41. These two important north-south connections provide access to the Alberta Oil Sands from the United States and Mexico.

Dissolution of Inner Municipalities

The following municipalities dissolved into the County of Two Hills No. 21:

- The Village of Hairy Hill dissolved in 1996;
- The Village of Derwent dissolved in 2010; and
- The Village of Willingdon dissolved in 2017.

Population Characteristics

Historical Trends

The more recent change in the Two Hills region's population is really that of two stories – decline in the 1990s followed by uplift during the 2000s. Similar to other rural, agrarian-based economies in Alberta and elsewhere in Canada over the past number of decades, the Two Hills region has been experiencing a slow decline in its population base. This trend was linked to a reduction in the number of small, family-based farms and consolidation of agricultural operations in larger landholdings. This reduction in families has been driving a shrinking rural population base. However, between 2001 and 2011, the region bucked this trend, with the County of Two Hills No. 21 experiencing a population increase of 16% over

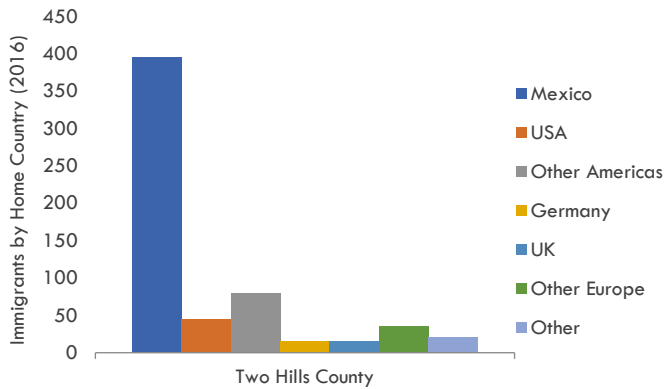


Figure 4. Number and Source of Immigrants

that timeframe. Further growth occurred between 2011 and 2016, with the population of the County increasing by an additional 5% (162 residents) to 3,322 as shown in Figure 2.

Immigration Effect

There has been a marked shift in immigration patterns which is profoundly affecting the population base in the Two Hills Region. According to Federal census results, the majority of residents who were born outside of Canada and came to the region in decades past (before the 1970s through to the mid 1980's), tended to settle in the counties of St. Paul, Smoky Lake and Minburn, as well as in Vegreville and the Town of St. Paul. Beginning in the 1980s through to 2016, this pattern shifted, with the Two Hills region receiving the majority of immigration as shown in Figure 3.

According to the 2016 census, in the County of Two Hills No. 21 nearly 600 residents were born outside of Canada. As shown in Figure 4, the vast majority come from Mexico, and represent the Mexican Mennonite cultural group. This group, with historic roots in the early Anabaptist church movement and the flight from persecution in Europe during the Reformation, have settled in various locations including Mexico. Over time, members have come to Canada for work and security reasons.

In the case of the Two Hills region, the in-migration trend slowed between 2011 and 2016. Roughly 20% of residents who have relocated from Mexico arrived between 2011 and 2016. The degree of immigration involving Mexican Mennonites is unique to the Two Hills region.

Education

The following schools serve County of Two Hills No. 21 residents:

- Two Hills Public School (located within the Town of Two Hills);
- Two Hills Mennonite School (located within the Town of Two Hills); and
- Plain Lake Colony School (located within the County of Two Hills No. 21).
- Hairy Hill Colony School (located within the County of Two Hills No. 21).

The new Mennonite school in the Town of Two Hills, which opened in fall 2017, is a welcome addition to the educational infrastructure in the region.



Figure 5. Employment by Industry

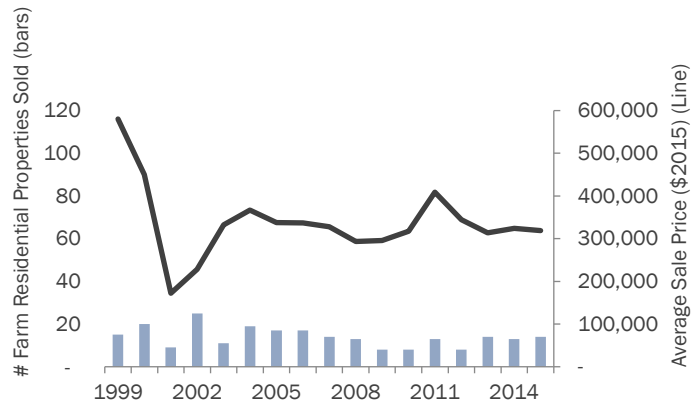


Figure 6. Sales Trends | Farm with Residence

The Adult Learning Council has been active with residents, local companies and the Provincial government to address learning needs in the region. The importance of adult/continuing education to the region’s economic development perspective cannot be overstated. Acquisition of formal certification and higher literacy levels will increase the employability of the population.

Economic Setting

The base for the regional economy has been agriculture and related supports to farming and ranching activities. The region is known for good growing conditions including high soil quality. The manufacturing sector has grown in importance in the region over the past two decades. Products have included cattle panels, environmental bins and more recently, oilfield vessels and skids. Much of the resident workforce is also active in construction.

Beginning in late 2014 and as a result of dropping oil prices, the province’s energy sector experienced significant reduction in activity, which in turn spurred a broader economic downturn. While the Two Hills region was not hit as hard as other, more energy-dependent communities, effects of the slowdown have been felt through business closures, reduced hours and unemployment to employees and small contractors, service providers, machine and welding shops. Some have been able to find substitute work, but activity and investment levels remain muted. Other sectors, such as social and health services and general retail, have remained relatively stable.

Labour Force and Employment

Key employment industries for County residents include agriculture, construction, educational services, health care and social assistance and retail trade as shown in Figure 5. Beyond farming, County residents find employment in the towns and villages in the Two Hills region as well as neighbouring communities.

The immigration trend has led to newcomers engaging in the Two Hills economy, with varying success over time and depending on economic conditions. The overall participation rate (15 years and over active in the labour force) in 2011 was at 74% in the County, as compared to 73% across Alberta. The employment rate was at 72% (69% in Alberta). The impact of the economic slowdown is evidenced by the 2016 census, where the participation rate dropped to 66%, and the employment rate decreased to 60%. A recovery of the provincial energy sector combined with new agricultural initiatives presents potential future employment opportunities for County residents.

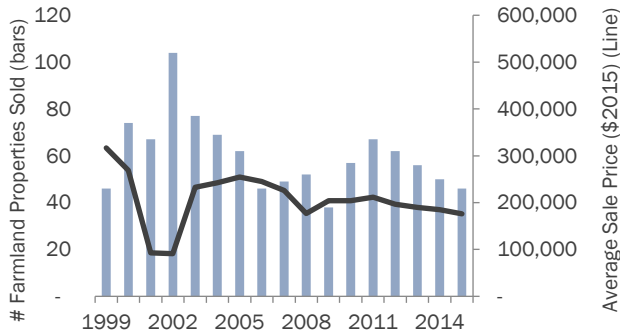


Figure 7. Sales Trend | Farm with no Residence

Housing

Property prices in the County have remained relatively steady over the past decade. According to County assessment records, the average prices for properties sold in 2015 were \$320,000 for a farm with residence as shown in Figure 6 and \$175,000 for both a non-farm residential property as well as farmland-only property as shown in Figure 7.

Influences of the Mennonite Population

A key factor influencing the region’s economic vitality and population trends is the in- and out-migration of the Mennonite population. The influence of this group to the region’s population and economic base has been significant. Equally, its future influence is very much dependent on the degree to which members of this group remain in the region. Anecdotally, an exodus of some has been observed, as residents have left the region for work opportunities elsewhere. Many are expected to return as evidenced by some retaining ownership of their homes in the region.

The pattern followed by Mennonites immigrating to the region has unique characteristics which affect housing and land demand in the region. Over the past decade or more, this generalized pattern taken by families has been observed as:

- First obtaining housing (rental or ownership) in the urban centres in the region, often including upgrading of the existing dwelling.
- Followed by seeking larger landholding ownership opportunities in the County. The desired property is often a ‘small-scale farm’, in the order of 5-10 acres, and is linked to their prior landowning experiences in Mexico or elsewhere.

The former step has influenced the housing stock quality and prices in the urban centres, particularly Myrnam, Willingdon and the Town of Two Hills, while the latter has driven an increased demand for parcel subdivisions.

Other factors linked to the Mennonite population group which has some effect on planning considerations for the region’s municipalities include:

- Labour market success – in part brought on by employable hands-on skills, but challenged by lower rates of educational attainment and accreditation, and literacy and language issues. As more Mennonites receive secondary and post-secondary education, their prospects of labour market success improve, in turn increasing their likelihood of remaining in the region.

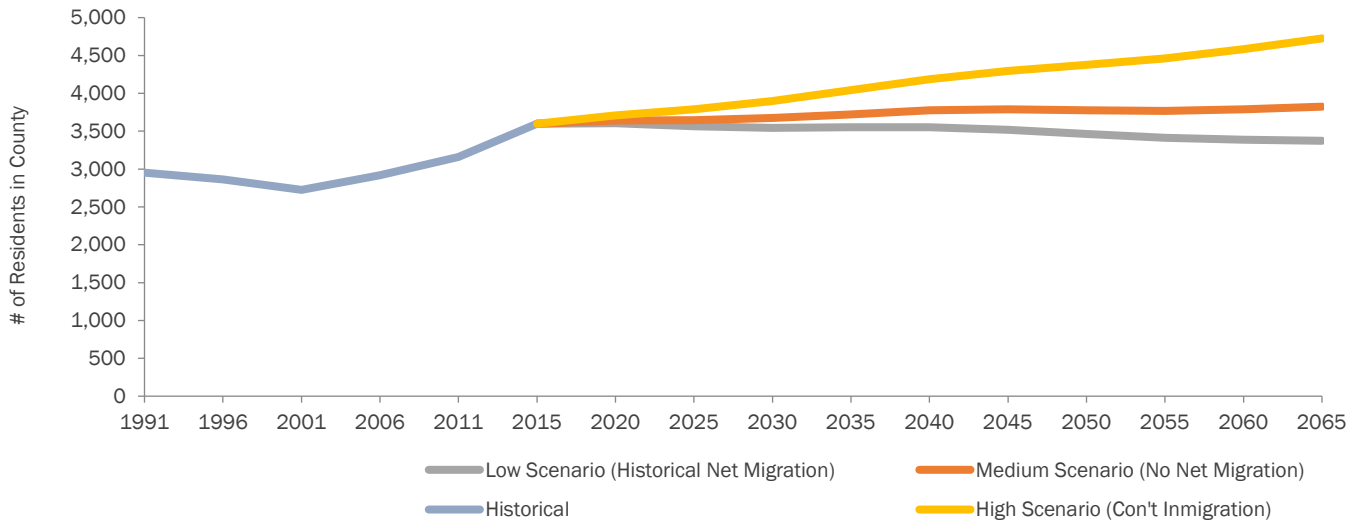


Figure 8. Population Forecasts

- Larger families and overall younger age – the median age of the County has decreased by 2 years between 2001 and 2016 due to the continued in-migration, nearly unheard of in rural Alberta. The County has a higher proportion of 0-19 year olds than the provincial average. The increase in the younger demographic bodes well for the region’s sustainable population base, assuming they remain – again linked to economic opportunities.

For further information on social or economic information on the [Municipality] and Two Hills region, refer to the report *Two Hills Region: Socio-Economic Setting and Population Outlook (2017)*.

Population Forecast

Future growth in the County population depends on the economic and migration trends at play. Three scenarios of growth over the next 50 years have been developed as shown in Figure 8, based on the following assumptions:

- The in-migration trend observed over the past decade continues, resulting in an additional 1,125 people in 50 years (31% total change)
- The in-migration trend observed over the past decade ends. With the influence of natural demographics (larger family sizes and increased birth rate from the in-migration to-date, the population remains essentially constant over 50 years (6% total change)
- The in-migration trend observed over the past decade reverses through a portion of the Mennonite population leaving, reverting back to the declining rate experienced in the early 1990’s. This would lead to a decrease of 225 people (-6%) over 50 years.



Economic Development Strategy

An Economic Development Strategy (EDS) was developed in 2017 for the County of Two Hills No. 21 region. The EDS sets out general recommendations and specific targets for the County of Two Hills No. 21 and inner municipalities to accomplish and strive towards in order to enhance economic development with the region.

General Recommendations:

- Create and fund dedicated Economic Development Officer (EDO) position for the region;
- Support Local Business campaign;
- Commercial zone revitalization;
- Review/update Tourism Strategy;
- Engagement with a diverse population;
- Endorsement of broader regional perspective; and
- Alignment with relevant regional initiatives, including:
 - Agriculture;
 - Oil and gas;
 - Biofuels;
 - Industrial/commercial development;
 - Transportation; and
 - Communication.



Specific Targets:

- Agriculture;
- Seed cleaning;
- Hemp products;
- Tourism/recreation; and
- Local food production.

Other Opportunities - as identified by local knowledge:

- Transportation;
- Truck-stop / HLC route;
- Communication; and
- High speed internet connectivity.

Key themes and intent of the EDS is reflected throughout the vision, guiding principles, and policies of the MDP.



Infrastructure

The County provides the Hamlet of Duvernay with municipal piped water services and the Hamlet of Hairy Hill with piped sewer services and garbage pick-up.

The Alberta Central East (ACE) Regional Waterline, initiated construction in 2011, provides high quality potable water across the County to the Hamlets of Beauvallon, Duvernay, Hairy Hill, Morecambe, Musidora, Myrnam and Willingdon. The Hamlet of Derwent is planned to be serviced by the ACE Regional Waterline in a future phase.

Water and sewer services in the remainder of the County are administered privately. The County operates potable water fill stations within the Hamlets of Hairy Hill and Beauvallon. The County also operates non-potable truck fill stations within the Hamlet of Willingdon and the Village of Myrnam.

Solid waste is collected at the following municipal transfer stations:

- Willingdon;
- Hairy Hill;
- Two Hills;
- Myrnam; and
- Derwent.



Environmental Characteristics

The County of Two Hills No. 21 straddles two Natural Regions: the Boreal Forest Natural Region in the northwest portion of the County and the Grassland Natural Region in the southeast. Each Natural Region is made up of several Sub regions – as such, the County is part of the Dry Mixedwood Natural Sub region in its northern portion and the Central Parkland Natural Sub region in the south. The boundaries between the two Sub regions are not overly rigid, as they both share many climatic, vegetation and soil characteristics.

The Central Parkland Natural Sub region is known as Alberta's Fertile Crescent. It is characterized by patches of aspen and willow shrub land interspersed with native grassland and extensive swaths of cultivated land. The Dry Mixedwood Natural Sub region is characterized by aspen forests and patches of fens in low-lying areas. About 50% of the region is suitable for cultivation, particularly barley and forage crops.

Fish and Wildlife

The Dry Mixedwood Natural Sub region and the Central Parkland Natural Sub region share many species of fish and wildlife. Common avian species in both areas include the Broad-winged hawk, Rose-breasted Grosbeak, Red-tailed hawk, Least Flycatcher, Baltimore Oriole, Red-eyed Vireo and Yellow Warbler, and additional species flourish in the deciduous, coniferous and/or mixed forests characteristic of the Dry Mixedwood Natural Sub region. Common mammal species include white-tailed deer, snowshoe hare, northern pocket gopher, American beaver, Elk, Moose, Canadian geese, coyotes, wolves and American porcupine. Further, lakes and ponds provide habitat for diving ducks, grebes, American Bittern, Marsh Wren, Black Tern, Northern pike, yellow perch and white sucker.⁴ A greater variety of fish can be found in lakes in the more northerly portion of the Dry Mixedwood Natural Sub region.

⁴ Natural Regions Committee. (2006). Natural Regions and Sub regions of Alberta. Compiled by D.J. Downing and W. W. Pettapiece. Government of Alberta Publication No. T/852.



Environmentally Significant Areas

The County of Two Hills No. 21 has several areas that are designated Environmentally Significant Areas of provincial or national significance: Lac Brosseau, Vermillion Lakes, Watt Lake, Bens Lake and the North Saskatchewan River – Elk Point.⁵ Lac Brosseau and Vermillion Lakes are nationally significant staging grounds for ducks, and Watt Lake and Bens Lake are provincially significant for the same reason. The North Saskatchewan River Valley at Elk Point is a provincial Environmentally Significant Area because – in areas where the sides of the valley are not subject to extensive modification – it is one of the most productive wildlife corridors for White-tailed and Mule Deer in Alberta. In all of the above-mentioned cases, it is recommended that the maintenance of natural habitat and shorelines will keep the area attractive for a variety of water birds and native species.⁶

⁵ Sweetgrass Consultants Ltd. (1997). Environmentally Significant Areas of Alberta Volume 2. Edmonton: Alberta Environmental Protection.

⁶ Ibid.

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3 Stakeholder Consultation

Process

The creation of this Municipal Development Plan (MDP) involved an extensive stakeholder consultation process. The objective of the stakeholder consultation process was to provide various public engagement opportunities in order to effectively gather valuable input from stakeholders.

Stakeholders

The following stakeholder groups were involved in the development of this MDP:

- Citizens;
- Civic Managers;
- Civil Society; and
- Civic Developers.

Consultation Tools

Various public engagement opportunities were conducted in order to effectively gather valuable input from residents. A series of Workshop Sessions and Questionnaire were facilitated by Municipal Staff and Consultants to engage with residents and collect feedback regarding the document development.

Citizen Survey

A citizen survey was distributed to the public via mail and online in April 2016 to gather feedback on existing planning policy related to the County of Two Hills No. 21. A total of 46 survey responses were received from in-person and online platforms.



The majority of respondents felt that high priority items for the MDP were:

- Preservation of agricultural land;
- Improving existing transportation connectivity and roadway maintenance; and
- Addressing the current delivery of servicing.

Workshops

Residents were invited, via landowner/project background letter packages, to attend a series of Workshops during June 2016. The purpose of the workshop was to inform the public about the MDP update project as well as gather feedback.

Participants were requested to engage in mapping and visioning exercises, complete questionnaires and feedback forms. Feedback received during the Workshops helped shape the development of the MDP document regarding identifying key topic areas and themes, establishing a land use planning vision, and developing policies.

Public Hearing

In accordance with the Act, a public hearing was held on the 6th day of December, 2018 in order to provide a final opportunity for public input regarding the MDP.



4 Vision

Vision Statement

The vision below was developed through extensive stakeholder consultation undertaken as part of the MDP update.

Encourage environmentally sound, sustainable agricultural and other forms of economic development, while conserving and enhancing the County’s rural character.

Guiding Principles

The following guiding principles or key themes emerged from the extensive stakeholder consultations undertaken as part of the MDP update.



Support Agricultural Community

- Ensure the diverse competitiveness of agriculture within the County while maintaining a high level of sustainability.
- Avoid fragmentation of higher quality agricultural soils in order to ensure productivity of agricultural lands.
- Develop policies supportive of allowing agricultural practices to operate easily.



Embrace Cultural Diversity & Heritage

- Maintain and build upon partnerships with cultural communities in order to ensure provision of adequate public services.
- Develop adaptive policies to attract and accommodate cultural groups locating within the County.
- Embrace and promote diverse heritage through developing policies that maintain cultural heritage.



Ensure Environmental Preservation

- Ensure the protection and ecological stability of wetlands through sustainable development practices.
- Preserve, maintain and enhance the water quality and ecosystem integrity of lakes.



Promote Economic Development

- Provide opportunities for local business development throughout the County that is responsive to market demands.
- Attract industrial and commercial development investments within the County.



Provide Recreational and Tourism Opportunities

- Provide recreational opportunities such as camping, boating, fishing, snowmobiling, horseback riding and hiking.
- Utilize environmental recreational amenities to attract tourism to the County.
- Develop a trail network through the County in order to connect Hamlets and inner municipalities.



Foster Intermunicipal Co-operation

- Maintain and establish partnerships with inner and surrounding municipalities in order to develop cost sharing solutions for providing public services.
- Ensure the Land Use Vision of County corresponds with inner municipalities.

Policy Framework

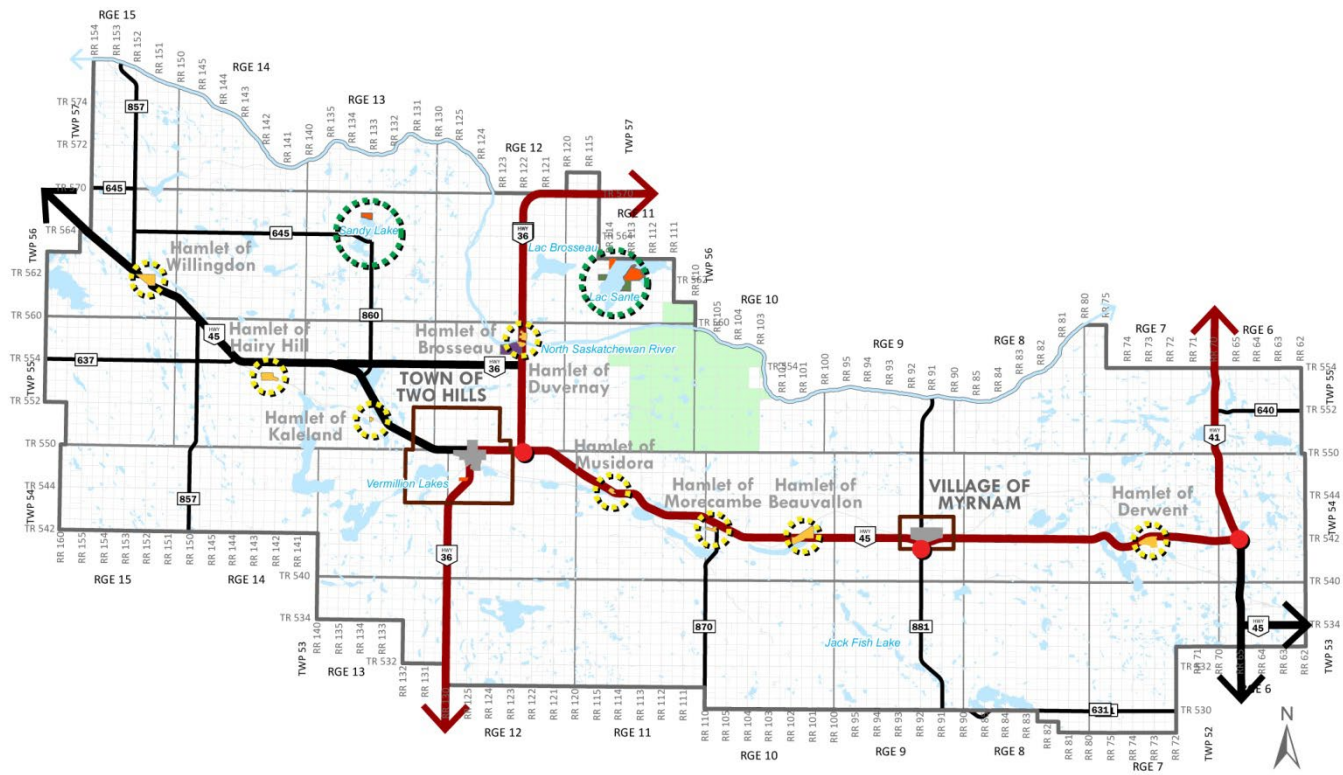
The general future land use concept for the County of Two Hills No. 21 over the next 10 years is established within Map 2. Key features of the future land use concept are:

- Consider commercial developments along key highway corridors;
- Strengthen existing urban communities within the County;
- Promote new residential developments within existing hamlets;
- Developments around adjacent municipalities should be in accordance with the approved IDPs;
- Develop highway commercial nodes along Hairy Hill, Myrnam, Derwent and at key intersections along Highway 45/29 and Highway 36/45;
- Promote industrial development nodes in proximity to existing industrial parks near the Town of Two Hills and Duvernay;
- Promote institutional developments around Myrnam and Town of Two Hills; and
- Promote recreational developments, walking trails and open spaces around named lakes.

The guiding principles will be implemented through specific policies to guide future development and achieve the development vision of Map 2. The following policy framework is represented in Map 2.

- Agriculture;
- Residential Subdivisions;
- Industrial Development;
- Commercial Development;
- Urban Expansion and Community Areas;
- Environment, Recreation & Reserves;
- Infrastructure & Institutional Uses; and
- Tourism.

Map 2 | Future Development Concept



Legend

- | | | | | | |
|--|----------------------------|--|--------------------------|--|--------------------------|
| | County of Two Hills No. 21 | | Agricultural | | Community Areas |
| | Hamlets | | Residential Subdivisions | | Highway Commercial Nodes |
| | Urban Municipalities | | Industrial Development | | Recreational/Cottages |
| | IDP Boundaries | | Recreation | | |
| | Major Highways | | Grazing Reserve | | |
| | High Load Corridor | | Waterbodies | | |



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5 Agriculture

Agriculture and providing services to the agricultural community are regarded as the most important forms of development in the County of Two Hills No. 21. Therefore, it is essential that the Plan's policies be directed towards preserving the long term future of agriculture by protecting the land base and providing an environment that will benefit the agricultural community and economy. In order to achieve this, agriculture is viewed as the priority use when affected by competing land uses in most of the County.

In that agricultural activities have priority in most of the rural areas of the County of Two Hills No. 21, the intent of this Plan is that no legitimate activity related to the production of food should be curtailed solely because of the objections of nearby non-farming landowners or residents in all of the agricultural areas of the County, except those activities near recreational areas, multi-lot residential areas, hamlets, and urban municipalities. Farming includes, but is not limited to, the use of irrigation pumps and equipment, aerial and ground seeding and spraying, the use of large scale farm machinery, the raising of livestock, and the application of chemical and natural fertilizers, insecticides, pesticides, fungicides, and herbicides. When conducted in accordance with generally accepted agricultural practices, these activities may occur 24-hours a day, 365 days each year, and the noise, odours, dust, and fumes caused by the activities will be allowed for as part of the activities directed to the production of food.

Goal

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

Objectives

To ensure that agriculture remains an integral and viable component of the regional economy and rural social structure;

To protect agricultural land from unnecessary encroachment;

To minimize conflicts between agricultural and non-agricultural land users;

To encourage the rational diversification and intensification of agricultural activities;

To minimize the negative impacts of agricultural activities by encouraging good stewardship of the land and good agricultural practices; and

To preserve lands containing high quality soil classes for agricultural uses.

Policies

Right to Farm

Most of the County is designated as an Agricultural Use Area as shown on Map 2.

The Agricultural Use Area is to be, for the most part, conserved for agricultural and agriculture-related uses.

The primary use of the Agricultural Use Area is for extensive and intensive agricultural uses and confined feeding operations involving the production of feed grains, cereal grains, forage crops, specialty crops, livestock and other animals on a commercial basis.

Non-Agricultural Land Uses

Non-agricultural land uses and developments that, in the opinion of Council, do not adversely affect present or future pursuits of the agricultural community may also be permitted on a discretionary basis.

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

Agricultural Parcel Size

The minimum parcel size for extensive agricultural uses shall normally be a half quarter section less the area subdivided for other developments as allowed pursuant to this Municipal Development Plan.

Confined Feeding Operations

The Natural Resources Conservation Board (NRCB) and approval officers appointed by that Board have jurisdiction over certain confined feeding operations and manure storage facilities in that they require a registration, an approval, or an authorization under the Agricultural Operation Practices Act. The County of Two Hills No. 21's policy is that all such confined feeding operations and manure storage facilities must fully satisfy all the requirements and regulations adopted under that Act, specifically the minimum distance separation requirements and the land base requirements.

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.

- a. The setbacks required for CFOs shall be reciprocal for all other uses proposed near an existing CFO.

Gravel Extraction

To ensure that natural resources (i.e., gravel) are extracted and processed in a manner that is responsive to the needs of the rural community, respectful of the natural environment, and equitable to industry, the County should:

- a. Limit its regulatory involvement to those issues that are within municipal jurisdiction as described under the Act and other related provincial and federal legislation;
- b. Work cooperatively with residents, industry, and provincial and federal agencies on matters of mutual concern;
- c. Enforce conditions of approval that apply to natural resource extraction and processing operations within the operational and administrative jurisdiction of the County of Two Hills No. 21; and

- d. Determine regulatory conditions of approval that will be applied in an effective and equitable manner to all aggregate operations within the County.

Only Class 1 gravel pits, with an area of 5.0ha (12.5ac) or greater, shall be permitted where development permits exist for new aggregate resources.

Class 2 gravel pits, on private lands with an area of less than 5.0ha (12.5ac), in operation prior to the ratification of this plan shall be permitted to continue operation according to the previous version of this policy until expiry of the relevant development permit.

All new aggregate resource operations shall conform to guidelines established by Alberta Environment and Parks (AEP) as well as the policies and regulations established within the County's MDP and LUB. Where provincial policies are in conflict with County policies or regulations, provincial policies shall take precedence.

- a. Reclamation plans must include the ultimate end-use of the land, according to the MDP, and include rough grading and drainage plans;
- b. Reclamation plans must include and reflect the ultimate land use of the site. If the land is to be restored to a natural state (pasture or reforestation), compaction is not required. Otherwise, backfill must be machine compacted in lifts no greater than 1.0 metre (3.28 feet); and
- c. Buffer areas from existing residential areas for new aggregate operations, and from existing aggregate operations for new residential development, shall be set by the County with regards to dust, noise, or any other factors which the County deems fit.
- d. In reviewing applications for resource extraction activities, the County may require information from the applicant on any or all of the following:
 - i. The season of the operation;
 - ii. The times of operation – hours and days of the week;
 - iii. Haul Routes;
 - iv. Access point or points;
 - v. Details of the extraction and/or crushing operations;
 - vi. Number of vehicles movements per day;
 - vii. Types of vehicles
 - viii. Volume of material to be extracted per day or month;
 - ix. Road maintenance proposals;
 - x. Proposals for mitigating noise, odor, weed, dust, or other nuisance factors;
 - xi. Proposed stockpile sites for topsoil, overburden, raw material, crushed material;
 - xii. Site security;
 - xiii. Any other information that the County may require in the assessment and evaluation of the proposed development.

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6 Residential Subdivisions

The County of Two Hills No. 21 has experienced a limited amount of multi-lot country residential development, defined as more than 2 residential lots within a quarter section, mostly in two lakeside areas – Sandy Lake and Lac Sante. This form of development affects the social, economic and environmental community of the County.

At the same time, the Plan realizes that both multi-lot and single-lot country residential living should be considered to be one of the “lifestyles” in the County of Two Hills No. 21, in developed in an organized and controlled fashion. Therefore, the intent of the Plan is to allow country residential development in such a manner as to limit the removal of higher capability agricultural land and not cause unacceptable adverse effects on the agricultural economy and community, or the natural environment.

Some of the areas around Sandy Lake and Lac Sante historically developed on the basis of very small lots (for lots without municipal piped water supply and sewage disposal services). This has led to difficulties in water supply and sewage disposal servicing, and the perception of many landowners that these are merely recreational (or camping) lots. To this mix is added the attraction of these areas for full-time residential accommodation, especially after retirement. These difficulties, perceptions and attractions have led to overly-intense development in some circumstances, and conflicts among land owners, especially taking into account their differing and changing expectations about their residential and recreational experiences.

It is not the intention of this Plan to allow more development of this nature in the County of Two Hills No. 21.

Goal

To allow for an appropriate scale and intensity of residential development while still ensuring that agricultural areas are unencumbered by such subdivisions.

Objectives

To maintain options for future land use decisions;

To avoid conflicts between agricultural and non-agricultural land uses;

To discourage development in areas which are susceptible to flooding or groundwater contamination;

To minimize the costs of providing municipal and utility services to country residential lots;

To limit development in hazardous areas adjacent to river banks; and

To limit the potential for conflicts in the perception and use of multi-lot country residential areas.

General Policies

General

Both single-lot country residential development, defined as up to 1 residential lot within a quarter section, and multi-lot country residential development, defined as more than 1 residential lot within a quarter section, will be allowed within the Agricultural Use Area shown on Map 2, subject to the policies noted below.

Development Agreement

Where a subdivision for country residential purposes is proposed, the developer shall be required to enter into a development agreement with the County of Two Hills No. 21 wherein the developer agrees to be responsible for all the costs associated with the subdivision.

Private Sewage Disposal Systems

Documentation indicating that an existing development's private sewage disposal system is in compliance with the Provincial Sewage Regulations, shall be a condition of subdivision approval.

Sufficient documentation indicating that a Provincially authorized residential septic field system can be properly installed shall be a condition of a subdivision approval for a country residential lot with an area less than 4.04 ha (10.0 ac).

Appropriate Location

Country residential subdivisions should be located in proximity to gas, electrical, and telephone lines which have existing spare capacity to sustain the additional usage. Subdivisions shall have direct access to existing graded and graveled or paved roads.

Country residential subdivision or development shall not be permitted:

- a. Within an area likely to be subjected to high levels of noise from industry, transportation facilities, or other sources of noise;
- b. In close proximity to a resource extraction operation;
- c. Within a 1 in 100 year flood plain;
- d. Within the minimum distance separation between a single dwelling and a confined feeding operation as determined through the use of schedule 1 of the standards and administration regulation adopted pursuant to the *Agricultural Operation Practices Act*; or
- e. Adjacent to river banks, unless the banks are certified as being stable by an engineer prior to development.

Country residential development will be prohibited in those areas which are too close to sour gas facilities, in accordance with Provincial legislation and regulations.

Buffers

Spatial buffers and/or physical barriers setbacks and shall be requires and/or maintained between country residential uses and adjacent uses which may be incompatible for any reason.

Farmsteads

Once a farmstead has been subdivided from a quarter section, the subdivided farmstead shall be considered a country residential use for the purposes of this Plan and the Land Use Bylaw. With that in mind, development proposals for farm-related dwellings shall be considered in light of Subsection O of this Plan and shall abide by the other policies of this Plan applicable to single-lot country residential development.

Parcel Size

Country residential lots shall not be less than 0.4 ha (1 ac.), and normally no more than 4.04 ha (10 ac.) in size. Where the subdivision is to separate a farmstead, the maximum may be exceeded if it can be demonstrated by the applicant that the additional area is required to include shelter belts and farm buildings and facilities ancillary to the farmstead. Lots may be increased in size to contain the area required for an existing surface discharge sewage system only if the excess land required for the subdivision is unsuitable for agricultural production. Surface discharge sewage systems shall not be allowed to encroach upon land that is currently involved in agricultural uses.

Surrounding Features

Country residential development will be cognizant of the need to preserve critical wildlife habitat, resource extraction, recreation, and historical and archaeological features.

School Bus Service

The subdivision of land for country residential use shall not be permitted in areas which do not have an existing school bus service or areas where a school bus service cannot be easily extended.

Weeds

Country residential parcels shall be kept reasonably free of weeds in compliance with the regulations of the nuisance Bylaw of the County of Two Hills No. 21 which implements the *Weed Protection Act*.

Access

Subdivision and/or development for residential purposes in the Agricultural Use Area shall not be allowed where direct physical access to graded and graveled or paved roads in good condition does not exist, or where construction of a roadway and access to the most current County standards to the site is not undertaken by the landowner/developer.

Single-Lot Country Residential Subdivision Policies**Blanket Regulations**

Throughout the County, a maximum of two (2) parcels shall be allowed on a quarter section consisting of the following options and as shown in Figure 9:

- a. Two (2) agricultural parcels; or
- b. One (1) agricultural parcel and one (1) country residential parcel with a maximum area of 4.04 ha (10.0 ac.) for vacant lots and 8.1ha (20.0 ac) for farmstead separations.

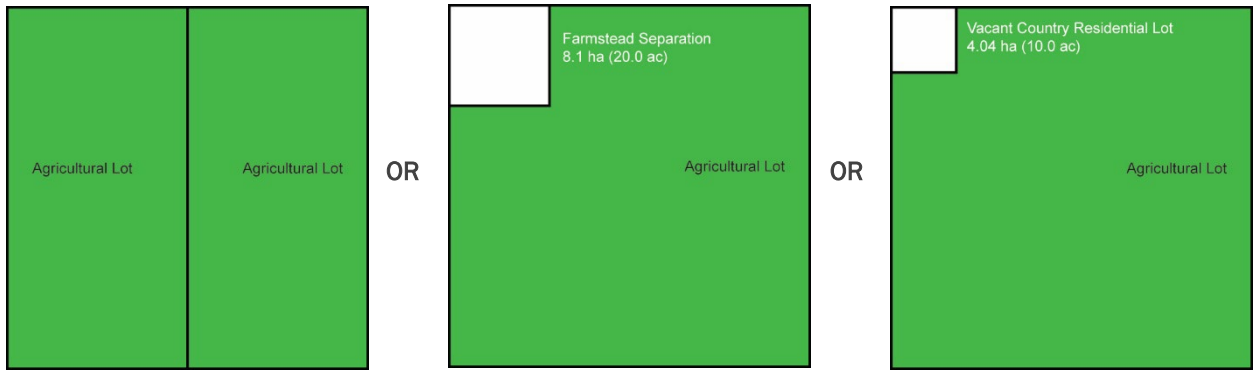


Figure 9. Maximum of Two Parcels per Quarter Section

Notwithstanding Subsection 0, the Subdivision Authority may allow a quarter section to be subdivided into more than two (2) parcels and up to a maximum of three (3) parcels.

The subdivision of a quarter section into more than two (2) parcels and up to a maximum of three (3) parcels, as described in Subsection 0, shall consist of the following options and as shown in Figure 10:

- a. Two (2) agricultural parcels and one (1) country residential parcel with a maximum area of 4.04 ha (10.0 ac.) for vacant lots and 8.1ha (20.0 ac) for farmstead separations.



Figure 10. Maximum of Three Parcels per Quarter Section

Subdivided parcels for country residential purposes as described in Subsections 0 and 0 shall:

- a. Create parcels with four (4) property lines that are adjoined at right angles; and
- b. Be positioned adjacent to a public road right-of-way:
 - i. In a corner of the quarter section; or
 - ii. Along a shared existing or potential center property line of two agricultural parcels as shown in Figure 11.

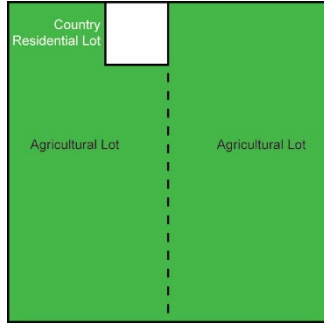


Figure 11. Shared Center Property Line of Two Agricultural Parcels

Exceptions to Subsection 0 may be considered at the discretion of the Subdivision Authority on a case by case basis subject to specific development constrains.

The subdivision of a vacant country residential lot shall not be allowed on lands with a Farmland Assessment Rating of greater than 60%, as determined by the County’s assessor.

Fragmented Agricultural Parcel

One (1) fragmented parcel with an area greater than 20.0ha (50.0ac) may have one (1) country residential lot subdivided with an area not exceeding 8.1ha (20.0ac) as shown in Figure 12. The remainder of the quarter section shall be for one (1) agricultural parcel.

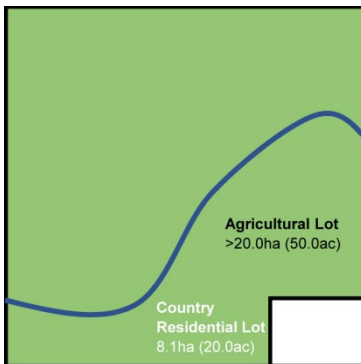


Figure 12. Fragmented Agricultural Parcel

Normally, subdivision for a single-lot country residential use will be allowed without requiring an amendment to the Land Use Bylaw.

Farmstead Separations

Farmstead separations may be permitted provided the site exhibits some of the following characteristics: a residence, well, dugout, shelter belts, fences, water courses, ancillary farm buildings, power facilities, access.

Panhandles

Notwithstanding the policies indicated above, lots which include areas described as “pan handles”, that is, lots which consist of lengthy narrow sections leading to a wider development site, shall not be approved by the Subdivision Authority. Exceptions to this policy may be allowed if, in the opinion of the Subdivision Authority, the proposed subdivision does not interfere with an existing agricultural operation and:

- a. The subdivision is to separate an existing farmstead from the balance of the quarter section; and

- b. The lengthy narrow section is either directly adjacent to the property line or the quarter section line, whichever the case may be; or
- c. The lengthy narrow section is at least 100.0m from the property line or the quarter section line, whichever the case may be.

Multi-Lot Country Residential Subdivision

Land Use Bylaw Amendment

Multi-lot country residential subdivisions shall be controlled by the Council of the County of Two Hills No. 21 through the process of Land Use Bylaw amendment.

Area Structure Plan

The County shall require that an Area Structure Plan be prepared by the applicant and approved by Council prior to the approval of any amendment to the Land Use Bylaw to allow a multi-lot country residential subdivision where the land being proposed for development is 8.1 ha (20 ac.) or greater in size or the development would contain more than five (5) lots. The Area Structure Plan shall describe the future land development concept, including:

- a. The impact on adjacent land uses;
- b. Transportation and access;
- c. Provision of water and sewer services;
- d. Storm water management;
- e. The provision for municipal and environmental reserve;
- f. The impact on community services, such as fire protection;
- g. The municipal servicing costs associated with the development;
- h. Landscaping;
- i. Solid waste disposal;
- j. Measures to mitigate ATV use;
- k. How the natural environment is to be both protected and enhanced;
- l. Risk assessment; and
- m. Wildlife and wildlife corridors;
- n. Any other matters identified by the County.

The landowner/developer may be required to incorporate supporting technical assessments and/or reports into the Area Structure Plan in order to address the above- mentioned issues.

Instead of an Area Structure Plan, the County may require the preparation of a development concept if:

- a. The preparation of an Area Structure Plan is considered by the County to be impractical or inappropriate given the small scale of the lands proposed for development or the fragmentation of the quarter section in which the development is located;
- b. The subject lands are less than 8.1 ha (20 ac.) in size; or

- c. The development consists of more than two (2) and up to five (5) lots.

Suitable Location

Multi-lot country residential developments will be discouraged from locating on good quality agricultural land, and shall be encouraged to locate on poorer quality agricultural land.

Assessment

Multi-lot country residential development proposals shall be in accordance with applicable LUB regulations and will be assessed on the basis of:

- a. Full-time residential use;
- b. The use of new multi-lot country residential development areas for recreational purposes; or
- c. The use of recreational trailers.

Criteria for Development

The Council of the County of Two Hills No. 21's consideration of Land Use Bylaw amendments for multi-lot country residential use development will include the following criteria:

- a. The site should possess landscape features such as trees, ravines, hilly terrain or other topographical features that are not unstable, erosion prone, or otherwise hazardous, but which would provide an attractive residential environment. Where a site is fully or partially treed, all possible means will be undertaken to retain the maximum amount of tree cover.
- b. Environmentally sensitive lands, including but not limited to riparian areas, should be incorporated into the overall development concept but left undisturbed wherever possible. Wildlife corridors or connections between habitat areas should be maintained wherever possible.
- c. The density of development shall be directly related to the development capability of the land resources, such as potable water supply, topography, vegetation, soil and drainage. In this regard, development proposals shall include a detailed analysis of any environmental constraints on the site, the means whereby the development will harmonize with the natural environment, and the means whereby any negative impact on the natural environment will be mitigated.
- d. Development will be directed to lands that are deemed by the County to be of lesser environmental significance.
- e. The development shall be located and designed so as to not negatively impact the residential and/or natural amenity enjoyed by existing residential lot owners.
- f. Access to individual lots will be provided by internal roads or service roads developed to standards acceptable to the County of Two Hills No. 21, and not directly onto highways or County roads.
- g. Each proposed multi-lot subdivision shall have two access intersections from the proposed internal subdivision road to the County range or township road, as the case may be.

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

Municipal Servicing Costs

The County shall require the proponent of a multi-lot country residential development to identify all municipal servicing costs associated with the development. The assignment of these costs between the County and the developer will be the basis of an agreement to be entered into pursuant to the subdivision or the land development process. Normally, all development servicing costs associated with the development, including the provision of internal roadway systems to a high standard and the upgrading of other County roads leading to the site in order to provide good access to the residential site will be carried by the proponent.

The County may want to phase the costs of development or spread over time the payment of any fees owed to the County through the development agreement (which includes appropriate securities in place) but sharing costs is not recommended.

No proposal for a multi-lot residential subdivision shall be allowed within the minimum separation distance between residential uses and a CFO as outlined in the Agricultural Operations Practices Act.



7 Industrial Development

The County of Two Hills No. 21 has a substantial economic base in the agricultural industrial sector. The continuation and expansion of this base is limited due to a finite land base. In order to ensure a strong long-term economic base for the County, this Plan supports the intention to attempt to diversify the economy to complement the agriculture base. It is the intent of this Plan to encourage development of manufacturing and servicing sector. The Plan recognizes the need for site specific industrial developments, while encouraging the clustering together of compatible industrial uses in rural industrial parks.

Goal

To encourage and provide for industrial growth in the County.

Objectives

To encourage appropriate industrial development in environmentally suitable locations;

To minimize conflicts between industry and existing or future land uses;

To minimize any local government costs associated with infrastructure upgrades resulting from industrial development; and

To minimize municipal servicing costs, including transportation.

Policies

Appropriate Location

Industries may be allowed as a discretionary use in the Agricultural Use Area, but not within the multi-lot country residential areas of the County of Two Hills No. 21 or adjacent to recreational areas.

Industries shall be encouraged to locate on lower capability agricultural land wherever possible.

Industries shall be encouraged to avoid locating in areas of critical wildlife habitat wherever possible.

Industrial development shall be encouraged to locate on land that is physically suited for industrial use, considering factors such as soil, drainage, slopes and the availability of necessary services.

Industrial land shall not be located in areas where the use is likely to subject residences, hospitals, schools, or other noise sensitive uses to high levels of noise.

Servicing & Economic Considerations

Industries that require urban services shall not be permitted except where such services are available from the County of Two Hills No. 21 or a joint development/servicing agreement between the County and an adjacent urban municipality has been finalized.

Industrial uses may be permitted in the Hamlets only if they require limited services and would not negatively impact the residential amenity of the Hamlets.

The proponent of any new industrial development or expansion of such development shall identify any costs associated with providing new services and upgrading existing services made necessary by the proposed development. The apportionment of costs shall be negotiated by the County of Two Hills No. 21 and be settled within a development agreement which shall be a condition of subdivision or development approval.

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

Approvals & Permits

All industries shall obtain the approvals and permits required by provincial legislation and a development permit from the County of Two Hills No. 21.

Land Use Bylaw Amendment

Industrial subdivision and development which, in the opinion of Council of the County of Two Hills No. 21, could have a significant impact on the community and environment, shall be controlled by the Council through the process of Land Use Bylaw amendment to a Rural Industrial District in the Land Use Bylaw.

Development Concepts and Area Structure Plans

All proposals for multi-lot industrial developments (including industrial parks) shall:

- a. Not, in the opinion of the County, conflict with or jeopardize surrounding land uses;
- b. Be considered only in accordance with an approved development concept or, at the discretion of Council, an Area Structure Plan developed and approved in accordance with the Act, which development concept or Area Structure Plan will address:
 - i. The impact on adjacent land uses;
 - ii. Transportation and access;
 - iii. Provision of water and sewer services;
 - iv. Storm water management;
 - v. The provision for municipal reserve and/or environmental reserve;
 - vi. The impact on community services, such as fire protection;
 - vii. The municipal servicing costs associated with the development;
 - viii. Landscaping;

- ix. Risk assessment; and
 - x. Wildlife and wildlife corridors, and
 - xi. Any other matters identified by the County.
- c. Meet all provincial requirements and obtain a development permit from the County prior to construction; and
 - d. Be encouraged to locate near or adjacent to provincial highways.

The landowner/developer may be required to incorporate supporting technical assessments and/or reports into the Area Structure Plan or development concept in order to address the above-mentioned issues.

Buffers

Appropriate buffers shall be located between industries and other existing and future land uses, to the satisfaction of Council, in order to provide adequate visual or acoustic screening through the use of fences and landscaping berms. The expansion potential of the industry should be considered in determining the required buffer.

Environmental Impact Information

Before approving any development proposal for an industrial use, the County may require the provision of environmental impact information and a risk assessment to assist the County in assessing the impact of the proposed development in relation to the natural and human environments, and indicate both if and how any negative matters can be mitigated. The County may require the implementation of any mitigating actions indicated in the information and assessment as a condition of any development approval.

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8 Commercial Development

The intent of the Plan is to accommodate commercial facilities, primarily adjacent to the highway and secondary road systems and within established hamlets, in order to meet the needs of the agricultural community, of local residents, and of the highway traveling public. No commercial development shall adversely affect the standard of safety or convenience, or the functional integrity of any highway or road. The Plan also recognizes that specific commercial uses may require unique site locations in order to serve the rural community.

Goal

To promote and broaden the County's commercial base.

Objectives

To encourage commercial development on non-environmentally significant lands;

To minimize conflicts between commercial development and existing or future land uses;

To minimize any local government costs resulting from commercial development; and

To minimize municipal servicing costs, including transportation.

Policies

Appropriate Location

The location of commercial developments shall be in accordance with Map 2.

Highway Commercial uses and General Commercial uses shall be allowed as discretionary uses in the Agricultural Use Area and in the Community Areas, but not within the multi-lot country residential areas of the County of Two Hills No. 21.

General commercial uses should be encouraged to develop in Community Areas and existing areas of general commercial use, unless it can be demonstrated that there is justifiable reason and need for such use in another location.

Commercial uses shall be encouraged to locate on lower capability agricultural land wherever possible.

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

Land Use Bylaw Amendment

Commercial subdivision and development which, in the opinion of Council of the County of Two Hills No. 21, could have a significant impact on the community and environment, shall be controlled by the Council through the process of Land Use Bylaw amendment to a Commercial (C) District in the Land Use Bylaw.

Servicing Considerations

Commercial uses should be directed to the hamlets only if they require limited services.

Development Requirements

In consideration of a proposal for a Commercial (C) District, an assessment of the proposed development may be required which:

- a. Precisely defines the boundaries of the proposal;
- b. Designates suitable building sites;
- c. Ensures the functional integrity of the adjacent roads is maintained through the use of service roads and limited access points;
- d. Defines standards of development which may include architectural, landscaping and sign controls;
- e. Identifies methods and facilities for servicing; and
- f. Includes groundwater and soil permeability tests.

Buffers

The Development Authority may require the proponent of a commercial development to construct and/or maintain an appropriate buffer, as determined by the Development Authority, between the development and nearby land uses.

Municipal Servicing Costs

All development servicing costs associated with the development will be carried by the proponent.



9 Urban & Community Areas

There are two incorporated urban centres (Village of Myrnam and the Town of Two Hills) surrounded by the County of Two Hills No. 21 which provide a range of commercial, industrial, residential and institutional services to the wider community. This Plan recognizes the right of a municipality to determine its own growth; however, the Plan also recognizes that urban uses may have negative effects on adjacent rural uses such as agriculture, and vice versa. It is therefore the intent of this Plan to support the continued orderly growth of the incorporated urban centres based on their plans (including Municipal Development Plans) and cooperation with the County of Two Hills No. 21.

This Plan also recognizes several unincorporated centres – the Hamlets of Beauvallon, Brosseau, Derwent, Duvernay, Hairy Hill, Morecambe, Musidora and Willingdon – and designates them as Community Areas. These are primarily residential communities which provide important social and commercial functions to the agricultural community. It is the intent of this Plan to allow for growth and development of these Community Areas in an orderly fashion.

Finally, there are several locations within the County of Two Hills No. 21 which, at one time, were hamlets. It is not the intent of this Plan to give these former communities any status or to allow for further development in these locations in any way, other than in accordance with the policies applicable to the Agricultural Use Area of this Plan.

Goal

To promote orderly and timely urban development.

Objectives

To ensure incorporated urban centres and hamlet areas expand in an orderly manner;

To ensure that lands needed for future urban centre or hamlet expansion are not used prematurely or indiscriminately in such a manner that would either preclude or significantly increase costs for the conversion to urban uses; and

To ensure that hamlets have enough land within their respective boundaries to undertake comprehensive land use planning and development of servicing schemes.

Policies

Residential development, together with community services and limited general commercial and industrial development compatible with the hamlet environment, shall be encouraged in the areas shown as Community Areas on Map 2, contingent upon site-specific suitability of any development.

Urban Expansion Area

The municipalities of Myrnam and Two Hills should be encouraged to expand in areas which would minimize the removal of:

- a. Higher capability agricultural land;
- b. Regionally significant natural resources; and
- c. Environmentally sensitive areas.

Hamlet expansion should be discouraged from occurring on higher capability agricultural land.

Hamlet expansion which may jeopardize groundwater supplies or quality should not be permitted.

The County of Two Hills No. 21 may support future urban centre expansion and annexation in which:

- a. The lands are immediately adjacent to existing municipal boundaries;
- b. The land is suited for or can be economically adapted to urban uses and servicing;
- c. The staging of development is in conformity with the urban municipality's Municipal Development Plan; and
- d. The lands are needed to meet urban growth requirements.

Intermunicipal Cooperation

The County of Two Hills No. 21 will work with the urban municipalities of Myrnam and Two Hills in the planning of lands surrounding the urban centres to develop an Intermunicipal Development Plan, as required by the Act, and related agreements respecting either land uses and/or the provision of municipal piped water supply and sewage disposal services and/or development consultation with the urban municipality. Development within the Urban Expansion area identified in the Future Development Concept, Map 2, shall be in accordance with the established IDP.

Community Area

Outline and Area Structure Plans

Area Structure Plans or informal Outline Plans should be used to establish development patterns for each of the Community Areas which will maintain their distinctive attributes and provide residential opportunities different from those provided in the urban municipalities.

Future Servicing Requirements

Development in hamlets which do not have communal water supply and sewage disposal systems should be planned and designed so that the lots are of a size and the subsequent development is of a configuration which would permit re-subdivision to a higher density should communal water supply and sewage disposal systems eventually be available.



10 Environment, Recreation & Reserves

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

Goal

To support the development of active and passive recreational pursuits in the County of Two Hills No. 21 that do not negatively impact adjacent landowners.

Objectives

To ensure that the recreational potential of high quality resources is not jeopardized through premature and incomplete development for future generations; and

To conserve land with a high capability for supporting outdoor recreational activities;

To obtain the lands necessary for park use through the subdivision process or through donation, bequest or conservation easements; and

To protect lands which are hazardous to development from development through the subdivision process; and

To protect adjacent land owners from the negative impacts of recreational trails.

Policies

Municipal Reserve

The County of Two Hills No. 21 shall generally take the full amount (10%) of Municipal Reserves owing as a result of subdivision, in accordance with Section 666 of the Act.

Where it is deemed that Municipal Reserve land is not necessary for the residents of the area, money-in-lieu shall be taken in accordance with Section 666 of the Act. The money-in-lieu shall be shared with School Divisions in accordance with agreements between the County of Two Hills No. 21 and School Divisions, and the remainder shall be utilized to acquire and develop tracts of desirable recreation areas in the County.

Prior to disposing of any Municipal Reserve, Council of the County of Two Hills No. 21 shall review the applicability and effect of such disposition on surrounding land uses and the area's recreational potential.

School Reserve

School Reserves shall be provided at the time of subdivision in accordance with agreements between the County and the relevant School Divisions.

Municipal reserve, school reserve or municipal and school reserve may be used by the County of Two Hills No.21 or school board or by them jointly only for any or all of the following purposes:

- a. A public park;
- b. A public recreation area;
- c. School board purposes; and
- d. To separate areas of land that are used for different purposes.

Environmental Reserve

Development will not occur on lands which are unsuitable for development because of environmental hazard such as flood susceptibility or steep slopes. During the subdivision process, such lands shall normally be placed within Environmental Reserves or protected via Environmental Reserve Easements, depending on whether the lands would form part of an overall park for a particular area and at the discretion of the Subdivision Authority.

Subject to Section 664.1 of the Act, the Subdivision Authority for the County of Two Hills No.21 may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of that parcel of land as Environmental Reserve (ER) if it consists of:

- a. A swamp, gully, ravine, coulee, or natural drainage course;
- b. Land that is subject to flooding or is, in the opinion of the subdivision authority, unstable; or
- c. A strip of land, not less than 6 metres in width, abutting the bed and shore of any body of water.

Subject to Section 671(1) of the Act, Environmental Reserve must be left in its natural state or be used as a public park.

Conservation Easements & Reserves

Subject to Section 664.2 of the Act, the Subdivision Authority for the County of Two Hills No.21 may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of that parcel of land to the municipality as conservation reserve if:

- a. In the opinion of the Subdivision Authority, the land has environmentally significant features;
- b. The land is not land that could be required to be provided as environmental reserve;
- c. The purpose of taking the conservation reserve is to enable the municipality to protect and conserve the land; and

- d. The taking of the land as conservation reserve is consistent with the municipality's municipal development plan and area structure plan.

The County shall encourage the use of Conservation Easements in order to preserve environmentally significant natural features on private land within the municipality.

Environmentally Significant Areas

Unless unique site requirements determine otherwise, proposals for subdivision and/or development should conform to the Alberta Environment and Parks Guidelines so far as they pertain to setback requirements from valley breaks, ravines and watercourses.

Recreation Design Principles

Subdivision and development for recreational purposes shall occur in accordance with the following design principles:

- a. The density of development shall be directly related to the development capability of the land resource;
- b. The design shall be directly related to the site's topography vegetation, soil, and drainage characteristics. In this regard, the development proposal shall include a detailed analysis of the environmental constraints of the site and the means by which the proposal will protect and harmonize with the natural environment;
- c. The design shall protect wildlife habitat; and
- d. The design shall protect, maintain and re-establish, where necessary, cover, and maximize the quality of the natural features.

Recreation Development Criteria

The County shall require the proponent of a recreational activity to identify all municipal costs associated with the development. The assignment of these costs shall be the basis for an agreement to be entered into as a condition of subdivision approval or the issuance of a development permit. Normally, however, all development servicing costs associated with the development will be carried by the proponent.

Buffers

An open space buffer of sufficient size and composition to act as a noise and visual barrier shall be required between intensive recreation use areas and other land uses.

Recreational Trails

In no case will the County of Two Hills No. 21 allow for the large scale use of former rail right-of-way for intensive recreational trail development. Rather, small, locally run trails may be allowed at the discretion of the Council of the County of Two Hills No. 21.

In all instances, any financial involvement in recreational trails by the County will be considered by Council of the County of Two Hills No. 21 on a project by project basis.

Alternative Energy

The County shall encourage the use of alternative energy sources such as but not limited to large and small wind energy systems, solar energy collection systems and geothermal energy as green alternatives to traditional forms of heating and electricity.

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11 Infrastructure & Institutional Uses

The development of infrastructure systems can have a significant impact on land use change within the County of Two Hills No. 21. However, certain types of infrastructural development are beyond the direct control of the local municipality. The intent of this Section is to provide polices which encourage compatible, economic and efficient institutional, service and utility related development.

11.1 Goal

To protect and enhance the County's infrastructure.

To promote institutional uses that serve the rural community.

11.2 Objectives

Infrastructure

To minimize any negative impacts associated with the development of linear transportation, communication, or utility facilities and services;

To ensure that necessary facilities, utilities, or services associated with land use and development are provided and in place when required;

To ensure that land use and development in the vicinity of existing or proposed transportation, communication or utility facilities/services are regulated such that they do not interfere with the operation, upgrading or future expansion of such facilities/services;

To ensure that municipal services and utilities are provided in an economical and efficient manner and are reflective of need, environmental constraints, land use considerations and existing infrastructure;

Institutional

To ensure that institutional development does not interfere with activities within the agricultural use area.

Policies

Location of New Infrastructure

The County of Two Hills No. 21 shall encourage the location of transportation and utility lines and facilities in a manner which:

- a. Encourages the integration of transportation routes and utility lines within defined corridors;
- 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.

The County of Two Hills No. 21 shall encourage new transportation and utility rights-of-way to avoid existing country residential areas and areas designated for country residential expansion. Where such lines must locate in close proximity to country residential areas, they should be designed to be compatible with future growth.

Council shall encourage linear transportation and utility facilities to locate so that they:

- a. Minimize the loss of higher capability agricultural land;
- b. Minimize the fragmentation of land, particularly higher capability agricultural land;
- c. Follow road allowances wherever feasible;
- d. Use corridors to integrate a number of utilities;
- e. Minimize disruption of recreation, wildlife, and historic resources; and
- f. Avoid disruption of existing or future urban centres.

Council shall encourage high voltage power lines and high pressure pipelines to locate away from residential areas.

Buffers

Where proposed transportation and utility lines and facilities may adversely affect adjacent lands or land uses, the County of Two Hills No. 21 shall recommend or require as a condition of development of the line or facility such buffering as deemed appropriate to minimize any negative impacts.

The County of Two Hills No. 21 may require future subdivision or development proposals adjacent to transportation and utility lines and facilities to provide such buffering as deemed appropriate.

Referrals

The County of Two Hills No. 21 shall circulate all subdivision and/or development proposals within 1.6km (1.0 mile) of a provincial highway to Alberta Transportation.

Infrastructure Standards

All municipal infrastructure systems, such as new roads, sewage collection and water distribution systems created as a result of private development, which may include dedication to the County of Two Hills No. 21 or subdivision, shall only be assumed by the municipality if the system has been constructed or upgraded to a standard which is acceptable to the County and which meets or exceeds all appropriate Provincial and Federal standards.

Access to Provincial Highways

All hamlet areas should be designed to have at least two accesses onto a Provincially-controlled Highway.

Intermunicipal Cooperation

The County of Two Hills No. 21 shall endeavor to cooperate wherever appropriate with other municipalities and/or the provincial government with planning, development and operation of sanitary waste disposal facilities and sewage lagoons.

Airports

In order to minimize safety hazards and land use conflicts around airports, the County of Two Hills No. 21 shall regulate the land uses and building heights in the areas around all publicly licensed airports in the County.

Future Road Widening

Road widening of 5.18m (17.0ft) throughout the titled area shall be required as condition of subdivision approval for all subdivision applications within the County. These acquisitions may be deferred by way of a caveat where appropriate.

Wireless Communication

The County shall encourage wireless communication facilities to consider good planning and design so as to have the least impact on the natural environment, and the least visual impact on nearby residents. The County shall also encourage the developers of wireless communication facilities to provide an opportunity for public consultation.

Institutional Uses

Subdivision and development for institutional uses shall be designed and located so as not to unduly interfere with adjacent land uses.

Educational Uses

Land that is to be subdivided and / or developed for use as School: commercial, School: private, or School: public or separate, [as defined in the Land Use Bylaw] shall first be redistricted to Education District (E).

Any new building or any existing building that is to be used or converted for use as School: commercial, School: private, or School: public or separate, [as defined in the Land Use Bylaw] shall first be redistricted to Education District (E).

In considering a site for a School: commercial, School: private, or School: public or separate, [as defined in the Land Use Bylaw], the County will evaluate the proposal on the basis of the development criteria outlined in the Land Use Bylaw.

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12 Tourism

The County of Two Hills No. 21 supports tourism initiatives.

Bed and breakfast establishments and guest ranches have the potential to be a more significant component of the rural tourist industry. Such establishments are not typical home-based businesses. As such, the Land Use Bylaw should recognize these uses as a separate use category.

12.1 Goal

To encourage the development of the local tourism industry.

Objectives

To support and promote cultural tourism;

To support and encourage bed and breakfast and guest ranch establishments;

To ensure continued cooperation with neighbouring municipalities; and

To co-operate with the Alberta Culture and Tourism to encourage local and regional tourism.

Policies

Economic Development Strategy

The County of Two Hills No. 21 will collaborate with the inner municipalities of the Town of Two Hills and Village of Myrnam to implement tourism related recommendations of the regional Economic Development Strategy.

Guest Ranches and Hunting Camps

The County will promote guest ranches by creating a separate use category in the Land Use Bylaw to allow such uses, on a discretionary basis, in the Agricultural District.

Inter-Agency Cooperation

The County shall work with private sector developers to encourage and facilitate tourism development, and may assist in accessing any government funding programs to develop new, or upgrade existing, tourism attractions.

The County of Two Hills No. 21 will co-operate with area tourism groups, municipal neighbours, and tourism zones in promoting local tourism linkages with neighbouring communities.

Work Camps

The County of Two Hills No. 21 will not allow the conversion of campgrounds to work camps without specific County permission.

Agri-tourism

The County of Two Hills No. 21 will promote agri-tourism development by creating a separate use category in the Land Use Bylaw to allow such developments, on a discretionary basis, in the Agricultural District.



13 Alternate Energy

Jurisdiction

The Province of Alberta and its agencies, regulates large scale / commercial energy projects. Under Sections 619 of the Municipal Government Act (MGA), the County's regulatory role is very limited. The MGA (Sec. 619(2)) is very clear that "A licence, permit, approval, or other authorization granted by the NRCB, ERCB, AER, AEUB or AUC prevails ..." over "... any statutory plan, land use bylaw, subdivision decision or development decision ..." of a municipality. The Objectives and Policies outlined below are written within these limitations.

Preamble

Alberta is actively expanding its production of energy through promoting and approving Alternate Energy developments, in parallel to traditional energy production. Alternate Energy developments may include, but are not limited to, wind conversion, solar conversion, bio-mas, biofuel, geo-thermal, water conversion, natural gas generation, cogeneration, waste energy recovery, fuel cells, hydrogen, and other technologies. Some or portions of these technologies are regulated by the Province and some technologies or portions thereof are not regulated by the Province. As well, there is a distinction between commercial scale Alternate Energy developments that produce energy at a large scale for a commercial market, and private Alternate Energy developments that services a single property or business. Given these distinctions, the County deems it appropriate to regulate both categories of Alternate Energy developments in those aspects that fall within municipal jurisdiction.

Outlined below are the County's Goals, Objectives and Policies regarding Alternate Energy developments.

13.1 Goal

- 13.1.1 To accommodate and integrate the development of Alternate Energy developments with other lands uses in the County.
- 13.1.2 To coordinate the County's Alternate Energy developments approval processes with the Provincial Alternate Energy developments approval processes.

13.2 Objectives

- 13.2.1 To ensure that Alternate Energy developments are compatible with adjacent land uses and developments.
- 13.2.2 To protect the County's infrastructure during the construction, operation, and reclamation / decommissioning of any Alternate Energy development.
- 13.2.3 To coordinate the County's actions and cooperate with the Province and its agencies involved in Alternate Energy production and environmental stewardship when considering energy projects.
- 13.2.4 To ensure that Alternate Energy developments are decommissioned / reclaimed, and the land left in a developable and useable state.
- 13.2.5 To support residents and businesses in the selection, installation, operation, and decommissioning of private, onsite Alternate Energy developments that heat and / or power their property or business.

13.3 Policies

- 13.3.1 Alternate Energy developments shall be divided into two categories: Commercial, where energy is primarily produced for an offsite market, and Individual, where energy is produced and largely consumed on the production site for personal use.
- 13.3.2 The County shall work with a proponent of an application for a new Alternate Energy development or an expansion of an existing Alternate Energy development requiring Provincial approval to coordinate their provincial application submissions and associated activities (studies, public participation processes, research, etc.) with the County at the earliest opportunity.
- 13.3.3 While an Applicant works towards obtaining their Provincial approval, the County will work with the Applicant to identify and satisfy the County's requirements at the same time.
- 13.3.4 A Commercial Alternate Energy development that requires Provincial approval, the Provincial approval must be obtained before the County accepts an application for a development permit.
- 13.3.5 A development permit shall be required for each title of land for which a Commercial or Individual Alternate Energy development is proposed. For a single project spread over multiple titles, individual site plan(s) for each title shall be required but a single master set of supporting documents can be submitted.
- 13.3.6 Applications for new Commercial Alternate Energy developments or expansion of existing Commercial Alternate Energy developments shall include plans for the reclamation / decommissioning and the method of funding such reclamation / decommissioning of the development and the restoration of the affected lands to their predevelopment state.
- 13.3.7 The County shall require road use agreements for any new Commercial Alternate Energy development or the expansion or decommissioning of any existing Commercial Alternate Energy development.
- 13.3.8 Though a public information / consultation process is required as part of the Provincial regulatory processes, the County may require a public information / consultation process at the development permit application stage.
- 13.3.9 The results of the Provincially required information / consultation process shall be included with any development permit application for a new or expanding Commercial Alternate Energy development.

- 13.3.10 The County shall require appropriate buffering, berms, screening, or other attenuation measures to mitigate sight, sound, vibration, odours, and particulates between any Commercial Alternate Energy development and adjacent residential and / or institutional land uses during the construction and operational phases of the development.
- 13.3.11 Applications for new Commercial Alternate Energy developments or proposing expansion of existing Commercial Alternate Energy developments may be required to include impact studies identifying impacts, positive or negative, and any mitigative measures, for components of the natural or man-made environment deemed required by the County.
- 13.3.12 The County may require the posting of securities to ensure the performance of a task or requirement.
- 13.3.13 Where the Applicant has provided for a requirement of the County in their submission for approval to the Province, and the Province has accepted that provision in their approval to the Applicant, the County will accept that provision as meeting County requirements.
- 13.3.14 The County discourages Commercial Alternate Energy developments on better agricultural lands (lands with a farmland assessment of 60% or higher) or in areas that would sterilize gravel deposits or seriously impede the extraction of gravel.

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14 Implementation Strategy

14.1 Approach

In order to achieve the intended results based on the vision, guiding principles, and policies established in this MDP, a number of stakeholders including municipal departments, local businesses, civic agencies, and citizens need to work together. The implementation strategy identifies a number of actions to be undertaken by each municipal department and also allocates potential timelines for tentative completion of each action. The list of potential actions includes a variety of measures such as advocacy, incentives, initiatives, partnerships, regulation, and monitoring. The implementation strategy should be reviewed and updated as needed to reflect changing market conditions and local demands.

14.2 Sectors

Agriculture

14.2.1 The County will continue to preserve lands containing high quality soil classes for agricultural purposes.

14.2.2 The County will support the diversification of agricultural businesses within the County.

Residential Subdivision

14.2.3 The County will restrict the development of country residential subdivisions to poor agricultural lands.

14.2.4 The County will ensure that residential subdivisions are located in appropriate locations.

14.2.5 The County will ensure that conflicts between non-agricultural and agricultural land uses are avoided.

Industrial Development

14.2.6 Through partnerships with provincial entities, the County will promote the availability of existing underutilized industrial lands for industrial development opportunities.

14.2.7 The County will encourage partnerships and developments that capitalize on the high load corridor that runs through the County along Highways 45, 41, and 36.

14.2.8 The County will work with developers to ensure that no additional municipal costs associated with 14.1.9 infrastructure improvements resulting from industrial development are burdened by the County.

Commercial Development

14.2.9 The County will actively seek partnerships to promote the development of highway commercial uses along Highway 45 and Highway 36 corridors at key intersections.

Urban & Community Areas

14.2.10 The County will continue to ensure Hamlets within the County are provided sufficient services.

Environment, Recreation & Reserves

14.2.11 The County will explore partnerships and provincial grants for supporting the development of small locally run trails.

14.2.12 The County will collaborate with the Town of Two Hills and Village of Myrnam to support trail development initiatives that create linkages between communities.

Infrastructure & Institutional Uses

14.2.13 The County will continue to cooperate with provincial and private agencies in providing a high level of gas, power and communication services to the community and region.

14.2.14 The County will work with provincial agencies in establishing future routes for utility lines with regard to future community development plans and protection of the natural environment.

Tourism

14.2.15 The County will collaborate with the Town of Two Hills, Village of Myrnam, and the Alberta Tourism Partnership to promote local and regional tourism opportunities.

14.2.16 The County will support the development of bed and breakfast and guest ranches throughout the County in order to create tourism opportunities.

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