

**MUNICIPAL DISTRICT OF
WAINWRIGHT**

MUNICIPAL DEVELOPMENT PLAN

BYLAW NO. 1319
As amended to May 15, 2007

May 2007

Note:

This document has been prepared for convenience only. The official Municipal Development Plan, and any amendments thereto, which are available from the office of the Municipal District, should be consulted for all purposes of interpretation and application.

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WHEREAS

Pursuant to the Municipal Government Act, R.S.A. 2000, as amended, a municipality in the Province of Alberta with a population over 3500 must adopt a Municipal Development Plan; and

WHEREAS

the Council of the Municipal District of Wainwright deems it desirable to amend and update its Municipal Development Plan;

NOW THEREFORE

the Council of the Municipal District of Wainwright hereby adopts this as the Municipal District of Wainwright Municipal Development Plan.

READ A FIRST TIME this 27th day of March 2007.

PUBLIC HEARING HELD this 17th day of April 2007.

READ A SECOND TIME this 17th day of April 2007.

READ A THIRD TIME and finally passed by Council this 15th day of May 2007.

“Bob Barss”

REEVE

“Kelly Buchinski”

MUNICIPAL ADMINISTRATOR

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**MUNICIPAL DISTRICT OF WAINWRIGHT
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GOAL

The goal of the Municipal District of Wainwright is to encourage environmentally sound, sustainable agricultural and other forms of economic development, especially in the realm of resource (oil and gas) utilization, while conserving and enhancing the Municipal District's rural character.

The Municipal District of Wainwright regards agricultural land as the Municipal District's most enduring asset. They also recognize the need to utilize the Municipal District'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 Municipal District.

The Municipal District 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 Municipal District.

The Municipal District also foresees resource utilization as the economic force, which will drive improved living standards and service levels in the community, as well as its continued growth.

Thus, while it is the opinion of the Municipal District that agricultural development should not normally be restricted by other forms of development, other resource use and development should take careful note of other development forms - especially residential uses - and protect the rural residential amenity of the Municipal District from conflict with resource development.

The Municipal District 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; and
- (3) Provision of the infrastructure necessary to encourage sustainable, environmentally sound economic development.

OBJECTIVES AND POLICIES

1.0 AGRICULTURE

Statement of Intent

Agriculture and providing services to the agricultural community are regarded as the most important forms of development in the Municipal District of Wainwright. 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 Municipal District.

In that agricultural activities have priority in most of the rural areas of the Municipal District, 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 Municipal District except those near multi-lot residential areas, even if that activity was not practiced when the non-farming use was created. 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.

Objectives

- (a) To ensure that agriculture remains an integral and viable component of the regional economy and rural social structure;
- (b) To protect agricultural land from unnecessary encroachment;
- (c) To minimize conflicts between agricultural and non-agricultural land users;
- (d) To encourage the rational diversification and intensification of agricultural activities; and
- (e) To minimize the negative impacts of agricultural activities by encouraging good stewardship of the land.

Policies

- 1.1 Most of the Municipal District is designated as an Agricultural Use Area as shown on Map 1.
- 1.2 The Agricultural Use Area is to be, for the most part, conserved for agricultural and agriculture-related uses.

- 1.3 While 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, other uses which, in the opinion of Council, do not adversely affect present or future agricultural pursuits may also be permitted on a discretionary basis provided that the development will not adversely affect the agricultural community.
- 1.4 The minimum parcel size for farming shall normally be a quarter section.
- 1.5 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.
- 1.6 Subdivision of land which is currently involved in agricultural uses will be discouraged.
- 1.7 Where agricultural land is taken for roads, rail lines, pipelines or other transmission lines, the Municipal District shall endorse only those proposals which minimize the fragmentation of agricultural land.
- 1.8 The Natural Resources Conservation Board 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 M.D.'s policy is that all such confined feeding operations and manure storage facilities must fully satisfy all the requirements and regulations adopted under the Act, specifically the minimum distance separation requirements and the land base requirements.
- 1.9 In addition to the minimum distance separation requirements provided through regulations adopted under the Agricultural Operation Practices Act, the M.D.'s policy is that confined feeding operations requiring registration or approval and manure storage facilities requiring authorization under that Act shall not be allowed within 2.4 km (1.5 miles) of the corporate boundaries of any urban municipality within the Municipal District of Wainwright, multi-lot country residential areas, Community Areas designated on Map 1 Clear Lake Residential District and Dillberry Provincial Park, which areas shall be considered an urban fringe when calculating the regulations approved under the Agricultural Operation Practices Act.

2.0 COUNTRY RESIDENTIAL DEVELOPMENT

Statement of Intent

The Municipal District of Wainwright has experienced a substantial amount of country residential development, particularly south of the Town of Wainwright. This trend affects the social, economic and environmental community of the Municipal District.

At the same time, the Plan realizes that country residential living should be encouraged as one of the “lifestyles” in the Municipal District, 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.

Objectives

- (a) To maintain options for future land use decisions;
- (b) To avoid conflicts between agricultural and non-agricultural land uses;
- (c) To discourage development in areas which are susceptible to flooding or groundwater contamination;
- (d) To minimize the costs of providing municipal and utility services to country residential lots; and
- (e) To limit development in hazardous areas adjacent to riverbanks.

Policies

- 2.1 Country residential development will be allowed within the Agricultural Use Area shown on Map 1, subject to the policies noted below.
- 2.2 Where a subdivision for country residential purposes is proposed, the developer shall be required to enter into a development agreement with the Municipal District wherein the developer agrees to be responsible for all the costs associated with the subdivision.
- 2.3 Documentation indicating that satisfactory arrangements have been made regarding the development’s sewage disposal system may be a condition of approval for country residential development.
- 2.4 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 gravelled or paved roads.
- 2.5 Spatial buffers or setbacks shall be maintained between country residential uses and adjacent uses which may be incompatible for any reason.

- 2.6 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.
- 2.7 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) within the 30 Noise Exposure Forecast contour of an airport;
 - (c) in close proximity to a resource extraction operation;
 - (d) within a 1 in 100 year flood plain;
 - (e) 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
 - (f) adjacent to riverbanks, unless the banks are certified as being stable by an engineer prior to development.
- 2.8 Country residential lots shall not be less than 0.8 ha (2 ac.), and normally no more than 4 ha (10 ac.) in size. Where the subdivision is to separate a farmstead, the 4 ha (10 ac.) maximum may be exceeded if it can be demonstrated by the applicant that the additional area is required to include shelterbelts and farm buildings and facilities ancillary to the farmstead. Lots may be larger than 4 ha (10 ac.) where topographical features would make a large part of the lot unsuitable for development. In single-lot country residential subdivisions, lots may also be larger than 4 ha (10 ac.) where the larger area would take up land which is poor quality or very low in agricultural capability.
- 2.9 Country residential development will be cognizant of the need to preserve critical wildlife habitat, resource extraction, recreation, and historical and archaeological features.
- 2.10 Country residential development will be prohibited in those areas which are too close to sour gas facilities, in accordance with Provincial legislation and regulations.
- 2.11 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.

Single Lot Separations for Country Residential Use

- 2.12 Only one single lot separation for a country residential use or for a farmstead may be permitted per quarter section.

- 2.13 Normally, subdivision of a quarter section for a country residential use will be allowed without requiring an amendment to the Land Use Bylaw on the basis of the following:
- (a) subdivision of the quarter section based on an equal split of the quarter section (commonly called an 80-ac. split); or
 - (b) subdivision of the quarter section on the basis of a natural or man-made fragmentation by a river, railroad, or road; or
 - (c) subdivision of one farmstead or one country residential parcel from the quarter section.

A proposal for more than one of the above-described circumstances on any one quarter section will be considered to be multi-lot country residential development.

- 2.14 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.

Multi - Lot Country Residential Subdivision

- 2.15 A multi-lot country residential subdivision shall be considered to be any subdivision, which will create two or more country residential or farmstead lots on a quarter section.
- 2.16 Multi-lot country residential subdivisions shall be controlled by the Municipal District Council through the process of Land Use Bylaw amendment.
- 2.17 Multi-lot country residential developments should be clustered or grouped to reduce potential land use conflicts and minimize service costs.
- 2.18 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.
- 2.19 Council's consideration of Land Use Bylaw amendments for multi-lot country residential use development will include the following criteria:
- (a) The site should possess features such as trees, ravines, hilly terrain or other topographical features, 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) 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.

- (c) Access to individual lots will be provided by internal roads or service roads developed to standards acceptable to the Municipal District, and not directly onto highways, secondary roads, or Municipal District grid roads.

Clear Lake

2.20 The land around Clear Lake developed several years before planning and development controls were applied in the Municipal District. Some 137 “interests in land” were established in the land around Clear Lake, and many of the people involved developed cabins - some very substantial - on lands in which they had an interest. Many of the cabins were developed very close to each other and the Lake, with mutual driveways cut into the sandy landscape.

Subsequently, the Municipal District and the Provincial Government allowed for the subdivision of almost all the lands around Clear Lake into 20 lots with extensive areas of Municipal Reserve to preclude any further intensification of development around the Lake. Some of those lots (7) were established to incorporate a single interest, and now have a single owner. The rest of the lots were established to incorporate between 2 and 21 interests, with the owners being associations, societies or limited corporations. The associations, societies or corporations hold the actual titles to these lots, with the individuals who held interests in the land holdings memberships in the associations or societies or shares in the corporations. Thus, most of the individuals who own cabins on Clear Lake do not actually own the land on which the cabins are located.

This has created financial and inheritance concerns. Several of the individuals involved have approached the Municipal District, asking the municipality to approve of the subdivision of the 14 association, society or corporation-owned lots into individual parcels of land - 137 in total including the 7 existing single lots.

Through these policies in this Municipal Development Plan, the Municipal District agrees in general that they will allow for the subdivision of the existing parcels of land around Clear Lake into individual land holdings if the associations, societies or corporations and their members or shareholders wish. However, several special policies, in addition or as exceptions to the other policies of this Municipal Development Plan shall apply to these subdivisions, as follows:

- (a) The Municipal District shall apply a special District to the Clear Lake area in its Land Use Bylaw. The regulations in this District shall reflect the policies of this Plan.
- (b) The total number of individually owned parcels of land or Condominium units around Clear Lake shall not exceed 137.
- (c) Subdivision into individual parcels of land shall be by Plan of Survey so as to create individual lots to be owned in “fee simple” or in Bare Land Condominiums. The latter form of land ownership may be necessary in order to address and resolve the issues raised by the policies in this Plan, or to deal with issues raised by the individuals involved.

- (d) In order to limit the effect of cutting new driveways into the landscape, existing private driveways providing access to the individual cabins around Clear Lake shall be incorporated into access easements if the subdivision proceeds by “fee simple” or into common property if the subdivision proceeds by Bare Land Condominium. These driveways shall not become the responsibility of the Municipal District. The municipality shall not require any alterations to these driveways, except where necessary where they access public roadways, and shall encourage the owners of the land on which the driveways are located to alter the driveways only minimally, so as to not deleteriously affect the sensitive landscape.
- (e) Some of the existing driveways traverse the Municipal Reserve parcels surrounding Clear Lake. Where this occurs, in order to provide access, the Municipal District shall consider either cancelling those narrow portions of the Reserve lands on which the driveways are located, and transferring the affecting lands to the affected landowners or the Condominium corporations, or providing access easements across the Municipal Reserve lands, or some other appropriate solution to provide adequate access.
- (f) Each lot in a “fee simple” subdivision shall have direct access to a municipal roadway right-of-way. Alternatively, each unit in a Bare Land Condominium shall have direct access to common property, which itself shall have direct access to a municipal roadway right-of-way. This is to ensure that each individual land owner can obtain access to his property directly from a public roadway should the access easement arrangements noted in (d) and (c) above break down.
- (g) Because of the existing layout of cabins and dwellings in the subject lands, there shall be no minimum lot size in the Clear Lake District. Likewise, though the District will establish minimum setbacks for new developments, since much existing development does not meet any reasonable setback from lot boundaries, the Development Authority will use reasonable discretion in allowing developments where the setbacks of the Bylaw cannot be met. This is especially true in that several current developments encroach upon the existing lakeside Reserve parcels.
- (h) Only one cabin or dwelling shall be allowed on each parcel of land or Bare Land Condominium unit. “Guest cabins” shall not be allowed.
- (i) The Municipal District shall encourage landowners to strictly limit the clearing of vegetation, the construction of new driveways, and the alteration of slopes on the lands.
- (j) Prior to the final approval of any individual lot (either “fee simple” or Bare Land Condominium), the sewage disposal facility of the lot will be certified as complying with the current standards. No further sewage disposal facilities will be allowed near Clear Lake, which do not meet current standards.

3.0 RESOURCE EXTRACTION

Statement of Intent

Sand and gravel, coal, oil and gas are important non-renewable resources in the Municipal District of Wainwright. In order to benefit the Municipal District's and the region's economy, these resources must be protected and extracted efficiently, but not at the risk of irreparably damaging the local agricultural community or the natural environment. Therefore, it is the intent of this Plan to encourage the utilization of extractive resources in areas of least detrimental impact and to reclaim the land for other productive uses.

Objectives

- (a) To encourage appropriate resource extraction industries;
- (b) To minimize conflicts between resource extraction industry and existing or future land uses;
- (c) To minimize municipal servicing costs due to resource development;
- (d) To ensure that commercial quantities of gravel are fully utilized in a manner that best suits the characteristics of each deposit and surrounding area; and
- (e) To ensure that land disturbed by resource extraction is reclaimed to an equal level or higher than the land's original agricultural capability.

Policies

- 3.1 The developer of a resource extraction industry or activity shall be required at the time of the application for development permit, to demonstrate to the satisfaction of the Municipal District, that any necessary provincial permits and approvals pertinent to the development have been obtained.
- 3.2 Any resource extraction industry that requires a development permit, unless exempted by Provincial legislation, shall enter into a development agreement with the Municipal District.
- 3.3 Before a development permit is issued, the Municipal District may require the proponent of a resource extraction development to post a performance bond or similar security for the purpose of ensuring reclamation is completed where no similar requirement is made by a Provincial agency.
- 3.4 Resource extraction industries or activities shall be, where possible, located on lower capability agricultural lands.
- 3.5 Development permits for sand, gravel, clay or marl extraction shall not be issued until any necessary approvals are obtained in accordance with Provincial legislation.

- 3.6 Development permits for gravel extraction should be issued on the basis of whether the proposed use will fully and efficiently utilize the capability of the deposit. Deposits suitable for construction aggregates should be reserved for that use.
- 3.7 Land, which is underlain by a commercial deposit of gravel, should not be used for purposes which would prevent subsequent extraction until the deposit has been removed and the land has been reclaimed.
- 3.8 The developer of a gas or oil well site shall be required to obtain approval from the Municipal District regarding the construction, upgrading and maintenance of access roads.
- 3.9 The proponents of oil and gas, exploration, extraction and processing, shall be encouraged to enter into an agreement with the Municipal District regarding the reclamation of land affected by well sites and pipelines.
- 3.10 The Municipal District shall encourage aggregate pit operators abide by the new Code of Practice for Pits made under the Environmental Protection and Enhancement Act and the Conservation and Reclamation Regulation.

4.0 INDUSTRIAL DEVELOPMENT

Statement of Intent

The Municipal District of Wainwright has a substantial economic base in the agricultural, sand and gravel, and petroleum industrial sectors. The continuation and expansion of this base is limited due to a finite land base and the non-renewable nature of the mining and petroleum resource sector. In order to ensure a strong long-term economic base for the Municipal District, this Plan supports the intention to diversify the economy to complement the agriculture and natural resources bases. It is the intent of this Plan to encourage development of manufacturing and servicing. The Plan recognizes the need for site-specific industrial developments, while encouraging the clustering together of compatible industrial uses in rural industrial parks.

As well, Canadian Forces Base Wainwright is located within the Municipal District. Though not, in the strictest sense of the word, an industrial development, it functions much like an industrial use with a significant residential component.

Objectives

- (a) To encourage appropriate industrial development in environmentally suitable locations;
- (b) To minimize conflicts between industry and existing or future land uses;
- (c) To minimize any local government costs resulting from industrial development; and
- (d) To minimize municipal servicing costs, including transportation.

Policies

- 4.1 Industries shall be allowed as a discretionary use in the Agricultural Use Area, but not within the multi-lot country residential areas of the Municipal District.
- 4.2 Industries shall be encouraged to locate on lower capability agricultural land wherever possible.
- 4.3 Industries shall be encouraged to avoid locating in areas of critical wildlife habitat wherever possible.
- 4.4 Industries that require urban services shall not be permitted except where such services are available from the Municipal District or a joint development/servicing agreement between the Municipal District and an adjacent urban municipality has been finalized.
- 4.5 All industries shall obtain the approvals and permits required by provincial legislation and a development permit from the Municipal District.
- 4.6 Industrial subdivision and development which, in the opinion of Council, could have a significant impact on the community and environment, shall be controlled by the

Municipal District Council through the process of Land Use Bylaw amendment to an Industrial District in the Land Use Bylaw.

- 4.7 Industrial uses may be permitted in the Community Areas only if they require limited services.

Site Considerations

- 4.8 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.
- 4.9 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.
- 4.10 Appropriate buffers shall be located between industries and other existing and future land uses in order to provide adequate visual or acoustic screening. The expansion potential of the industry should be considered in determining the required buffer.

Economic Considerations

- 4.11 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 Municipal District and be settled within a development agreement which shall be a condition of subdivision or development approval.

CFB Wainwright

- 4.12 The continued use and development of CFB Wainwright will be encouraged.

5.0 COMMERCIAL DEVELOPMENT

Statement of Intent

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.

Objectives

- (a) To encourage appropriate commercial development in environmentally suitable locations;
- (b) To minimize conflicts between commercial development and existing or future land uses;
- (c) To minimize any local government costs resulting from commercial development; and
- (d) To minimize municipal servicing costs, including transportation.

Policies

- 5.1 Highway Commercial uses and General Commercial uses shall be allowed as discretionary uses in the Agricultural Use Area, but not within the multi-lot country residential areas of the Municipal District.
- 5.2 Commercial subdivision and development which, in the opinion of Council, could have a significant impact on the community and environment, shall be controlled by the Municipal District Council through the process of Land Use Bylaw amendment to a Rural Commercial District in the Land Use Bylaw.
- 5.3 Commercial uses may be permitted in the Community Areas only if they require limited services.
- 5.4 Highway commercial uses shall refer to those uses, primarily established adjacent to primary highways or secondary roads, which provide service requirements for the highway traveling public. Such uses would include service stations, bulk oil sales, restaurants, motels and campsites.
- 5.5 General commercial uses shall refer to those uses, which primarily serve the agricultural industry, the resource extraction industry, or Municipal District residents. Such uses would include retail and wholesale sales, personal and equipment services, restaurants, offices, and financial and entertainment establishments.

- 5.6 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.
- 5.7 Commercial uses shall be encouraged to locate on lower capability agricultural land wherever possible.
- 5.8 Commercial uses shall be encouraged to avoid locating in areas of critical wildlife habitat wherever possible.
- 5.9 In consideration of a proposal for a Rural Commercial 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.

6.0 URBAN EXPANSION AND COMMUNITY AREAS

Statement of Intent

There are a number of incorporated urban centres (the Villages of Chauvin, Edgerton, and Irma and the Town of Wainwright) surrounded by the Municipal District of Wainwright, 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 Municipal Development Plans and cooperation with the Municipal District.

This Plan also recognizes several unincorporated centres - Fabyan, Greenshields, Heath, Jarrow and Ribstone - 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 promote the orderly growth and development of the hamlets of Fabyan and Greenshields.

Finally, there are several locations within the Municipal District, 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.

Objectives

- (a) To ensure incorporated urban centres and hamlet areas expand in an orderly manner;
- (b) 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
- (c) To ensure that hamlets have enough land within their respective boundaries to undertake comprehensive land use planning and development of servicing schemes.

Policies

- 6.1 The municipalities of Chauvin, Edgerton, Irma, and Wainwright 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.

- 6.2 The Municipal District 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.
- 6.3 The Municipal District and the Town of Wainwright have developed a plan for future land use, development and servicing of certain areas around the Town in the Municipal District. The Municipal District will continue to work closely with the Town in the detailed planning of these lands near the Town of Wainwright with the goals being the best utilization of the land and the minimization of long range land use conflicts and servicing costs.
- 6.4 The Municipal District will also work with the other urban municipalities of Chauvin, Edgerton and Irma in the detailed planning of lands surrounding the urban centres, if the urban municipality so wishes. The results of this dialogue may be in the form of an Area Structure Plan, an informal Outline Plan, or a simple agreement respecting either land uses and/or the provision of municipal piped water supply and sewage disposal services and/or development consultation with the urban municipality.
- 6.5 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 1, contingent upon site-specific suitability of any development.
- 6.6 Areas 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.
- 6.7 Hamlet expansion should be discouraged from occurring on higher capability agricultural land.
- 6.8 Hamlet expansion, which may jeopardize groundwater supplies or quality, will not be permitted.
- 6.9 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 resubdivision to a higher density should communal water supply and sewage disposal systems eventually be available.

7.0 RECREATION

Statement of Intent

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

Objectives

- (a) To ensure that the recreational potential of high quality resources is not jeopardized through premature and incomplete development for future generations; and
- (b) To conserve land with a high capability for supporting outdoor recreational activities;
- (c) To obtain the lands necessary for park use through the subdivision process; and
- (d) To protect lands which are hazardous to development from development through the subdivision process.

Policies

- 7.1 The Municipal District shall generally take the full amount (10%) of Municipal Reserves owing as a result of subdivision, in accordance with Provincial legislation.
- 7.2 Where it is deemed that Municipal Reserve land is not necessary for the residents of the area, money-in-lieu shall be taken. The money-in-lieu shall be shared with School Divisions in accordance with agreements between the Municipal District and School Divisions, and the remainder shall be utilized to acquire and develop tracts of desirable recreation areas in the Municipal District.
- 7.3 Prior to disposing of any Municipal Reserve, Council shall review the applicability and effect of such disposition on surrounding land uses and the area's recreational potential.
- 7.4 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.
- 7.5 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.

7.6 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.

8.0 - TRANSPORTATION AND UTILITIES

Statement of Intent

The development of transportation and utility systems can have a significant impact on land use change within the Municipal District. However, certain types of transportation and utility development are beyond the direct control of the local municipality. The intent of this objectives/policies section is to provide polices which encourage compatible, economic and efficient service and utility related development.

Objectives

- (a) To minimize any negative impacts associated with the development of linear transportation, communication, or utility facilities and services;
- (b) To ensure that necessary facilities, utilities, or services associated with land use and development are provided and in place when required;
- (c) To ensure that land use and development in the vicinity of existing or proposed transportation, communication or utility facilities/services is regulated such that it does not interfere with their operation, upgrading or future expansion.
- (d) 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.

Policies

- 8.1 The Municipal District 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.
- 8.2 Where proposed transportation and utility lines and facilities may adversely affect adjacent lands or land uses, the Municipal District shall recommend or require as a condition of development of the line or facility such buffering as deemed appropriate to minimize any negative impacts.
- 8.3 The Municipal District may require future subdivision or development proposals adjacent to transportation and utility lines and facilities to provide such buffering as deemed appropriate.

- 8.4 The Municipal District 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.
- 8.5 Arterial Roads, shown on Map 1, shall be developed to appropriate arterial road standards relating to width, grades, site lines and access. Collector Roads shall be developed to appropriate collector road standards relating to width, grades, site lines and access. Service roads for Arterial and Collector Roads shall be considered to be local internal subdivision roads and developed to appropriate standards. All other roads in the Municipal District shall be considered either local Municipal District Roads, or local internal subdivision roads, and developed to appropriate standards.
- 8.6 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 Municipal District 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 Municipal District and which meets or exceeds all appropriate Provincial and Federal standards.
- 8.7 Direct access from private property onto either Arterial or Collector Roads shall be discouraged and limited wherever possible.
- 8.8 The Municipal District 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

- 8.9 In order to minimize safety hazards and land use conflicts around airports, the Municipal District shall encourage the regulation of land uses and building heights in the areas around all publicly licensed and paved airports in the Municipal District.
- 8.10 Detailed regulations to protect the Wainwright Airport from development, which may negatively impact the operations of the airport, will be incorporated into the Municipal District's Land Use By-law.

PLAN ADMINISTRATION

Authority of the Plan

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

Land Use Bylaw

When this Plan or any part thereof takes effect, the Land Use Bylaw of the Municipal District of Wainwright shall be amended to conform with this Plan.

Amendment

Should changing conditions necessitate an amendment to this Plan, the amendment shall be by bylaw.

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 itself:

- (a) a formal request for amendment shall be submitted to Council;
- (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 may refer the request to such agencies as it considers necessary for comment; and
- (d) Council may request such information 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. Review of the Plan may be initiated in the following ways:

- (a) a complete or partial review upon amendment;
- (b) a review of this document to be conducted by the Council every three years; or
- (c) a complete or partial review whenever, due to economic, social, technical developments or environmental considerations, the Plan is considered by Council not to meet the long term goals of the Municipal District.

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 Municipal District'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 Municipal District aspirations and needs.

The Municipal District Administration shall develop a method for monitoring, evaluating and analyzing the effectiveness, viability and relevance of this Plan.

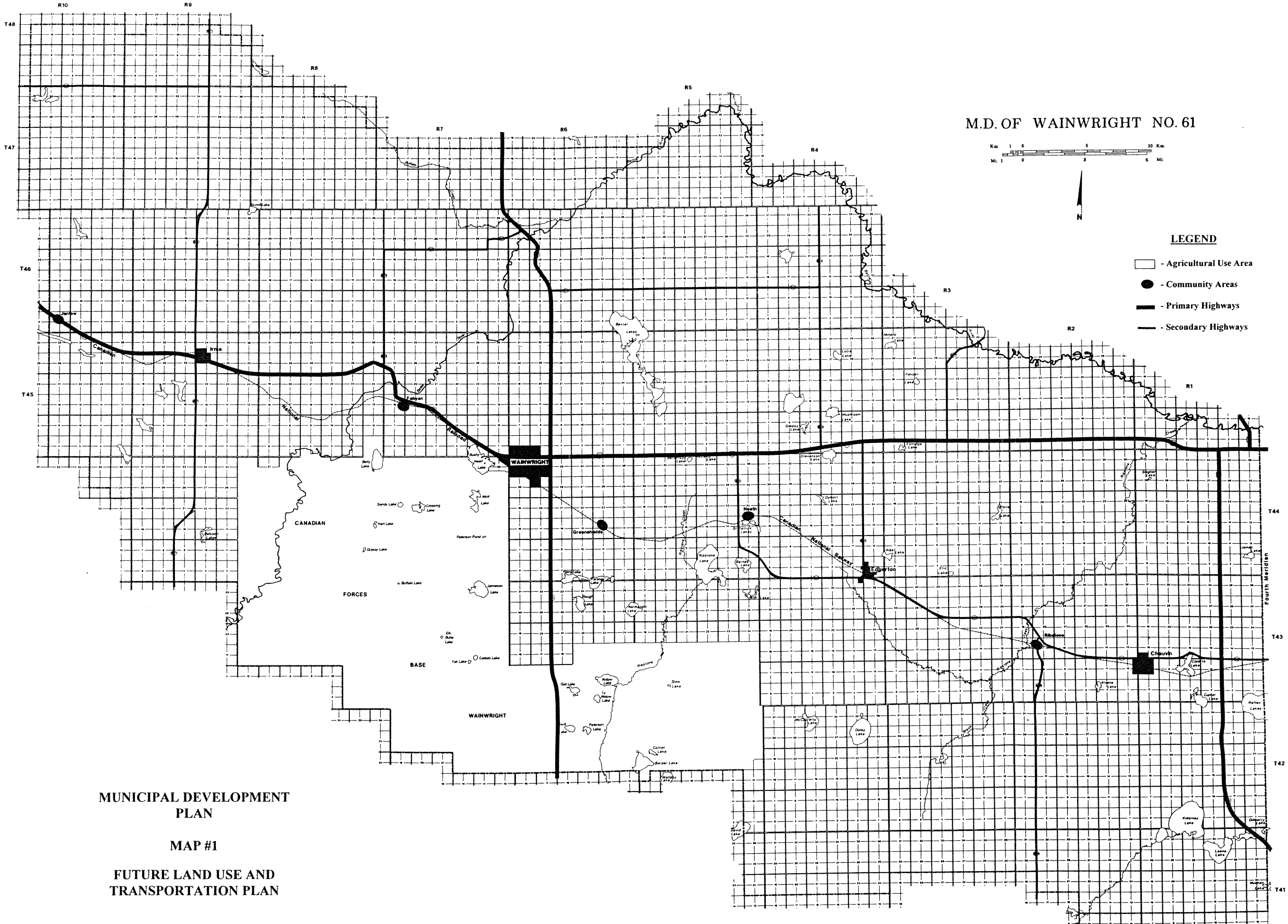
Consultation with Adjacent Municipalities and CFB Wainwright

The Municipal District will encourage communication and consultation with CFB Wainwright and adjacent municipalities either within or surrounding the M.D. on all land development matters.

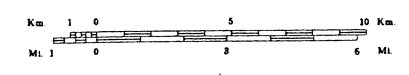
To that end, the Municipal District will work with CFB Wainwright and all adjacent urban and rural municipalities either within or surrounding the M.D.

- (a) in the planning of lands adjacent to those municipalities or the military base within the M.D., and
- (b) in the planning of those lands adjacent to the M.D. within the base and within those municipalities.

As well, the Municipal District will circulate applications for proposed subdivisions and for proposed major developments to adjacent municipalities and CFB Wainwright for input into the decision-making process.



M.D. OF WAINWRIGHT NO. 61



LEGEND

- Agricultural Use Area
- Community Areas
- Primary Highways
- Secondary Highways

MUNICIPAL DEVELOPMENT
PLAN
MAP #1
FUTURE LAND USE AND
TRANSPORTATION PLAN