

Integrated Community Sustainability Plan



Municipal District of
Wainwright No. 61

Municipal District of Wainwright No. 61

Mission

A Municipality that provides high quality sustainable services that enable ratepayers and businesses to prosper and attain their goals.

Vision

To prosper and develop as a sustainable and viable community where people can live, work and raise families in a safe and secure environment.

LAND USE BYLAW

BYLAW NO. 1318

As amended to May 15, 2007

MUNICIPAL DISTRICT OF WAINWRIGHT

May 2007

Note:

This document has been prepared for convenience only. The official Land Use Bylaw, 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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LAND USE BYLAW

BYLAW NO. 1318

As amended to May 15, 2007

Pursuant to the Municipal Government Act, R.S.A. 2000, as amended, the Council of the Municipal District of Wainwright duly assembled, hereby enacts as follows:

PART ONE - GENERAL

1.1 TITLE

The title of this Bylaw shall be the Land Use Bylaw of the Municipal District of Wainwright.

1.2 PURPOSE

The purpose of this Bylaw is to regulate and control the use and development of land and buildings within the municipality to achieve the orderly and economic development of land, and for that purpose, amongst other things:

- (1) to divide the municipality into districts;
- (2) to prescribe and regulate the purposes for which land and buildings may be used for each district;
- (3) to establish a method of making decisions on applications for development permits including the issuing of development permits;
- (4) to provide the manner in which notice of the issuance of a development permit is to be given; and
- (5) to establish the number of dwelling units permitted on a lot.

1.3 INTERPRETATION

In this Bylaw

- (1) “**Act**” means the Municipal Government Act, R.S.A. 2000, as amended;
- (2) “**accessory building**” means a building separate and subordinate to the main building, the use of which is incidental to that of the main building and located on the same lot;

- (3) “**accessory use**” means a use customarily incidental and subordinate to the main use or building and located on the same lot with such main use or building;
- (4) “**airport**” means
 - (a) any area of land or water, including the frozen surfaces thereof, or other supporting surface used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft, and
 - (b) includes any building, installation or equipment in connection therewith;
- (5) “**adjacent land**” means land that is contiguous to a particular parcel of land and includes:
 - (a) land that would be contiguous if not for a highway, road, river or stream, and
 - (b) any other land identified in this Bylaw as adjacent for the purpose of satisfying Section 3.5(2) of this Bylaw;
- (6) “**agricultural operation**” means an agricultural operation as defined in the Agricultural Operation Practices Act;
- (7) “**animal unit**” means, in the context of minor farming, the following numbers of livestock:
 - (a) 1 head of cattle or cow,
 - (b) 2 horses, elk, or deer,
 - (c) 5 goats or sheep,
 - (d) 10 fowl,
 - (e) 5 pigs,
 - (f) exotics – at the discretion of the Development Authority
- (8) “**arterial road**” means a road designated as such in the Municipal Development Plan;
- (9) “**bed and breakfast establishment**” means a development within a dwelling, which possesses a dwelling unit, where temporary sleeping accommodations, with or without meals, are provided for remuneration to members of the public;
- (10) “**building**” includes anything, whether temporary or permanent, constructed or placed on, in, over, or under land but does not include a highway or road or a bridge forming part of a highway or road;
- (11) “**building height**” means the vertical distance measured from the average grade level at the subject building to the higher of the highest point of a flat roof, or the average level between the eaves of the subject building and the top ridge of a

pitched roof on the subject building;

- (12) **“campground”** means a parcel of land, managed as a unit, providing short-term accommodation for tents and recreational vehicles. Accessory facilities, which support the campground use, include administration offices, laundry facilities, beaches, boating facilities, or other recreational uses. The use of manufactured homes on a year-round basis is not included;
- (13) **“collector road”** means a road designated as such in the Municipal Development Plan;
- (14) **“confined feeding operation”** means a confined feeding operation as defined in the Agricultural Operation Practices Act;
- (15) **“corner lot”** means a lot with boundary lines on two separate roads or highways or a single road or highway that curves at an angle of sixty (60) degrees or more at the subject lot. For the purposes of this definition, a road or highway shall not include a lane;
- (16) **“Council”** means the Council of the Municipal District of Wainwright;
- (17) **“country residence”** means any dwelling intended to be used for a rural residential purpose, an existing developed rural residence, or a farmstead, which has been subdivided out of a quarter section;
- (18) **“day home”** means a provincially licensed child care facility operated from a residence supplying supervision of a maximum of six (6) children under the age of eleven (11) years including any resident children. A day home shall supply an outside play space that is both fenced and gated, and shall meet all fire regulations and health regulations;
- (19) **“development”** means:
 - (a) an excavation or stockpile and the creation of either of them, or
 - (b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land, or
 - (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
 - (d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building;
- (20) **“Development Authority”** means the Development Authority established by the municipality's Development Authority Bylaw;

- (21) “**Development Authority Officer**” means the Development Authority Officer established by the municipality's Development Authority Bylaw and appointed by Council;
- (22) “**development permit**” means a document authorizing a development issued pursuant to this Bylaw;
- (23) “**discretionary use**” means the use of land or a building provided for in this Bylaw for which a development permit may be issued upon an application having been made;
- (24) “**duplex**” means a dwelling containing two (2) dwelling units which share a common wall, and which are located either side by side or one above the other;
- (25) “**dwelling**” means any building used exclusively for human habitation;
- (26) “**dwelling unit**” means a complete dwelling or self-contained portion of a dwelling, or a set or suite of rooms in a non-residential building which contains sleeping, cooking and separated or shared toilet facilities, intended for domestic use, and used or intended to be used permanently or semi-permanently as a residence for a household, and which is not separated from direct access to the outside by another separate dwelling unit;
- (27) “**family care facility**” means a facility, which provides resident service in a dwelling to six (6) or fewer individuals who are not related to the resident household. These individuals are handicapped, aged, disabled, or in need of adult supervision and are provided service and supervision in accordance with their individual needs. This category includes foster or boarding homes for children, group homes and family homes;
- (28) “**farming**” means the use of land or buildings, including the first dwelling or manufactured home, for an agricultural operation, but not including intensive agriculture or confined feeding operations;
- (29) “**farmstead**” means the currently inhabited or formerly inhabited residence or other improvements connected with a farm or an intensive agricultural use. Farmstead also includes a currently vacant site, which is intended to be used as a country residence;
- (30) “**fragmented parcel**” means a parcel of land or a part of a parcel of land that is separated from the balance of the parcel of land by a natural barrier such as a river or coulee, or by a physical barrier such as a road, railroad, or highway;
- (31) “**front line**” means the boundary line of a lot lying adjacent to a highway or road or, in the case of a lot lying adjacent to a water body or a Reserve parcel adjacent to a water body, the boundary line of the lot lying adjacent to the water body of the Reserve parcel. In the case of a corner lot, the shorter of the two boundary

lines adjacent to the highway or road shall be considered the front line;

- (32) **“front yard”** means a yard extending across the full width of a lot from the front line to the nearest wall of the main building situated on the lot. In the case of a curved front line, the front yard will also form a curve;
- (33) **“general commercial use”** means an establishment which retails or distributes goods or services, or which provides personal services or entertainment, but which does not include the processing of raw materials or operation of an industry;
- (34) **“group care facility”** means a facility, which provides resident services to seven (7) or more individuals of whom one or more may be related. These individuals are handicapped, aged, or disabled, and undergoing rehabilitation, and are provided services to meet their needs. This category includes supervised uses such as group homes (all ages), halfway houses, resident schools, resident facilities and foster or boarding homes;
- (35) **“guest cabin”** means an accessory building to one family dwelling, which contains a dwelling unit or part of a dwelling unit, which is used solely by members of the family or by temporary guests of the family occupying the one family dwelling;
- (36) **“heavy industrial uses”** means manufacturing, warehousing, or transshipment establishments which may become obnoxious to surrounding properties by way of noise, odours, smoke, dust, or fumes;
- (37) **“highway”** means a highway as defined in or designated in accordance with the Public Highways Development Act or any successor legislation;
- (38) **“highway commercial use”** means a commercial establishment, which retails or distributes goods or services primarily to the traveling public, such as a service station or gas bar or a motel;
- (39) **“home occupation”** means any business, occupation, trade, profession, or craft carried on by an occupant of a dwelling as a use secondary to the residential use of the building, and which does not significantly change the character thereof;
- (40) **“household”** means:
 - (a) a person, or
 - (b) two (2) or more persons related by blood, marriage, or adoption, or
 - (c) a group of not more than three (3) persons who are not related by blood, marriage, or adoption,

all living together as a single housekeeping group and using cooking facilities shared in common. A household may also include bona fide servants;

- (41) “**intensive agriculture**” means an agricultural operation, which raises crops on a land-intensive basis. Intensive agriculture includes commercial greenhouses and tree nurseries, but does not include confined feeding operations;
- (42) “**light industrial uses**” means manufacturing, warehousing, or transshipment establishments which will not become obnoxious to surrounding properties by way of noise, odours, smoke, dust, or fumes, usually because all of the operations are carried out indoors and there is no external evidence of the industrial use;
- (43) “**livestock**” means livestock as defined in the Agricultural Operation Practices Act;
- (44) “**lot**” means:
- (a) a quarter section, or
 - (b) a river or settlement lot shown on an official plan referred to in the Surveys Act that is filed or lodged in a Land Titles Office, or
 - (c) a part of a parcel of land described in a certificate of title if the boundaries of the part are separately described in the certificate of title other than by reference to a legal subdivision, or
 - (d) a part of a parcel of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision, or
 - (e) a unit in a Bare Land Condominium Plan;
- (45) “**lot width**” means the length of a line parallel to the front line or, in a lot with a curved front line, perpendicular to a line running between the mid-point of the front line and the mid-point of the rear line, measured at a distance from the front line equal to the minimum required front yard;
- (46) “**main building**” means a building in which is conducted the main or principle use of the lot on which it is erected;
- (47) “**main use**” means the principle use of the lot on which it occurs;
- (48) “**manufactured home**” means a dwelling which conforms to Canadian Standards Association Z240 Standard or any successor, whether ordinarily equipped with wheels or not, that is designed to be transported, and upon arriving at the site for location is, apart from incidental operations such as placement of foundation supports and connections of utilities, ready for year round use as accommodation for a single household. This definition shall include a building that would otherwise be considered to be a one family dwelling if the roof pitch were greater than 1:4, if the depth of eaves were greater than 30.4 cm (12 in.), or if the ratio of depth vs. width (or width vs. depth) were less than 2.5:1. If the roof pitch is less

than 1:4, if the eaves are less than 30.4 cm (12 in.), or if the ratio noted above is more than 2.5:1, the building shall be considered to be a manufactured home;

- (49) “**manufactured home park**” means any lot on which two (2) or more occupied manufactured homes are located or are permitted to be located without regard to whether a fee or charge is paid or made, and shall include any building, structure, tent, vehicle or enclosure used or intended for use as a part of the equipment of such manufactured home park, which complies with relevant government regulations governing manufactured home parks;
- (50) “**manure storage facility**” means a manure storage facility as defined in the Agricultural Operation Practices Act;
- (51) “**minor farming**” means, in the context of the Country Residential (R) District, the keeping of livestock. Minor farming shall include a maximum number of livestock based on the size of the parcel of land on which the minor farming is being carried out. That maximum shall be one (1) animal unit of livestock for every 1.2 ha (3 ac.) of land or part thereof;
- (52) “**municipality**” means the Municipal District of Wainwright;
- (53) “**Municipal Planning Commission**” means the municipal planning commission of the Municipal District of Wainwright established by the municipality’s Municipal Planning Commission Bylaw;
- (54) “**natural resource extraction**” includes the exploration for and removal of natural resources, including sand, gravel, oil, gas, and other minerals, and the primary processing and storage of such natural resources;
- (55) “**non-conforming building**” means a building:
 - (a) that is lawfully constructed or lawfully under construction at the date a land use bylaw or any amendment thereof affecting the building or the land on which the building is situated becomes effective, and
 - (b) that on the date the land use bylaw becomes effective does not, or when constructed will not, comply with the land use bylaw;
- (56) “**non-conforming use**” means a lawful specific use:
 - (a) being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective, and
 - (b) that on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw;

- (57) **“one family dwelling”** means a dwelling consisting of one (1) dwelling unit which is not a manufactured home, and which may or may not conform to Canadian Standards Association A277 Standard or any successor;
- (58) **“owner”** means:
- (a) in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land, or
 - (b) in the case of any other land, the person shown as the owner of the lot on the municipality’s assessment roll;
- (59) **“permitted use”** means the use of land or a building provided for in this Bylaw for which a development permit shall be issued upon an application having been made if the proposal satisfies the regulations of this Bylaw or provides the requirements as established by the Development Authority where, in this Bylaw, the Development Authority is given the authority and responsibility to establish requirements or regulations;
- (60) **“public utility”** means a public utility, as defined in the Act;
- (61) **“public utility building”** means a building in which the proprietor of the public utility maintains its office or offices and/or maintains or houses any equipment used in conjunction with the public utility;
- (62) **“rear line”** means the boundary line of a lot lying opposite to the front line of the lot and/or farthest from a highway or road;
- (63) **“rear yard”** means a yard extending across the full width of a lot from the rear line of the lot to the nearest wall of the main building situated on the lot;
- (64) **“recreational use”** means a recreational development conducted on a unified basis on a single site where the prime reason for location is to take advantage of natural physical features including the availability of large areas of land to provide day-to-day sporting and athletic facilities and the structures incidental thereto, and includes ski slopes, golf courses, archery, trap and rifle ranges, race tracks, boating, riding, swimming, picnicking, and similar uses, and may include a refreshment stand incidental to the primary use;
- (65) **“recreational vehicle”** means a vehicular-type unit primarily designed as temporary living quarters for recreational camping or travel use, which either has its own motive power or is mounted or drawn by another vehicle. The base entities are travel trailer, truck camper, and motor home;
- (66) **“resort and recreational development”** means a recreational vehicle park, a campground, or a similar facility, and includes associated recreational facilities such as golf courses, riding stables, trails, marinas, etc.;

- (67) “**rural commercial use**” means an establishment which retails or distributes goods or services relating to farming or other agricultural activities, but which does not include the processing of raw materials or operation of an industry;
- (68) “**rural industries**” means those light industrial uses, which may require relatively large areas of land, which may be considered unsuitable to be located in an urban area, and which may provide services to the rural area. Notwithstanding the generality of the foregoing, rural industries shall include sawmills, fertilizer plants, sand-gravel and mineral workings, and other small-scale agricultural and resource processing oriented facilities, but shall not include business establishments engaged in servicing, repairing or retailing of goods;
- (69) “**side line**” means the boundary line of a lot lying between a front line and a rear line of a lot. In the case of a corner lot, the longer of the two boundary lines adjacent to the highway or road shall be considered a side line;
- (70) “**side yard**” means a yard extending from the nearest wall of the main building situated on a lot to the side line, and lying between the front and rear yards on the lot;
- (71) “**stall**” means an area of land upon which a manufactured home is to be located, and which is reserved for the exclusive use of the residents of that particular manufactured home, located within a manufactured home park;
- (72) “**Subdivision and Development Appeal Board**” means the Subdivision and Development Appeal Board established by the Council by the Subdivision and Development Appeal Board Bylaw adopted pursuant to the Act;
- (73) “**substandard lot**” means any lot, which is smaller, in area or in any dimension, than the minimum area or dimension stipulated in the regulations of the District in which the lot is located;
- (74) “**temporary**” means either for a specific period of time, as may be determined and/or approved by the Development Authority, or only for a period of time during which another activity occurs;
- (75) “**unsubdivided quarter section**” means a quarter section, lake lot, river lot or settlement lot that has not been subdivided or had a parcel of land removed from it except for a public or a quasi-public use or solely for a purpose exempted from Part 17 of the Act;
- (76) “**yard**” means a part of a lot upon or over which no main building is erected; and all other words and expressions have the meanings respectively assigned to them in the Act or in other Acts of the Legislature or in common law.

1.4 METRIC AND IMPERIAL MEASUREMENTS

Within this Bylaw, both Metric and Imperial measures are provided, the Imperial measures within brackets. The Imperial measures are approximate, and are provided only for information and for comparison purposes.

1.5 ESTABLISHMENT OF DISTRICTS

- (1) For the purpose of this Bylaw, the Municipal District of Wainwright is divided into the following Districts:

Agricultural District - A
Controlled Urban Development District - CU
Urban General District - UG
Country Residential District - R
Industrial District - M
Lakeside Residential District - CL
Residential District - RC

- (2) The boundaries of the districts listed in subsection 1.5(1) are as delineated on the Land Use District Map, being Schedule C hereto.

- (3) Where uncertainty exists as to the boundaries of Districts as shown on the Land Use District Map, the following rules shall apply:

Rule 1. Where a boundary is shown as following a highway, road, lane, or watercourse, it shall be deemed to follow the centre line thereof.

Rule 2. Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.

Rule 3. In circumstances not covered by Rule 1 or 2, the location of the boundary shall be determined:

(a) where dimensions are set out on the Land Use District Map, by the dimensions so set, or

(b) where no dimensions are set out on the Land Use District Map with respect to such boundary, by measurement of and use of the scale shown on the Land Use District Map.

- (4) Where the application of the above rules does not determine the exact location of the boundary of a District, the Council either on its motion or upon written application being made to it by any person requesting the determination of the exact location of the boundary shall fix the portion of the District boundary in doubt or dispute in a manner consistent with the provisions of this Bylaw and the

degree of detail as to measurements and directions as the circumstances may require.

- (5) After the Council has fixed a District boundary pursuant to the provisions of subsection 1.5(4), the portion of the boundary so fixed shall not be thereafter altered except by an amendment of this Bylaw.
- (6) The Development Authority shall maintain a list of Council's decisions with respect to boundaries or portions thereof fixed by Council.

1.6 ESTABLISHMENT OF LAND USE DISTRICT REGULATIONS

Land Use District regulations shall be as set forth in the Schedule of Land Use District Regulations, being Schedule A hereto, which Schedule is hereby adopted to be part of this Bylaw, and which may be amended in the same manner as any other part of this Bylaw.

1.7 ESTABLISHMENT OF AIRPORT VICINITY PROTECTION AREA REGULATIONS

Regulations in the vicinity of the Wainwright Airport shall be as set forth in Section 7 of Schedule A hereto. These regulations shall apply in addition to any other regulations of this Bylaw to the area outlined on the Land Use District Map.

PART TWO - AGENCIES

2.1 DEVELOPMENT AUTHORITY

- (1) The Development Authority is hereby established.
- (2) The Development Authority shall be:
 - (a) the Municipal Planning Commission, and
 - (b) the Development Authority Officer.
- (3) The Development Authority shall perform such duties that are specified in this Bylaw.
- (4) The Development Authority shall:
 - (a) keep and maintain for the inspection of the public during all reasonable hours, a copy of this Bylaw and all amendments thereto; and
 - (b) keep a register of all applications for development, the decisions thereon and the reasons therefore.

2.2 DEVELOPMENT AUTHORITY OFFICER

- (1) The position of designated officer for the limited purpose of exercising the powers duties and functions of a Development Authority Officer is hereby established.
- (2) The Development Authority Officer shall be appointed by resolution of the Council.
- (3) The Development Authority Officer may sign, on behalf of the Development Authority, any order, decision, approval, notice or other thing made or given by it.
- (4) The Development Authority Officer is hereby declared to be a designated officer for the purposes of Section 542 of the Act.

2.3 MUNICIPAL PLANNING COMMISSION

The Municipal Planning Commission shall perform such duties as are specified in this Bylaw.

2.4 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

The Subdivision and Development Appeal Board established by the municipality's Subdivision and Development Appeal Board Bylaw shall perform such duties as are specified in Part Four of this Bylaw.

PART THREE - DEVELOPMENT PERMITS, RULES AND PROCEDURES

3.1 CONTROL OF DEVELOPMENT

No development other than that designated in Section 3.2 shall be undertaken within the municipality unless an application for it has been approved and a development permit has been issued.

3.2 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

The following development shall not require a development permit:

- (1) The carrying out of works of maintenance or repair to any building, provided that such works do not include structural alterations or major works of renovation that would require a building permit.
- (2) The completion of a building which was lawfully under construction at the date of the adoption of this Bylaw, provided that the building is completed in accordance with the terms of any permit granted in respect of it and subject to the conditions to which such permit was granted, and provided also that the building, whether or not a permit was granted in respect of it, is completed within a period of twelve (12) months from the said date of adoption.
- (3) The use of any such buildings as referred to in subsection 3.2(2) for the purpose for which construction was commenced.
- (4) The erection, construction, or maintenance, improvement or alteration of gates, fences, walls or other means of enclosure, unless the gate, fence, wall, etc. exceeds the regulations indicated in Section 6.1(13) of Schedule A hereof.
- (5) A temporary building, the sole purpose of which is incidental to the erection or alteration of a building, for which a permit has been issued under this Bylaw.
- (6) The maintenance and repair of public works, services and utilities carried out by or on behalf of federal (including the Department of National Defence), provincial and municipal public authorities on land, which is publicly owned or controlled.
- (7) Farming (as defined in Section 1.3(23) of this Bylaw) on parcels of land exceeding 30 ha (74 ac.) in size, including the carrying out of construction, excavation or other operations, including the planting of trees, for agricultural purposes, but not including the construction or placement of any dwelling. This provision does not apply to any development within the Controlled Urban Development District, or

within 40 m (134 ft.) of the centre line of an Arterial Road, a Collector Road, or a Rural Road.

- (8) A building or structure with a gross floor area of under 14.0 sq. m (150.7 sq. ft.), which is not on a permanent foundation.
- (9) A deck or patio on a lot over 0.8 ha (2.0 ac.) in size, provided that such deck or patio not require a building permit, and further that such deck or patio satisfies the requirements of this Bylaw for the setback of accessory buildings from lot lines.
- (10) Grading and/or landscaping where the proposed grades will not adversely affect the drainage of the subject or adjacent parcels of land, including the hard-surfacing of part of a lot for the purposes of providing vehicular access from a road to an attached or detached garage or carport, provided that, in the Agricultural (A) District, such grading or landscaping is located a minimum of 40 m (131.2 ft.) from any road right-of-way.
- (11) Natural resource extraction, unless the extraction occurs within 40 m (131 ft.) of the centre line of a Municipal District Road, when the site on which the natural resource extraction occurs is under 4.8 ha (11.9 ac.).
- (12) The demolition or removal of any building or structure.
- (13) Other than on corner lots or where abutting on a road used by vehicular traffic, the erection/construction, maintenance, improvement and other alterations of any gates, fences, walls or other means of enclosure including hedges where the height is expected to be less than the maximum of 1m (3.3 ft.) in front yard and 2m (6.6 ft.) in side and rear yards.
- (14) The development of land for a confined feeding operation or a manure storage facility within the meaning of the Agricultural Operation Practices Act if the confined feeding operation or the manure storage facility is the subject of an approval, registration or authorization under Part 2 of that Act.

3.3 NON-CONFORMING BUILDINGS AND USES

- (1) A non-conforming use of land or a building may be continued, but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building must conform with this Bylaw.
- (2) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building may not be enlarged or added to and no structural alterations may be made thereto or therein.

- (3) A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed upon the lot while the non-conforming use continues.
- (4) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except:
 - (a) to make it a conforming building,
 - (b) for the routine maintenance of the building, if the Development Authority considers it necessary, or
 - (c) in accordance with the powers possessed by the Development Authority pursuant to the Act and Section 3.4(11) of this Bylaw to approve a development permit notwithstanding any non-compliance with the regulations of this Bylaw.
- (5) If a non-conforming building is damaged or destroyed to the extent of more than 75 percent of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this Bylaw.
- (6) The use of land or the use of a building is not affected by a change of ownership, tenancy, or occupancy of the land or building.

3.4 PERMISSION FOR DEVELOPMENT

- (1) An application for a development permit shall be made to the Development Authority in writing, in the form required by the Development Authority, and shall be accompanied by:
 - (a) a site plan in duplicate showing the legal description; the front, rear, and side yards, if any; any provision for off-street loading and vehicle parking; and access and egress points to the site;
 - (b) a statement of the existing and proposed uses;
 - (c) a statement of ownership of the land and the interest of the applicant therein;
 - (d) the estimated cost of the project or contract price.
- (2) Each application for a development permit shall be accompanied by a fee as established by Council.

- (3) The Development Authority may also require additional information in order to assess the conformity of a proposed development with this Bylaw before consideration of the development permit application shall commence. Such information may include floor plans, elevations and sections of any proposed buildings; grading and landscaping plans; estimated commencement and completion dates.
- (4) Notwithstanding Subsections (1) and (3) above, the Development Authority may make a decision on a development permit application notwithstanding that all of the required information and materials which are required to accompany a development permit application have not been submitted.
- (5) The Development Authority Officer shall:
 - (a) receive, consider and decide on all applications for a development permit unless the application is referred to the Municipal Planning Commission pursuant to this Section; and
 - (b) refer with his recommendations to the Municipal Planning Commission for its consideration and decision any application for a development permit for a discretionary use which he, in his sole discretion, considers to be a major development or require a major level of discretion to be approved;
 - (c) refer to the Municipal Planning Commission at his discretion any application which in his opinion should be decided by the Commission;
- (6) The Municipal Planning Commission shall receive, consider and decide on all applications for a development permit, which are referred to it by the Development Authority Officer.
- (7) In making a decision, the Development Authority may approve the application unconditionally, approve the application subject to those conditions considered appropriate, approve the application permanently or for a limited period of time, or refuse the application.
- (8) The Development Authority may require that as a condition of issuing a development permit, the applicant enter into an agreement to construct or pay for the construction of roads, pedestrian walkways or parking areas which serve the development or which connect the walkway with another walkway system that serves or is proposed to serve an adjacent development, to install or pay for the installation of public utilities other than telecommunications systems or works, to pay an off-site levy imposed by bylaw, and/or to give security to ensure that the terms of the agreement noted herein are carried out.
- (9) In the case where an application for a development permit has been refused pursuant to this Part or ultimately after appeal pursuant to Part Four of this Bylaw, the Development Authority may or may not, at his sole discretion, accept the submission of another application for a permit on the same parcel of land and for

the same or similar use by the same or any other applicant for six (6) months after the date of the refusal.

- (10) In the case where a proposed specific use of land or a building is not provided for in any District in the Bylaw, the Development Authority may determine that such use is similar in character and purpose to a permitted or discretionary use prescribed for a particular District in Schedule A.
- (11) The Development Authority may approve an application for a development permit even though the proposed development does not comply with the regulations of this Bylaw, or if the development is to be a rebuilding, an enlargement, an addition, or a structural alteration of a non-conforming building, if, in the opinion of the Development Authority:
 - (a) the proposed development would not:
 - (i) unduly interfere with the amenities of the neighbourhood, or
 - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and
 - (b) the proposed development conforms with the use prescribed for that land or building in this Bylaw.
- (12) An application for a development permit shall, at the option of the applicant, be deemed to be refused when a decision thereon is not made by the Development Authority within forty (40) days after receipt of the application by the Development Authority. The person claiming to be affected may appeal in writing as provided for in Part Four of this Bylaw as though he has received a refusal at the end of the forty (40) day period specified in this subsection.

3.5 DEVELOPMENT PERMITS AND NOTICES

- (1) A permit granted pursuant to this Part for a permitted use where no variance or relaxation of a regulation of the Bylaw has been granted comes into effect one (1) day after the date a decision on the development permit is made.
- (2) When a permit for a discretionary use or for a permitted use where a variance or relaxation of a regulation of the Bylaw has been granted, the Development Authority shall immediately:
 - (a) post a notice of the decision conspicuously on the property for which the application has been made; and/or
 - (b) mail a notice in writing to all adjacent land owners who, in the sole opinion of the Development Authority, may be affected; and/or

- (c) publish a notice of the decision in a newspaper circulating in the municipality stating the location of the property for which the application has been made and the use approved.
- (3) A permit granted pursuant to this Part for a discretionary use or for a permitted use where a variance or relaxation of a regulation of the Bylaw has been granted does not come into effect until fifteen (15) days after the date a decision or development permit is publicized as described in subsection (2). Any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.
- (4) Where an appeal is made pursuant to Part Four of this Bylaw, a development permit which has been granted shall not come into effect until the appeal has been determined and the permit has been confirmed, modified or nullified thereby.
- (5) If the development authorized by a permit is not commenced within twelve (12) months from the date of the issue of the development permit, and carried out with reasonable diligence, the permit is deemed to be void, unless an extension to this period is granted by the Development Authority.
- (6) A decision of the Development Authority on an application for a development permit shall be given in writing and a copy of it sent to the applicant.
- (7) When the Development Authority refuses an application for a development permit, the decision shall contain reasons for the refusal.

PART FOUR - APPEALS

4.1 APPEAL PROCEDURE

- (1) An appeal may be made to the Subdivision and Development Appeal Board (the Board) where a Development Authority
 - (a) refuses or fails to issue a development permit to a person within forty (40) days of receipt of the application, or
 - (b) issues a development permit subject to conditions, or
 - (c) issues an order under Section 5.1 of this Bylaw.
- (2) Notwithstanding subsection (1) above, no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of this Bylaw were relaxed, varied or misinterpreted.
- (3) The person applying for the permit or affected by the order, under subsection (1), or any other person affected by an order, decision or development permit of a Development Authority may appeal to the Board.
- (4) An appeal shall be made by serving a written notice of appeal, together with reasons and the development appeal fee as established by Council, to the Secretary of the Board within fourteen (14) days after
 - (a) the date the order, decision or permit issued by the Development Authority was publicized in accordance with this Bylaw; or
 - (b) the forty (40) day period referred to in subsection 4.1.1.a has expired.

4.2 PUBLIC HEARING

- (1) Within thirty (30) days of receipt of a notice of appeal, the Board shall hold a public hearing respecting the appeal.
- (2) The Board shall give at least five (5) days notice in writing of the public hearing to:
 - (a) the appellant;
 - (b) the Development Authority from whose order, decision or development permit the appeal is made;

- (c) those adjacent land owners who were notified of the development permit decision pursuant to this Bylaw and any other person who, in the opinion of the Board, are affected by the order, decision or permit; and
 - (d) such other persons as the Board specifies.
- (3) The Board shall make available for public inspection before the commencement of the public hearing all relevant documents and materials respecting the appeal including:
 - (a) the application for the development permit, its refusal and the appeal therefrom; or
 - (b) the order of the Development Authority,as the case may be.
- (4) At the public hearing referred to in subsection (1), the Board shall hear:
 - (a) the appellant or any other person acting on his behalf;
 - (b) the Development Authority from whose order, decision or development permit the appeal is made, or if a person is designated to act on behalf of the Development Authority, that person;
 - (c) any other person who was served with notice of the hearing and who wishes to be heard or a person acting on his behalf; and
 - (d) any other person who claims to be affected by the order, decision or permit and that the Board agrees to hear or a person acting on his behalf.

4.3 DECISION

- (1) The Board shall give its decision in writing together with reasons for the decision within fifteen (15) days of the conclusion of the hearing.
- (2) A decision made under this part of the Bylaw is final and binding on all parties and all persons subject only to an appeal upon a question of jurisdiction or law pursuant to the Act. An application for leave to the Court of Appeal shall be made:
 - (a) to a judge of the Court of Appeal; and
 - (b) within thirty (30) days after the issuance of the order, decision, permit or approval sought to be appealed.

PART FIVE - ENFORCEMENT AND ADMINISTRATION

5.1 CONTRAVENTION

- (1) Where a Development Authority finds that a development or use of land or buildings is not in accordance with

- (a) the Act or the regulations made thereunder, or
- (b) a development permit or subdivision approval, or
- (c) this Bylaw,

the Development Authority may, by notice in writing, order the owner, the person in possession of the land or buildings, or the person responsible for the contravention, or all or any of them to

- (i) stop the development or use of the land or buildings in whole or in part as directed by the notice, and/or
- (ii) demolish, remove or replace the development, and/or
- (iii) take such other measures as are specified in the notice so that the development or use of the land or buildings is in accordance with the Act, the regulations made thereunder, a development permit, subdivision approval or this Bylaw,

as the case may be, within the time specified by the notice.

- (2) Where a person fails or refuses to comply with an order directed to him under subsection (1) or an order of the Subdivision and Development Appeal Board within the time specified, the Development Authority may, in accordance with Section 542 of the Act, enter upon the land or building and take such action as is necessary to carry out the order.
- (3) A person found guilty of an offence is liable to a fine of not more than \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment, pursuant to Section 566 of the Act.
- (4) Where the Development Authority carries out an order, the Council shall cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the property concerned, and that amount shall be collected in the same manner as taxes on land.
- (5) In addition to the process and penalties described above, the Development Authority or any other person identified as a designated officer by the Council for

the purposes of this Section shall be authorized to issue violation tickets in respect to any contravention of this Bylaw.

(6) Violation Tickets

- (a) The Development Authority or any other person identified as a designated officer by the Council for the purposes of this Section, may issue a violation ticket to any person alleged to have breached any provision of this Bylaw.
- (b) The violation ticket shall specify the alleged offence committed by the person to whom the violation ticket is issued and require payment, within 21 days from the date of issue of the violation ticket, of a fine to the Municipal District.
- (c) Persons contravening any provision of this Bylaw to whom violation tickets are issued shall be liable for a penalty of \$50.00 for a first offence and \$100.00 for a second or subsequent offence. Each day that a breach of the Bylaw has occurred may be considered to be a separate offence.
- (d) The violation ticket shall be served upon the alleged offender personally or by single registered mail. If payment is made within the time limit, then such payment shall be accepted in lieu of prosecution for the offence.
- (e) If a person who has been served with a violation ticket fails to pay the fine specified therein, then the right of the alleged offender to settle the alleged offence without a court appearance shall no longer apply and prosecution for the alleged offence shall proceed.
- (f) If the person who was served with the violation ticket is thereafter prosecuted and convicted of the offence specified in the violation ticket, the fine imposed shall not be less than \$125.00, plus court costs, for each offence.

5.2 APPLICATION TO AMEND BYLAW

- (1) A person may apply to have this Bylaw amended, by applying in writing, furnishing reasons in support of the application and paying the fee therefore required under Section 5.3(1).
- (2) Council may at any time initiate an amendment to this Bylaw by directing the Development Authority to initiate an application therefore.

5.3 FORM OF APPLICATION

- (1) All applications for amendment to this Bylaw shall be made to the Council on the form provided by the municipality and shall be accompanied by:
 - (a) an application fee as established by Council for each application;
 - (b) a recent title search of the land affected or other documents satisfactory to the Development Authority showing the applicant's interest in the said land; and
 - (c) drawings showing the subject site, the proposed District and the proposed use and development to be proposed on the site, if applicable.

5.4 AMENDING BYLAWS

All amendments to this Bylaw shall be made by Council by Bylaw and in conformity with the Act.

5.5 SCHEDULES

Schedules A, B and C are part of this Bylaw.

5.6 REPEALING EXISTING CONTROLS

- (1) The Land Use Bylaw, Bylaw No. 1031, as amended, is hereby repealed.
- (2) The Development Authority Bylaw, Bylaw No. 1289, is hereby repealed.

5.7 DATE OF COMMENCEMENT

This Bylaw comes into effect upon the date of it finally being passed.

READ A FIRST TIME IN COUNCIL THIS 27th DAY OF March, A.D. 2007.

ADVERTISED THE 5th DAY OF April, A.D. 2007 in the Wainwright Review AND THE 9th DAY OF April, A.D. 2007 IN THE Wainwright Star Chronicle NEWSPAPERS.

PUBLIC HEARING HELD THIS 17th DAY OF April, A.D. 2007.

READ A SECOND TIME IN COUNCIL THIS 17th DAY OF April, A.D. 2007.

READ A THIRD TIME IN COUNCIL THIS 15th DAY OF May, A.D. 2007.

“Bob Barss”
Reeve

“Kelly Buchinski”
Municipal Administrator

SCHEDULE A

PART SIX - LAND USE DISTRICT REGULATIONS

6.1 - GENERAL PROVISIONS

6.1.1 Subdivision of Land

Where the development of land involves a subdivision of land, no development permit shall be issued until an application for subdivision has been submitted to the Subdivision Authority and written evidence has been received by the Development Authority that the necessary subdivision has the approval of the Subdivision Authority.

6.1.2 Number of Dwelling Units on a Lot

- (1) The maximum number of dwelling units permitted on any parcel of land shall not exceed one (1) except when the second or additional dwelling units are proposed to be constructed or located on a lot of 1.6 ha (4 ac.) or more.
- (2) The maximum number of dwelling units permitted on any parcel of land exceeding 1.6 ha (4 ac.) in size shall be at the sole discretion of the Municipal Planning Commission.
- (3) Subject to the minimum parcel size requirement provided in subsection (1) above, the development of a second or additional dwelling on any parcel of land shall be allowed only at the sole discretion of the Municipal Planning Commission, and provided that:
 - (a) a physical separation of a minimum of 45 m (147.6 ft.) is provided between dwellings,
 - (b) the dwellings are situated such that a subdivision placing the two dwellings on separate lots could be easily undertaken,
 - (c) all the residential development on the subject site adheres to the Plumbing Code Regulation with respect to sanitary sewage disposal, and
 - (d) if the second or additional dwelling is to utilize the same water well, power supply, or other services as the first or another building, all such services and the dwellings are to be developed and located such that all the requirements of both private service companies and Provincial Regulations are met.

- (4) The above subsections (1), (2), and (3) shall not apply when the second or any additional dwelling or dwelling unit:
 - (a) is to be occupied by a person who is employed in agricultural, or
 - (b) is contained in a building designed for or divided into two (2) or more dwelling units, or
 - (c) is a manufactured home as defined in this Bylaw, located within a manufactured home park, or
 - (d) is in a building that is the subject of a condominium plan registered in a Land Titles Office under the Condominium Property Act.
- (5) Exceptions to Section 6.1.2(1) may be permitted, at the sole discretion of the Development Authority, when the second or any additional dwelling unit or dwelling is in a temporary building to be used as a second dwelling unit on a lot where the second dwelling unit is to be used by a member of the immediate family of the residents of the main building on the lot. However, this regulation shall not apply within the Lakeside Residential District. In that District, only one dwelling shall be allowed on a lot.
- (6) If approving a development permit under the circumstances described in subsection (5) above, the Development Authority shall issue such a permit only for a period of time not to exceed two (2) years. All the other regulations of this Bylaw together with all requirements regarding the provision of water supply and the disposal of sanitary sewage must be met by the development. Such permits may be reissued if the landowner or occupant makes application within two (2) years after the permit has been approved; however, such renewal will be subject to a complete review by the Development Authority to determine if the relationship between occupants still exists and, if issued, will again be issued only for a period of time not to exceed two (2) years. If the relationship is determined to not exist, or if, for any other reason the development permit is refused, the second dwelling unit will be removed forthwith.

6.1.3 Site Conditions

- (1) The Development Authority may prescribe or approve screening for uses which involve the outdoor storage of goods, machinery, vehicles, building materials, waste materials, and other similar uses.
- (2) In considering the approval of an application, the Development Authority may impose conditions requiring the retention of trees or additional planting of such a type and extent that he, in his sole discretion, considers necessary.
- (3) A minimum buffer strip of 25m (82 ft.) shall be preserved from the top of the bank of any river, creek, watercourse or water body. No structures of any kind shall be

permitted within this strip except for boathouses and except along Clear Lake. The Development Authority may require a soil analysis, and additional setbacks may be required at his sole discretion.

- (4) The location of any shelterbelts shall be determined by the Development Authority.
- (5) No buildings, fences, trees, haystacks or other similar obstructions to visibility shall be permitted at the intersection of two rural roads (see Figure 5, Schedule B).
- (6) A permit is required before the commencement or continuation of the removal of topsoil and such permits shall only be granted where it is shown to the satisfaction of the Development Authority that the land will not be adversely affected by removal. The Development Authority may refer any application for removal of topsoil to any appropriate Provincial agency for comment before consideration.

6.1.4 Existing Substandard Lots

Development on existing substandard lots may be considered by the Development Authority. Compliance with the Plumbing and Drainage Regulations and any other Provincial legislation or regulations will be required.

6.1.5 Sanitary Facilities

All buildings erected, placed or moved into Districts established by this Bylaw to be used for a dwelling or a commercial or industrial purpose shall be provided with sanitary facilities to the satisfaction of the Plumbing and Drainage Regulations and any other Provincial legislation or regulations.

6.1.6 Protection from Exposure Hazards

- (1) The location of any anhydrous ammonia (AA) or liquefied petroleum gas (LPG) storage tank with a water capacity exceeding 9000 l (1980 gal.) shall be in accordance with the requirements of the Development Authority, but in no case be less than a minimum distance of 120 m (393.7 ft.) from assembly, institutional, commercial or residential buildings.
- (2) AA or LPG containers with a water capacity of less than 9000 l (19800 gal.) shall be located in accordance with regulations under the Gas Protection Act.

- (3) Flammable liquids storage tanks at bulk plants or service stations shall be located in accordance with regulations under the Fire Prevention Act.
- (4) Setbacks from pipelines and other utility corridors shall be at the discretion of the Development Authority and be in accordance with the appropriate Provincial legislation or regulations. Generally these setbacks will be 15 m (49.2 ft.) from the rights-of-way of high-pressure lines and 5 m (16.4 ft.) from the rights-of-way of low-pressure lines.

6.1.7 Sour Gas Facilities

- (1) No development shall be permitted within 100 m (328.0 ft.) of a Level 1 sour gas facility (consisting of a well) as determined by the Alberta Energy and Utilities Board (AEUB).
- (2) In the case of a Level 2 sour gas facility as determined by the AEUB:
 - (a) no permanent dwelling shall be permitted within 100 m (328.0 ft.) of the facility;
 - (b) no rural public facility shall be permitted within 500 m (1640.4 ft.) of the facility.
- (3) In the case of a Level 3 or 4 sour gas facility as determined by the AEUB:
 - (a) no permanent dwelling shall be permitted within 100 m (328.0 ft.) of the facility;
 - (b) no country residential development at a density of more than 8 dwellings per quarter section shall be permitted within 500 m (1640.4 ft.) of the facility;
 - (c) no rural public facility shall be permitted within 1500 m (4921.2 ft.) of the facility.

6.1.8 Objects Prohibited or Restricted in Yards

- (1) No person shall keep or permit in any part of any yard in any Country Residential, Urban General, or Lakeside Residential District:
 - (a) any dismantled or wrecked vehicle for more than fourteen (14) successive days;

- (b) any object or chattel which, in the opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the district in which it is located;
 - (c) any excavation, storage or piling up of materials required during construction unless all necessary safety measures are taken, and the owner of such materials or excavations assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work.
- (2) No fur bearing animals, fowl or livestock other than domestic pets shall be permitted on lots lying within the Urban General, the Country Residential, or the Clear Lake Residential Districts unless the lot is greater than 1.21 ha (3.0 ac.) in area.
 - (3) The matters of pollution and adverse effects on other properties shall be such that no use be allowed which may be offensive to a neighbouring owner or municipality. The word “offensive” here implies sight, smell and/or anything, which may adversely affect a neighbouring owner or municipality.

6.1.9 Highways and Collector Roads

- (1) No development permit shall be issued for development within 200 m (656 ft.) of the boundary of the right-of-way of a highway until a permit for the development has been issued by Alberta Transportation and Utilities.
- (2) All applications for development permits on a lot adjacent to a Collector Road shall be referred to the Municipal District transportation superintendent for comments prior to the consideration of the permit for approval.
- (3) On a lot located at the intersection of a collector road with a rural road, no development shall be permitted within the areas illustrated in Figure 2, Schedule B.
- (4) On a lot located at the intersection of a two collector roads, no development shall be permitted within the areas illustrated in Figure 3, Schedule B.
- (5) On a lot located in the inside of a road curve, no development shall be permitted within the areas illustrated in Figure 4, Schedule B.
- (6) No development shall be located so that access or egress to a collector road is within 150 m (492 ft.) of the beginning or end of a road curve of greater than twenty (20) degrees curvature or within 300 m (984.25 ft.) of the intersection of two (2) roads as illustrated in Figures 2, 3, and 4, Schedule B.

- (7) Every effort will be made to not allow access or egress from a collector road:
 - (a) within 150 m (492 ft.) of an existing access or egress on the same side of the road;
 - (b) within 150 m (492 ft.) of a bridge;
 - (c) within 150 m (492 ft.) of an at-grade railway crossing;
 - (d) when the existing surveyed road has been constructed to collector road standards, where the gradient of the road is in excess of three percent (3%); and
 - (e) when an existing collector road is not constructed to collector road standards, unless construction to collector road standards is expected within two (2) years, and the grade will then be less than three percent (3%).
- (8) The planting of trees adjacent to collector roads shall be in accordance with the requirements in Figures 2, 3, and 4, Schedule B.
- (9) Where a collector road intersects a highway, Provincial regulations shall apply to development adjacent to the collector road where it intersects.
- (10) Approaches onto Highways or Collector Roads shall not exceed 20 m (66 ft.) in width.

6.1.10 Rural Roads

- (1) Development permits are required for development within 40 m (132 ft.) of the centre line of a rural road.
- (2) On a lot located at the intersection of a rural road with a rural road, no development shall be permitted within the areas illustrated in Figure 5, Schedule B.
- (3) No development shall be located so that access or egress to a rural road is within 90 m (295 ft.) of the beginning or end of a road curve of greater than twenty (20) degrees curvature.
- (4) Every effort will be made to not allow access or egress from a rural road:
 - (a) within 150 m (492 ft.) of an existing access or egress on the same side of the road;
 - (b) within 150 m (492 ft.) of a bridge;

- (c) within 150 m (492 ft.) of an at-grade railway crossing;
 - (d) when the existing surveyed road has been constructed to secondary road standards, where the gradient of the road is in excess of three percent (3%); and
 - (e) when an existing secondary road is not constructed to secondary road standards, unless construction to secondary road standards is expected within two (2) years, and the grade will then be less than three percent (3%).
- (5) There may not be more than two (2) approaches developed per 0.8 km (0.5 mi.), except at the discretion of the Development Authority.
 - (6) Prior to any new approach being developed, the owner shall enter into an approach agreement with the municipality.
 - (7) Whenever possible and at the discretion of the Development Authority, joint accesses shall be encouraged.
 - (8) Approaches onto Rural Roads shall not exceed 20 m (66 ft.) in width.

6.1.11 Access and Parking

- (1) In all Districts, off-street parking spaces shall be provided in accordance with the minimum requirements of each use.
- (2) Unless otherwise approved by the Development Authority, a parking space shall not be less than 2.5 m (8.2 ft.) in width nor less than 5.5 m (18 ft.) in length, and shall be located on the same lot as the main building or use.
- (3) Off-street loading space shall be provided in accordance with the minimum requirements of each use.
- (4) Unless otherwise approved by the Development Authority, a loading space shall be located on the same lot as the main building or use.
- (5) In all Districts, if not otherwise provided for, in regulating the facilities for off-street parking, the owner of the land to be developed may, subject to the approval of the Development Authority;
 - (a) provide the required off-street parking on land other than that to be developed, or
 - (b) at his option and in lieu of providing off-street parking, pay to the municipality such amount of money on such terms, as the Development Authority considers reasonable in return for the equivalent public parking

space to be provided by the municipality elsewhere in the District. Any money so received by the municipality shall be used only for the development of municipal off-street parking facilities.

6.1.12 Signs

- (1) All proposed signs within 40 m (132 ft.) of the centre line of a road require a development permit prior to construction.
- (2) No signs or advertising structures of a commercial, directional or informative nature shall be erected on land or affixed to any exterior surface of any building or structure unless an application for this purpose has been approved and a development permit has been issued.
- (3) No signs or advertising structures shall be erected on or affixed to private property without the prior consent of the property owner or tenant.
- (4) No signs, billboards, advertising structures or signboards shall be erected on or affixed to public property without the prior consent of the appropriate public body.
- (5) Notwithstanding the generality of subsections (1) and (2) above, nor the provisions of subsections (3) and (4) above, the following signs may be erected on land or affixed to the exterior surface of a buildings or structure without application for a development permit provided that no such signs shall be illuminated and provided that any necessary permits have been obtained as required by Provincial regulations:
 - (a) signs for the purpose of identification, direction and warning or relating to a person, partnership or company carrying on a profession, business or trade, or relating to an institution of a religious, educational, cultural, recreational or similar character or to an apartment, to a club, or to a similar institution, not exceeding 3 sq. m (32 sq. ft.) and limited to one (1) two-sided sign per lot,
 - (b) temporary advertisement relating to the sale or letting of land, the sale of goods or livestock, the carrying out of building or similar work, announcement of any local event of a religious, educational, cultural, political, or similar character not exceeding 1.9 sq. m (20.5 sq. ft.), provided that all such temporary advertisements shall be removed by the advertiser within fifteen (15) days of the completion of the event or works to which such advertisements relate,
 - (c) advertisements or signs in relation to the function of local authorities, utility boards, or other public or quasi-public bodies.
- (6) Especially within the setback areas shown on Figures 1 to 5, Schedule B, no sign or advertisement shall resemble or conflict with a traffic sign, nor shall it be traffic hazard.

- (7) All signs shall be kept in a safe, clean and tidy condition, and may, by direction of the Development Authority, be required to be renovated or removed.
- (8) No signs or advertising structures of any kind shall be permitted within the vicinity of a Primary Highway without the prior approval of Alberta Transportation and Utilities.

6.1.13 Accessory Buildings

- (1) All proposed accessory buildings shall require a development permit, except as noted in Section 3.2.
- (2) Accessory buildings shall be located such that the minimum distances shown on Figure "A" in Schedule "C" between the accessory buildings and main buildings, lot lines, and other buildings, structures, and uses are provided.
- (3) An accessory building shall not be used as a dwelling.
- (4) The siting of an accessory building on an irregularly shaped lot shall be as required by the Development Authority.
- (5) In the Urban General (UG) District, the Country Residential (CR) District, and the Resort and Recreational (RR) District, any accessory buildings shall not be located in the front yard.
- (6) An accessory building shall not be located closer than 2 m (6.5 ft.) to a main building.
- (7) Where a structure is attached to the main building on a lot by a roof, an open or enclosed structure, a floor or a foundation, it is to be considered a part of the main building and is not an accessory building.
- (8) Notwithstanding any regulation in this Section to the contrary, a fence or hedge may be constructed along a boundary line of a lot or immediately adjacent to a main building.

6.1.14 Setbacks from Oil and Gas Wells

All dwellings shall be set back a minimum of 100 m (328.1 ft.) from oil and gas wells.

6.2 - SPECIAL PROVISIONS

6.2.1 Service Stations (Including Gas Bars)

- (1) Service stations or gas bars shall be developed in such a manner that:
 - (a) no entrance or exit thereto for motor vehicles shall be located within 60 m (200 ft.) of an entrance to or exit from a residential or institutional use;
 - (b) no part of any building or any pump or other accessory building, structure, or use shall be located within 6.0 m (20 ft.) of a side or rear line; and
 - (c) there shall be a front yard of not less than 12.0 m (40 ft.), provided, however, that gasoline pumps may be located as little as 6.0 (20 ft.) from the front line.
- (2) Minimum Lot Area - 743 sq. m (8000 sq. ft.)
- (3) Other Requirements
 - (a) All parts of the site to which vehicles may have access shall be hard surfaced and drained to the satisfaction of the Development Authority.
 - (b) No activity may be carried on which constitutes a nuisance or annoyance to persons occupying land in the immediate vicinity of the site, by reason of dust, noise, gases, odours, smoke or vibration.
 - (c) The site shall be maintained in a clean and tidy condition and free from all rubbish and debris.

6.2.2 Motels

- (1) Minimum Lot Area per Rentable Unit
 - (a) One Storey - 140 sq. m (1507 sq. ft.)
 - (b) Two Storey - 93 sq. m (1000 sq. ft.)
- (2) Minimum Floor Area of Rentable Unit - 26 sq. m (280 sq. ft.)
- (3) Minimum Required Yards
 - (a) Front - 7.5 m (25 ft.)
 - (b) Side - 3 m (10 ft.)
 - (c) Rear - 3 m (10 ft.)
- (4) Minimum Required Parking Spaces - one (1) per rentable unit

(5) Space Between Buildings

Except where connected by a continuous roof to form a shelter for motor vehicles, not less than 3.6 m (12 ft.) shall be provided between the rentable units and other building on the lot.

(6) Entrances and Exits

Not more than two (2) motor vehicle accesses, each with a minimum width of 7.5 m (25 ft.), shall be permitted; however, if one (1) one motor vehicle access is provided, that access may be not more than 12.5 m (40 ft.) in width.

(7) Other Requirements

The owner, tenant, operator or person in charge of a motel shall at all times:

- (a) maintain the lot and the buildings, structures and improvements thereon in a clean, neat, tidy and attractive condition and free from rubbish and debris;
- (b) maintain garbage facilities to the satisfaction of the Development Authority;
- (c) maintain an appropriate fence, where required by the Development Authority, not less than 0.75 m (2.5 ft.) in height around the boundaries of the lot; and
- (d) shall landscape and keep the lot landscaped to the satisfaction of the Development Authority.

6.2.3 Confined Feeding Operations and Manure Storage Facilities

Confined feeding operations and manure storage facilities for which an approval or a registration is required pursuant to the Agricultural Operations Practices Act are not regulated by this Bylaw but by that Act.

6.2.4 Industrial Parks

(1) The uses within an industrial park may include:

- (a) a workshop used by any of the following:

Carpenter
Electrician
Gas Fitter

Painter
Plumber
Tinsmith

Launderer

Upholsterer

- (b)
 - (i) Light manufacturing, assembling and processing
 - (ii) Machine shops
 - (iii) Printing plants
 - (iv) Repair and service shops
 - (v) Truck depots
 - (vi) Warehouses and supply depots

- (c)
 - (i) Commercial garages
 - (ii) Service stations and gas bars
 - (iii) Storage and/or sale of
 - Automobiles
 - Building supplies
 - Bulk oil, fuel & propane
 - Farm machinery
 - (iv) Other uses which, in the opinion of the Development Authority, are similar in nature to the above-mentioned uses.

Fertilizer
Light trucks
Lumber

- (2) All developments within an industrial park shall be approved at the discretion of the Development Authority.

6.2.5 Manufactured Homes

- (1) Manufactured homes should have Canadian Standard Association Z240 Certification; however, this is not a requirement. Those homes which do not have such certification may be allowed in those Districts where manufactured homes are a discretionary or a permitted use, at the discretion of the Development Authority, who shall take into account in his decision whether and under what conditions the manufactured home which does not have Z240 certification can be made to comply with the regulations under the Safety Codes Act.

- (2) All accessory structures, such as patios, porches, additions and skirting, shall be
 - (a) designed and erected as to harmonize with the manufactured homes,
 - (b) considered as part of the main building, and
 - (c) erected only after obtaining a Development Permit.

- (3) A manufactured home shall be skirted from the floor level to the ground level.

- (4) No accessory building or use, other than parking spaces, shall be located in the front yard of a manufactured home.

6.2.6 Manufactured Homes Parks

(1) Application Requirements

- (a) All development permit applications for a manufactured home park must, in addition to the requirements of subsections 3.4(1), (2), and (3) of this Bylaw, include a site plan showing the following:
 - (i) location and dimensions of stalls,
 - (ii) internal roadway systems,
 - (iii) parking and storage areas,
 - (iv) recreation areas,
 - (v) the location of water supply and sewage disposal facilities, and garbage collection areas,
 - (vi) existing topography, vegetation, and watercourses,
 - (vii) landscaped areas,
 - (viii) existing structures on the site,
 - (ix) common areas and facilities, such as garbage collection areas, and
 - (x) uses of land on surrounding properties.
- (b) All development permit applications for manufactured home parks must also demonstrate that satisfactory sewage disposal, water supply, and storm drainage facilities will be provided.
 - (i) To determine whether there is sufficient quantity and quality of water, applicants must:
 - conduct aquifer tests in accordance with Alberta Environmental Protection's guidelines, and
 - conduct a water analysis to determine levels of dissolved materials, suspended solids, and bacteriological content
 - (ii) Each application for the establishment or expansion of manufactured home parks in rural areas shall be referred to appropriate authorities to determine the required water supply, sewage disposal and storm drainage facilities. No development permit shall be issued until necessary approvals to construct the

proposed facilities have been issued.

- (2) All costs of developing and maintaining a manufactured home park shall be at the expense of the developer.
- (3) Minimum park lot area - 2 ha (5 ac.).
- (4) Minimum manufactured home stall size - 370 sq. m (4000 sq. ft.).
- (5) A minimum of five percent (5%) of the gross lot area shall be developed for safe playgrounds or other recreational uses.
- (6) Maximum density - 20 stalls per gross developable ha (8/ac.) of the area being developed at each stage of the development.
- (7) Minimum setbacks from all stall boundaries - 3.0 m (10 ft.).
- (8) Minimum yards
 - Front - 7.5 m (25 ft.)
 - Rear - 4.5 m (15 ft.)
 - Side - 4.5 m (15 ft.)
 - Corner lots - 7.5 m (25 ft.)
- (9) All roads shall be hard surfaced, gravelled or dust-controlled, well drained, and maintained to the satisfaction of the Development Authority. Minimum right-of-way width within the manufactured home park shall be 9.0 m (30 ft.).
- (10) Parking and Storage
 - (a) A minimum of one (1) parking space shall be provided on each manufactured home stall.
 - (b) Visitors' parking spaces shall be provided at a ratio of a minimum of one (1) space for every two (2) manufactured home stalls. These spaces shall be located at convenient locations throughout the manufactured home park, and shall not be used for the storage of boats, trailers, etc.
 - (c) Adequate storage area shall be provided for the storage of recreational vehicles, boats, etc.
 - (d) Individual manufactured home owners may construct storage sheds on their stalls for outdoor equipment, tools, etc.
- (11) Safe, convenient, all-season pedestrian access ways of at least 1 m (3.3 ft.) in width must be provided between homes, on roadways, and to facilities.
- (12) The design of the manufactured home park shall be to the satisfaction of the Development Authority.

- (13) All municipal utilities shall be provided underground to stalls.
- (14) All areas not occupied by manufactured homes and their additions, internal roadways, sidewalks, driveways, buildings and any other developed facilities shall be fully landscaped to the satisfaction of the Development Authority. Screen fences or walls shall be erected around laundry yards, refuse collection points and playgrounds where deemed necessary by the Development Authority.
- (15) No part of a manufactured home park shall be used for non-residential purposes except such uses as are required for the direct servicing and well-being of the park residents and for the management and maintenance of the park.
- (14) Each stall shall be clearly marked off by means of stakes, countersunk steel posts, fences, curbs or hedges.
- (15) Street lighting should be to the same standard as that in a conventional residential neighbourhood.
- (16) The manufactured home park operator must provide a central collection area for garbage within the park. Also, the operator is responsible for regularly transferring the garbage from the park to a waste disposal site. The location of the central collection area must be clearly indicated on the site plan.
- (17) Signs
 - (a) Only one (1) main free-standing identification sign of residential character and appearance shall be erected at the entrance unless the Development Authority is of the opinion that a further and similar sign shall be allowed under exceptional circumstances involving the layout, location and size of the park in relation to the surrounding areas. The sign or signs shall be of a size, type and construction acceptable to the Development Authority.
 - (b) Directional signs within the park must be integrated in design and appearance, be kept in scale with the immediate surroundings and constructed of durable material.

6.2.7 Single Lot Country Residential Development and Farmstead Lots

- (1) Subdivision applications for the purpose of creating more than one (1) country residential lot or farmstead lot per quarter section of land shall not be considered until such time as the subject land has been reclassified to the Country Residential District of this Bylaw.
- (2) Development for country residential purposes may be prohibited:
 - (a) on lands currently under agricultural production that are classified in farmland assessment as either arable or improved pasture;

- (b) on sites where adequate year-round access is not available by either a paved or a gravelled all-weather road in good condition; and
 - (c) on sites where necessary services are not provided at the sole expense of the developer.
- (3) Notwithstanding the above-noted criteria, the Development Authority may approve a development permit application for country residential use on existing registered lots.
- (4) Country residential and farmstead lots shall generally be from 0.8 ha (2 ac.) to 4.0 ha (10 ac.) in size. However, such lots may incorporate within their boundaries those natural and man-made features that form part of the residence-related portion of a farm operation, such as shelterbelts, small tree stands, gardens, small corrals, driveways, fences, buildings, structures, water supply and sewage disposal facilities, and other features which are normally considered to be part of the farmstead. By including those above-named features, the size of a lot may exceed the 4.0 ha (10 ac.) criterion.
- (5) When lots are subdivided from a quarter section, they may, at the discretion of the Subdivision Authority, also include undeveloped lands such as sloughs, bush and even low quality pasture associated with a farmstead; or land which because of natural topography such as sloughs, ravines, or water bodies, would otherwise be cut off from the remainder of the farm unit. Such additions may also increase the size of a lot beyond 4.0 ha (10 ac.).
- (6) When new residences and farmsteads are established on an agricultural lot, every effort shall be made to locate them in areas of poorer quality farmland on the subject agricultural parcel.

6.2.8 Home Occupations

- (1) No person other than the occupants, the occupants' immediate family, and one (1) paid assistant (approved in principle by the Development Authority) shall be engaged in such occupations on the premises.
- (2) The use should not involve the display or storage of goods or equipment upon or inside the premises such that these items are exposed to public view from the exterior.
- (3) No variation in the residential character and appearance of the dwelling, ancillary residential building, or land shall be permitted.
- (4) Advertising signs may be limited in size and number by the Development Authority.

- (5) The use shall not generate substantially more vehicular and/or pedestrian traffic and vehicular parking than normal within the District.
- (6) No offensive noise, vibration, electrical interference, smoke, dust, odours, heat or glare shall be produced by the use.
- (7) No use shall cause an increase in the demand placed on one or more utilities (water, sewer, electricity, telephone, garbage, etc.) such that the combined total consumption for a dwelling and its home occupation substantially exceeds the average for residences in the area.
- (8) No use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the area in which the home occupation is located.
- (9) The development permit shall be valid only for the period of time the property is occupied by the applicant for such permit.
- (10) All development permits issued for home occupations shall be subject to the condition that the permit is renewable annually and may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the residential character and amenities of the neighbourhood.
- (11) Council may, by resolution, declare certain uses to be undesirable as home occupations.

6.2.9 Bed and Breakfast Establishments

- (1) A bed and breakfast establishment shall comply with the following regulations:
 - (a) A bed and breakfast establishment shall not change the principal character or external appearance of the dwelling involved, or interfere with the residential community of the area in which it is located.
 - (b) A bed and breakfast shall generally have a maximum of five (5) sleeping bedrooms, though this number may be more or less, at the discretion of the Development Authority, on the basis of the impact of the proposed bed and breakfast establishment on its surrounding neighbours. For instance, in a small residential cul-de-sac in a hamlet, it may be that only one (1) or two (2) bedrooms may be approved by the Development Authority. In the Agricultural District, on a Secondary Highway, where there is no intensive livestock operation for a great distance from the site, it may be that seven (7) or eight (8) bedrooms may be approved by the Development Authority.
 - (c) Cooking facilities shall not be located within the sleeping units.
 - (d) In addition to any other parking requirements of this Bylaw, one (1)

additional parking space shall be provided for each sleeping unit.

- (e) A bed and breakfast establishment shall comply with all of the requirements for a home occupations described in this Bylaw.

6.2.10 Farming

Notwithstanding any other provision in this Bylaw to the contrary, no wintering of livestock shall be permitted so as to allow animal manures to directly enter any watercourse or water body.

6.2.11 Development at the Wainwright Airport

An airport is located within NE 18-44-6-W4. Within that airport, the following special regulations apply to airport hangars, which are buildings designed to be used exclusively for the storage of aircraft, the undertaking of minor repairs to the aircraft, and accessory uses therefore.

The airport hangars are not situated on separate lots, as defined in this Bylaw, but on separately identified areas of land, which like stalls in a manufactured home park, are rented to the occupiers. For the purpose of this Section and for simplicity, these airport hangar areas of land shall be called “stalls”.

The minimum setbacks for buildings within the “stalls” on the airport property shall be as follows:

- (i) Front yard – 4.5 m (15 ft.)
- (ii) Side yard – 3.0 m (10 ft.)
- (iii) Rear yard – 3.0 m (10 ft.)

As well, approval of any proposed development shall be received from the Town of Wainwright prior to any approving any application for a development permit.

6.3 - DISTRICT SCHEDULES

6.3.1 AGRICULTURAL DISTRICT - A

The General Purpose of this District is to allow activities associated with primary production, and to preserve valuable agricultural land as much as possible for future agricultural use. It is also intended that this District recognize the need to regulate development in the vicinity of Primary Highways.

1. DISTRICT BOUNDARIES

This District comprises all the land in the Municipal District of Wainwright within the area so designated on the Land Use District Map, Schedule C.

2. PERMITTED USES

- (a) Farming
- (b) Buildings and uses accessory to permitted uses

3. DISCRETIONARY USES

- (a) Abattoirs
- (b) Airports
- (c) Auto wreckers
- (d) Bed and breakfast establishments (see Special Provisions)
- (e) Cemeteries
- (f) Churches
- (g) Country residential development (one per quarter section - see Special Provisions)
- (h) Day homes
- (i) Drive-in theatres
- (j) Family care facilities
- (k) Group care facilities
- (l) Highway commercial uses
- (m) Home occupations (see Special Provisions)
- (n) Institutional and public uses
- (o) Intensive agriculture
- (p) Natural resource extraction industries
- (q) Public or quasi-public buildings and uses
- (r) Public utilities
- (s) Resort and recreational development
- (t) Rural commercial uses
- (u) Rural industries (see Special Provisions)
- (v) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

- (w) Buildings and uses accessory to discretionary uses

4. REGULATIONS

(1) Minimum Lot Area - Permitted Uses

Farming - one (1) quarter section or less as per one of the following:

- (a) if a developed road would access both lots, an unsubdivided quarter section may be split so that both parts are of equal area or one part is no more than five percent (5%) larger than if an equal split occurred;
- (b) where a discretionary use is allowed,
- (c) where the parcel is fragmented by a natural or physical barrier.

(2) Minimum Lot Area - Discretionary Uses - as required by the Development Authority

(3) Minimum Front Yard

The minimum front yard shall be 40 m (132 ft.) from the centre line of any adjoining road or highway.

(4) Minimum Side Yard

Ten percent (10%) of the mean lot width provided that no side yard need exceed 6 m (20 ft.), except for a corner lot where the side yard requirement shall be at the discretion of the Development Authority.

(5) Minimum Rear Yard - 7.5 m (25 ft.)

(6) Notwithstanding subsections (4) and (5) above, the minimum front, side and rear yards for Intensive livestock operations and for Rural industries shall be 40 m (132 ft.) from the property line.

(7) Clear (Barnes) Lake (South of Heath)

- (a) No new cabins will be permitted, however, existing cabins may be demolished and replaced at the risk of the developer.
- (b) The municipality shall maintain the circle road, and the cabin-owners shall be responsible for the maintenance of all other access roads.

6.3.2 CONTROLLED URBAN DEVELOPMENT DISTRICT - CU

The General Purpose of this District is to limit development around incorporated Towns and Villages and around hamlets. It is also intended that this District recognize the need to regulate development in the vicinity of Primary Highways.

1. DISTRICT BOUNDARIES

This District comprises all the land in the Municipal District of Wainwright within the area so designated on the Land Use District Map, Schedule C.

2. PERMITTED USES

- (a) Farming
- (b) Buildings and uses accessory to permitted uses

3. DISCRETIONARY USES

- (a) Bed and breakfast establishments (see Special Provisions)
- (b) Cemeteries
- (c) Churches
- (d) Country residential development (one per quarter section - see Special Provisions)
- (e) Day homes
- (f) Family care facilities
- (h) Group care facilities
- (h) Home occupations (see Special Provisions)
- (i) Institutional and public uses
- (j) Intensive agriculture
- (k) Natural resource extraction industries
- (l) Public or quasi-public buildings and uses
- (m) Public utilities
- (n) Recreational uses
- (o) Rural commercial uses
- (p) Rural industries (see Special Provisions)
- (q) Other uses which, in the opinion of the Development Authority, are similar to the above-mentioned permitted and discretionary uses
- (r) Buildings and uses accessory to discretionary uses

4. REGULATIONS

- (1) All applications for development within the CU District shall be submitted to the adjacent urban municipality for comments prior to rendering a decision on a permit. The Development Authority shall give due consideration to such comments but shall not be bound by the recommendation of the urban municipality.

- (2) Minimum Lot Area - Permitted Uses

Farming - one (1) quarter section or less as per one of the following:

- (a) if a developed road would access both lots, an unsubdivided quarter section may be split so that both parts are of equal area or one part is no more than five percent (5%) larger than if an equal split occurred;
- (b) where a discretionary use is allowed,
- (c) where the parcel is fragmented by a natural or physical barrier.

- (3) Minimum Lot Area - Discretionary Uses - as required by the Development Authority

- (3) Minimum Front Yard

The minimum front yard shall be 40 m (132 ft.) from the centre line of any adjoining road or highway.

- (4) Minimum Side Yard

Ten percent (10%) of the mean lot width provided that no side yard need exceed 6 m (20 ft.), except for a corner lot where the side yard requirement shall be at the discretion of the Development Authority.

- (5) Minimum Rear Yard - 7.5 m (25 ft.)

- (6) Notwithstanding subsections (4) and (5) above, the minimum front, side and rear yards for Rural industries shall be 40 m (132 ft.) from the property line.

6.3.3 URBAN GENERAL DISTRICT - UG

The General Purpose of this District is to allow a wider variety of urban-type uses within the larger unincorporated hamlets of the Municipal District.

1. DISTRICT BOUNDARIES

This District comprises all the land in the Municipal District of Wainwright within the area so designated on the Land Use District Map - Schedule C - and includes the hamlets of Fabyan, Greenshields, Heath, Jarrow, and Ribstone.

2. PERMITTED USES

- (a) One family dwellings
- (b) Buildings and uses accessory to permitted uses

3. DISCRETIONARY USES

- (a) Bed and breakfast establishments (see Special Provisions)
- (b) Cemeteries
- (c) Churches
- (d) Day homes
- (e) Duplexes
- (f) Family care facilities
- (g) Group care facilities
- (h) Highway commercial uses
- (i) Home occupations (see Special Provisions)
- (j) Institutional and public uses
- (k) Light industrial uses
- (l) Manufactured home parks
- (m) Offices
- (n) Parks and playgrounds
- (o) Public or quasi-public buildings and uses
- (p) Public utilities
- (q) Recreational buildings and uses
- (r) Retail and service establishments
- (s) Warehousing
- (t) Other uses which, in the opinion of the Development Authority, are similar to the above-mentioned permitted and discretionary uses
- (u) Buildings and uses accessory to discretionary uses

No use is to be established that is, or will become, obnoxious by way of noise, odour or fumes.

4. REGULATIONS

(1) Minimum Lot Dimensions

(a) One Family Dwellings

| | <u>Service Level</u> | <u>Width</u> | <u>Area</u> |
|-------|----------------------|---------------|-----------------------------|
| (i) | Unserviced | 30 m (99 ft.) | 1860 sq. m (20,022 sq. ft.) |
| (ii) | Water only | 30 m (99 ft.) | 1400 sq. m (15,070 sq. ft.) |
| (iii) | Sewerage only | 30 m (99 ft.) | 930 sq. m (10,011 sq. ft.) |
| (iv) | Both services | 15 m (50 ft.) | 560 sq. m (6028 sq. ft.) |

(b) Unserviced Commercial Uses - Area - 1860 sq. m (20,022 sq. ft.)

(c) All other uses - as required by the Development Authority

(2) Minimum Yards

(a) Residential Uses

- (i) Front - 7.5 m (25 ft.) or as required by the Development Authority
- (ii) Rear - 7.5 m (25 ft.) or as required by the Development Authority
- (iii) Side - 10% of lot width, but not less than 1.5 m (5 ft.) each, or as required by the Development Authority, except that for corner lots, the minimum side yard on the side adjacent to the road shall be 4.6 m (15 ft.) or as required by the Development Authority

(b) Commercial Uses

Retail stores constructed adjacent to existing similar uses may be built without front or side yards where there is lane access. Where there is no lane access, one side yard of at least 4.5 m (15 ft.) shall be provided.

(c) All other uses - as required by the Development Authority

(3) Minimum Construction Standards

All development must have sanitary sewage disposal facilities as required by Provincial regulations.

(4) In Ribstone, no development on lots south of the railroad track adjacent to the highway will be permitted until such time that a resubdivision occurs or until a service road is dedicated.

(5) No barbwire or electrified fences shall be allowed in the Urban General (UG) District.

(6) In Fabyan, the area west of Day Street excluding Lots 1 to 11, Block 1; and Lots 1 to 5, Block 2, Plan 1556CL and Lots 1 to 3, Plan 832-2726 will be developed only for light industrial, business and commercial uses only.

6.3.4 COUNTRY RESIDENTIAL DISTRICT - R

The General Purpose of this District is to regulate multi-lot country residential development.

1. DISTRICT BOUNDARIES

This District comprises all the land in the Municipal District of Wainwright so designated on the Land Use District Map - Schedule C.

2. PERMITTED USES

- (a) One family dwellings
- (b) Buildings and uses accessory to permitted uses

3. DISCRETIONARY USES

- (a) Bed and breakfast establishments (see Special Provisions)
- (b) Day homes
- (c) Family care facilities
- (d) Farming
- (e) Group care facilities
- (f) Home occupations (see Special Provisions)
- (g) Institutional and public uses
- (h) Natural resource extraction industries
- (i) Public or quasi-public buildings and uses
- (j) Public utilities
- (k) Recreational uses
- (l) Other uses which, in the opinion of the Development Authority, are similar to the above-mentioned permitted and discretionary uses
- (m) Buildings and uses accessory to discretionary uses

4. REGULATIONS

- (1) Required Lot Area
 - (a) One Family Dwellings - Minimum - 0.8 ha (2 ac.)
- Maximum - 2.0 ha (5 ac.)
 - (b) One Family Dwellings where minor farming is permitted
 - Minimum - 1.2 ha (3 ac.)
 - Maximum - 4 ha (10 ac.)
 - (c) All other uses - as required by the Development Authority
- (2) Minimum Yards

- (a) For one family dwellings with access via an internal subdivision road:
 - (i) Front - 7.5 m (25 ft.)
 - (ii) Rear - 7.5 m (25 ft.)
 - (iii) Side - 6.0 m (20 ft.)
 - (b) For one family dwellings with access from other roads:
 - (i) Front - 40 m (131 ft.)
 - (c) All other uses and situations as required by the Development Authority
- (3) Minimum Construction Standards

All development must have sanitary sewage disposal facilities as required by Provincial regulations.

6.3.5 INDUSTRIAL DISTRICT - M

The General Purpose of this District is to allow the development of industries which require large tracts of land and which may not be appropriate to develop within an urban municipality.

1. DISTRICT BOUNDARIES

This District comprises all the land in the Municipal District of Wainwright as indicated on the Land Use District Map - Schedule C.

2. PERMITTED USES

- (a) Light industries
- (b) Storage
- (c) Warehousing
- (d) Buildings and uses accessory to permitted uses

3. DISCRETIONARY USES

- (a) Heavy industries
- (b) Public utilities
- (d) Sewage treatment facilities and sewage disposal plants
- (d) The following uses provided that they are unlikely to have restrictive effects upon the development of the industrial area and are compatible with the industrial uses:
 - (i) commercial uses
 - (ii) municipal uses
 - (iii) offices
 - (iv) recreational uses
- (e) Other uses which, in the opinion of the Development Authority, are similar to the above-mentioned permitted and discretionary uses
- (f) Buildings and uses accessory to discretionary uses

4. REGULATIONS

- 1. All site regulations and requirements shall be based upon the type of industrial development proposed, and shall be at the discretion of the Development Authority.
- 2. Some developments may produce, directly or indirectly, noise, odour, fumes, dust, smoke unsightly appearance, or other effects that may be detrimental to other land uses in or outside this District. These uses may be restricted by the Development Authority to particular areas of the District, or may be subject to special regulations or conditions of approval.

6.3.6 LAKESIDE RESIDENTIAL DISTRICT - CL

The General Purpose of this District is to regulate multi-lot country residential development in selected areas near lakes in the Municipal District.

1. DISTRICT BOUNDARIES

This District comprises all the land in the Municipal District of Wainwright so designated on the Land Use District Map - Schedule C.

2. PERMITTED USES

- (a) One family dwellings
- (b) Buildings and uses accessory to permitted uses

3. DISCRETIONARY USES

- (a) Home occupations (see Special Provisions)
- (b) Institutional and public uses
- (c) Public utilities
- (d) Recreational uses
- (e) Other uses which, in the opinion of the Development Authority, are similar to the above-mentioned permitted and discretionary uses
- (f) Buildings and uses accessory to discretionary uses

4. REGULATIONS

(1) Minimum Yards

- (a) For one family dwellings:
 - (i) Front - 7.5 m (25 ft.)
 - (ii) Rear - 7.5 m (25 ft.)
 - (iii) Side - 6.0 m (20 ft.)

- (b) All other uses and situations as required by the Development Authority

(2) Minimum Construction Standards

All development must have sanitary sewage disposal facilities as required by Provincial regulations.

- (3) No new dwellings will be allowed, however, existing dwellings may be demolished and replaced at the risk of the developer.
- (4) The municipality shall maintain the circle road, and the lot owners shall be responsible for the maintenance of all other access roads.

- (5) Notwithstanding any other provision of this Bylaw to the contrary, in its sole discretion, the Development Authority may require additional engineering information accompany an application for any development, including a parking pad, a retaining wall, a dwelling, a garage, or any other development in which there may be re-grading, extensive landscaping, or modification of the existing topography or grades that, in the sole opinion of the Development Authority, warrants additional review. This engineering information may include plans and specifications prepared by a qualified professional engineer within which the means of ensuring slope and soil stability and of mitigating any slope slumping, erosion, or negative impact on the topography or on adjacent properties is indicated. In these instances, the Development Authority may establish as a condition of approval that the developer undertake the works recommended by the engineer and agree to do so within a development agreement which shall be registered against the title of the subject lands.
- (6) The approval of any development that may affect the bed and shore of the lake shall be subject to any necessary approvals from any Provincial or Federal agencies having jurisdiction.

6.3.7 RECREATIONAL DISTRICT - RC

The general purpose of this District is to provide a specific District for a commercial and recreational vehicle park, with associated uses, within specified areas of the Municipal District.

1. DISTRICT BOUNDARIES

This District comprises all the land in the Municipal District of Wainwright so designated on the Land Use District Map - Schedule C.

2. PERMITTED USES

- (a) Campgrounds
- (b) One family dwellings - for the owner or caretaker only - one per lot
- (c) Picnic grounds
- (d) Recreational uses
- (e) Buildings and uses accessory to permitted uses

3. DISCRETIONARY USES

- (a) General commercial uses related to the recreational use
- (b) One family dwellings - in approved locations
- (c) Institutional and public uses
- (d) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
- (e) Buildings and uses accessory to discretionary uses

4. REGULATIONS

- (1) Maximum Density-10 recreational vehicle or camping stalls per hectare (22 per ac.)
- (2) Minimum Front Yard

The minimum front yard shall be 40 m (132 ft.) from the centre line of any adjoining road or highway.

- (3) Minimum Side Yard

Ten percent (10%) of the mean lot width provided that no side yard need exceed 6 m (20 ft.), except for a corner lot where the side yard requirement shall be at the discretion of the Development Authority.

- (4) Minimum Rear Yard - 7.5 m (25 ft.)
- (5) Notwithstanding subsections (2), (3), and (4) above, the minimum separation of any development, other than boating and beach facilities, from the high water mark of any water body shall be 50 m (165 ft.). This 50-m area shall be preserved as much as possible in a natural state, except for boating and beach facilities.

PART SEVEN - AIRPORT VICINITY PROTECTION REGULATIONS

7.1 Definitions

- (1) In this Section, the following additional definitions apply:
 - (a) “airport” means the Wainwright Airport as shown on Subschedule 7.2;
 - (b) “airport runway” means the area of land within the airport that is used or intended to be used for the take-off and landing of aircraft;
 - (c) “airport zoning reference point elevation” means the airport zoning reference point elevation of the runway as described in Subschedule 7.1;
 - (d) “basic strip” means a basic strip as described in Subschedule 7.1;
 - (e) “outer surface” means the outer surface as described in Subschedule 7.1;
 - (f) “take-off/approach surface” means a take-off/approach surface as described in Subschedule 7.1;
 - (g) “transitional surface” means a transitional surface as described in Subschedule 7.1.

7.2 Height Limitations

- (1) Notwithstanding any other provision of this Bylaw to the contrary, the Development Authority may only issue a development permit for a development if no point of the development will exceed the height of any of the following surfaces:
 - (a) the take-off/approach surfaces;
 - (b) the transitional surfaces.
- (2) For the purposes of this Section,
 - (a) if the proposed development is a railway, the highest point of the development shall be deemed to be 6 m (19.7 ft.) higher than the actual height of the rails, and
 - (b) if the development is a highway or road, the highest point of the development shall be deemed to be 4.5 m (14.76 ft.) higher than the actual height of the part of the highest part of the highway or road on which vehicles travel.

SUBSCHEDULE 7.1 - HEIGHT LIMITATIONS

(1) Basic Strip

The basic strip is a rectangular area measured 60 metres out from each end of the runway, 30 metres on each side of the centre line of the runway and with a total length of 1034.4 metres.

(2) Take-off/Approach Surfaces

There are take-off/approach surfaces abutting and extending out from each end of the basic strip and in each case the surface is an imaginary surface consisting of an inclined plane

- (a) the commencement of which coincides with the end of the basic strip,
- (b) that rises at a slope ratio of 1:25 (4%) measured from the end of the basic strip,
- (c) that diverges outward on each side as it rises, at a rate of 10% measured from the respective projected sides of the basic strip, and
- (d) that ends at its intersection with the outer surface.

(3) Transitional Surfaces

There is a transitional surface associated with each side of the basic strip, and in each case the transitional surface is an imaginary surface consisting of an inclined plane that

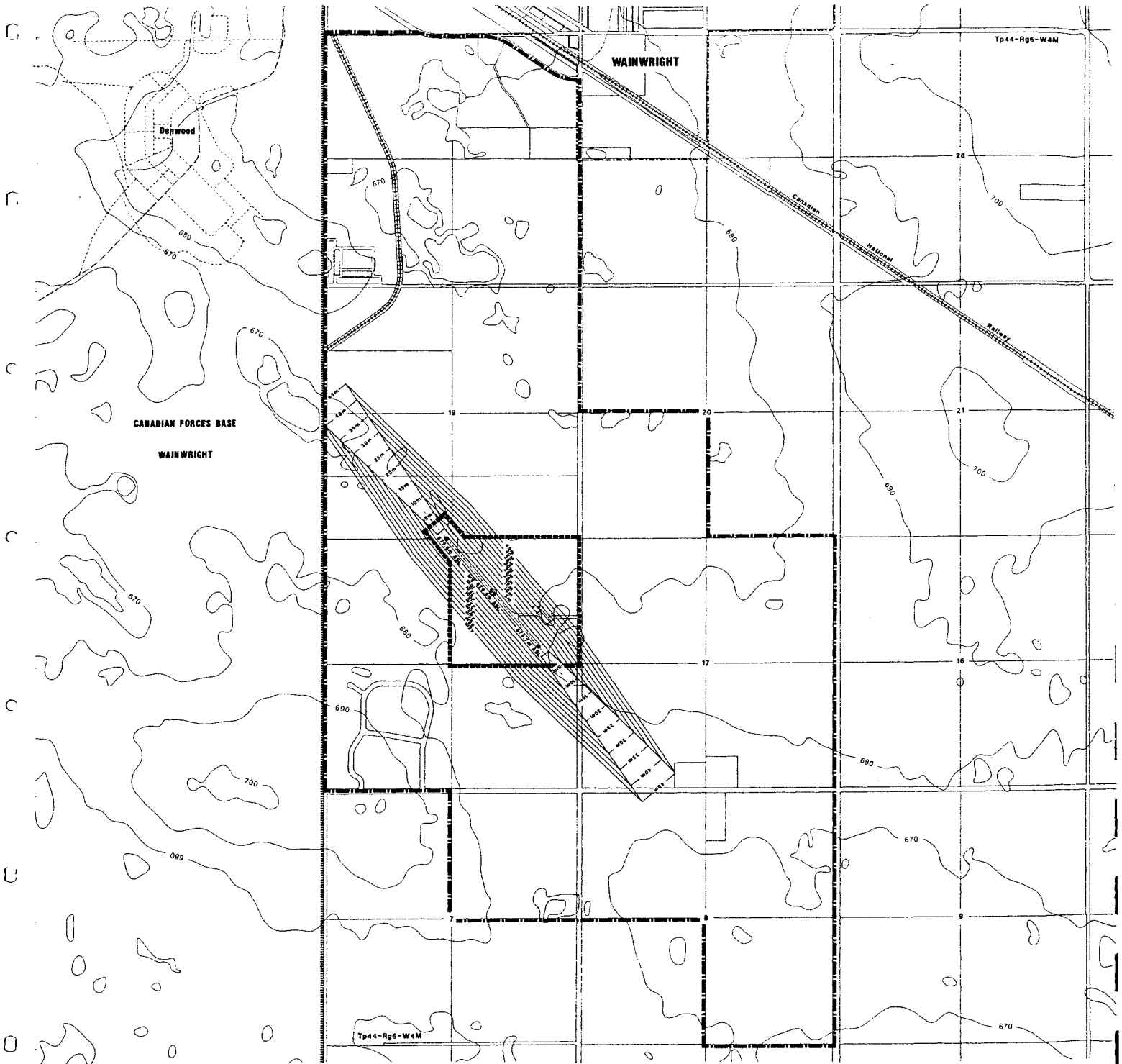
- (a) commences at and abuts the sides of the basic strip,
- (b) rises at a slope ratio of 1:5 (20%) from an elevation at the centre point of the runway opposite the proposed development, and measured from the sides of the basic strip, and
- (c) ends at its intersection with the outer surface or take-off/approach surfaces.

(4) Airport Zoning Reference Point Elevation

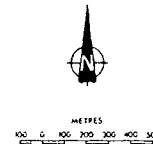
The airport zoning reference point elevation is the elevation used to establish the height of the outer surface and for the purpose of this Section is deemed to be 679.6 metres above sea level.

(5) General

The area location of the take-off/approach surfaces and transitional surfaces are represented on the map shown in Subschedule 7.2, but if any discrepancy exists between the description of the take-off/approach surfaces or transitional surfaces in this Subschedule and their location on the map in Subschedule 7.2, the description in this Subschedule prevails.



Subschedule 7.2
WAINWRIGHT
AIRPORT VICINITY PROTECTION AREA
 HEIGHT LIMITATIONS MAP



- Runway
- Basic Strip
- Airport Property Boundary
- Municipal Boundary
- C.F.B. Boundary
- AVPA Boundary
- Height Limitation Contour
- 45m
- Airport Zoning Reference Point Elevation (879.6m ASL)
- Runway Threshold Elevation

SOURCES: Base map derived from digital files supplied by Land Information Services Division of Forestry Lands and Wildlife. Airport information supplied by Alberta Transportation and Transport Canada. Additional cartography by Alberta Municipal Affairs.

FIGURE 1 TO SCHEDULE B

INDICATES BOUNDARY OF SECONDARY ROADS

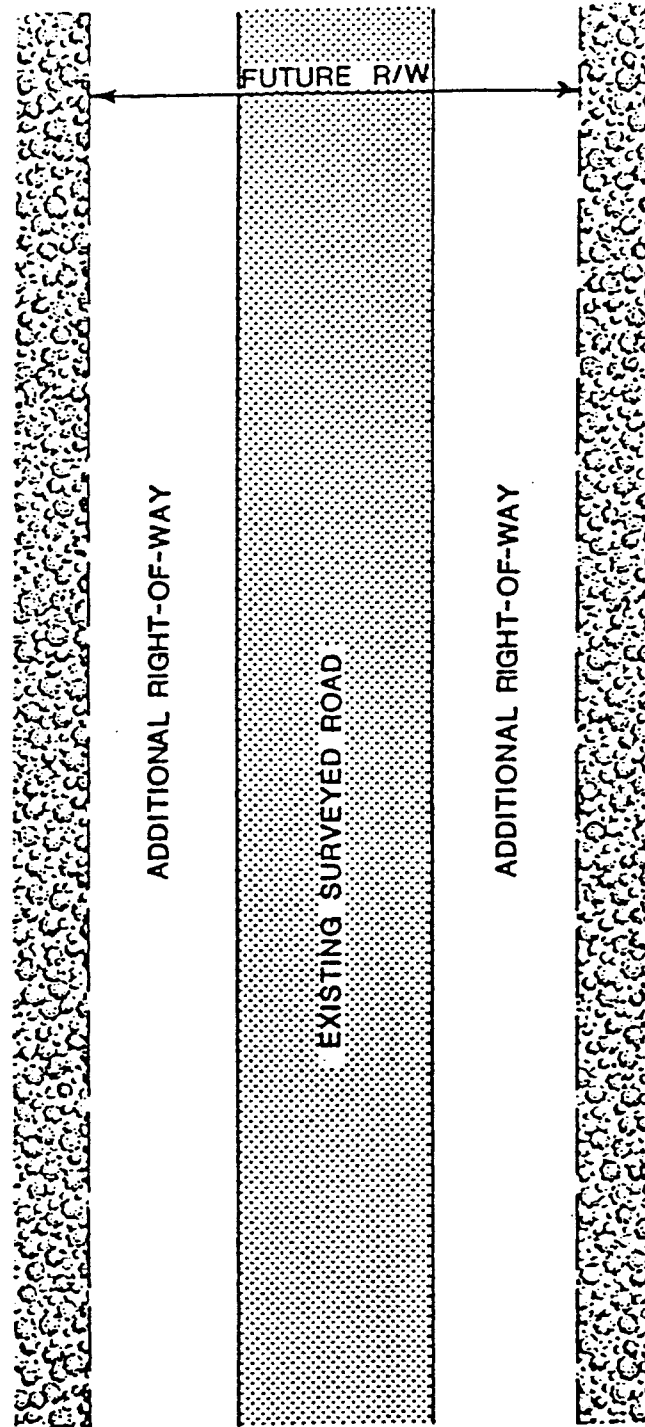


FIGURE 2 TO SCHEDULE B

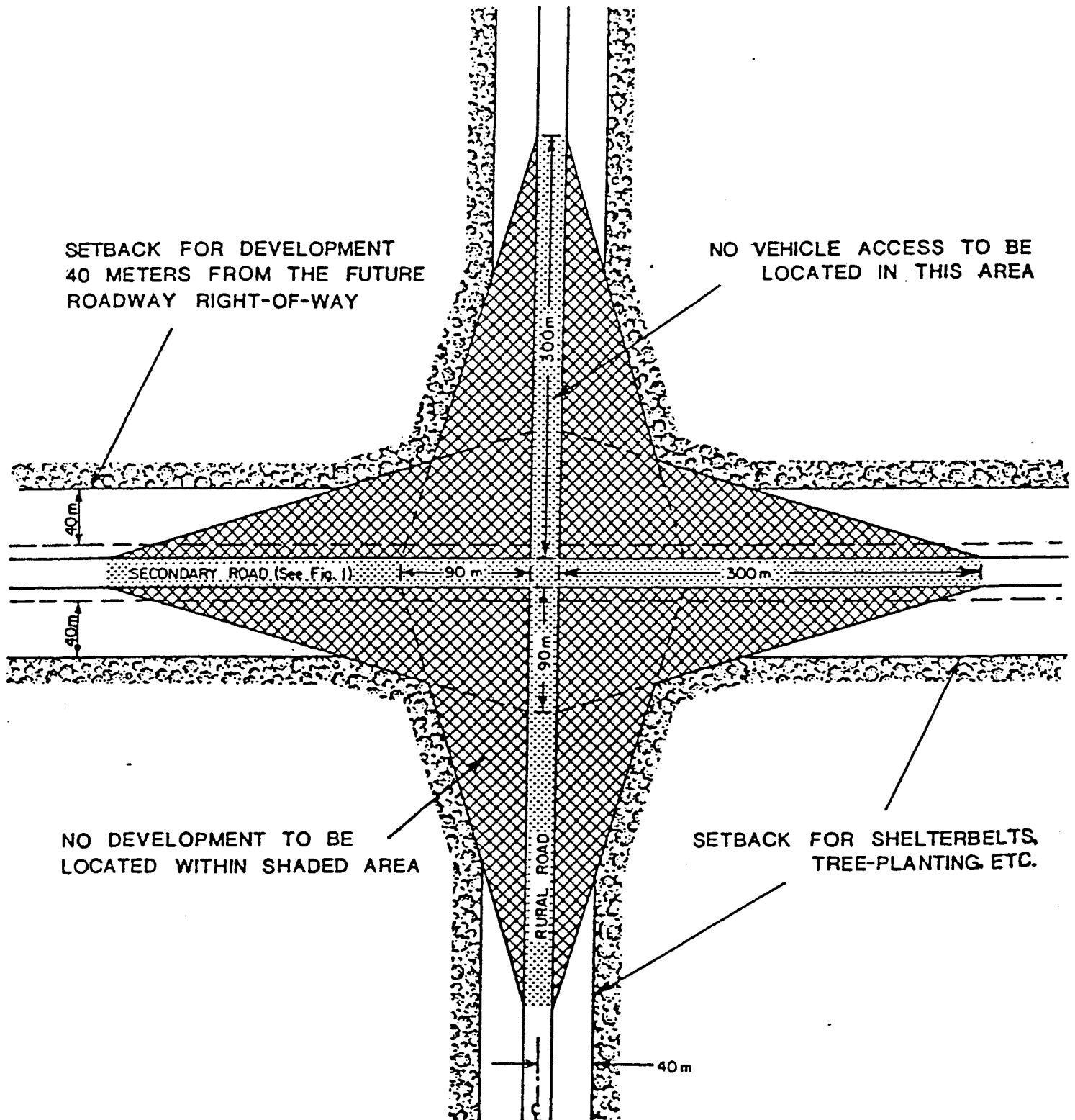


FIGURE 3 TO SCHEDULE B

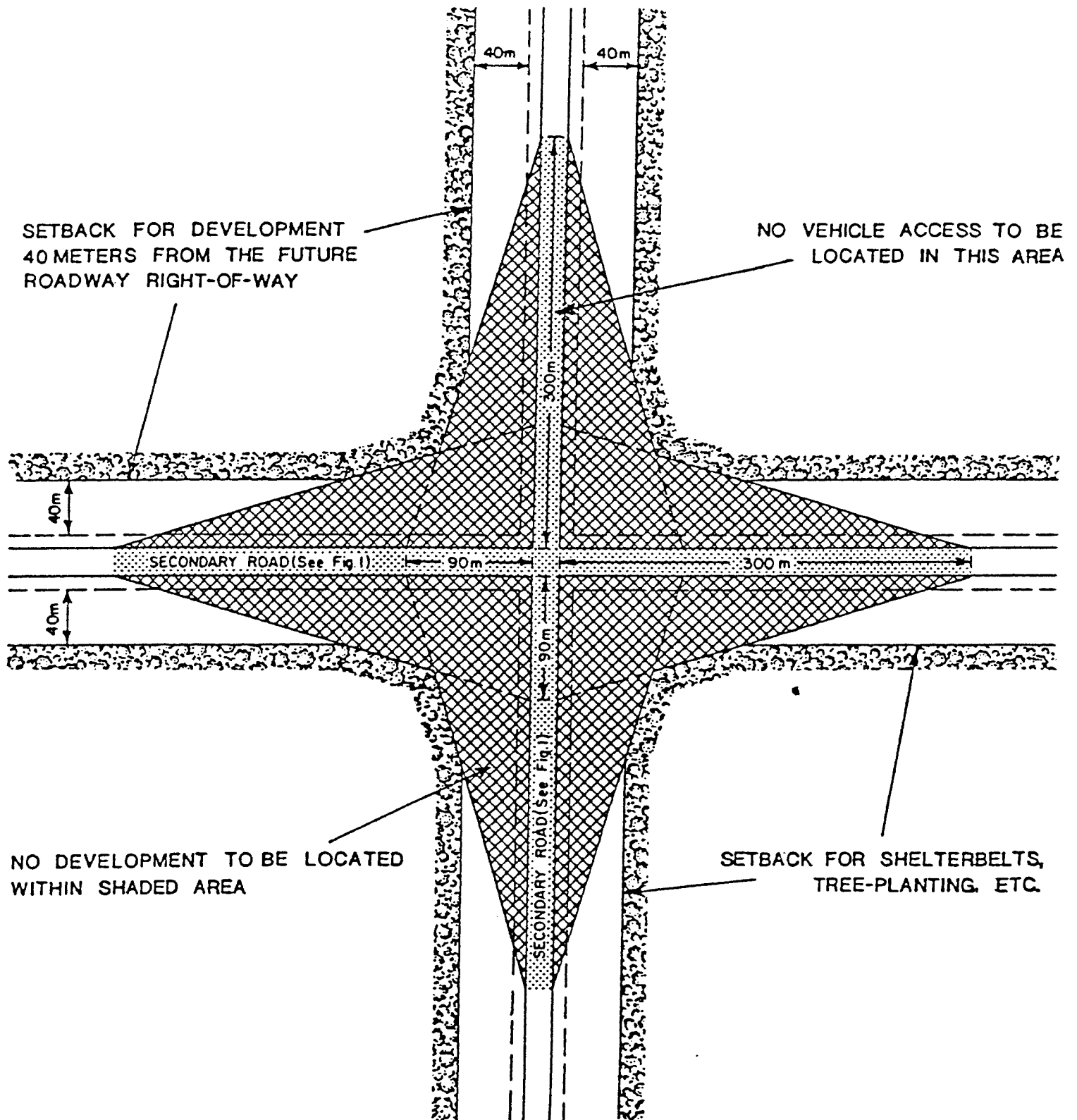


FIGURE 4 TO SCHEDULE B

DEGREE OF CURVATURE GREATER THAN 2 DEGREES

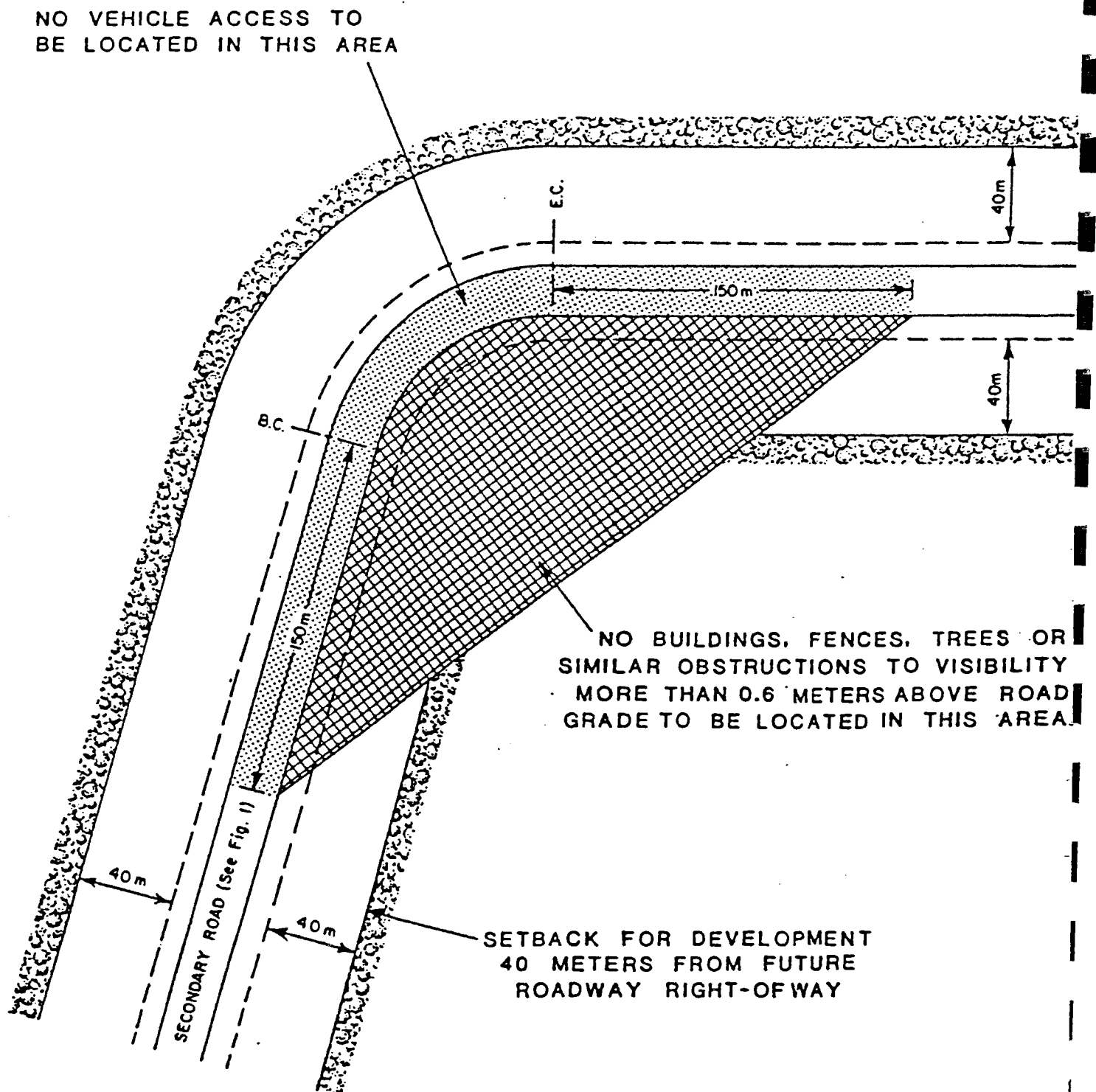
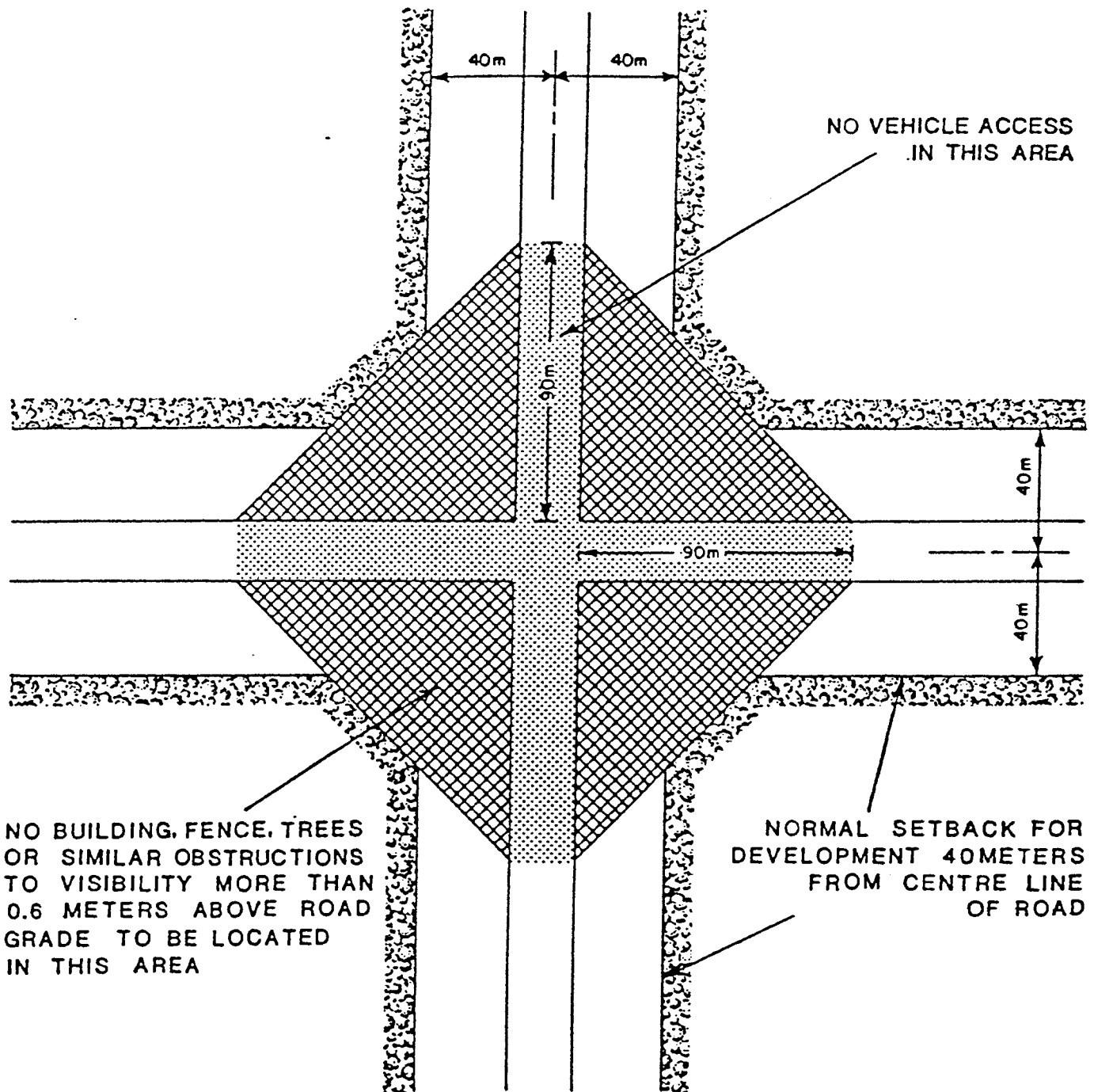


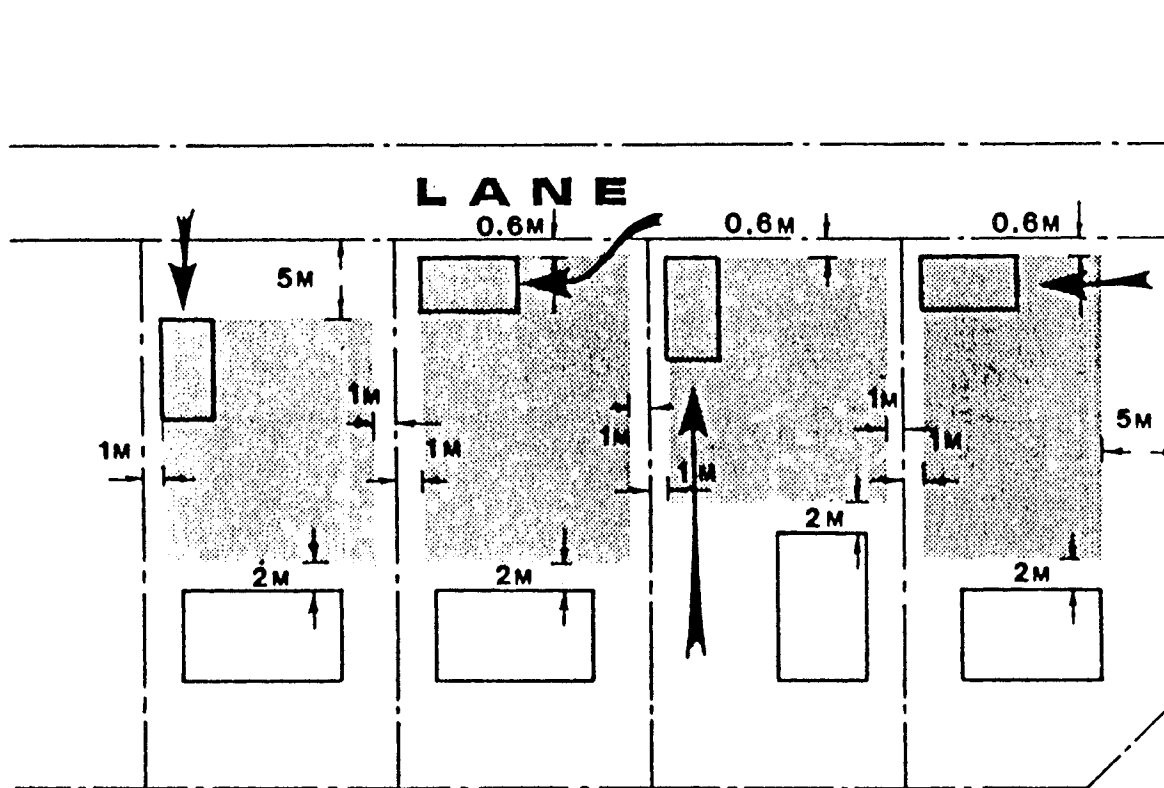
FIGURE 5 TO SCHEDULE B

LOCATION OF BUILDING AT RURAL ROAD INTERSECTION AND RURAL HIGHWAY CURVES

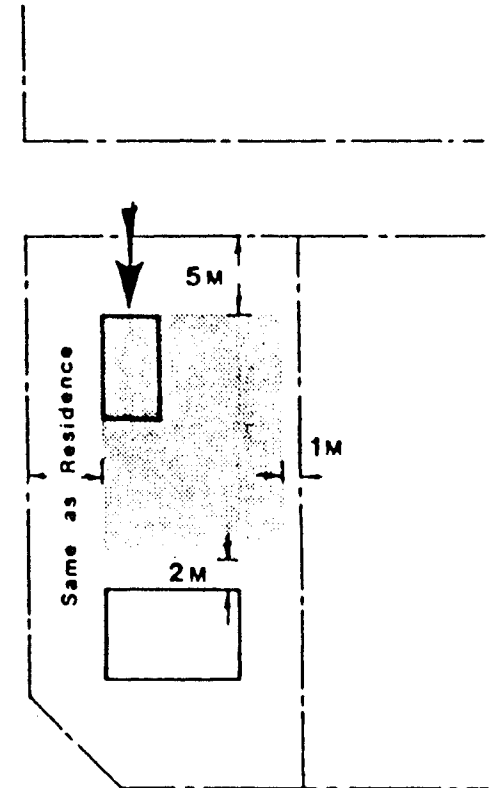




ACCESSORY BUILDING ENVELOPE



STREET



STREET

ACCESSORY BUILDING ENVELOPE

SCHEDULE C
FIGURE A

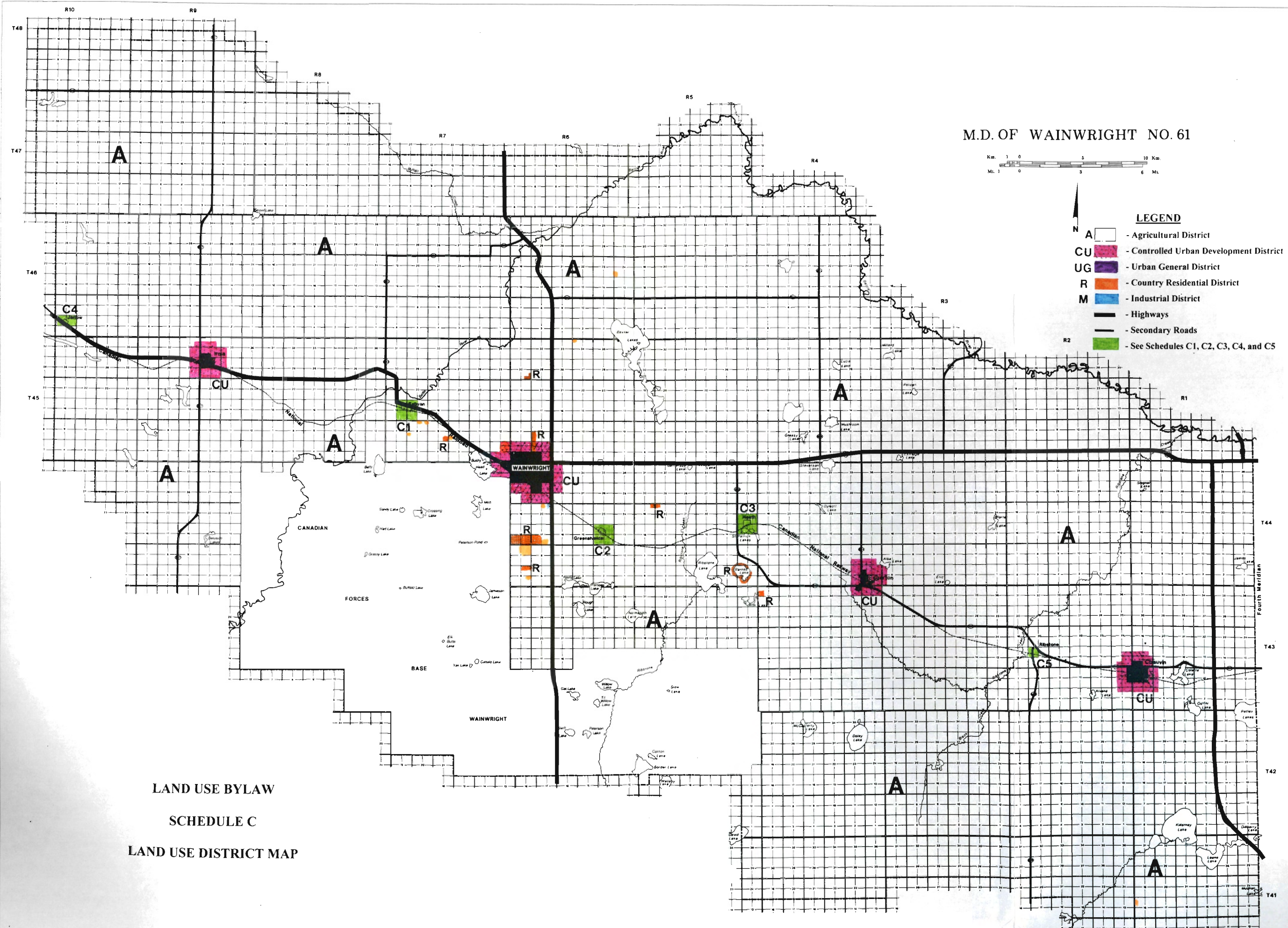
M.D. OF WAINWRIGHT NO. 61



LEGEND

- A - Agricultural District
- CU - Controlled Urban Development District
- UG - Urban General District
- R - Country Residential District
- M - Industrial District
- Highways
- Secondary Roads
- See Schedules C1, C2, C3, C4, and C5

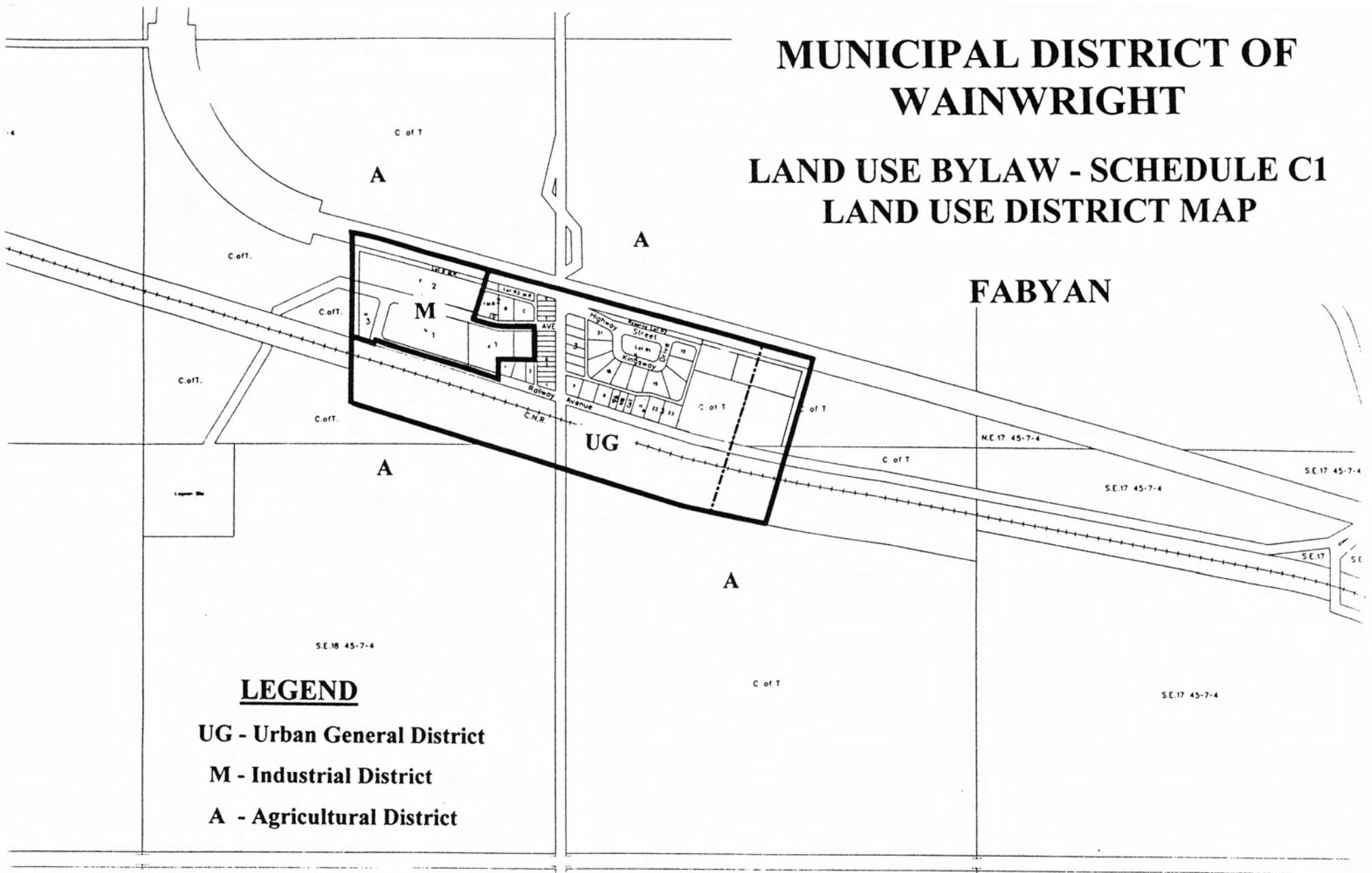
LAND USE BYLAW SCHEDULE C LAND USE DISTRICT MAP



MUNICIPAL DISTRICT OF WAINWRIGHT

LAND USE BYLAW - SCHEDULE C1 LAND USE DISTRICT MAP

FABYAN



LEGEND

UG - Urban General District

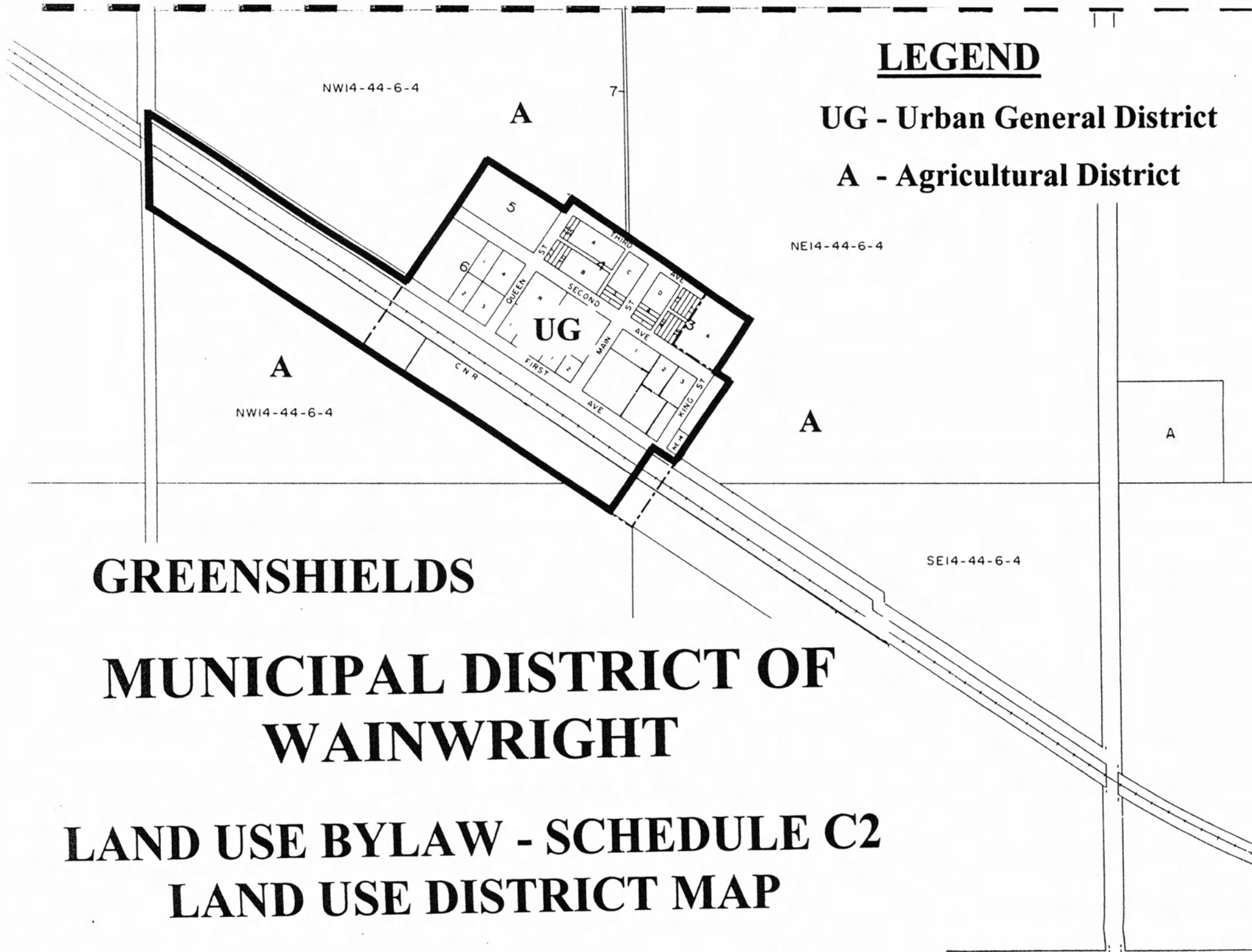
M - Industrial District

A - Agricultural District

LEGEND

UG - Urban General District

A - Agricultural District



LEGEND

UG - Urban General District

A - Agricultural District

HEATH

A

SW24-44-5-4

SE24-44-5-4

A

UG

C of T

C of T

C of T

C of T

NATIONAL

NW13-44-5-4

NE13-44-5-4

A

NW13

MUNICIPAL DISTRICT OF WAINWRIGHT

LAND USE BYLAW - SCHEDULE C3 LAND USE DISTRICT MAP

CANADIAN

NW13-44-5-

MUNICIPAL DISTRICT OF WAINWRIGHT

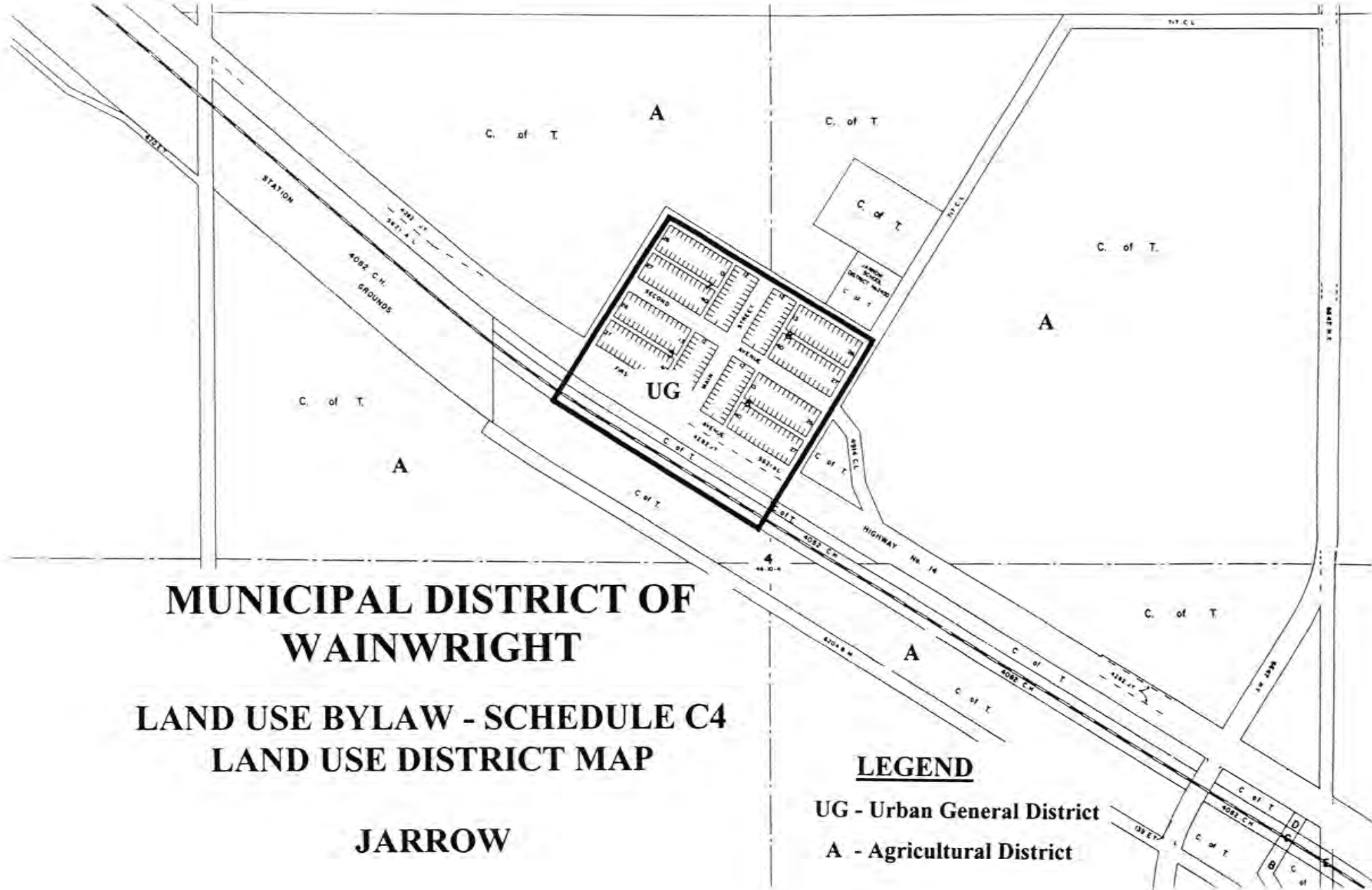
LAND USE BYLAW - SCHEDULE C4 LAND USE DISTRICT MAP

JARROW

LEGEND

UG - Urban General District

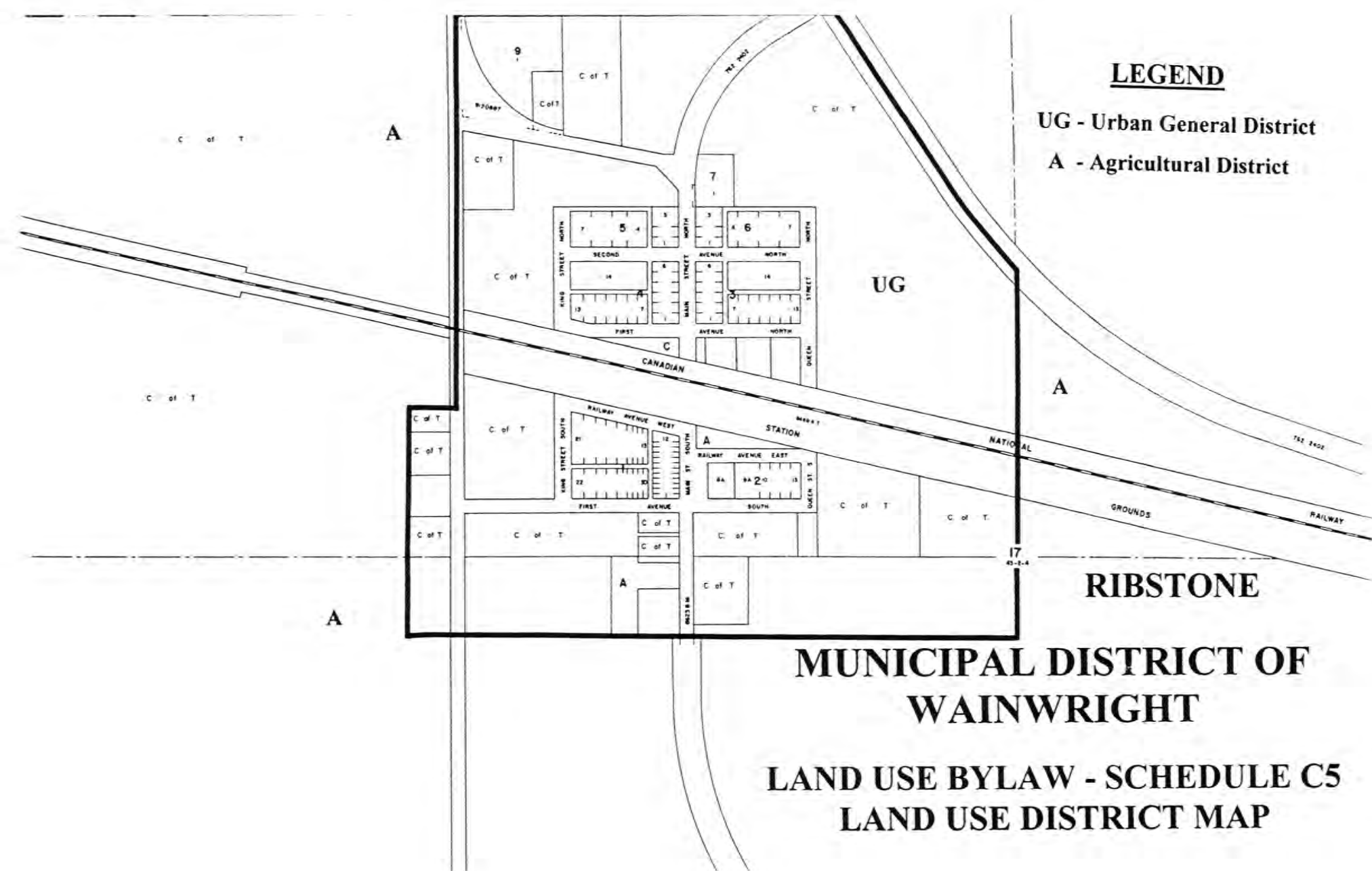
A - Agricultural District



LEGEND

UG - Urban General District

A - Agricultural District



**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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Wainwright, Alberta T9W 1B3

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**MUNICIPAL DISTRICT OF WAINWRIGHT
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 1319
As amended to May 15, 2007**

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

MUNICIPAL DISTRICT OF WAINWRIGHT
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 1319
As amended to May 15, 2007

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**MUNICIPAL DISTRICT OF WAINWRIGHT
MUNICIPAL DEVELOPMENT PLAN**

**BYLAW NO. 1319
As amended to May 15, 2007**

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.

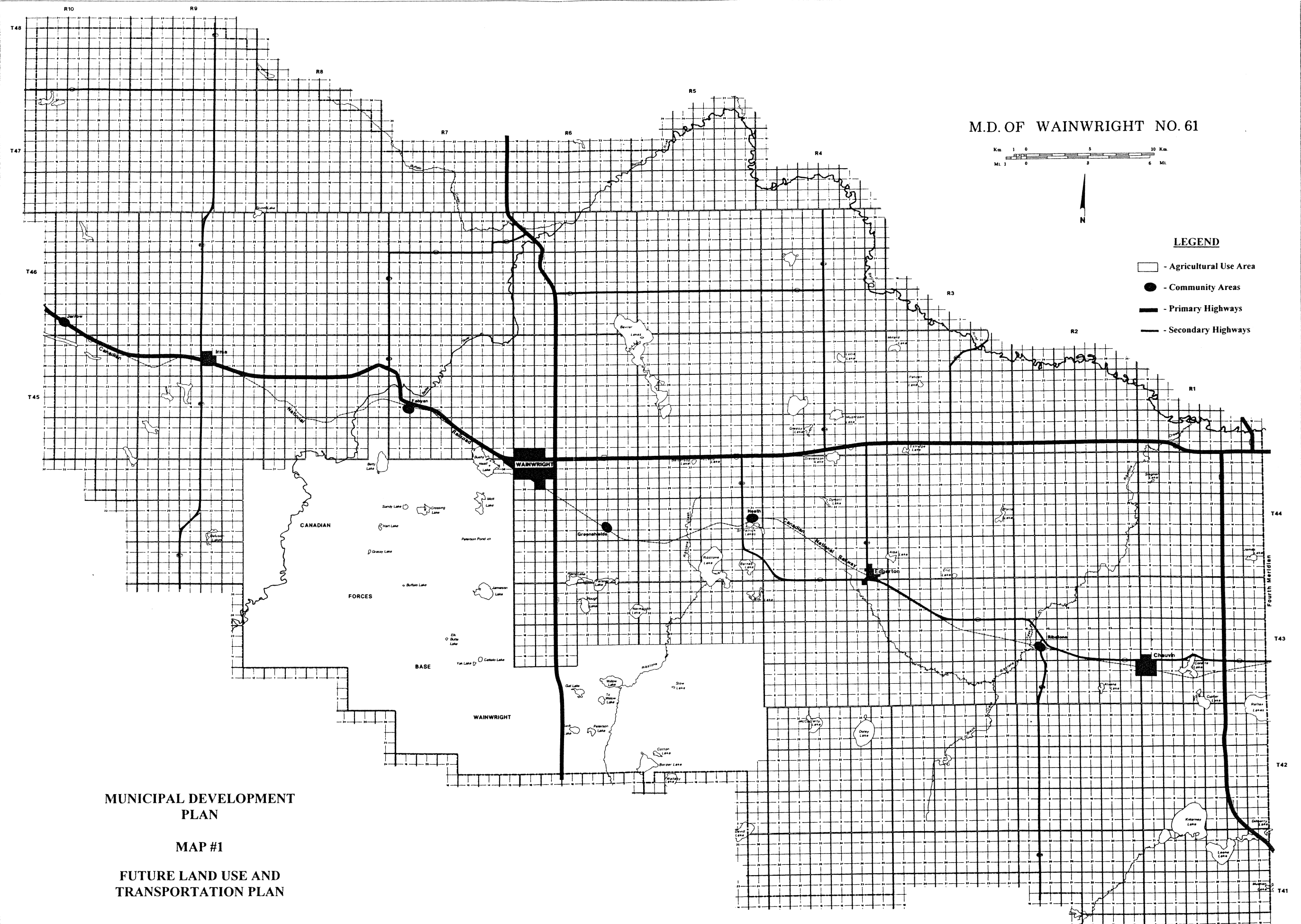
Consultation with Adjacent Municipalities and CFB Wainwright

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.

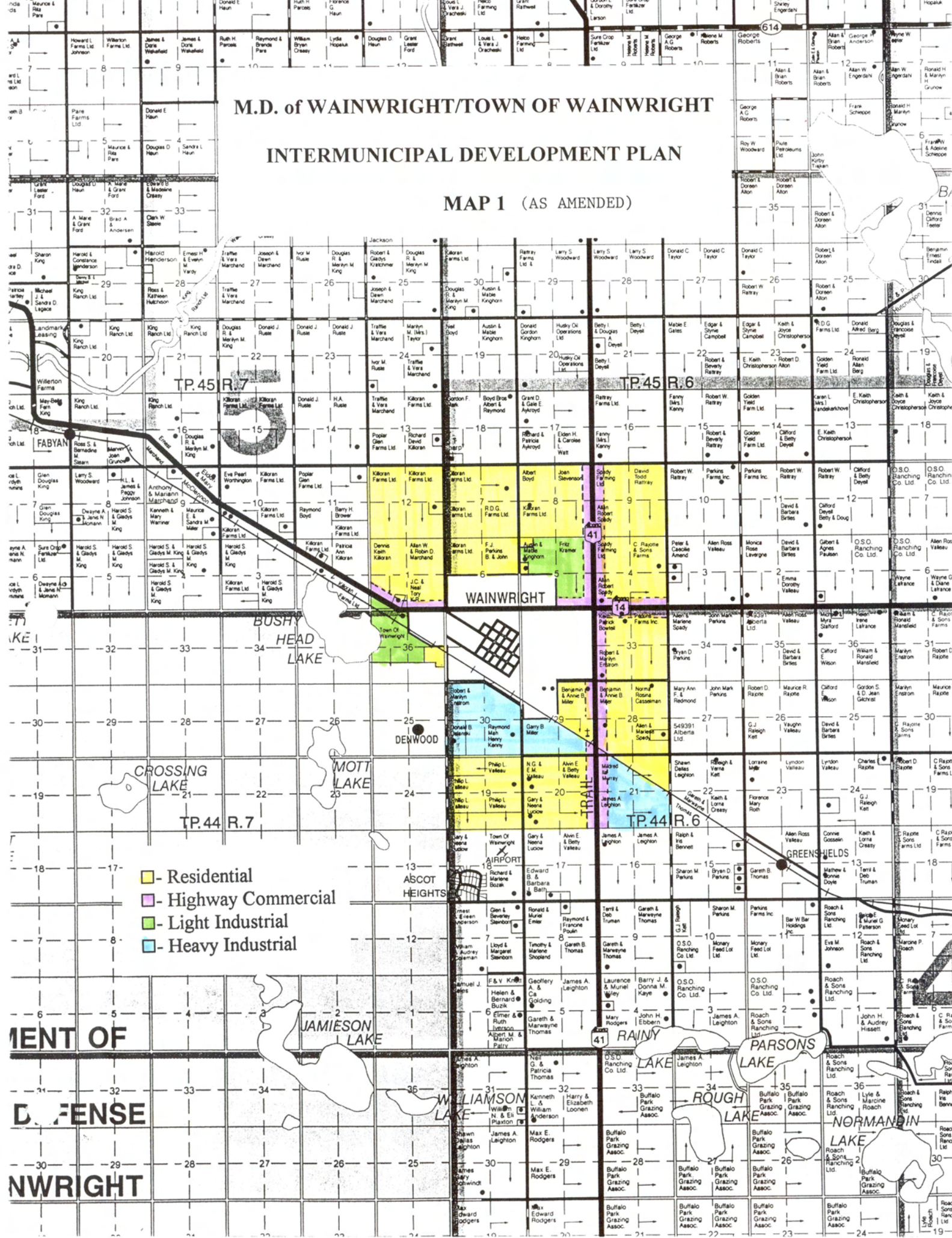
- (a) in the planning of lands adjacent to those municipalities or the military base within the M.D., and
- (b) in the planning of those lands adjacent to the M.D. within the base and within those municipalities.

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/TOWN OF WAINWRIGHT INTERMUNICIPAL DEVELOPMENT PLAN

MAP 1 (AS AMENDED)



- Residential
- Highway Commercial
- Light Industrial
- Heavy Industrial

INTERMUNICIPAL DEVELOPMENT PLAN

M.D. OF WAINWRIGHT NO. 61

AND

TOWN OF WAINWRIGHT

INTERMUNICIPAL DEVELOPMENT PLAN

A. INTRODUCTION

This Intermunicipal Development Plan was developed as a tool to guide future land use and development in the Fringe Area for both the benefit of the Town of Wainwright and the M.D. of Wainwright. The primary objective of this plan is to coordinate mutually acceptable planning policies for the Fringe Area and to establish a system for Intermunicipal consultation on planning proposals and issue resolution related to the area around the Town of Wainwright.

B. INTERPRETATION

"Country Residential Use" means all categories of residential (multilot, single lot, mobile homes) parks, recreational facilities, institutional uses and minor commercial uses.

"Country Residential Development" means the development of more than one country residential use in a quarter section.

"Farming" means the cultivation of land for the production of crops and raising of livestock (i.e. horses, cattle, sheep, hogs and poultry). This may include a residence if located in the appropriate future land use district as identified on Map 1 and minor improvements used in connection with such activity, but does not include major improvements and intensive livestock confinement facilities.

"Fringe Area" means the area referred to in Map 1.

"Light Rural Industrial" means industrial uses which may provide services to the rural area and may include business establishments engaged in servicing, repairing or retailing of goods.

"Heavy Rural Industrial" means industrial uses which may provide services to the rural area and may include oil and gas facilities, fertilizer plants, sand-gravel and mineral workings and other agriculturally oriented facilities.

"Highway Commercial" means commercial uses which may provide services to the motoring public and may include service stations, roadside restaurant, cafes and motels.

"M.D." means the Municipal District of Wainwright No. 61.



"Outline Plan" means a scale drawing showing the proposed development layout that includes the road pattern including lanes, lot orientation and approximate depth, land use and any other information the Intermunicipal Development committee may consider necessary. Every outline plan must be compatible with any adjacent outline plan, area structure plan or municipal development plan and must be approved by both the M.D. and Town Councils.

"Town" means the Town of Wainwright.

"Intensive Livestock Confinement Facility" means a concentrated livestock facility which rears animals in enclosures at a scale of commercial operation greater than a normal ranching operation.

"Minor Improvement" means a structure or development separate and subordinate to the main building, the use of which is incidental to that of the main building and is located on the same parcel of land.

"Major Improvement" means a building or development covering an area of more than 5000 square feet.

"All other definitions in the M.D.'s Land Use Bylaw shall apply to this agreement"

C. AREA

- C.1 The area to be covered by this Intermunicipal Development Plan includes all portions of the M.D. identified on Map 1.
- C.2 Pursuant to Section G.1.2, the Fringe Area boundary may be amended.

D. PLAN ADMINISTRATION

D.1.0 Intermunicipal Development Committee

- D.1.1 It is agreed that an Intermunicipal Development Committee be established.
- D.1.2 The Intermunicipal Development Committee shall consist of the Mayor, two Councillors, Municipal Administrator and Development Officer of the Town and the Reeve, two Councillors, Municipal Administrator and Development Officer of the M.D. and one ratepayer from the fringe area appointed by the M.D. Council. The Councillor members shall be appointed by their respective Councils. Only the

elected and appointed representatives may vote. An alternate may attend a meeting and vote if one of the elected or appointed representatives is unable to attend. A tied vote means that any motion is defeated.

- D.1.3. The term of office of the Intermunicipal Development Committee members shall be at the discretion of the appointing Council.
- D.1.4. Meetings will be scheduled as required.
- D.1.5 The Chairman shall be elected from the Town and M.D. elected representatives for such time as the Intermunicipal Development Committee shall decide.
- D.1.6 A simple majority of the voting members of the Intermunicipal Development Committee shall constitute a quorum.
- D.1.7 Responsibilities and duties of the Intermunicipal Development Committee shall include the following:
- (a) administer the Intermunicipal Development Plan;
 - (b) make recommendations on subdivision applications in the Fringe Area to the respective municipality's Council and Subdivision Authority;
 - (c) act as the Development Authority for discretionary development permit applications in the Fringe Area;
 - (d) act as the Development Authority for any development permit applications for a permitted use in the Fringe Area referred to it by the M.D. Development Officer;
 - (e) make recommendations on amendments to the M.D. Land Use Bylaw within the Fringe Area; and
 - (f) make recommendations on amendments to the Intermunicipal Development Plan to each Council.
- D.1.8 An applicant or his agent may appear before the Intermunicipal Development Committee.
- D.1.9 The Secretary of the Intermunicipal Development Committee shall be the M.D. Municipal Administrator or Development Officer. Duties of the Secretary shall include the following:

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- (a) compile and provide agenda packages to members;
- (b) ensure statutory notices and decisions of the Intermunicipal Development Committee are provided to such persons as required;
- (c) make and keep a record of the Intermunicipal Development Committee proceedings which may be in the form of a summary of the evidence presented at the meeting; and
- (d) sign orders, decisions, approvals, notices and other items given by the Intermunicipal Development Committee on its behalf.

E. LAND USES, DEVELOPMENT & SUBDIVISION

E.1.0 General

E.1.1 Proposed subdivisions and developments in the Fringe Area must comply with the Land Use Districts as identified on Map 1. A guideline for determining suitable uses is outlined in Appendix A.

E.1.2 Farming in the Fringe Area shall be a permitted use. The impacts of intensive farming activities should be considered by the Intermunicipal Development Committee when considering expansion of such development and subdivision applications for such uses, particularly from an environmental perspective (e.g. prevailing winds and the effect on future development).

E.1.3 In addition to this plan all proposed developments must comply with the M.D.'s Land Use Bylaw.

E.2.0 Country Residential:

E.2.1 Country Residential Development and Country Residential Use (i.e., the development of more than one country residential use in a quarter section) shall be permitted only in the areas designated Country Residential on map 1.

E.2.2. Country Residential Development shall be permitted under the following conditions:

- (a) the land is capable of providing on-site portable water and sewage disposal, and has legal and physical access to a municipal all-weather road;

Handwritten signature and initials, possibly reading 'J. K. B. D.' or similar, located in the bottom right corner of the page.

- (b) the availability of an adequate building site on each proposed lot;
- (c) the proposed development is compatible with adjacent land uses;
- (d) an outline plan acceptable to the Intermunicipal Development Committee has been prepared by the Developer; and
- (e) protection of the Wainwright Airport is considered and there is a compliance with the Wainwright Airport Vicinity Protection Area Regulation.

E.2.3 The subdivision of a second or subsequent country residential lot in a quarter section shall satisfy all the requirements of Section E.2.2.

E.3.0 Light and Heavy Rural Industrial:

E.3.1 Light and Heavy Rural Industrial Development shall be discretionary use, considered only in those areas designated Light or Heavy Rural Industrial on Map 1.

E.3.2 The following factors will be considered by the Intermunicipal Development Committee when considering proposals for Light and Heavy Rural Industrial development;

- (a) the suitability of the location of the nature and type of industry;
- (b) the protection of the Wainwright Airport and compliance with the Wainwright Airport Vicinity Protection Area Regulation;
- (c) the need for municipal services;
- (d) the availability of access to an adequate transportation system;
- (e) the effect on surrounding land uses;
- (f) the environmental impact on nearby residences and the Town;
and
- (g) any other information the Intermunicipal Development Committee may consider necessary.

E.3.3 Light and Heavy Rural Industrial development shall be permitted only after an outline plan acceptable to the Intermunicipal Development Committee has been prepared by the developer.

E.4.0 Highway Commercial

Handwritten signature and initials, possibly reading 'KB' or 'KB 11'.

E.4.1 Highway Commercial development shall be a discretionary use and considered only in those areas designated as Highway Commercial on Map 1.

E.4.2 In the areas designated Highway Commercial on Map 1, Country Residential uses may be developed provided the adjacent classification on Map 1 is Country Residential. Light and Heavy Rural Industrial development may also be developed provided the adjacent classification on Map 1 is Light or Heavy Rural Industrial.

E.4.3. The following factors will be considered by the Inter-municipal Development Committee when considering proposals for Highway Commercial development:

- (a) the desirability of services to motorists;
- (b) highway access to the development and the impacts of the development on through-traffic;
- (c) the utilization of service roads;
- (d) compatibility with adjacent uses; and
- (e) compliance with Alberta Transportation and Utilities regulations and requirements.

E.4.4 Subdivision of Highway Commercial land may be permitted only after an outline plan acceptable to the Intermunicipal Development Committee has been prepared by the developer.

F. DISPUTE RESOLUTION

Where a dispute arises between the Town and the M.D. over the interpretation of the Intermunicipal Development Plan or where a resolution or bylaw is passed by either municipality which is in contravention to the Intermunicipal Development Plan, it shall be referred to the Municipal Government Board for settlement.

G. AMENDMENT & TERMINATION


G.1.1 The amendment to this Plan may be proposed by the Committee or either Council, but an amendment will only be effective once an amending bylaw is passed by both Councils.

Handwritten signature and initials, possibly 'JFK' and 'KB', with a large circular mark.

- G.1.2 This Plan will be in effect for a period of 12 months from the date of adoption. Upon expiry of the 12 month period, the plan will be reviewed and upon the mutual agreement by both Councils, may be (a) terminated, (b) extended as presented, or (c) extended with amendments.

IN WITNESS WHEREOF the parties hereto have affixed their Corporate Seals attested under the hands of their proper officers on this the 30th day of September, 1997.

TOWN OF WAINWRIGHT

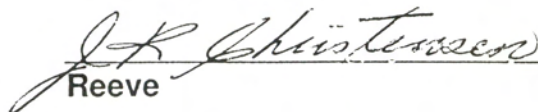


Mayor



Municipal Administrator

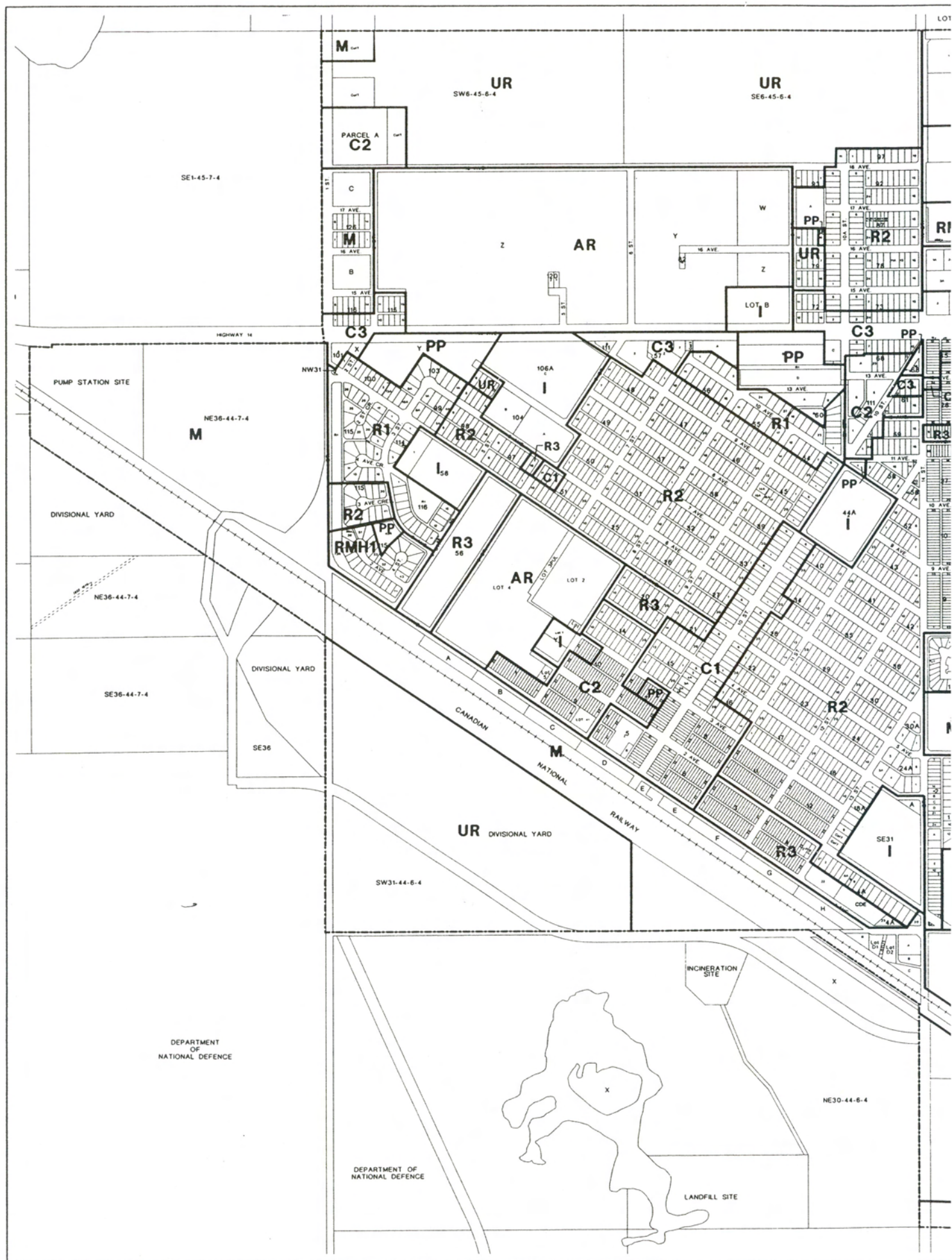
MUNICIPAL DISTRICT OF
WAINWRIGHT NO. 61



Reeve



Municipal Administrator



BYLAW NO. 1339

A Bylaw of the Municipal District of Wainwright No. 61 in the Province of Alberta being a Bylaw to amend Bylaw No. 1305 of the Municipal District of Wainwright No. 61.

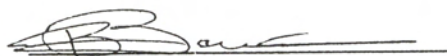
WHEREAS: The Municipal Government Act, S.A. 1994, as amended ("the Act") provides that a Municipal Council may amend its Intermunicipal Development Plan Bylaw.

WHEREAS: The Council of the Municipal District of Wainwright has determined that it wishes to amend its Intermunicipal Development Plan Bylaw as it relates to future land use and development in the fringe area adjacent to the corporate boundaries of the Town of Wainwright and the Municipal District of Wainwright.

NOW THEREFORE: The Council of the Municipal District of Wainwright, duly assembled, enacts as follows:

1. Map 1 attached to the Intermunicipal Development Plan be amended by changing the future land use of a Pt. N.W. 5-45-6-W4 described as follows:
 - Lot 1; Plan 862-0152
 - Lot 2; Plan 862-0152
 - Lot 3; Plan 922-0826 and
 - Pt. C. of T. 922 071 280 + 1 including only the small rectangle immediately adjacent to Road Plan 4918 R.S. containing approximately 2.78 acres.from "Light Rural Industrial" to "Country Residential Development" as shown on Schedule "A".

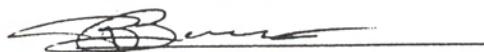
Received First Reading this 16 day of February, A.D., 1999.


Reeve


Municipal Administrator

Advertised March 3/99 and March 12/99 in the Wainwright Star Chronicle.

Received Second Reading this 22 day of March, A.D., 1999


Reeve


Municipal Administrator

Received Third and Final Reading this 22 day of March, A.D., 1999


Reeve


Municipal Administrator

SCHEDULE "A"

A.S.C.M.
275461

C.P.C. 9.14m R/W PLAN 3155 T.R.

Fd.I. Mp.

20.12
89° 50' 30"

89° 806.65
50' 30"

224.52
179° 54' 45"

ROAD

LOT 5

BLK 1

C. of T.

892 301 370

LOT 4

LOT MR-6

SEE
DETAIL

LOT 3
PLAN
922-0826

C. of T.
922 071 280 +1

LOT 1

PLAN
862-0152

LOT 2

30°
54°
359°
804.51
GOVERNMENT ROAD ALLOWANCE
10 PLAN 4918 R.S.

Mk.
4 6
CS.
2 1

5

[Handwritten mark]

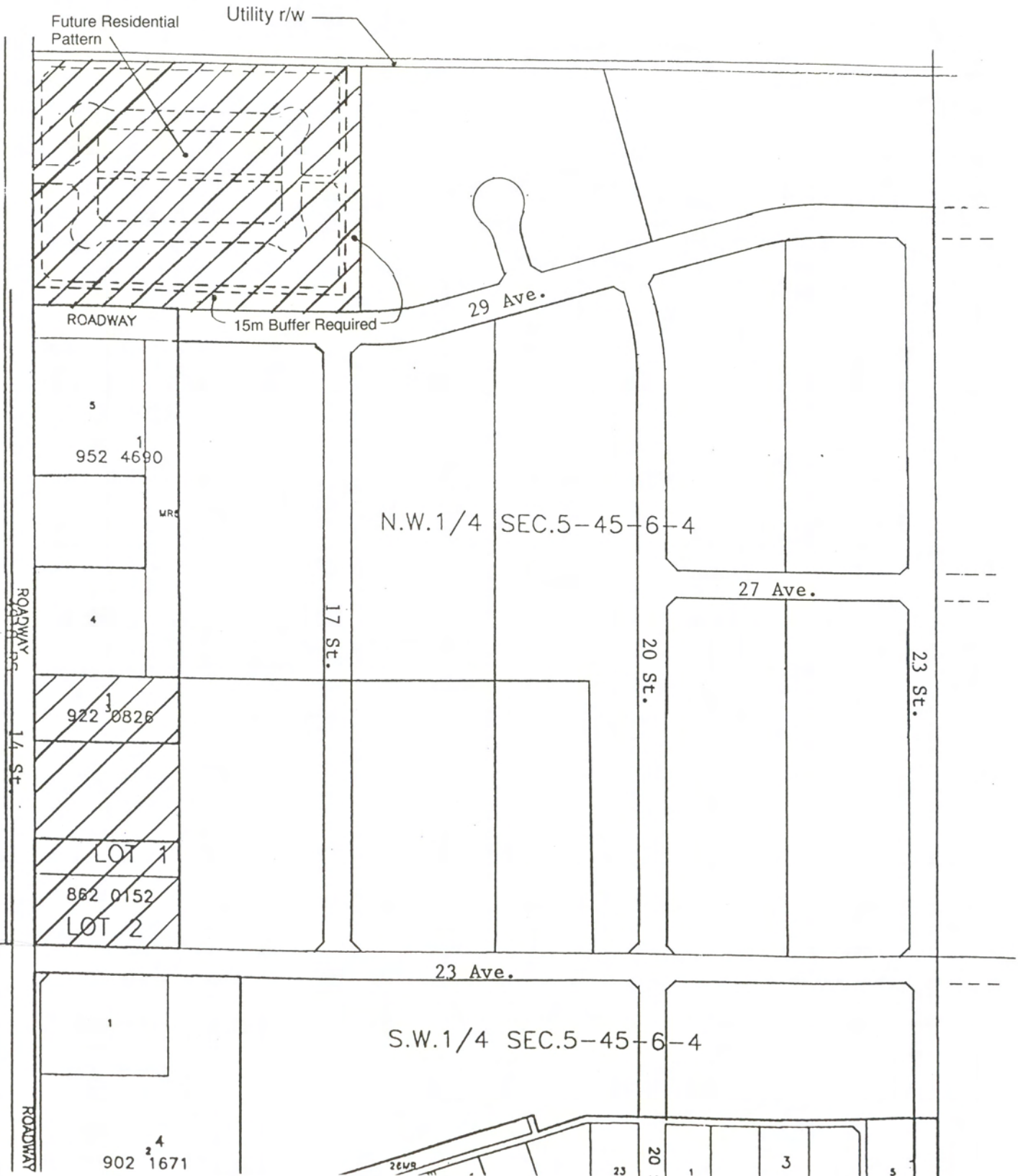
PROPOSED OUTLINE PLAN

NW 5-45-6-W4

August, 2000

- All road allowances 25 metres except for 29th Avenue at 30 metres
- Lanes are not shown but can be put in along rear of lots if required
- Industrial lots are 100 – 130 metres deep (330 – 430 feet)
- Public Utility Lots and Reserve are not shown but may be added if deemed necessary at a future date

 - Residential
 - Light Industrial
 Scale 1:5000



PLANNING MEETING AGENDA

December 11th, 2009 – Ramada Inn – Meeting Room

- 1.** Review Agenda – Additions/Deletions
- 2.** 2010 Issues that require an action by Department:

Administration

- a. Goals and Objectives for 2010 – Admin, Protective Service & Environmental
- b. Rural Addressing System
- c. Gravel Hauling – TILMA & Gravel Crushing – TILMA (Attachment)
- d. MYCIP – Multi-Year Capital Infrastructure Plan (Attachment)
- e. Waste Collection Sites for Country Residential Subdivisions (Attachment)
- f. Engineering Agreement (Attachment)
- g.
- h.
- i.
- j.

Agricultural Service Board

- a. Goals and Objectives for 2010
- b. 2010 General Roadside Spraying Program (Discussion)
- c. 2010 Special Weed Projects or Initiatives (Baby's Breath, Common Tansy, Herbicide, Research and demo projects, CN Spraying, etc) (Discussion)
- d. 2010 Roadside Mowing Program (Discussion) (Attached)
- e. Tankloader Gasboy System – System Issues and Future Direction (Attached)
- f. Tankloader Sites Improvement – Tree Plantings (Discussion)
- g. Emergency Carcass Disposal Site – (Discussion) (Attached)
- h.
- i.
- j.
- k.

Public Works

- a. Goals and Objectives for 2010
- b. Cement Crushing (Attachment)
- c. Paving in front of Salt Shed - \$10,000 (Discussion)
- d. Office/Shop Renovations (Discussion)
- e. Letter Prior to Projects (Discussion)
- f. Stop Signs vs. Yield Signs (Discussion)
- g. Salt and Sand Mixing for 2010 (Discussion)
- h. Water Truck (Discussion)
- i.
- j.
- k.

Transportation

- a. Goals and Objectives for 2010
- b. Construction Planning and Map for Proposed Projects in 2010/11/12 (Attachment)
- c. New Procedure for Road Oiling (Discussion)
- d. Road Oiling Plan for 2010 (Attachment)
- e. Borrow Pits (Attachment)
- f. Birtles Borrow Pit (Attachment)
- g. Shoulder Reconstruction (Video & Discussion)
- h. Tondu Road Allowance Gravel Crush (Discussion)
- i.
- j.
- k.

Development

- a. Goals and Objectives for 2010
- b. Streamline the Road Widening/Pipeline Crossing Process (Discussion)
- c. Review Procedure & Standards Manual – Multi-lot subdivisions (Discussion)
- d. Reclamation of Gravel Pits
- e.
- f.
- g.
- h.

Recreation

- a. Goals and Objectives for 2010
- b. Options for Riverdale Mini Park Operations (Attachment)
- c. Salt Lake Sun Shower (Discussion)
- d. Clear Lake Boat Launch (Discussion)
- e. Trail System Clear Lake (Discussion)
- f. Trestle Site Layout (Discussion)
- g.
- h.
- i.
- j.

Safety /Utilities

- a. Goals and Objectives for 2010
- b. Greenshields Lift Station (Discussion)
- c. Expand Water Sources in Fabyan (Discussion)
- d.
- e.
- f.
- g.

3. Preliminary Budget – Review

4. Goals and Objective for 2011 to 2014 by Department (Information Purposes)

5. Adjournment

Administration

2010 GOALS AND OBJECTIVES

ADMINISTRATION:

- a) Goals and Objectives for 2010 – Admin, Protective Service & Environmental
 - a. Continue to work with Council and all other Departments requiring Administration Assistance.
 - b. Implement TILMA and put all requirements on the APC site.
 - c. Continue with education for staff.
 - d. Work on completing the TCA for the 2009 audit.
 - e. Work with the Municipal Accountant and her replacement for maternity leave throughout the year with TCA.
 - f. Continue to implement procedures and policies that enhance the municipality.
 - g. Continue to cross-train within the office.
 - h. Continue to promote and implement safety.
 - i. Upgrade and monitor the GPS system.
 - j. Continue to build and print our own maps.
- b) Rural Addressing System
- c) Policy Change – Gravel – discussion on the scales for contractors
- d) MYCIP – Multi-Year Capital Infrastructure Plan
- e) Waste Collection Sites for Country Residential Subdivisions

Capital Purchases Planned for 2010:

| Administration | Net Cost |
|-----------------------|-----------------------------|
| Roof - Admin Building | \$ 200,000.00 |
| Cash Receipts Printer | \$ 5,000.00 |
| Councillor Van | \$ 40,000.00 |
| | <u>\$ 245,000.00</u> |

Environmental **2010 GOALS AND OBJECTIVES**

ENVIRONMENTAL:

- 1.
- 2.
- 3.
- 4.
- 5.

Capital Purchases Planned for 2010:

| Environmental | Net Cost |
|------------------------|---------------------|
| Waste Disposal Bins | \$ 30,000.00 |
| Waste Collection Sites | \$ 25,000.00 |
| | \$ 55,000.00 |

Protective Services **2010 GOALS AND OBJECTIVES**

PROTECTIVE SERVICES:

1. New Fire Hall in Chauvin
- 2.
- 3.
- 4.
- 5.

Capital Purchases Planned for 2010:

| Protective | Net Cost |
|-------------------|----------------------|
| Fire Hall Chauvin | \$ 300,000.00 |
| | \$ 300,000.00 |

Administration – b) Rural Addressing System



MEMORANDUM

Date: December 11, 2009
To: Planning Committee
From: Administration
RE: Rural Addressing System

Rural Addressing System Research done July 24, 2009 – copies available; note this research was handed out at the September Council meeting.

Conclusion: The Rural Addressing System has a substantial cost (\$200,000.00 +) and significant resources and time required (2 years+).

Options:

1. Hire the extra help and contract it out, obtain the signs and the installation from Alberta Traffic Supply and use a grid of 100m and budget it over a two year process.
2. Hold off until it is mandatory and then hopefully resources and funding may come from the Government.

(copy of research available)

Agenda Item: Administration – b) Rural Addressing System

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Administration – c) Gravel Hauling – TILMA & Gravel Crushing – TILMA

Gravel Hauling – TILMA & Gravel Crushing – TILMA

The following is based on discussions with Paul Stocco of Brownlee LLP on November 26, 2009. He had the following comments about TILMA:

Gravel Hauling:

- In order to meet TILMA requirement in our case we would have two objectives;
 - 1. We have to publicly advertize the project;
 - 2. Specify that we must have service within 24 hours for emergency graveling or sooner if it would better meet our needs.
- We CANNOT split the entire gravelling for the season into 7 different contracts of \$74,999. This is against the TILMA regulation.
- Definitely have each gravel hauler (or main contractor) sign a contract from now on.
- We have a choice to tender the gravelling as one big project (i.e. X km or X tonnes of gravel) or divide it up as per division. One big project may deter some smaller contractors from bidding. Note that we still have to publicly advertize because our total gravelling is in excess of \$75,000.

Things to possibly prepare for:

If a firm other than local contractors win the bid:

- How do we verify loading out of our pits? Do we scale each of our pits?
- What specifications do we use for gravelling? How will this be verified? Will we need a gravel checker?

Gravel Crushing: same conditions as above. In addition, you may want to specify a schedule the contractor will have to meet. Also, ask for mobilization cost for regular moves and emergency moves within 72 hours and possibly specify that this is a requirement.



MEMORANDUM

Date: December 11, 2009
To: Planning Committee
From: Administration
RE: Gravel Hauling

TILMA – We cannot split the entire gravelling for the season into 7 different contracts – this is against the TILMA regulations. Gravelling hauling would have to be publicly advertized as it exceeds the \$75,000.00.

After researching our options with regard to gravel haulers and TILMA we have come up with the following two options.

- 1) Purchase two more gravel trucks (approx. \$150,000. ea.) and possible another loader (approx. \$135,000.) Run our own gravelling program for the whole municipality.
- 2) Continue to use our own forces as we do now and tender the contracted portion of our gravel hauling. Note we would still have to publicly advertize and take our chances on bidders.

GRAVEL CRUSHING will have to be publicly tendered as we are over the \$75,000.00 threshold.

(copy of research available)

Agenda Item: Administration – c) Gravel Hauling – TILMA & Gravel Crushing

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Administration – d) MYCIP – Multi-Year Capital Infrastructure Plan

| Multi-Year Capital Infrastructure Plan | | | | | | | | | | | | | MYCIP | | Page 1 of 2 | |
|--|---|---------|---------|----------|----------|----------|------|---------|---------|------|----------|-------------------------|----------------------------|--|-------------|--|
| Municipal District of Wainwright No. 61 | | | | | | | | | | | | | | | | |
| Calendar Year | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | TOTAL | Percent Grant Supported | Percent Municipa Supported | | | |
| Project Name / Description | Enter the Estimated Costs for each project in each year in thousands (in \$000) | | | | | | | | | | | | | | | |
| 1 Transportation: | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 2 Airport Road - Paving | | \$1,539 | | | | | | | | | \$1,539 | 0% | 100% | | | |
| 3 Correction Line Road Twp 470 Phase 1 | | \$3,059 | | | | | | | | | \$3,059 | 33% | 67% | | | |
| 4 Correction Line Road Twp 470 Phase 2 | | | \$3,278 | | | | | | | | \$3,278 | 0% | 100% | | | |
| 5 North S.H. 883 Paving | | | \$3,900 | | | | | | | | \$3,900 | 0% | 100% | | | |
| 6 Gilt Edge Rd (Rg Rd 55 & 61) - Paving 15.4 km | | | | \$8,000 | | | | | | | \$8,000 | 13% | 87% | | | |
| 7 South Chauvin Road - Grading 13.3 km | | | | \$3,325 | | | | | | | \$3,325 | 0% | 100% | | | |
| 8 Twp. Rd. 422 (Rng Rd 42 to S.H. 899) 15 km | | | | \$3,750 | | | | | | | \$3,750 | 25% | 75% | | | |
| 9 Correction Line Road Twp 470-Paving 10 km | | | | | \$4,200 | | | | | | \$4,200 | 0% | 100% | | | |
| 10 Minburn Road - Grading 15 km | | | | | \$3,000 | | | | | | \$3,000 | 0% | 100% | | | |
| 11 South Chauvin Road - Paving 13.3 km | | | | | \$5,700 | | | | | | \$5,700 | 0% | 100% | | | |
| 12 Ribstone Road Grading 15 km | | | | | | \$4,500 | | | | | \$4,500 | 0% | 100% | | | |
| 13 Minburn Road - Paving 15 km | | | | | | \$5,200 | | | | | \$5,200 | 0% | 100% | | | |
| 14 Twp Rd. 42-2 - Paving 16.6 km | | | | | | \$5,760 | | | | | \$5,760 | 0% | 100% | | | |
| 15 Ribstone Road - Paving 15 km | | | | | | | | | | | \$0 | | 100% | | | |
| 16 Twp Rd. Extension - Grading 8.3 km | | | | | | | | | | | \$0 | | 100% | | | |
| 17 Truck Pit Road - Grading 14 km | | | | | | | | | | | \$0 | | 100% | | | |
| 18 Salteau Road - Grading 9 km | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 19 N. Chauvin - Grading 17.4 km | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 20 | | | | | | | | | | | \$0 | 75% | 25% | | | |
| 21 | | | | | | | | | | | \$0 | 75% | 25% | | | |
| 22 North Chauvin Road - Paving 8.7 km | | | | | | | | \$4,637 | | | \$4,637 | 75% | 25% | | | |
| 23 North Chauvin Road - Paving 8.7 km | | | | | | | | | \$4,637 | | \$4,637 | 0% | 100% | | | |
| 24 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 25 | | | | | | | | | | | \$0 | 13% | 88% | | | |
| Estimated Total Capital Expenditures This Page | \$0 | \$4,598 | \$7,178 | \$15,075 | \$12,900 | \$15,460 | \$0 | \$4,637 | \$4,637 | \$0 | \$64,485 | | | | | |
| Estimated Total Capital Expenditures All Pages | \$0 | \$4,598 | \$7,178 | \$15,075 | \$12,900 | \$15,460 | \$0 | \$4,637 | \$4,637 | \$0 | \$64,485 | | | | | |
| This Multi-Year Capital Infrastructure Plan may be filed electronically with the INFTRA regional office. | | | | | | | | | | | | | | | | |
| Only one plan covering all programs is required, however, the plan should be updated and resubmitted when significant changes occur. | | | | | | | | | | | | | | | | |

| Multi-Year Capital Infrastructure Plan | | | | | | | | | | | | | MYCIP | | Page 2 of 2 | |
|--|---|------|------|------|-------|-------|---------|------|------|------|---------|-------------------------|---------------------------|--|-------------|--|
| Municipal District of Wainwright No. 61 | | | | | | | | | | | | | | | | |
| Calendar Year | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | TOTAL | Percent Grant Supported | Percent Municipal Support | | | |
| Project Name / Description | Enter the Estimated Costs for each project in each year in thousands (in \$000) | | | | | | | | | | | | | | | |
| 1 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 2 Water/Sewer: | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 3 Fabyan Lift Station | | | | | \$160 | | | | | | \$160 | 0% | 100% | | | |
| 4 Fabyan Lagoon | | | | | | \$400 | | | | | \$400 | 0% | 100% | | | |
| 5 Greenshields Lagoon and Lift Station | | | | | | | \$1,200 | | | | \$1,200 | 0% | 100% | | | |
| 6 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 7 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 8 S.I.P. | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 9 Upgrading of Streets Surfacing - Hamlets | | | | | | | \$200 | | | | \$200 | 0% | 100% | | | |
| 10 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 11 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 12 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 13 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 14 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 15 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 16 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 17 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 18 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 19 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 20 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 21 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 22 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 23 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 24 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| 25 | | | | | | | | | | | \$0 | 0% | 100% | | | |
| Estimated Total Capital Expenditures This Page | \$0 | \$0 | \$0 | \$0 | \$160 | \$400 | \$1,400 | \$0 | \$0 | \$0 | \$1,960 | | | | | |
| Estimated Total Capital Expenditures All Pages | \$0 | \$0 | \$0 | \$0 | \$160 | \$400 | \$1,400 | \$0 | \$0 | \$0 | \$1,960 | | Form Updated: 10-Jun-05 | | | |
| This Multi-Year Capital Infrastructure Plan may be filed electronically with the INFTRA regional office. | | | | | | | | | | | | | | | | |
| Only one plan covering all programs is required, however, the plan should be updated and resubmitted when significant changes occur. | | | | | | | | | | | | | | | | |

Agenda Item: Administration – d) MYCIP – Multi-Year Capital Infrastructure Plan

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Administration – e) Waste Collection Sites for Country Residential Subdivisions

Proposed Waste Disposal (Dumpster) Site

NE 7-44-6-W4 (Marlloy's Silver Willow Estates)

Site Description:

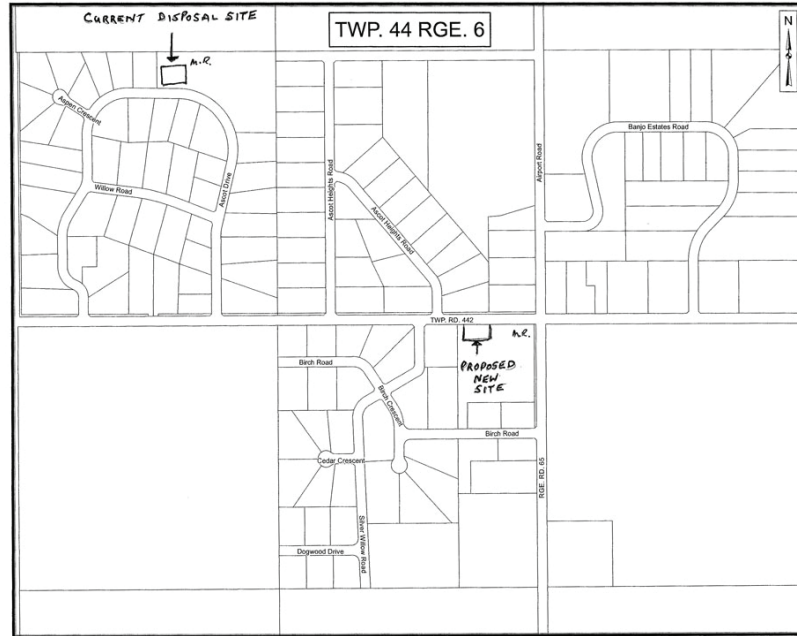
1. Dimensions 30 Meters X 50 Meters
2. 10 foot chain link fence around the perimeter, with privacy slats
3. Base finish will be gravel

Advantages of this location:

1. The site is centrally located and can service Ascot Heights, Ascot Estates, Banjo Estates and Marlloy's Silver Willow Estates plus future development in this area.
2. Access can be gained from Township Road 44-2 rather than one of the internal roads within a subdivision

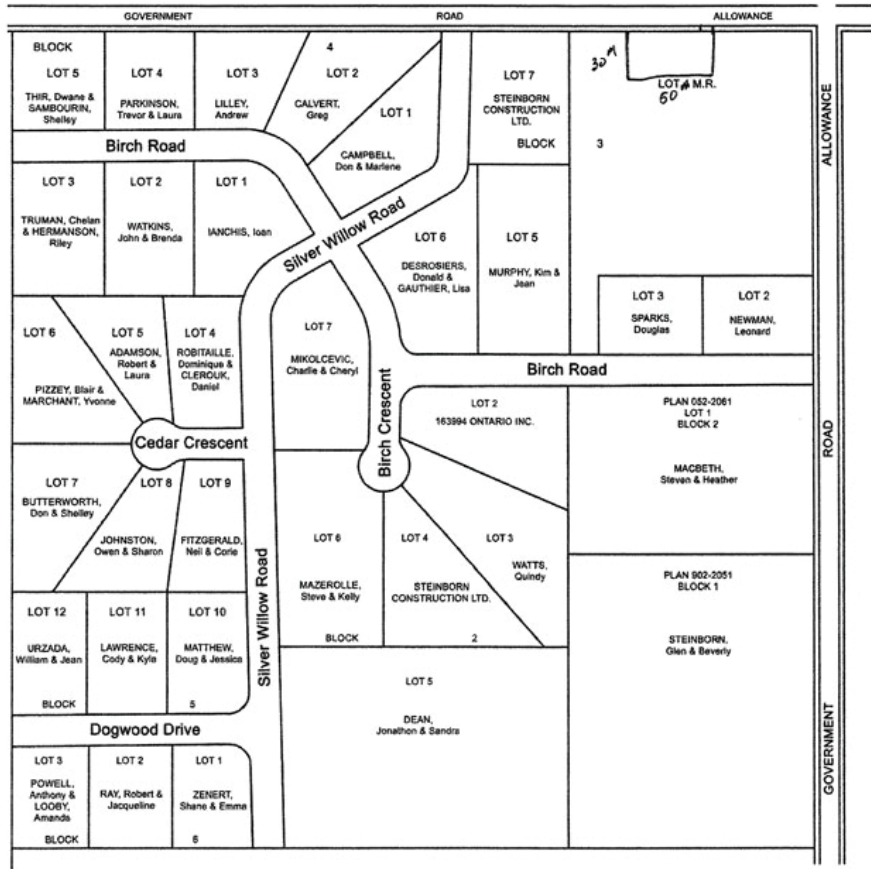
Estimated Cost:

1. Construct an Approach and ground preparation – MD equipment and staff
2. Fence – material and installation- quote - \$30,291.81
3. Dumpsters - 6 @ \$700.00 for a 3 yard bin \$4,200.00



Marlloy's Silver Willow Estates NE 7-44-6 W4

Subdivision Plan No. 052 5652



Updated
April 28, 2008

Agenda Item: Administration – e) Waste Collection Sites for Country Residential Subdivisions

Discussion:

[illegible]

Action Required: ☐ Motion ☐ Policy ☐ Other

[illegible]

Administration – f) Engineering Agreement

Discussion with Jeneane Grundberg and Bruce Coombs on November 26, 2009.

There are two options to consider before making a decision:

1. Standing Engineering Agreement - \$1,750 - \$2,000
2. Template for each Engineering Project - \$2,500

1. Standing Engineering Agreement: This option would include an RFP for most of the engineering services of the municipality for a specified term. Firms would have an opportunity to bid on this contract and retain the business of the M.D. for future projects and other engineering as required.

Details:

- Could be a 1-3 year or more term
 - Contain a termination clause
 - Contain the option for the municipality to bid certain projects as it sees fit
 - Engineering rates would be set on a day (or hourly) rate for the following services:
 - i. Design
 - ii. Preliminary engineering
 - iii. Contract supervision
 - iv. Construction supervision
 - v. Tender package preparation
 - Make a provision for an inflationary clause to be negotiated annually if the contract is for more than one year
2. Template: This option is to prepare a general template agreement to be used for each project. We would bid each project out, which is similar to the process we have now. We could obtain a template for about \$2,500.

Recommendation:

I would recommend that we go with the Standing Agreement option. We could prepare an RFP and publicly advertise it. We could offer the successful bidder a 2 to 3 year term. In the agreement, I would build in a condition that we have the right to go for RFP's on any projects if we choose. This would create great flexibility for the M.D. if we do not agree with the price our engineer comes up with for a certain project. I would have our lawyers draft up an RFP and the Standing Agreement.

The benefits would be greater continuity in engineering, engineer becomes familiar with our work and what we expect, we would avoid tendering every project and you're not working with 4 or 5 different engineering firms.

Agenda Item: Administration – f) Engineering Agreement

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Administration – g)

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Administration – h)

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Administration – i)

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agricultural Service Board

2010 GOALS AND OBJECTIVES

AGRICULTURAL SERVICE BOARD:

- a) Goals and objectives for 2010
 - a. Review ASB Business Plan. (Yearly)
 - b. Complete general roadside spraying program as designated on grid maps.
 - c. Complete brush spraying as per areas designated on brushing map.
 - d. Continue to implement new areas of focus and programs as approved by the Agricultural Service Board and Council.
 - e. Maintain adequate training and educational opportunities for all employees as required to effectively maintain our quality of service and safety training requirements.
 - f. Work with Council, Administration, Development, Public Works and Safety and Utilities departments in joint project areas.
 - g. Complete the final year of the extended AESA program and evaluate with Council the proposed replacement program and how it will meet ratepayer's needs, to what degree the M.D. qualifies for the new program and finally what role will the M.D. have in the new program.
 - h. Maintain an active involvement in the AAAF, IVMAA and any other associations or groups that have direct relationships and benefits to our programs.
- b) 2010 General Roadside Spraying Program (Discussion)
- c) 2010 Special Weed Projects or Initiatives (Baby's Breath, Common Tansy, Herbicide, Research and demo projects, CN Spraying, etc) (Discussion)
- d) 2010 Roadside Mowing Program (Discussion) (Attached)
- e) Tankloader Gasboy System – System Issues and Future Direction (Attached)
- f) Tankloader Sites Improvement – Tree Plantings (Discussion)
- g) Emergency Carcass Disposal Site – (Discussion) (Attached)

ASB PURCHASES PLANNED FOR 2010:

| Agricultural Service Board | Net Cost |
|---|----------------------------|
| Sprayer Equipment Repairs (motors, hyd. valve, arm repair, etc) | \$ 15,000.00 |
| Agitators for chemical pots, nozzle switch over (2- trucks) | \$ 3,000.00 |
| Empty Chemical Container Site Fenced Compound | \$ 5,000.00 |
| Portable Sprayer for Polaris Ranger | \$ 3,000.00 |
| | <u>\$ 26,000.00</u> |

Agenda Item: ASB – b) 2010 General Roadside Spraying Program

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: ASB – c) 2010 Special Weed Projects or Initiatives

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

ASB – d) 2010 Roadside Mowing Program



**2010 M.D. Of WAINWRIGHT
REQUEST FOR ROADSIDE MOWING
PROPOSALS**

The Municipal District of Wainwright No. 61 is now accepting price proposals for mowing operations for the 2009 season. The price proposal is for a one-year contract.

Mowing Operations Will Include:

1. One pass shoulder cut on approximately 700 miles of municipal roadside. Price proposals for the roadside mowing will be submitted as cost/mile mowed (both sides of road). Shoulder cuts must be completed between July 15, 2010 and August 31, 2010.
2. Shoulder mowing cuts will include a minimum of 8ft. on all roads immediately adjacent to the driving surface on both sides of the roadway.
3. Mowing shall be done so as no debris is deposited on the road surface. Side mount or offset hitch equipment must be used so that the tractor remains on the road surface.

Quality Control Targets – All vegetation including trees up to 1” in diameter must be mowed to a minimum of 5” in height.

A Price Proposal Package including Contract Specifications and maps of the work area may be obtained by contacting the Municipal District of Wainwright office.

Price proposals must be received at the M.D. office by 2:00 pm on Friday, March 12, 2010.

“2010 Roadside Mowing Proposals”

Municipal District of Wainwright No. 61

717 – 14th Avenue, Wainwright, Alberta T9W 1B3

Tel: (780)842-4454 Fax: (780)842-2463

Questions can be forwarded to James Schwindt – Agricultural Fieldman or Kelly Buchinski – Municipal Administrator at (780)842-4454.

Agenda Item: ASB – d) 2010 Roadside Mowing Program

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

ASB – e) Tankloader Gasboy System – System Issues and Future Direction

Tankloader Repairs **Gasboy System**

We have been having significant ongoing problems with the Gasboy System including the usage monitoring component, report downloading, remote access capabilities and inputting new users. These are mostly attributed to modem failure and the failure of other components which may be caused by power spikes or fluctuations.

As far as we have been able to determine, there is only one company and one technician at that company that is certified to work on and service our model of Gasboy in Alberta. It has been very difficult to reach this technician and to book a service call, which results in waits of multiple weeks to a couple months.

The costs of these service calls can be quite expensive. We have spent \$9,459.40 on these service calls since April 2005. In addition, the M.D. staff has spent significant time on these systems as well.

REQUEST COUNCIL DIRECTION:

Option #1 – Purchase and install power surge protection equipment for all three sites, and hope this addresses our breakdown issues. And continue to deal with any delays in service on any future problems.

Option #2 – Revert to a totally manual system (easy to do). But we will have limited control on users and individual usage patterns and not have any future billing capabilities.

Option #3 - Alternative Options????

Agenda Item: ASB – f) Tankloader Site Improvement – Tree Plantings

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

ASB – g) Emergency Carcass Disposal Site

EMERGENCY CARCASS DISPOSAL
PLANNING GUIDE
FOR
MUNICIPAL DISTRICTS AND COUNTIES

PREPARED FOR
ALBERTA AGRICULTURE AND RURAL DEVELOPMENT
AND
CANADIAN FOOD INSPECTION AGENCY

PREPARED WITH ASSISTANCE BY
SERECON MANAGEMENT CONSULTING INC.
EDMONTON, ALBERTA

JUNE, 2008

INTRODUCTION AND OVERVIEW

The identification and pre-selection of environmentally suitable livestock disposal sites is critically important to Alberta given the magnitude of livestock production in the province. Large-scale emergency livestock disposal may be necessary for a number of reasons including floods, fires, tornados, equipment and infrastructure failure, and/or animal disease outbreaks. Being prepared to respond in a timely, efficient and environmentally suitable manner is crucial to protect human, livestock and wildlife health, as well as our surroundings.

Effective emergency carcass disposal plans must consider many elements, including disposal methods, disposal sites, transportation routes, environmental issues, public health concerns, legislation, compensation and communication, for example.

PURPOSE OF THE PLANNING GUIDE

The main objective of this Planning Guide, and the accompanying Workbook, is to provide Municipal Districts and Counties with a systematic approach to: 1) identify the available disposal options, 2) profile the municipality, determine the extent of any potential disposal problem(s) and select an appropriate disposal method(s) 3) implement a process to pre-select burial sites, and 4) identify additional considerations involved with using a pre-selected disposal site.

The Planning Guide will assist Municipal Districts and Counties to incorporate emergency carcass disposal provisions into their existing municipal emergency plans (MEPs) and promote regular reviews and revisions.

OVERVIEW OF RESPONSIBILITIES

The need for emergency livestock carcass disposal may result from a number of different situations. The cooperation of many levels of government and industry organizations may be required to safely and effectively dispose of large numbers of carcasses in a relatively short period of time.

Table 1 briefly outlines the responsibilities of individual producers and levels of government depending on the reason for mortality and the numbers of carcasses involved.

Table 1. Summary of Responsibilities for the Management of Emergency Carcass Disposal

| |
|---|
| Shared Responsibility <ul style="list-style-type: none"> • Planning for and responding to an emergency carcass disposal situation is the responsibility of all levels of government and the livestock industry. Stakeholders must work collectively to minimize the risk to public health, animal health and the environment. |
| Local Livestock Producers and Industry Stakeholders <ul style="list-style-type: none"> • Individual producers are responsible for the management of day-to-day livestock mortalities. They may also be asked to work with various levels of government in the event of an emergency carcass disposal situation. |
| Municipal Districts and Counties <ul style="list-style-type: none"> • Prudent planning by Municipal Districts and Counties would suggest the development of plans for emergency carcass disposal, whether caused by natural disasters, accidents or disease outbreaks (both non-reportable and reportable). |
| Provincial Government <ul style="list-style-type: none"> • The Government of Alberta will provide support to Municipal Districts and Counties for development of emergency carcass disposal plans and will assist in the response for carcass disposal emergencies if the situation is unmanageable for the affected Municipal District or County. • If animal deaths result from a natural disaster, the appropriate government department(s) will direct carcass disposal with support from the affected municipal authorities. • If animal deaths occur due to a provincially reportable disease, Alberta Agriculture and Rural Development (AARD) will direct carcass disposal with support from the appropriate municipal authorities. |
| Federal Government <ul style="list-style-type: none"> • In the situation where the disposal emergency is due to a foreign animal disease, the federal government, through the Canadian Food Inspection Agency (CFIA), will initiate and lead the carcass disposal response. The CFIA will supply the financial and manpower assistance required to manage the situation with support from provincial government departments, if necessary, by means of the Foreign Animal Disease Emergency Support (FADES) plan. The CFIA will also make decisions about how to dispose of the carcasses in the safest way possible through methods such as burial, burning or composting. These decisions will be consistent with provincial disposal legislation. |

The type of emergency event that occurs will determine the level of government responsible and primary legislative authorities or mandates to follow in an emergency carcass disposal situation (Figure 1). Please review Appendix A for an overview of the federal and provincial government legislation that may be used in a carcass disposal emergency.

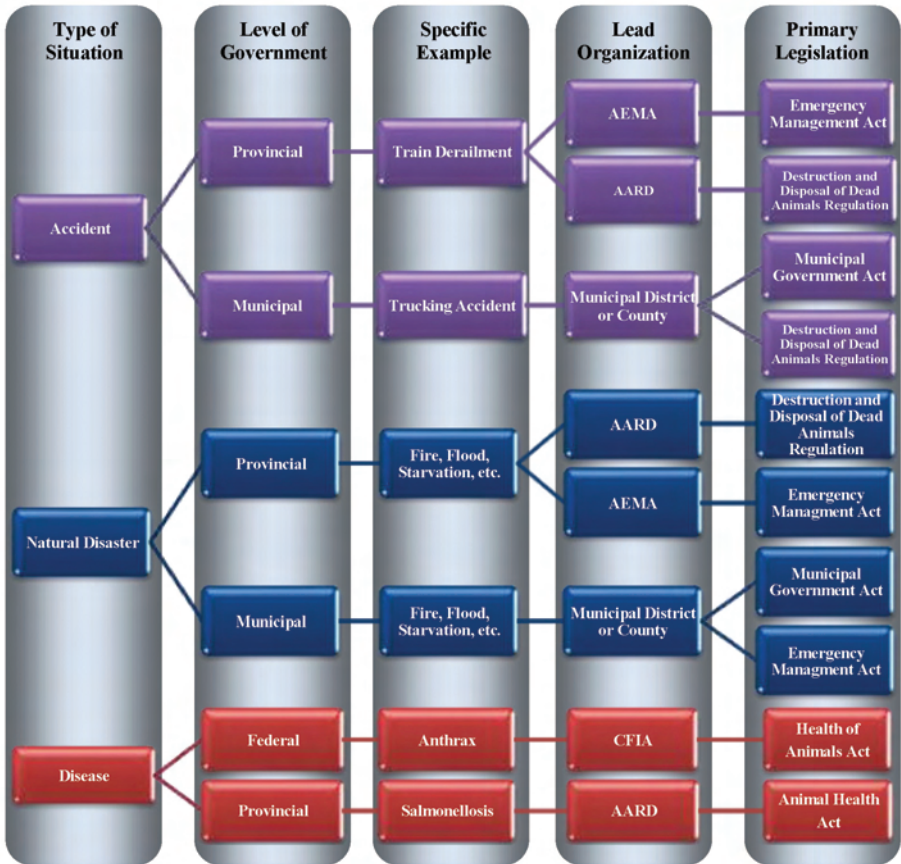
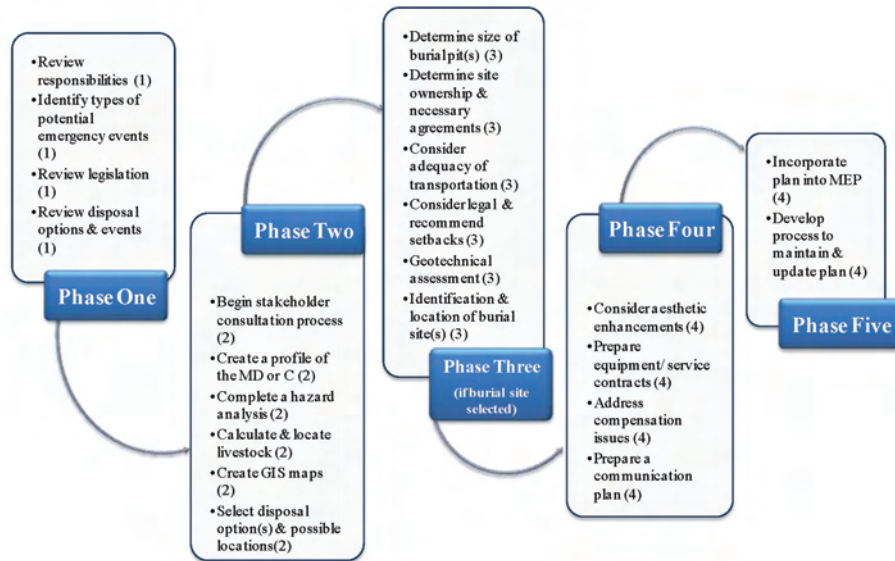


Figure 1. Potential Emergency Carcass Disposal Situation, Level of Government Responsible and Legislative Authority Involved

TASKS AND ANTICIPATED TIMELINE REQUIRED

The timeline for developing an emergency carcass disposal plan (including site selection) depends on the circumstances of the individual Municipal District and County. It is estimated that four to six months of focussed effort is required. Figure 2 provides a suggested planning sequence and how the tasks would be structured.



*Note: () = Chapter Number

Figure 2. Suggested Tasks for Developing an Emergency Carcass Disposal Plan (including site selection)

Agenda Item: ASB – g) Emergency Carcass Disposal Site

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: ASB – h)

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: ASB – i)

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: ASB – j)

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Public Works

2010 GOALS AND OBJECTIVES

PUBLIC WORKS:

- a) Goals and Objectives 2010:
 - a. Bridge & Culvert Repairs & Maintenance Program
 - b. Continue with Sign Program
 - c. Training of Employees
 - d. Implementing the Safety Program
 - e. Maintenance and location of Waste Sites
 - f. Continue Maintenance Program of M.D. Equipment & Vehicle
- b) Cement Crushing (Attachment)
- c) Paving in front of Salt Shed - \$10,000 (Discussion)
- d) Office/Shop Renovations (Discussion)
- e) Letter prior to projects (Discussion)
- f) Stop Signs vs. Yield Signs (Discussion)
- g) Salt and Sand Mixing for 2010 (Discussion)
- h) Water Truck
- i)
- j)
- k)

Capital Purchases Planned for 2010:

| Public Works | Net Cost | Trade-ins | Net Cost |
|--------------------------------|-----------------------|-----------------------|-----------------------|
| 2 Scrapers (Feb 25, 2010) | \$1,300,000.00 | -\$ 280,000.00 | \$ 1,020,000.00 |
| Fleet truck 4X4 Crew Cab | \$45,000.00 | | \$45,000.00 |
| Tridem Truck (No. 042) | \$140,000.00 | -\$ 50,000.00 | \$ 90,000.00 |
| Tridem Trailer | \$55,000.00 | -\$ 10,000.00 | \$45,000.00 |
| Above Truck rigged for Sanding | \$120,000.00 | | \$120,000.00 |
| Edgerton Salt Shed & Fencing | \$100,000.00 | | \$100,000.00 |
| Loader | \$235,000.00 | | \$235,000.00 |
| Booster | \$30,000.00 | | \$30,000.00 |
| 2 CS563 Packer | \$370,000.00 | | \$370,000.00 |
| 2 Divisional Graders | \$676,550.00 | -\$ 250,000.00 | \$426,550.00 |
| Oiling Grader | \$380,142.00 | -\$ 140,000.00 | \$240,142.00 |
| Oil Tank/Containment | \$30,000.00 | | \$30,000.00 |
| Subtotal | \$3,481,692.00 | -\$ 730,000.00 | \$2,751,692.00 |

4/19/2009

Copper Stone Crushing

Exclusions:

- Re-handling of stockpiled material
- Loading of stockpiled material
- Disposal of re-bar
- Processing of re-bar
- Testing of material
- Quality of material provided in stockpile to be processed
- Road bans
- Erosion control
- Dust control
- Permits / Licenses
- Bonding
- G.S.T

If you have any questions or concerns regarding this quotation please don't hesitate to contact the undersigned.

Regards,



Nick McNiven, Superintendent
Copper Stone Crushing
(403) 720-7628 (Office)
(403) 217-0233 (fax)
(403) 888-4056 (mobile)
nmcniven@copperstone.ca

Agenda Item: Public Works – b) Cement Crushing

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Public Works – c) Paving in front of Salt Shed - \$10,000

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Public Works – d) Office Shop Renovations

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Public Works – e) Letter Prior to Projects

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Public Works – f) Stop Signs vs. Yield Signs

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Public Works – g) Salt and Sand Mixing for 2010

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Public Works – h) Water Truck

Discussion:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on its right side, suggesting it's resting on a surface.

Action Required: ☐ Motion ☐ Policy ☐ Other

[illegible]

Agenda Item: Public Works – i)

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Public Works – j)

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Transportation

2010 GOALS AND OBJECTIVES

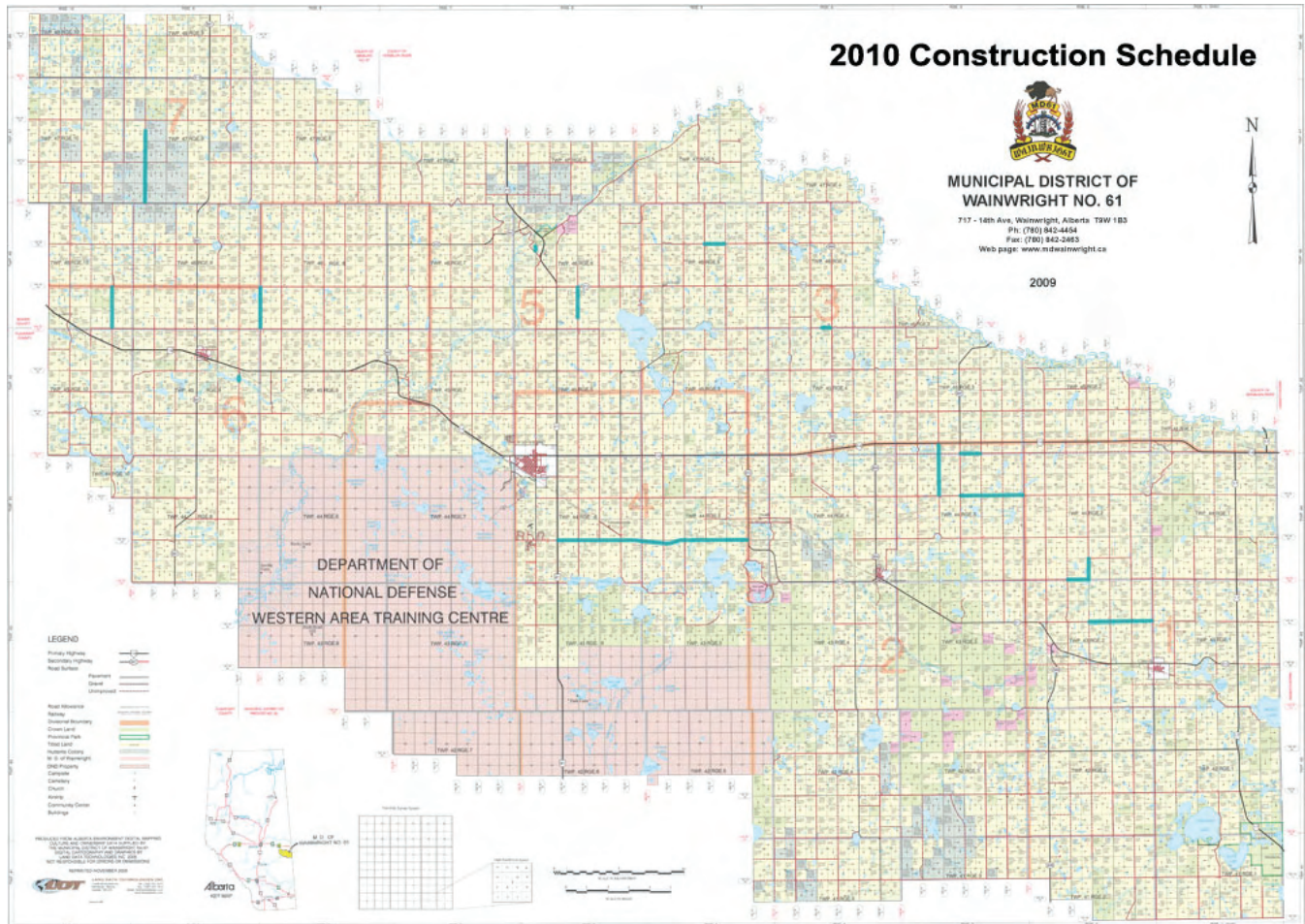
TRANSPORTATION:

- a) Goals and objectives 2010:
 - a. Construction – to complete construction as per the 2010 Construction Map
 - b. Continue to improve and implement the oiling program
 - c. Special projects approved by Council
 - d. Gravel Crushing
 - e. Continue working with Development on reclamation of gravel pits and permits for new pits
 - f. Training of Employees
 - g. Implementing the Safety Program
- b) Construction Planning and Map for proposed projects in 2010/11/12 (Attachment)
- c) New procedure for road oiling (Discussion)
- d) Road Oiling Map for 2010 (Attachment)
- e) Borrow Pit (Attachment)
- f) Birtles Borrow Pit (Attachment)
- g) Shoulder Reconstruction (Video & Discussion)
- h) Tondu Road Allowance Gravel Crush

Capital Purchases Planned for 2010:

Under Public Works

Transportation – b) Construction Planning and Map for Proposed Projects in 2010, 2011 and 2012



Agenda Item: Transportation – b) Construction Planning and Map for Proposed Projects in 2010/11/12

Discussion:

[illegible]

Action Required: ☐ Motion ☐ Policy ☐ Other

[illegible]

Transportation – c) New Procedure for Road Oiling

OILING PROJECT

Doing the Terracem ourselves on one mile:

- Terracem per mile \$72,000
- Seal per mile \$12,700
- Chip seal per mile \$34,500
- M.D. Forces - \$28,000
- Total \$147,200

Compared to Kowal Construction:

- Per mile \$184,800

It would take no more than 1 week per mile. The oiling crew has about 22 weeks a season.

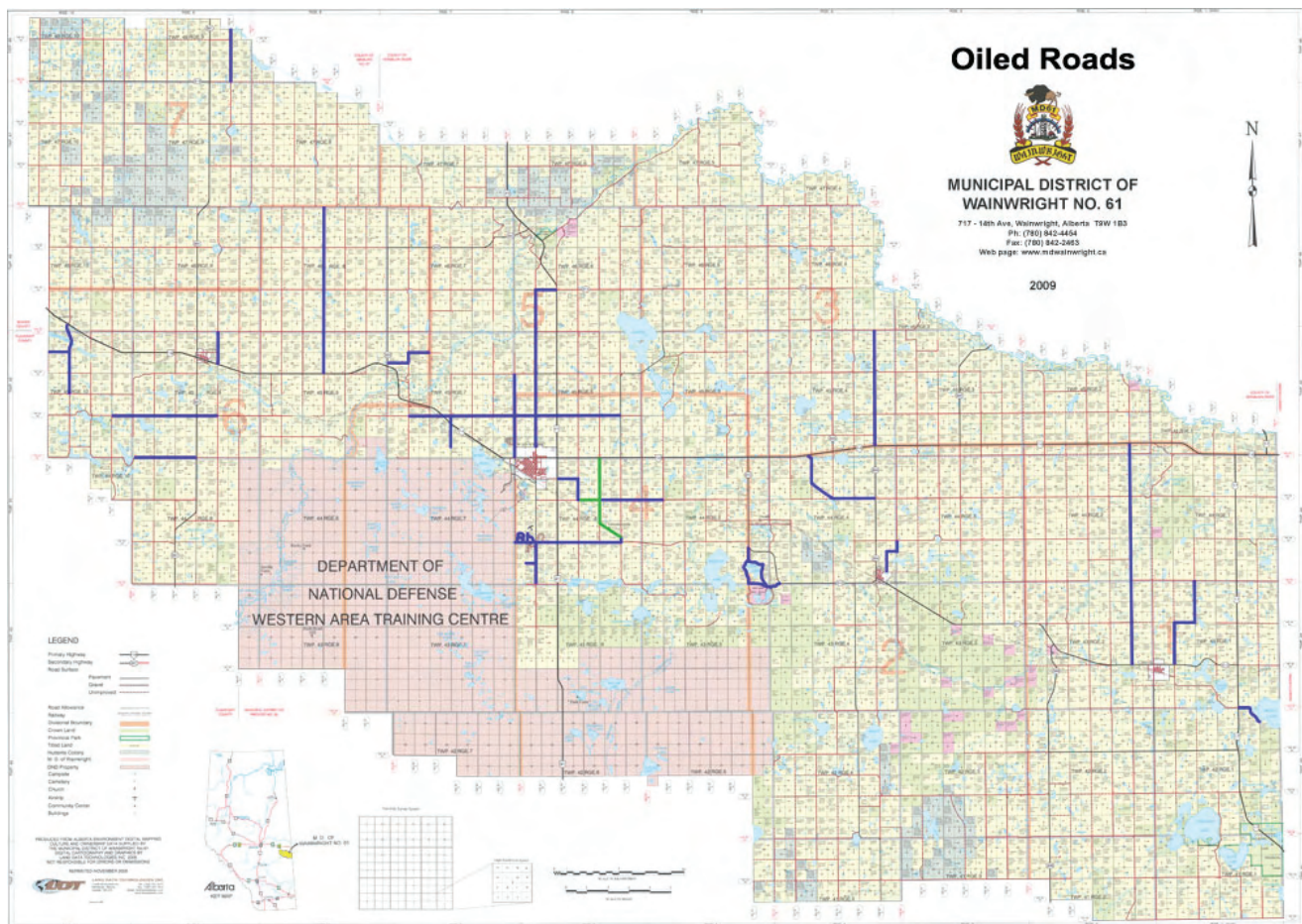
Discussion on road bans with regard to the Terracem.

Agenda Item: Transportation – c) New Procedure for Road Oiling

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Transportation – d) Road Oiling Plan for 2010



Agenda Item: Transportation – d) Road Oiling Plan for 2010

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Transportation – e) Borrow Pits

Stripping & Reclamation of Borrow Pits

Stripping of Borrow Areas

Care is to be taken to ensure there is no mixing of top soil with subsoil. Same care is to be taken when stripping subsoil so there will be no mixing of fill material with subsoil. All subsoil will be stockpiled; absolutely no subsoil will be hauled away from borrow areas.

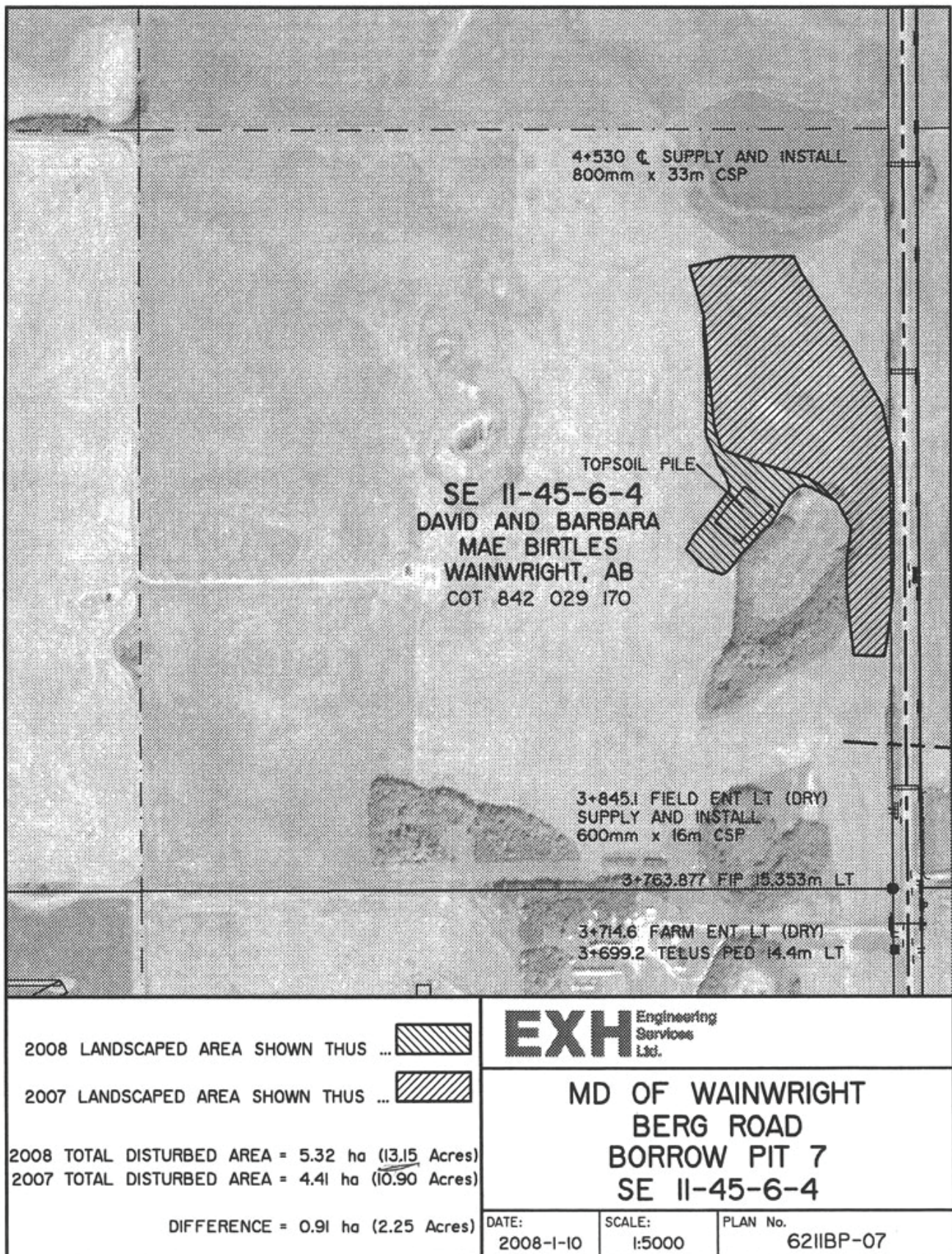
Reclamation of Borrow Areas

Borrow area is to be contoured to look as natural as possible, with no slopes steeper than 6-to-1. Area to be ripped in a cross directional pattern to a minimum depth of 8 decimeters and re-levelled before the addition of subsoil. Subsoil is to be replaced and leveled before the addition of top soil. All leveling and contouring to be done with low ground pressure equipment.

Agenda Item: Transportation – e) Borrow Pits

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other



Agenda Item: Transportation – f) Birtles Borrow Pit

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Transportation – g) Shoulder Reconstruction

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Transportation – h) Tondu Road Allowance Gravel Crush

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Transportation – i)

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Transportation – j)

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Development

2010 GOALS AND OBJECTIVES

DEVELOPMENT:

- a) Goals and objectives for 2010
 - a. Continue ongoing cross-training
 - b. Ongoing review of the subdivision and development activities
 - c. Continue gravel pit monitoring and reclamation program as per policy and list of priorities
 - d. Continue with a progressive development plan for new and expanding gravel pits
 - e. Update and streamline any processes that need improved from prior year's goals
 - f. Annual newsletter for Clear Lake residents
 - g. Continued communication with Public Lands to monitor lakeshore development at Clear Lake
 - h. Continued communications between departments
- b) Streamline the Road Widening/Pipeline Crossing process (Discussion)
- c) Review Procedure & Standards Manual – Multi-lot subdivisions (Discussion)
- d) Reclamation of Gravel Pits (Attachment)

Agenda Item: Development – b) Streamline the Road Widening/Pipeline Crossing Process

Discussion:

[illegible]

Action Required: ☐ Motion ☐ Policy ☐ Other

[illegible]

Agenda Item: Development – c) Review Procedure & Standards Manual – Multi-Lot Subdivisions

Discussion:

[illegible]

Action Required: ☐ Motion ☐ Policy ☐ Other

[illegible]

Development – d) Reclamation of Gravel Pits

Gravel Pits That Need Reclamation Certificate

- Huard – NE 30-46-6 W4
- McNalley – NW 27-42-1 W4
- Olson – NW 34-41-1 W4
- Raasok – NW 20-45-9 W4
- Skinner – NE 9-42-1 W4

Agenda Item: Development – d) Reclamation of Gravel Pits

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Development – e)

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Development – f)

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Recreation

2010 GOALS AND OBJECTIVES

RECREATION:

- a) Goals and Objectives 2010:
 - a. Carts Riverdale (2)
 - b. Utility mower
 - c. Renovations Riverdale/Arm Lake (continuation from 2009)
 - d. Swing Arm Lake
 - e. Outhouses Riverdale
- b) Options for Riverdale Mini Park Operations (Attachment)
- c) Salt Lake Sun Shower (Discussion)
- d) Clear Lake Boat Launch (Discussion)
- e) Trail System Clear Lake (Discussion)
- f) Trestle Site Layout (Discussion)
- g)
- h)
- i)
- j)

Capital Purchases Planned for 2010:

| Parks & Recreation | Net Cost |
|-------------------------------|---------------------|
| Utility Mower | \$20,000.00 |
| 2 - Golf Carts | \$10,000.00 |
| Reno Arm Lake & Riverdale | \$140,000.00 |
| | |
| | \$170,000.00 |
| | |
| | |
| | |

Recreation – b) Options for Riverdale Mini Park Operations

Riverdale Mini Park Operations

RECOMMENDATIONS:

- #1 - Trailer to be removed and sold and the area turned into full service.
- #2 – Extend Hours on the weekend for the clubhouse
- #3 – All prices for memberships & camping remain the same for the 2010 season
- #4 – Open access to showers
- #5 – We would like to try Option 1 for the 2010 season

Option 1: Contract the kitchen out for a fee and hire the balance of employees as follows:

- Supervisor for the golfing & camping registration with (4?) helpers
- Campground Caretaker
- Greenskeeper with (2) students
- Security Person or Company?

*Supervisors duties would include scheduling and reporting to Preston.

Questions to discuss: What rental cost for the kitchen? _____

Option 2: Hire an employee as Supervisor to run all aspects of the park: (i.e. Kitchen, camping, maintenance, security etc.)

Agenda Item: Recreation – b) Options for Riverdale Mini Park Operations

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Recreation – c) Salt Lake Sun Shower

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Recreation – d) Clear Lake Boat Launch

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Recreation – e) Trail System Clear Lake

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Recreation – f) Trestle Site Layout

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Recreation – g)

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Recreation – h)

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Agenda Item: Recreation – i)

Discussion:

Action Required: ☐ Motion ☐ Policy ☐ Other

Safety & Utilities

2010 GOALS AND OBJECTIVES

SAFETY & UTILITIES:

- a) Goals and objectives 2010:
 - a. Continue training of employees and promotion of safe and healthy working environment.
 - b. Reclaim unused water well Fabyan and Greenshields (\$5,500)
- b) Greenshields Lift Station (Discussion)
- c) Expand Water Sources in Fabyan (Discussion)
- d)
- e)
- f)
- g)

Purchases Planned for 2010:

| Safety | Net Cost |
|--------------------------------|-----------------------------|
| Fabyan Water Well | \$ 12,000.00 |
| Pipeline For New Well | \$ 10,000.00 |
| Confined Space Entry Equipment | \$ 6,500.00 |
| Lagoon | \$ 600,000.00 |
| | <u>\$ 628,500.00</u> |

Agenda Item: Safety & Utilities – b) Greenshields Lift Station

Discussion:

[illegible]

Action Required: ☐ Motion ☐ Policy ☐ Other

[illegible]

Agenda Item: Safety & Utilities – c) Expand Water Sources in Fabyan

Discussion:

[illegible]

Action Required: ☐ Motion ☐ Policy ☐ Other

[illegible]

Agenda Item: Safety & Utilities – d)

Discussion:

[illegible]

Action Required: ☐ Motion ☐ Policy ☐ Other

[illegible]

Agenda Item: Safety & Utilities – e)

Discussion:

[illegible]

Action Required: ☐ Motion ☐ Policy ☐ Other

[illegible]

Agenda Item: Safety & Utilities – f)

Discussion:

[illegible]

Action Required: ☐ Motion ☐ Policy ☐ Other

[illegible]

Preliminary Budget – Review

Live



Goals and Objectives 2011 - 2014

Administration

2011 Goals and Objectives

ADMINISTRATION:

1. Computers (2)
2. Server & Operating System
3. Replace Carpet in Administration Building
4. Laptops – Council (7)
- 5.
- 6.
- 7.
- 8.

Capital Purchases Planned for 2011:

| Administration | Net Cost |
|---------------------------|----------------------------|
| Server & Operating System | \$ 20,000.00 |
| Carpet | \$ 10,000.00 |
| Laptops | \$ 10,500.00 |
| Total | <u><u>\$ 40,500.00</u></u> |

Administration

2012 Goals and Objectives

ADMINISTRATION:

1. AS400 System
2. Computers (2)
3. Desk & Shelf – Reeve Office
4. Council Table & Chairs
- 5.
- 6.
- 7.
- 8.

Capital Purchases Planned for 2012:

| Administration | Net Cost |
|------------------------|----------------------------|
| AS400 System | \$ 15,000.00 |
| Desk & Shelf | \$ 5,000.00 |
| Council Table & Chairs | \$ 10,000.00 |
| Total | <u><u>\$ 30,000.00</u></u> |

Administration **2013 Goals and Objectives**

ADMINISTRATION:

1. Computers (2)
- 2.
- 3.
- 4.
- 5.

Capital Purchases Planned for 2013:

| Administration | Net Cost |
|---------------------------------|----------------------------|
| Administration Building - Paint | \$ 15,000.00 |
| Total | <u><u>\$ 15,000.00</u></u> |

Administration **2014 Goals and Objectives**

ADMINISTRATION:

- 1.
- 2.
- 3.
- 4.
- 5.

Capital Purchases Planned for 2014:

| Administration | Net Cost |
|-----------------------|--------------------|
| Total | <u><u>\$ -</u></u> |

Environmental 2011 GOALS AND OBJECTIVES

ENVIRONMENTAL:

- 1.
- 2.
- 3.
- 4.
- 5.

Capital Purchases Planned for 2011:

| Environmental | Net Cost |
|---------------|----------|
|---------------|----------|

| | |
|-------|------|
| Total | \$ - |
|-------|------|

Environmental 2012 GOALS AND OBJECTIVES

ENVIRONMENTAL:

1. Purchase of Waste Disposal Bins
- 2.
- 3.
- 4.
- 5.

Capital Purchases Planned for 2012:

| Environmental | Net Cost |
|---------------|----------|
|---------------|----------|

| | |
|---------------------|--------------|
| Waste Disposal Bins | \$ 75,000.00 |
|---------------------|--------------|

| | |
|-------|--------------|
| Total | \$ 75,000.00 |
|-------|--------------|

Environmental 2013 GOALS AND OBJECTIVES

ENVIRONMENTAL:

- 1.
- 2.
- 3.
- 4.
- 5.

Capital Purchases Planned for 2013:

| Environmental | Net Cost |
|---------------|----------|
|---------------|----------|

| | |
|-------|------|
| Total | \$ - |
|-------|------|

Environmental 2014 GOALS AND OBJECTIVES

ENVIRONMENTAL:

- 1.
- 2.
- 3.
- 4.
- 5.

Capital Purchases Planned for 2014:

| Environmental | Net Cost |
|---------------|----------|
|---------------|----------|

| | |
|-------|------|
| Total | \$ - |
|-------|------|

Protective Services 2011 GOALS AND OBJECTIVES

PROTECTIVE SERVICES:

- 1.
- 2.
- 3.
- 4.
- 5.

Capital Purchases Planned for 2011:

| Protective Services | Net Cost |
|---------------------|----------|
|---------------------|----------|

| | |
|-------|------|
| Total | \$ - |
|-------|------|

Protective Services 2012 GOALS AND OBJECTIVES

PROTECTIVE SERVICES:

- 1.
- 2.
- 3.
- 4.
- 5.

Capital Purchases Planned for 2012:

| Protective Services | Net Cost |
|---------------------|----------|
|---------------------|----------|

| | |
|-------|------|
| Total | \$ - |
|-------|------|

Protective Services 2013 GOALS AND OBJECTIVES

PROTECTIVE SERVICES:

- 1.
- 2.
- 3.
- 4.
- 5.

Capital Purchases Planned for 2013:

| Protective Services | Net Cost |
|---------------------|----------|
|---------------------|----------|

| | |
|-------|------|
| Total | \$ - |
|-------|------|

Protective Services 2014 GOALS AND OBJECTIVES

PROTECTIVE SERVICES:

- 1.
- 2.
- 3.
- 4.
- 5.

Capital Purchases Planned for 2014:

| Protective Services | Net Cost |
|---------------------|----------|
|---------------------|----------|

| | |
|-------|------|
| Total | \$ - |
|-------|------|

Agricultural Service Board **2011 GOALS AND OBJECTIVES**

AGRICULTURAL SERVICE BOARD:

- a. Goals and objectives for 2011
 - i. Review ASB Business Plan. (Yearly)
 - ii. Complete general roadside spraying program as designated on grid maps.
 - iii. Complete brush spraying as per areas designated on brushing map.
 - iv. Continue to implement new areas of focus and programs as approved by the Agricultural Service Board and Council.
 - v. Maintain adequate training and educational opportunities for all employees as required to effectively maintain our quality of service and safety training requirements.
 - vi. Work with Council, Administration, Development, Public Works and Safety and Utilities departments in joint project areas.
 - vii. Evaluate with Council and ASB the proposed AESA replacement program.
 - viii. Maintain an active involvement in the AAAF, IVMAA and any other associations or groups that have direct relationships and benefits to our programs.
 - ix.
 - x.

CAPITAL PURCHASES PLANNED FOR 2011:

| Agricultural Service Board | Net Cost |
|-----------------------------------|----------------------------|
| ASB Truck Replacement | \$ 55,000.00 |
| Tree Planter | \$ 10,000.00 |
| Total | <u><u>\$ 65,000.00</u></u> |

Agricultural Service Board **2012 GOALS AND OBJECTIVES**

AGRICULTURAL SERVICE BOARD:

- a. Goals and objectives for 2012
 - i. Review ASB Business Plan. (Yearly)
 - ii. Complete general roadside spraying program as designated on grid maps.
 - iii. Complete brush spraying as per areas designated on brushing map.
 - iv. Continue to implement new areas of focus and programs as approved by the Agricultural Service Board and Council.
 - v. Maintain adequate training and educational opportunities for all employees as required to effectively maintain our quality of service and safety training requirements.
 - vi. Work with Council, Administration, Development, Public Works and Safety and Utilities departments in joint project areas.
 - vii. Maintain an active involvement in the AAAF, IVMAA and any other associations or groups that have direct relationships and benefits to our programs.
 - viii.
 - ix.

ASB CAPITAL PURCHASES PLANNED FOR 2012:

| Agricultural Service Board | Net Cost |
|-----------------------------------|-----------------------------|
| ASB Truck Replacement (2) | \$ 110,000.00 |
| Total | <u><u>\$ 110,000.00</u></u> |

Agricultural Service Board **2013 GOALS AND OBJECTIVES**

AGRICULTURAL SERVICE BOARD:

- a. Goals and objectives for 2013
 - i. Review ASB Business Plan. (Yearly)
 - ii. Complete general roadside spraying program as designated on grid maps.
 - iii. Complete brush spraying as per areas designated on brushing map.
 - iv. Continue to implement new areas of focus and programs as approved by the Agricultural Service Board and Council.
 - v. Maintain adequate training and educational opportunities for all employees as required to effectively maintain our quality of service and safety training requirements.
 - vi. Work with Council, Administration, Development, Public Works and Safety and Utilities departments in joint project areas.
 - vii. Maintain an active involvement in the AAAF, IVMAA and any other associations or groups that have direct relationships and benefits to our programs.
 - viii.
 - ix.

ASB CAPITAL PURCHASES PLANNED FOR 2013:

| Agricultural Service Board | Net Cost |
|-----------------------------------|----------------------------|
| ASB Truck Replacement | \$ 55,000.00 |
| Total | <u><u>\$ 55,000.00</u></u> |

Agricultural Service Board **2014 GOALS AND OBJECTIVES**

AGRICULTURAL SERVICE BOARD:

- a. Goals and objectives for 2014
 - i. Review ASB Business Plan. (Yearly)
 - ii. Complete general roadside spraying program as designated on grid maps.
 - iii. Complete brush spraying as per areas designated on brushing map.
 - iv. Continue to implement new areas of focus and programs as approved by the Agricultural Service Board and Council.
 - v. Maintain adequate training and educational opportunities for all employees as required to effectively maintain our quality of service and safety training requirements.
 - vi. Work with Council, Administration, Development, Public Works and Safety and Utilities departments in joint project areas.
 - vii. Maintain an active involvement in the AAAF, IVMAA and any other associations or groups that have direct relationships and benefits to our programs.
 - viii.
 - ix.

ASB CAPITAL PURCHASES PLANNED FOR 2014:

| Agricultural Service Board | Net Cost |
|----------------------------|--|
| Total | <div style="border-top: 1px solid black; border-bottom: 3px double black; padding: 2px 10px;">\$ -</div> |

Public Works

2011 GOALS AND OBJECTIVES

PUBLIC WORKS:

- a) Goals and Objectives 2011:
- i. Provision for Salt Storage in Chauvin
 - ii. Consider Major Upgrades to Chauvin Shop or replacement
 - iii. Bridge & Culvert Repairs & Maintenance Program
 - iv. Continue with Sign Program
 - v. Training of Employees
 - vi. Implementing the Safety Program
 - vii. Maintenance and location of Waste Sites
 - viii. Continue Maintenance Program of M.D. Equipment & Vehicle
 - ix.
 - x.

Capital Purchases Planned for 2011:

| Public Works | Net Cost |
|---|-------------------------------|
| Welding Bay Addition | \$ 100,000.00 |
| Fuel Tanks in yard | \$ 100,000.00 |
| Wash Bay Addition | \$ 100,000.00 |
| 3 Division Graders (Aug 23, 2011) (Div. 2, 3 & 6) | \$ 450,000.00 |
| 2 14H Graders (April 15, 2011) | \$ 500,000.00 |
| 2 Scrapers (March 30, 2011) | \$ 1,000,000.00 |
| Tandem Truck (No. 061) | \$ 150,000.00 |
| Chauvin Shop Upgrades or replacement | \$ 400,000.00 |
| Chauvin Salt Shed | \$ 100,000.00 |
| Front-mount Mower with Bagger System | \$ 25,000.00 |
| Single Axle Truck | \$ 75,000.00 |
| Flat Deck Picker and winch | \$ 50,000.00 |
| CS563 Packer (May 10,2010) | \$ 80,000.00 |
| 815F Packer (May 4,2010) | \$ 80,000.00 |
| IT 28G Loader | \$ 200,000.00 |
| 7710 John Deer Tracker | \$ 100,000.00 |
| | <u>\$ 3,510,000.00</u> |

Public Works

2012 GOALS AND OBJECTIVES

PUBLIC WORKS:

- a) Goals and Objectives 2012:
- i. Consider Major Upgrades to Irma Shop or replacement
 - ii. Bridge & Culvert Repairs & Maintenance Program
 - iii. Continue with Sign Program
 - iv. Training of Employees
 - v. Implementing the Safety Program
 - vi. Maintenance and location of Waste Sites
 - vii. Continue Maintenance Program of M.D. Equipment & Vehicle
 - viii.
 - ix.

Capital Purchases Planned for 2012:

| Public Works | Net Cost |
|-------------------------|-----------------------------------|
| RM 500 Reclaimer | \$400,000.00 |
| Irma Shop Upgrades | \$400,000.00 |
| 961T 16' Lowboy Trailer | \$50,000.00 |
| 4X4 Crew Cab | \$60,000.00 |
| Subtotal | <u><u>\$910,000.00</u></u> |

Public Works

2013 GOALS AND OBJECTIVES

PUBLIC WORKS:

- a) Goals and Objectives 2013:
- i. Consider Major Upgrades to Edgerton Shop or replacement
 - ii. Bridge & Culvert Repairs & Maintenance Program
 - iii. Continue with Sign Program
 - iv. Training of Employees
 - v. Implementing the Safety Program
 - vi. Maintenance and location of Waste Sites
 - vii. Continue Maintenance Program of M.D. Equipment & Vehicle
 - viii.
 - ix.

Capital Purchases Planned for 2013:

| Public Works | Net Cost |
|---------------------------------------|------------------------------|
| 140M Graders (March 21, 2013) | \$250,000.00 |
| 14M Grader (June 17, 2013) | \$400,000.00 |
| 2 – D7R's (June 20, 2013) | \$1,000,000.00 |
| 4x4 Crew Cab | \$60,000.00 |
| Edgerton Shop Upgrades or Replacement | \$400,000.00 |
| 2 – Scrapers (May 27, 2013) | \$1,200,000.00 |
| 590SM Backhoe (Aug 28, 2013) | \$100,000.00 |
| | <u>\$3,410,000.00</u> |

Public Works

2014 GOALS AND OBJECTIVES

PUBLIC WORKS:

- a) Goals and Objectives 2014:
- i. Bridge & Culvert Repairs & Maintenance Program
 - ii. Continue with Sign Program
 - iii. Training of Employees
 - iv. Implementing the Safety Program
 - v. Maintenance and location of Waste Sites
 - vi. Continue Maintenance Program of M.D. Equipment & Vehicle

Capital Purchases Planned for 2014:

| Public Works | Net Cost |
|------------------------------------|------------------------------|
| 2 Scrapers (June 10/14 & Aug 7/14) | \$1,500,000.00 |
| 140M Grader (March 31/14) | \$250,000.00 |
| | <u>\$1,750,000.00</u> |

Development

2011 GOALS AND OBJECTIVES

DEVELOPMENT:

- a. Goals and objectives for 2011:
 - i. Continue ongoing cross-training
 - ii. Ongoing review of the Subdivision and Development activities
 - iii. Continue gravel pit monitoring and reclamation program as per policy and list of priorities.
 - iv. Continue with a progressive development plan for new and expanding gravel pits.
 - v. Update and streamline any processes that need improved from prior year's goals.
 - vi. Annual newsletter for Clear Lake residents.
 - vii. Continued communication with Public Lands to monitor lakeshore development at Clear Lake.
 - viii. Continued communication between departments.

Capital Purchases Planned for 2011:

| Development | Net Cost |
|-------------|----------|
| Total | \$ - |

Development

2012 GOALS AND OBJECTIVES

DEVELOPMENT:

- a. Goals and objectives for 2011:
 - i. Continue ongoing cross-training
 - ii. Ongoing review of the Subdivision and Development activities
 - iii. Continue gravel pit monitoring and reclamation program as per policy and list of priorities.
 - iv. Continue with a progressive development plan for new and expanding gravel pits.
 - v. Update and streamline any processes that need improved from prior year's goals.
 - vi. Annual newsletter for Clear Lake residents.
 - vii. Continued communication with Public Lands to monitor lakeshore development at Clear Lake.
 - viii. Continued communication between departments.

Capital Purchases Planned for 2012:

| Development | Net Cost |
|-------------|----------|
| Total | \$ - |

Development

2013 GOALS AND OBJECTIVES

DEVELOPMENT:

- a. Goals and objectives for 2011:
 - i. Continue ongoing cross-training
 - ii. Ongoing review of the Subdivision and Development activities
 - iii. Continue gravel pit monitoring and reclamation program as per policy and list of priorities.
 - iv. Continue with a progressive development plan for new and expanding gravel pits.
 - v. Update and streamline any processes that need improved from prior year's goals.
 - vi. Annual newsletter for Clear Lake residents.
 - vii. Continued communication with Public Lands to monitor lakeshore development at Clear Lake.
 - viii. Continued communication between departments.

Capital Purchases Planned for 2013:

| Development | Net Cost |
|-------------|----------|
| Total | \$ - |

Development

2014 GOALS AND OBJECTIVES

DEVELOPMENT:

- a. Goals and objectives for 2011:
 - i. Continue ongoing cross-training
 - ii. Ongoing review of the Subdivision and Development activities
 - iii. Continue gravel pit monitoring and reclamation program as per policy and list of priorities.
 - iv. Continue with a progressive development plan for new and expanding gravel pits.
 - v. Update and streamline any processes that need improved from prior year's goals.
 - vi. Annual newsletter for Clear Lake residents.
 - vii. Continued communication with Public Lands to monitor lakeshore development at Clear Lake.
 - viii. Continued communication between departments.

Capital Purchases Planned for 2014:

| Development | Net Cost |
|-------------|----------|
| Total | \$ - |

Recreation 2011 GOALS AND OBJECTIVES

RECREATION:

- a. Goals and objectives for 2011:
- i. Fairway Mower
 - ii. Utility Vehicle
 - iii. Golf Carts

Capital Purchases Planned for 2011:

| Recreation | Net Cost |
|-----------------|---------------------|
| Fairway Mower | \$ 40,000.00 |
| Utility Vehicle | \$ 10,000.00 |
| Golf Carts | \$ 10,000.00 |
| Total | <u>\$ 60,000.00</u> |

Recreation 2012 GOALS AND OBJECTIVES

RECREATION:

- a. Goals and objectives for 2012:
- i.
 - ii.
 - iii.

Capital Purchases Planned for 2012:

| Recreation | Net Cost |
|------------|-------------|
| Total | <u>\$ -</u> |

Recreation 2013 GOALS AND OBJECTIVES

RECREATION:

a. Goals and objectives for 2013:

- i.
- ii.
- iii.

Capital Purchases Planned for 2013:

| Recreation | Net Cost |
|------------|----------|
|------------|----------|

| | |
|-------|------|
| Total | \$ - |
|-------|------|

Recreation 2014 GOALS AND OBJECTIVES

RECREATION:

a. Goals and objectives for 2014:

- i.
- ii.
- iii.

Capital Purchases Planned for 2014:

| Recreation | Net Cost |
|------------|----------|
|------------|----------|

| | |
|-------|------|
| Total | \$ - |
|-------|------|

Safety/Utilities

2011 GOALS AND OBJECTIVES

SAFETY/UTILITIES:

- a. Goals and objectives for 2011:
- i. Continue training of employees and promotion of safe and healthy working environment.
 - ii. Service wells in Hamlets
 - iii. Clean and service water reservoirs (2)

Capital Purchases Planned for 2011:

| Safety/Utilities | Net Cost |
|------------------------------|---------------------|
| Service Wells | \$ 4,500.00 |
| Clean and Service Reservoirs | \$ 8,500.00 |
| Total | <u>\$ 13,000.00</u> |

Safety/Utilities

2012 GOALS AND OBJECTIVES

SAFETY/UTILITIES:

- a. Goals and objectives for 2012:
- i. Continue training of employees and promotion of safe and healthy working environment.
 - ii. SCADA – Supervisory Control and Data Acquisition for Fabyan and Greenshields – Monitor I.C.E. Program

Capital Purchases Planned for 2012:

| Safety/Utilities | Net Cost |
|-------------------------|-----------------|
| Total | <u>\$ -</u> |

Safety/Utilities

2013 GOALS AND OBJECTIVES

SAFETY/UTILITIES:

a. Goals and objectives for 2013:

- i.
- ii.
- iii.

Capital Purchases Planned for 2013:

| Safety/Utilities | Net Cost |
|------------------|----------|
|------------------|----------|

| | |
|-------|------|
| Total | \$ - |
|-------|------|

Safety/Utilities

2014 GOALS AND OBJECTIVES

SAFETY/UTILITIES:

b. Goals and objectives for 2014:

- i.
- ii.
- iii.

Capital Purchases Planned for 2014:

| Safety/Utilities | Net Cost |
|------------------|----------|
|------------------|----------|

| | |
|-------|------|
| Total | \$ - |
|-------|------|

**Clear Lake
Draft Area Structure Plan
2009**

Bylaw No 1475

M.D. of Wainwright No. 61

March 17, 2009

**M.D. OF WAINWRIGHT NO 61
CLEAR LAKE
AREA STRUCTURE PLAN
2009
BYLAW NO 1475**

WHEREAS

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

WHEREAS

the Council of M.D. of Wainwright No. 61 deems it desirable to adopt a new Area Structure Plan for the Clear Lake area;

NOW THEREFORE the Council of M.D. of Wainwright No. 61, duly assembled enacts as follows:

1. THAT the Clear Lake Area Structure Plan – 2009, being Schedule "A" attached hereto, is hereby adopted.

READ A FIRST TIME this 20 day of January, 2009.

PUBLIC HEARING HELD this 17 day of February, 2009.

READ A SECOND TIME this 21 day of April, 2009.

READ A THIRD TIME and finally passed by Council this 21 day of April, 2009.

REEVE

M.D. MANAGER

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1.0 Introduction, Goals, Management Principles

1.1 Introduction & Purpose

Settlement for recreational purposes first occurred adjacent to Clear Lake in the 1920s and continued until the 1970s, during which time approximately 135 “interests in land” were established around the Lake. The development at Clear Lake occurred many years before planning and development controls were applied in the Municipal District of Wainwright No. 61 (the MD), and, as a result, residences were constructed without development permits and situated very close to the Lake and to each other.

In 1976, a proposal came before the MD and Alberta Municipal Affairs to create several “block” titles encompassing the lakeshore cottage development. Initially refused by Alberta Municipal Affairs and the MD, the proposal was appealed to the Provincial Planning Board and ultimately approved on condition that public reserves be dedicated, that there be no further development of the blocks nor any more dwellings, and that any improvements to existing development be effected only upon receipt of a development permit from the MD. In the early 2000s the policies in the MD’s Municipal Development Plan and Land Use Bylaw were amended to support the subdivision of the “block” titles into individual lots. However, the Province’s *de facto* moratorium on development adjacent to Clear Lake remained unchanged.

In 2008, in response to increasing development pressure on the agricultural land set back from Clear Lake, the Municipal District of Wainwright No. 61 began work on an Area Structure Plan (ASP) for the Clear Lake area. During the past two decades much has changed in terms of the demographic make-up and the physical and social environments of the MD and the Province as a whole, as well as environmental best practices. The purpose of the ASP development exercise was to assess those changes and their impact on both Clear Lake and the surrounding area, and to establish a vision to guide development in the Clear Lake area by way of an Area Structure Plan.

The result of the Area Structure Plan development study was this Area Structure Plan (ASP) for the Lake that outlines specific policy recommendations and management principals for land use and development in the Clear Lake area.

The first phase of the ASP development process involved gathering detailed information on various aspects of Clear Lake and the Clear Lake area, including land use and development, infrastructure, physical environment, and planning issues and community concerns. This information is contained in the 2008 Clear Lake Background Report. Although the Background Report included the northern portion of Arm Lake in the Study Area, the main purpose of the Area Structure Plan exercise was to develop policy relating to the area in the immediate vicinity of Clear Lake. Consequently, the northern portion of Arm Lake was eliminated from the Area Structure Plan area and Future Land Use Concept (**Map 1**).

The second phase of the process involved the preparation of this Area Structure Plan for Clear Lake. The purpose of this Area Structure Plan can be described as follows:

1. To establish plan goals and land use management principles outlining a vision for the pattern of development around Clear Lake.
2. To provide land use planning policies in the form of text and maps to promote and achieve the plan goals and land use management principles established for Clear Lake.
3. To establish a future development pattern for Clear Lake and the land surrounding it.

The MD of Wainwright No. 61 recognizes that it has a key role to play in directing the responsible management of the Clear Lake area. The MD of Wainwright No. 61 Council can effectively guide the best and efficient use of Clear Lake through the preparation and implementation of this Area Structure Plan.

1.2 Lake Capacity

It has historically been believed that a lake can have a number of different development capacities, such as biophysical, recreational, socio-perceptual, and economic. That was, in part, the basis of the discussion of the suitability of lakes contained within Lake Management Plans (or ASPs) for Alberta lakes completed by the province in the 1980s. However, some of the assumptions of lake capacity were, in the first instance, not accurate; and, in addition, some of the assumptions and criteria of lake capacity formulation have changed over the past 20 years.

Recreation capacity studies have often been attempted for lakes. Those capacity studies all make assumptions about the number of residents per lot, the number of days each resident would be at the lake, the number of motorized boats per resident/day, the number of “boat-days” each resident will want to enjoy, the horsepower of the boat motors, the size of the “buffer” zone at the shoreline, the depth of water necessary for boat use calculation, etc. All of those assumptions are merely that – assumptions. Often they are based on current use at a particular lake – empirical data. Often they are assumptions or wishes, often based on the empirical data. They reveal little about a lake except for its current use. For this reason, it has been suggested that no accurate calculation of capacity, except for one based on the calculator’s assumptions and perceptions, can be established.

Likewise, biophysical capacity is dependant on biological assumptions. In contrast to its stance in the 1980s, Alberta Environment now stresses that the assessment of ecological impairment is primarily an ethical consideration. While the present ecological state can be assessed relative to the natural condition, it is impossible to make a scientific judgment relative to what constitutes an acceptable level of ecological impairment – and, by extension – what constitutes an appropriate level of development. Most lakes which

are not facing pressure are in some form of ecological balance. However, many lakes facing similar pressures are not in balance and are changing. In any event, almost any change in the use of a lake or the area around a lake, even the most minor change, will alter the biological balance and biological capacity of the lake.

There is also the matter of demographic capacity – which is variable depending upon the age/sex ratios assumed. It is commonly known that the population in the Clear Lake area is aging; but it can also be assumed that, with generational change, the age pyramid of that population will be volatile and subject to continual revision if used as a determinant for planning purposes.

Rather than dwelling on the issue of retaining existing “capacities”, a plan for development of and around a lake must ultimately be determined by the plan’s goals and management objectives.

1.3 Clear Lake Today

Despite the fact that Clear Lake is a small lake and has experienced intensive shoreline development, the Lake has maintained a high level of water quality and continues to be well used for recreational purposes. However, the size of Clear Lake and its popularity among boat users – lot owners and day users alike – creates numerous safety issues, both perceived and real.

Although the available background information indicates that Clear Lake is quite healthy in terms of water quality, it nonetheless remains vulnerable due to the historic, extensive and on-going damage to its riparian areas and littoral zones. Damage to these sensitive areas can not only lead to erosion and the degradation of fish and wildlife habitat, but can also impede the Lake’s ability to filter pollutants and maintain good water quality. Inappropriate lawn and garden care, fertilizers, aging private sewage systems and illegal sewage disposal by some lakeside lot owners (allowing cuttings and fertilizers/pesticides into the Lake and having uncontained pit privies and “grey water” discharge), will all affect the health of Clear Lake in the long term.

The question that has to be asked and answered in this Area Structure Plan is this: what kinds of future land uses are appropriate for the Clear Lake Area Structure Plan area? Clear Lake remains a popular destination for active recreational use. Any additional use pressure on the Lake (from would-be boaters or swimmers) has to be taken into account. If additional development occurs, it should be required to adhere to design guidelines that support zero or minimal further impact on the Lake from biophysical materials (storm or sanitary sewage, de-forestation, etc.) and designed in such a way as to enhance the recreational experience of existing cottage owners. The Area Structure Plan’s goals and related management principles will determine the nature and intensity of development at Clear Lake for both existing and potential new development.

Clear Lake cottage owners are adamantly opposed to any new development set back from the Lake, as they feel that the Lake is already at or over capacity. Whether or not the

biophysical opportunities for recreational/residential development at Clear Lake have been exhausted, the planning process made clear that the socio-perceptual limits of the current lot owners for additional development are exceeded.

Due to the current and longstanding popularity of Clear Lake for boat users, it can be assumed that increased residents in the Clear Lake area will likely lead to an increase in boat use on the Lake. However, future development in and of itself can be designed and located so as to have almost no biophysical impact on the Lake. All sewage effluents and waste products must be fully treated before being allowed to enter the natural environment. The presence of other recreational opportunities in the Clear Lake area would mitigate any additional recreation pressure in the area.

As a result, despite that fact that there is concern about the pressure of additional development from current residents and landowners, in consideration of the fact that additional development could be undertaken with little perceptible physical impact on the Lake environment itself, this Area Structure Plan provides for some additional development in the Clear Lake area.

However, there is the matter of the impact of the current development on the Lake.

It has been observed that most of the Clear Lake shoreline has been significantly altered, and that the MD's Environmental Reserve lands adjacent to the Lake as well as the Municipal Reserve lands set back from the Lake (and usually "behind" the lakefront lots) are not observed as MD property. Further, several of the lots are each occupied for substantial parts of the year by a number of recreational vehicles or trailers, which increases the density at the Lake and also the human impact. This pressure should be controlled if not relieved.

Survey results indicated that there is some ambivalence about lake water levels. However, the MD recently replaced the rocks that were around the east end of the culvert with a large cement pad that extends almost to the waters edge. The pad has been installed at the level established by Alberta Environment – the level that would have naturally occurred had there never been any development at Clear Lake. The cement pad serves to clearly identify the correct water level, and if there is any build up of sand that restricts the flow, it can be cleared with a backhoe or a bobcat.

As well, it has been observed that several of the residential lots at Clear Lake may not have sewage disposal systems which are up to current standards, which may no longer be operating at peak efficiency, or which may even be no longer lawful. Land owners should be encouraged to bring up to standard and to peak efficiency those sewage disposal systems which are not up to current standards or maximum efficiency, and should be required to replace those sewage disposal systems which are simply illegal.

Finally, it has also been observed that several of the owners of residential lots at Clear Lake may be following practices that are not the most appropriate for maximizing water quality in the Lake (for instance, allowing vegetation cuttings or "grey water" to enter the

Lake). Land owners should be encouraged to end those practices which may negatively impact the Lake's environment and be required to end those practices which are illegal.

1.4 Plan Goals, Management Principles

This Area Structure Plan establishes five major plan goals for Clear Lake, as follows:

Plan Goals:

1. To maintain Lake and ground water quality.
2. To allow limited conservation-based development that increases the recreation potential of the Clear Lake Area Structure Plan area for new and existing landowners.
3. To protect and enhance the existing recreational and amenity resources of Clear Lake.
4. To protect fish and wildlife habitat.
5. To address community needs.

These goals lead to the following management principles:

Management Principles:

1. Water quality and resource conservation will be given high priority when assessing the suitability of future land uses.
2. All future residential development in the Clear Lake Area Structure Plan area shall be carefully controlled using design guidelines so that minimal nutrient and recreational pressures are added to the Lake as a result of development.
3. All future residential development in the Clear Lake Area Structure Plan area shall have associated with it some form of recreational opportunity other than Lake-related activities such as boating, swimming and water sports.
4. All future residential development in the Clear Lake Area Structure Plan area shall occur on the basis of the highest levels of municipal services available, in accordance with the MD's policies on land development and subdivision.
5. Lake nutrient loading will be limited by appropriate watershed management practices, including:
 - i. controls on Environmental Reserve and Municipal Reserve land, development, and sewage handling, and
 - ii. Council ensuring as much as possible that watershed management principles are implemented, including the preservation of tree cover in the Area Structure Plan area.

6. The rights of the existing farming community, lake users and Clear Lake Cabin Owners will be recognized.
7. Lake residents will be encouraged to modify or end those practices which may increase nutrient loading as a result of shoreland clearing, development, and water handling which may decrease water quality in Clear Lake. Lake residents will also be required to end those sewage or water handling practices which are not legal.
8. The MD acknowledges the importance of monitoring the water quality of Clear Lake. As such, the MD will monitor the Lake on a regular basis.

2.0 Land Use Allocation

The amounts of phosphorus entering the Lake from the land depend mainly on the use of land in the watershed. Forested land contributes about 10kg/km²/yr. Farm land contributes 20 to 50 kg/km²/yr. – less from hay land and more from crop land. Urban areas contribute about 100kg/km²/yr. from surface runoff plus 0.1 to 0.9 kg per person, depending on how sewage is treated.

The future land use concept depicted in this Area Structure Plan (**Map 1**) has been developed from the Plan Goals and Management Principles. Each policy area has a stated purpose which is further defined by specific policies relating to the types of land use and development which are suitable for that area.

2.1 Residential Area

The purpose of the Residential Area designation is to recognize existing development at Clear Lake rather than allow for additional multiple lot residential subdivision and development. Emphasis is placed on ensuring that seasonal and permanent residential development within this area occurs in a manner which is harmonious with the Lake environment.

The following policies apply to lands designated as Residential Area:

1. Seasonal and permanent single family dwellings shall be permitted developments. Associated buildings shall be discretionary developments.
2. No additional residential development, that is, no new individual titles shall be allowed in the Residential Area except as noted in Policy 2.1.3 below. Similarly, only one dwelling shall be allowed for each individual title or for each historic ownership within a “block” title within the Residential Area.
3. Subdivision may only occur where the purpose is to subdivide an existing residence from a “block” title. No additional single lot developments may be allowed in the Residential Area.
4. Within Municipal Reserve and Environmental Reserve areas, public recreation facilities such as tennis courts, picnic grounds, public boat launches, swimming areas, etc. which are compatible with nearby uses shall be considered discretionary uses.
5. Secondary dwelling units are not allowed in the Residential Area.

6. Recreational vehicles may be used on a temporary basis within the Residential Area, but may not be parked for a period longer than 30 consecutive days.
7. Not more than one recreational vehicle shall be parked on a lot at any one time. In those areas where ownership consists of a block title, not more than one recreational vehicle per permanent residence shall be parked on the titled area at any one time.
8. Transportation, communication, and public utility uses shall be considered discretionary uses.
9. The re-subdivision of lots within the Residential Area shall not be allowed.

2.2 Rural Conservation Area

This designation identifies generally undisturbed lands which may have marginal agricultural capability, marginal recreational capability, and/or critical development constraints. The intent is that land uses and the limited development activity to be allowed in this area should complement the natural environmental features and the rural landscape quality of the area, while causing minimal disruption of vegetation and wildlife resources. Uses which increase nutrient loading of Clear Lake shall not be allowed.

Residential development in the Rural Conservation Area shall be designed to fit into the existing rural landscape in a manner that will retain the land's capacity to grow crops, provide wildlife habitat, prevent soil erosion, provide recreational open space, contribute to maintaining clean water and air and preserve rural character, features which contribute to the health and welfare of the community. New buildings and roads shall be designed to enhance rather than to replace these important existing features. Site disturbance shall be held to a minimum.

The following policies apply to lands designated as Rural Conservation Area:

1. The preferred uses within the Rural Conservation area shall be agriculture, and low environmental impact and low intensity recreational activities such as but not limited to multi-use trails. It is intended that the negative impact of such activities will be minimal to the Clear Lake environment, Clear Lake water quality, and existing development.
2. Subdivision for residential purposes will be allowed in accordance with the policies for farmstead separations and single lot country residential subdivisions in the MD's Municipal Development Plan and Land Use Bylaw.
3. The preservation of forested land should be encouraged. Forested land contributes fewer nutrients per unit area than cleared land. Municipalities

can provide incentives for landowners to maintain tree cover. This does not mean financial incentives; rather, experience shows that allowing limited subdivision is a very effective way for maintaining tree cover. Parcels larger than 10 acres should be allowed in accordance with the MD's Municipal Development Plan on tree covered land set back from the Lake, provided that:

- (1) the lots adhere to any other policies and regulations in the MD's Municipal Development Plan and Land Use Bylaw, and
 - (2) that a conservation easement is registered on title in order to ensure that the treed area is protected in perpetuity.
4. Agricultural operators will be encouraged to use best practices to limit nutrient inputs into Clear Lake. Agriculture can have a significant impact on water quality and ground water supplies; however, the rights of the existing farming community must be respected. Any desired changes must be achieved through education and incentive, not compulsion.
5. The operation of the sewage disposal facility associated with the existing dwelling in any farmstead separation must be certified as conforming with current sewage disposal regulations prior to final approval of the subdivision.
6. Transportation, communication, and public utility uses shall be considered discretionary. Such uses shall only be developed in such a manner as shall not adversely affect the Clear Lake environment, Clear Lake water quality, or existing development.
7. Secondary dwelling units may be permitted on a parcel of land greater than 1.6 ha (4.0 ac), in accordance with the regulations of the MD's Land Use Bylaw.
8. Not more than one recreational vehicle may be stored on each residential lot in the Rural Conservation Area.

2.3 Residential Conservation Area

The purpose of the Residential Conservation Area designation is to allow for additional low-impact multiple lot residential subdivision and development in environmentally appropriate locations. Emphasis is placed on ensuring that seasonal and permanent residential development within the Residential Conservation area occurs in a manner which is harmonious with the Lake environment.

The land use and development, physical environment and infrastructure analyses conducted as part of the development process for this Area Structure Plan indicated that there are a number of areas with few or no constraints to residential development within the Area Structure Plan area. However, through consultation with the community and the MD, a number of socio-perceptual constraints were identified. As a result, the total amount of development allowed within the Residential Conservation Area is not as large as it would be if land use, physical environment and infrastructure were the only criteria.

Residential development in the Residential Conservation Area shall be designed to retain the land's capacity to provide wildlife habitat, prevent soil erosion, provide recreational open space, contribute to maintaining clean water and air, and preserve the recreational character of the community. These features contribute to the health and welfare of all of the existing landowners in the study area. Any new buildings and roads shall be designed to enhance rather than to replace these important existing features. Site disturbance shall be held to a minimum.

Objectives within the Residential Conservation Area

MD Council recognizes the Residential Conservation Area as a special policy area within the Clear Lake Area Structure Plan area. As such, special Objectives have been identified, as follows:

1. To limit the total amount of residential development that might occur in any specific Residential Conservation Area, and within the Area Structure Plan area as a whole.
2. To encourage the development of residential and recreational communities that incorporates sustainable building design principals and offer lifestyle choices.
3. To preserve as much as possible unique and sensitive natural resources such as ground water, floodplains, wetlands, streams, steep slopes, woodlands, wildlife habitat, and significant historical and cultural areas.
4. To reduce the amount of required infrastructure including impermeable surfaces and utilities.

5. To encourage the clustering of dwellings and accessory facilities on less environmentally sensitive lands.
6. To encourage interaction in the community by clustering dwellings and locating them closer to roads, providing public gathering places, and encouraging the use of parks/open space as focal points.
7. To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation.
8. To promote interconnected and continuous non-motorized greenways, walking trails, bike paths, and similar corridors throughout any new development.
9. To conserve scenic views and reduce perceived density by maximizing the number of houses with direct views of open spaces.

Policies

The following policies will apply to lands designated as Residential Conservation Area:

1. Development of land over and above 4 ha (9.8 ac.) per quarter section and/or 4 lots per quarter section shall only be allowed if a Development Concept Plan has been prepared by the applicant and approved by the MD Council. Previous development on the quarter section shall be counted in the calculation of acreage and number of lots. That Development Concept Plan shall assess the proposed development site and shall provide the details of all the development criteria within the development area.
2. All residential Development Concept Plans shall demonstrate adherence to the following conservation design-based guidelines:
 - (1) At least 50% of the gross development area shall be left as open space, and not divided into individually-owned titled areas. All primary conservation areas within a site must be included within the open space areas, and secondary conservation areas within a site may be included within the open space areas.
 - (2) All remaining lands will be considered low priority conservation areas. These areas are not required to be part of the open space areas. If the entire site of a development proposal is identified as low priority conservation area, development should be directed to previously cleared and/or disturbed areas.

- (3) Open space areas may be used for the following purposes:
- a. conservation of natural, archeological, or historical resources;
 - b. conservation of meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented uses;
 - c. walking or bicycle trails, provided they are constructed of porous paving and pervious materials;
 - d. passive recreation, such as open fields;
 - e. active recreation, provided that they are limited to no more than 10% of the total open space area, and provided further that they are not located within primary conservation areas. Active recreation areas may include impervious surfaces. These impervious areas shall not count towards the minimum open space requirement. Active recreation areas in excess of this limit must be located outside of the open space areas;
 - f. agriculture, horticulture, or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts, and such activities are not conducted within primary conservation areas;
 - g. non-structural storm water management practices and structural storm water management practices that allow for filtered groundwater;
 - h. easements for drainage, access, and underground utility lines.
- (4) The Development Concept Plan shall include an Open Space Management Plan. The open space can be managed in a number of ways, including, but not limited to:
- a. municipal ownership (in Municipal and/or Environmental Reserve parcels);
 - b. as a common unit (or units) within a bareland condominium plan; or
 - c. as a commonly owned unit, provided that a conservation easement is placed on the lands.

The Development Concept Plan will clearly indicate who shall be responsible for maintaining and managing the open space areas and how funding for the maintenance and management shall be collected, including any legal instrumentation of such responsibilities and funding. The Plan will also indicate how, if the maintenance and/or management of the open space areas becomes neglected and/or if funding provisions cannot be enforced, the MD shall assume responsibility for maintenance and management of the open space areas, and, further, how the costs of

such maintenance and management, including administrative costs, interest, and penalties, will be charged back against the landowners within the development.

- (5) If the open space is protected by a legally binding instrument such as a conservation easement, the form of protection and the organization or entity to whom the instrument will be registered shall be identified in the Development Concept Plan for a particular development. The instrument will be registered to one of the following:
 - a. A land trust or conservation oriented non-profit organization with the legal authority to accept such easements. The organization shall be bona fide in perpetual existence and the conveyance instruments shall contain an appropriate provision for retransfer to the MD in the event that the organization becomes unable to carry out its functions.
 - b. A government entity with an interest in pursuing goals compatible with the purposes of this policy. If the entity accepting the easement is not the MD, then a third right of enforcement favoring the MD shall be included in the easement.
- (6) The Development Concept Plan shall include a site analysis, usually in map form with some text describing the features of the map (or maps). Layout of the development should be based on the findings of the site analysis.

The purpose of the site analysis is to ensure that the important site features have been identified and that the proposed open space will meet the opens space requirements of these Policies. The site analysis should include:

- a. site and property boundaries;
- b. all streams, rivers, lakes, wetlands, and other hydro-geological features (including seasonal water flow and ponding areas) within and adjacent to the site;
- c. topographic contours of no less than 3 m intervals;
- d. all environmentally sensitive areas as identified by Alberta Environmental Protection and Alberta Sustainable Resource Development;
- e. general vegetation characteristics;
- f. soil drainage;
- g. farmland assessment ratios for the site;
- h. existing roads and road structures; and

- i. potential connections of open space, green spaces, and trails.

This will help determine primary, secondary, and low priority conservation areas. The Development Concept Plan should also include provisions for storm water management.

- (7) The maximum residential density shall be calculated in accordance with Policy 3 below. Notwithstanding this calculation, the maximum residential dwelling unit density shall not exceed 40 residential dwelling units per quarter section. This density figure shall include all forms of residential dwelling units, including secondary dwelling units.
- (8) Primary dwelling units shall be in the form of single detached dwellings.
- (9) Not more than one recreational vehicle may be stored on each residential lot in the Residential Conservation Area.
- (10) Though the form of ownership of the individual residential dwelling units may be the normal fee simple ownership, other forms, such as co-operatives, bare land condominiums, rental accommodation, societies, joint ownerships, to name a few, shall be considered. The form of ownership, and the implications of the form of ownership for the management and maintenance of any services and utilities, shall be identified in the Development Concept Plan for a particular development.
- (11) The form of ownership, and the implications of the form of ownership for the management and maintenance of any services and utilities, shall be identified in the Development Concept Plan for a particular development. The Development Concept Plan will:
 - a. allocate responsibility and guidelines for the maintenance and operation of the open space and any facilities located thereon including provisions for ongoing maintenance and long-term capital improvements. Facilities may include: water treatment facilities, recreation facilities and trail networks;
 - b. provide a strategy for the enforcement of the Plan.

Any changes to the Development Concept Plan must be approved by the MD. The responsibility for maintaining the open space and any facilities located thereon shall be borne by the owner.

In the event that the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the MD may assume the responsibility for maintenance, enter the premises to take corrective action, and charge the costs to the previously responsible party. The MD may also bill for administrative costs and penalties associated with the maintenance.

The instrument for permanent protection shall include clear restrictions on the use of open space. The restrictions shall include all restrictions included in this policy as well as any further restrictions the applicant chooses to place on the use of the open space.

- (12) If adjacent quarter sections are developed using conservation design-based guidelines, the open space component of each development should be designed in such a way as to be contiguous.

- 3. The residential density of development in the Residential Conservation Area shall be calculated in accordance with the following method:

The maximum number of dwelling units is determined by dividing the developable area of the subject site by four (4), representing an average residential density of 1 dwelling per 4 ac. Because 50% of the gross area of the subject site must be comprised of open space, the average residential parcel size will be approximately 2 acres. The developable area of a site is the total gross area, less the area of:

- a. primary and secondary conservation areas;
- b. bodies of open water over 500 sq. m in area or greater;
- c. anticipated rights-of-way for roads and utilities;
- d. Environmental Reserve areas;
- e. Municipal Reserve areas;
- f. streams, rivers, lakes, wetlands, and other hydro-geological features (including seasonal water flow and ponding areas) within the site;
- g. land with a farmland assessment ratio of 55% or greater;
- h. land with significant vegetation features;
- i. land with 25% slopes or greater; and
- j. all environmentally sensitive areas as identified by Alberta Environment-and Alberta Sustainable Resource Development.

- 4. In order to implement the development concept, the MD shall utilize a Direct Control District within the Land Use Bylaw.
- 5. Seasonal and permanent single family dwellings shall normally be permitted developments. Buildings associated with seasonal and

permanent single family dwellings shall normally also be permitted developments.

6. The natural topography and vegetation of the development area shall be conserved wherever possible.
7. Internal road access shall be provided to each residential parcel, though the roads may be private in accordance with the policies of this Residential Conservation Area.
8. The municipality will require oiled roads in all new multi-lot country residential developments.
9. All new developments shall provide and pay for infrastructure and servicing improvements, as well as the extension of service to facilitate the development.
10. The use of alternative building methods and innovative housing concepts shall be encouraged in order to encourage the development of more sustainable housing and reducing the amount of land consumed by residential development. Such alternatives might include:
 - i. reduced site disturbance and heat island effects;
 - ii. increased water efficiency through such elements as eco-scaping, innovative wastewater technologies and water use reduction;
 - iii. the use of renewable energy and “green” power, including wind energy conversion systems and photovoltaic panels;
 - iv. introducing materials and resources that are or can be recycled, thereby reducing construction waste;
 - v. improving indoor air quality through the use of low-emitting materials;
 - vi. maximizing passive solar energy by situating residences on an east-west axis; and
 - vii. reducing energy consumption by utilizing high value insulation materials.
11. Though private recreation facilities shall be encouraged within developments in the Residential Conservation Area in order to provide residential recreational amenity, public recreation facilities, that is, facilities open to the general public, shall be considered discretionary developments and shall only be developed if compatible with the environment and with nearby uses and developments.
12. All terrain vehicle and snowmobile use shall be allowed within the Residential Conservation Area only if their use is provided for in the Open Space Management Plan.

13. Transportation, communication, and public utility uses shall be considered discretionary uses.
14. The landowner/developer of any proposed new development in the Residential Conservation Area shall be required to provide or maintain a treed/vegetation buffer at least 300 feet (91.4 m) in width between the existing development adjacent to Clear Lake and the proposed new development. This buffer may comprise part of the open space calculation.
15. Secondary dwelling units that were not calculated in the density of the Development Concept Plan shall not be allowed in the Residential Conservation Area.
16. The re-subdivision of lots within the Residential Conservation Area shall not be allowed.

3.0 Land Use Policies

The following land use and development policies shall apply to all lands and developments within the Clear Lake Area Structure Plan area, and shall be used by the MD to guide decision-making regarding all land use and development at Clear Lake.

3.1 Development

1. Residential development shall not be allowed on lands having critical development constraints. The following criteria shall be used in determining the suitability of land for residential development:
 - (1) Groundwater of sufficient quantity and quality shall be available to support the proposed development. No development shall occur in areas where reserves of potable water are inadequate.
 - (2) Development shall not be allowed in areas characterized by wetlands, swamps, muskeg, or saturated soils. Development shall also be prohibited in valleys, ravines, or seasonal draws.
 - (3) Development shall be prohibited on slopes in excess of 15 percent or on slopes which are subject to slippage or mass movement.
 - (4) Development is prohibited in or adjacent to important wildlife habitat areas;
 - (5) Development is prohibited on soils which have extremely fast percolation rates and/or which might result in the possibility of groundwater contamination.
2. The MD will insist that holding tanks are used within all new developments in the Clear Lake Area Structure Plan area. The use of a leaching pit or cesspool for kitchen sink waste/ grey water disposal in new developments will not be allowed.
3. Any development or structures (except for removable domestic piers or removable boatlifts) proposed on the Lake shore or bed shall be required to obtain authorization from appropriate Provincial agencies.
4. The public amenities at Coventry Beach shall be clearly marked. Adequate lake access and parking facilities shall be provided where appropriate.
5. New agricultural activities which the MD believes will have little impact on the Clear Lake environment or Lake water quality may be allowed.

While the MD acknowledges that the Natural Resources Conservation Board approves and regulates confined feeding operations – such as feedlots, hog barns and poultry farms – these uses shall be discouraged within the Clear Lake Area Structure Plan Area.

3.2 Environmental Protection

1. Three (3) categories of environmentally sensitive lands have been identified within the Study Area. They represent areas of high, medium and low environmental sensitivity. **Map 2** illustrates the three (3) categories of environmentally sensitive lands. The environmental sensitivity of a parcel of land will be taken into consideration when assessing the acceptability of development proposals for lands within the ASP Area.
2. The MD shall consider creating a policy which establishes the permitted uses on MD owned Environmental Reserve and Municipal Reserve lands.
3. The MD may consider requiring landowners to re-vegetate the riparian area on the Environmental Reserve land adjacent to the Lake shoreline.
4. The clearing of vegetation on new lots shall be minimized in order to maintain aesthetic and visual buffers from neighbouring properties and to reduce soil erosion and nutrient runoff into Clear Lake. A site plan detailing the protection of treed areas shall accompany any application for a development permit.
5. Alterations to the bed and shores of Clear Lake shall not be undertaken without the necessary authorization and permits from appropriate Provincial agencies.
6. The MD shall require land owners to bring up to standard those sewage disposal systems which are not up to current standards and replace those sewage disposal systems which are not currently lawful within three (3) years.
7. Land owners shall be encouraged to end those gardening, water handling, and disposal practices which may negatively impact the Lake's environment, and be required to end those practices which are not currently lawful.
8. The use of herbicides and fertilizers will be discouraged on residential lots within the Area Structure Plan area.
9. The MD shall encourage the formation of a Clear Lake water stewardship society to assist the MD in the stewardship of the Lake.

10. The MD shall discourage the use of turf grass on residential lots within the Area Structure Plan area and encourage landowners to seed their lawn with native grasses.
11. Alberta Sustainable Resource Development guidelines for minimum environmental reserve/easement widths shall be required for all new development within the Area Structure Plan area.

3.3 Servicing

1. The MD shall ensure that local access roads are developed, surfaced, and maintained to a high standard and in accordance with MD policy.
2. The MD may explore the option of placing recycling bins adjacent to the garbage disposal bins at Clear Lake in order to encourage responsible waste management.

3.4 Boating

1. In order to ensure safety on Clear Lake, the MD shall support an initiative by a stakeholder group to approach Transport Canada about instituting vessel operating restrictions on Clear Lake.

3.5 Trails

1. The MD shall support an initiative by a stakeholder group to create a formalized trail system in the Clear Lake Area Structure Plan Area.
2. At such time that development occurs within the Residential Conservation Area, the MD may begin the process of formalizing either the proposed trail system shown on the Future Land Use Concept (**Map 1**), or a trail similar thereto. The intent of such a trail would be to enhance the existing trail system in the Area Structure Plan area. The exact location of any new trail would be decided in consultation with the affected private landowners, and would not proceed unless and until written consent was received from each affected landowner.

4.0 Plan Implementation & Administration

4.1 Authority of Plan

1. Pursuant to the provisions of the Municipal Government Act, R.S.A. 2000, as amended, this plan shall be adopted by the MD of Wainwright No. 61 as the Clear Lake Area Structure Plan – 2009.
2. Subdivision, development, and redevelopment of lands within the planning area shall be in accordance with the provisions of this Area Structure Plan.
3. Council shall encourage the Provincial and Federal governments to have regard for the provisions of this plan in the development and redevelopment of public lands, and in the formulation of Provincial and Federal policies and programs, and in the issuance of any permits within the planning area.

4.2 Land Use Bylaw

1. In order to implement the policies of this Plan, the MD's Land Use Bylaw may be amended.

4.3 Plan Review and Amendment

1. The MD may amend this Area Structure Plan to incorporate new goals, policies and land use. Council shall review and, when necessary, amend this Plan at least once every Council term.
2. When considering any amendment proposal to this Plan, the MD shall review and consider the Plan goals, development constraints, surrounding land uses, and other pertinent information, shall refer any proposed amendments to concerned provincial agencies for review and comment, and shall consider such comments prior to the adoption of any amendments.

4.4 Interpretation

1. Definitions and requirements of the MD Municipal Development Plan, Land Use Bylaw and the Municipal Government Act, R.S.A. 2000, as amended, shall be used in the interpretation of this Area Structure Plan.

2. The examples of preferred uses for each land use area are intended to illustrate the range of activities possible. Specific uses shall be defined in the MD's Land Use Bylaw.
3. Land use designation boundaries outlined in this Area Structure Plan may be considered to be approximate except where such boundaries coincide with roads, quarter section lines or clearly recognizable physical features. Minor deviations may be permitted to this Plan, provided that such deviations do not alter the intent of this Plan.

5.0 Definitions

“BANK” separates the bed and shore of a lake from terrestrial land. The location of the bank is not affected by occasional periods of drought or flooding.

“BED” refers to the land upon which a lake sits at its current water level.

“CONSERVATION EASEMENT” refers to an agreement between a landowner and a qualifying organization to protect the natural values of land, for a specified time or in perpetuity. Conservation easements are possible pursuant to Section 22 of the Alberta Environmental Protection and Enhancement Act. Under that Act, qualifying organizations include the provincial government, a municipality, and non-governmental registered charities formed to hold conservation land interests and comply with other requirements under that Act.

“DEVELOPMENT,” as per the Municipal Government Act, means

- (i) an excavation or stockpile and the creation of either of them,
- (ii) a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land,
- (iii) a change of land use or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
- (iv) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

“DWELLING” or “DWELLING UNIT” means an accommodation providing a domestic kitchen, washrooms and sleeping area and used or intended to be used on a permanent or part-time basis for a household. A dwelling unit does not contain more than one room, which, due to its design, plumbing, equipment, and/or furnishings, may be used as a kitchen.

“LITTORAL ZONE” refers to the zone below the bank, and includes the portion of a lake and its bed that is relatively well lit by the sun and which supports photosynthetic plants.

“LOW PRIORITY CONSERVATION AREA” refers to land that is not designated as either a primary or secondary conservation area.

“OPEN SPACE” refers to areas of land that are not covered by building structures or infrastructure.

“PRIMARY CONSERVATION AREA” refers to:

- a. the 1:100 year floodplain,
- b. buffer zones of at least 30 m width along all perennial and intermittent streams,

- c. slopes above 15%,
- d. habitat for populations of endangered or threatened species,
- e. wetlands and recharge areas,
- f. environmentally sensitive areas, as identified by Alberta Environment or Alberta Sustainable Resource Development, and
- g. archaeological sites, cemeteries, burial grounds, and historical sites.

“PRINCIPAL DWELLING UNIT” refers to a dwelling unit for which a development permit was issued prior to any other dwelling unit on the property, or a dwelling unit with a larger gross floor area than another dwelling unit located within the same building or on the same property.

“RECREATIONAL VEHICLE” refers to a vehicle that is either conveyed by its own motor or is pulled by a vehicle with a motor, which contains in its interior a kitchen, washroom, and sleeping area. A recreational vehicle may include but is not limited to travel trailers, motorhomes and camper vans.

“RIPARIAN ZONE” refers to the strip of moisture-loving vegetation growing along the edge of a lake.

“SECONDARY CONSERVATION AREA” refers to:

- a. existing healthy, native forests of at least 0.4 ha contiguous area,
- b. other significant natural features and scenic viewsheds such as water bodies, ridge lines, peaks and rock outcroppings, particularly those that can be seen from public roads or public properties,
- c. agricultural lands with a farmland assessment ratio of 55% or greater of at least 2.0 ha contiguous area, and
- d. existing trails that connect to neighbouring areas.

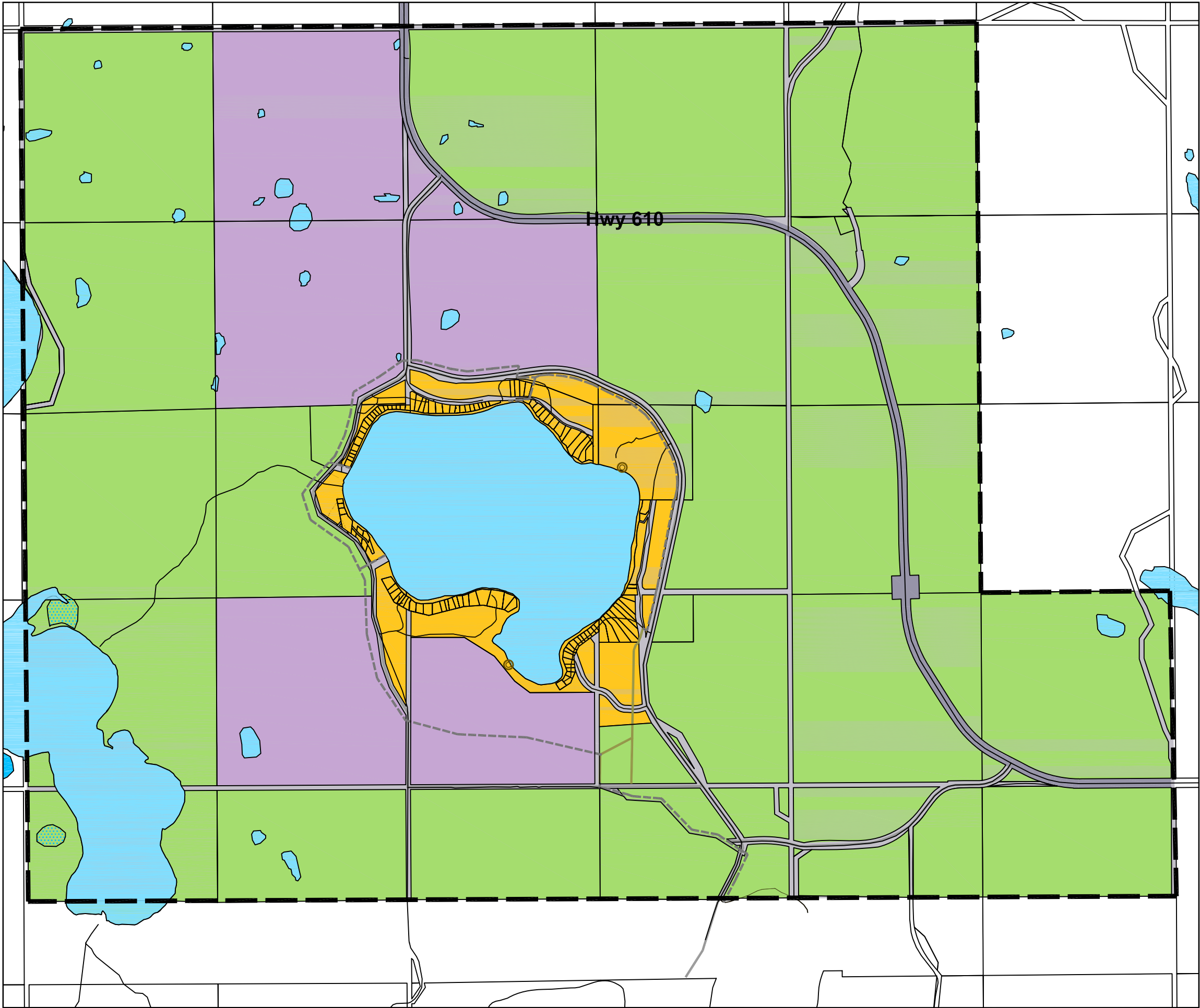
“SECONDARY DWELLING UNIT” means a dwelling unit in addition to the principal dwelling unit. It includes but is not limited to a dwelling unit located within an owner-occupied single dwelling or within an accessory structure that is located on a residential parcel.

“SHORE” is the area below the bank but above the present water level. It is exposed when water levels are low.

“TURF GRASS” refers to a spreading grass which endures, and typically requires, regular mowing.

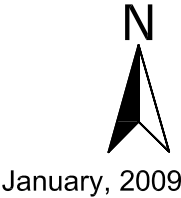
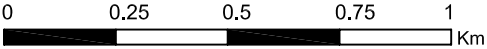
Map 1

Land Use Concept



- Study Area
 - == Highway
 - Paved Road
 - Gravel Road
 - Road Allowances
 - ~ Streams
 - ⊙ Springs
 - Wetlands
 - Water Bodies
 - Existing Trails
 - - - Proposed Trails
- Future Land Use**
- Rural Conservation
 - Residential
 - Residential Conservation

Digital Geographic information obtained from : Government of Canada National Topographical Survey (Geogratis), and the Municipal District of Wainwright (Altalis).
Geographic coordinate system and projection: UTM. NAD 83 Datum . Zone 12 N
Map work by: Pat Sundara-Municipal Planning Sevices (Alberta) Ltd.
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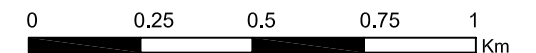


January, 2009

Map 2: Physical Constraints Analysis

--- Study Area

- Low Constraints
 - Slope 0% - 10%
- Medium Constraints
 - Slope 10%-15%
- High Constraints
 - Slope >15%
 - Wetlands
 - Riparian Areas



Digital Geographic information obtained from : Government of Canada
National Topographical Survey (Geogratis), and teh Municipal District of
Wainwright (Altalis).

Geographic coordinate system and projection: UTM. NAD 83 Datum .

Zone 12 N

Map work by:Jordan Wildmer

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