

Municipal District of Wainwright

MUNICIPAL DEVELOPMENT PLAN



DRAFT
FEBRUARY 2023

DRAFT
FEBRUARY 2023

TABLE OF CONTENTS



ACKNOWLEDGEMENTS & THANKS	1
LAND ACKNOWLEDGEMENT.....	1
THANK YOU TO COMMUNITY MEMBERS	1
THANK YOU TO THE PROJECT TEAM	1
INTERPRETATION	2
COMMON ABBREVIATIONS/SHORT FORM	2
COMMON ACTION VERBS.....	2
1. INTRODUCTION	1
1.1 WHAT IS MUNICIPAL DEVELOPMENT PLAN?.....	1
1.2 HOW THE PLAN CAME TOGETHER.....	1
1.3 PLAN PRINCIPLES.....	1
1.4 A VISION FOR THE MD OF WAINWRIGHT	2
1.5 PLAN POLICIES	2
2. PLANNING FRAMEWORK	3
2.1 HIERARCHY OF LEGISLATION AND PLANS	3
3. ABOUT THE MD OF WAINWRIGHT	4
3.1 GEOGRAPHY AND LANDSCAPES	4
3.2 HISTORY	4
3.3 DEMOGRAPHICS AND TRENDS	5
3.4 LAND USE.....	9
3.5 ENVIRONMENTAL FEATURES.....	9
4. COOPERATION FOR THE REGION	10
4.1 LAND USE COORDINATION WITH ADJACENT MUNICIPALITIES, GOVERNMENT, AND STAKEHOLDERS	10
4.2 DEVELOPMENT ON CROWN LAND	11
5. THE ENVIRONMENT	12
5.1 ENVIRONMENTAL FEATURES.....	12
5.2 DEVELOPMENT CONSTRAINTS	13
6. RECREATION AND CULTURE	14
6.1 RECREATION DEVELOPMENT.....	14
6.2 COMMUNITY CULTURE.....	15
7. AGRICULTURE AND RURAL DEVELOPMENT	16
7.1 USE OF AGRICULTURAL LANDS.....	16
7.2 CONVERSION OF AGRICULTURAL LAND.....	17
7.3 INTENSIVE AGRICULTURAL OPERATIONS & CONFINED FEEDING OPERATIONS.....	17
7.4 RURAL RESIDENTIAL DEVELOPMENT	19
7.5 MULTI-LOT COUNTRY RESIDENTIAL DEVELOPMENT.....	20
7.6 CLEAR LAKE.....	21
8. ECONOMIC DEVELOPMENT	23
8.1 RURAL COMMERCIAL AND INDUSTRIAL DEVELOPMENT	23
8.2 NATURAL RESOURCE EXTRACTION AND DEVELOPMENT	25
9. COMMUNITY AREAS	27
9.1 COMMUNITY AREAS.....	27

10. INFRASTRUCTURE AND SERVICING.....29

- 10.1 LOCATION AND FORM OF INFRASTRUCTURE AND SERVICES..... 29
- 10.2 TRANSPORTATION AND UTILITIES..... 30
- 10.3 WATER, WASTEWATER, STORMWATER, AND SANITARY SERVICES..... 31

11. OVERLAY AREAS.....32

- 11.1 STATUTORY PLAN OVERLAY AREA..... 32
- 11.2 CFB WAINWRIGHT OVERLAY AREA..... 32
- 11.3 DEVELOPMENT CONSIDERATIONS OVERLAY AREA..... 33

12. PLAN IMPLEMENTATION.....34

- 12.1 CONSISTENCY WITH OTHER PLANS AND BYLAWS..... 34

13. FUTURE LAND USE MAP.....35

- 13.1 FUTURE LAND USE..... 35

APPENDIX A – INFORMATION MAPS.....36

- A.1 REGIONAL LOCATION..... 36
- A.2 HAMLETS, URBAN MUNICIPALITIES, AND STATUTORY PLANS..... 36
- A.3 AGRICULTURAL CAPABILITY..... 36
- A.4 ENVIRONMENTAL FEATURES..... 36
- A.5 WATERSHEDS..... 36
- A.6 HISTORIC RESOURCES..... 36
- A.7 TRANSPORTATION..... 36
- A.8 NATURAL RESOURCES AND INFRASTRUCTURE..... 36

APPENDIX B – RECOMMENDED SETBACKS.....37

APPENDIX C – NOISE EXPOSURE FORECASTS.....38

DRAFT
FEBRUARY 2023

ACKNOWLEDGEMENTS & THANKS



LAND ACKNOWLEDGEMENT

The Municipal District of Wainwright respectfully acknowledge that this Municipal Development Plan addresses lands that are a part of Treaty 6 territory - traditional lands of First Nations and Métis people - whose footsteps have marked these lands for generations.

THANK YOU TO COMMUNITY MEMBERS

The MD of Wainwright of Wetaskiwin would like to thank the many community members who contributed to the MD of Wainwright of Wetaskiwin Municipal Development Plan (MDP) by attending public engagement sessions, providing feedback, providing photographs, and sharing your stories about what makes the MD of Wainwright a great place to live, work, and play.

This MDP is the result of your community pride and hard work.

NOTE: ADD PICTURES OF ENGAGEMENT AFTER IT OCCURS

THANK YOU TO THE PROJECT TEAM

MD OF WAINWRIGHT COUNCIL

Bob Barss	Reeve
Oscar Buck	Deputy Reeve
Mike Wildeboer	Councillor
Richard (Bill) Waddell	Councillor
Robin Leighton	Councillor
Bruce Cummins	Councillor
Bill Lawson	Councillor

MD OF WAINWRIGHT ADMINISTRATION

Kelly Buchinski	Municipal Administrator
Neil Loonen	Assistant Administrator
Kim Christensen	Development Officer

MUNICIPAL PLANNING SERVICES

Jane Dauphinee	Senior Planner
Kyle Miller	Planner
Brad MacDonald	Planner



The MD of Wainwright Municipal Development Plan has been written with the purpose of being a document that can easily be read and used by MD of Wainwright Council, Administration, residents, and development proponents. This section intends to provide greater clarity to the reader with respect to abbreviations, acronyms, common terms, actions, and the origins of key plan policies.

COMMON ABBREVIATIONS/SHORT FORM

ALSA	<i>Alberta Land Stewardship Act</i>
ALUF	Alberta Land Use Framework
ARP	Area Redevelopment Plan
ASP	Area Structure Plan
ESA	Environmentally Significant Area
ICF	Intermunicipal Collaboration Framework
IDP	Intermunicipal Development Plan
LID	Low Impact Development
LUB	Land Use Bylaw
MDP	Municipal Development Plan
MD	Municipal District
MGA	<i>Municipal Government Act</i>
NSRP	North Saskatchewan Regional Plan
THE WAINWRIGHT REGION	The Municipal District of Wainwright, the Town of Wainwright, and the Villages of Irma, Chauvin, and Edgerton.

COMMON ACTION VERBS

Policies in the MDP are written in the active tense using **SHALL, MUST, WILL, SHOULD,** or **MAY** statements and are intended to be interpreted as follows:

Where **SHALL, MUST,** or **WILL** is used in a statement, the statement is considered **MANDATORY**, usually in relation to a declaration of action, legislative direction, or situation where a desired result is **REQUIRED**.

Where **SHOULD** is used in a statement, the intent is that the statement is strongly **ENCOURAGED**. Alternatives can be proposed where the statement is not reasonable or practical for a given situation, or where unique or unforeseen circumstances result in courses of action that would satisfy the general intent of the statement. However, the general intent is for compliance.

Where **MAY** is used in a statement, it means there is a **CHOICE** in applying the statement and denotes discretionary compliance or the ability to alter the requirements as presented.

1. INTRODUCTION



1.1 WHAT IS MUNICIPAL DEVELOPMENT PLAN?

The MDP functions as the principal long-range land use planning document for the MD of Wainwright. The authority for municipal land use planning is set out in Part 17 of the MGA which provides for the preparation and adoption of plans, subdivision and development approvals, and a variety of tools through which municipalities can achieve land use planning objectives.

The MDP is a tool for managing growth and development and includes policy direction for land use activities within the MD. The MDP is intended to provide direction and guidance for the MD's decision making authorities when considering specific issues relating to a land use or development proposals.

The MDP is also a strategic document that provides the MD with direction and guidelines on matters of social, economic and environmental importance. The MDP is designed and intended to be read and used in a comprehensive manner. Sections and policies are closely connected to each other and need to be read in context and not in isolation from one other.

The MDP is a highly integrated plan intended to:

- Consider community needs, values, opportunities, and constraints;
- Provide policy direction; and
- Provide a means for community members, agencies, and adjacent municipalities to contribute to the planning process.

The MDP is organized into sections. The background information within each section is to guide policy interpretation, but is not meant to be interpreted as policy statements. Each section of the MDP is uniformly organized and includes an introductory statement, goals, objectives, and policies. Maps are included with the MDP to indicate the MD of Wainwright's desired land use pattern for the future and to provide information about current conditions and features found within the municipality.

1.2 HOW THE PLAN CAME TOGETHER

The MD's previous MDP (Bylaw No. 1319) was adopted in 2007. 15+ years have passed since the previous MDP's adoption; a comprehensive review and update to its MDP is in order to ensure the plan's vision and goals are in line with the MD of Wainwright's future aspirations, and that the plan is consistent with provincial legislation and all other MD plans, bylaws, policies, agreements, and priorities.

In 2021, the MD engaged Municipal Planning Services (MPS), the MD of Wainwright's planning advisory services provider, to assist the MD of Wainwright in developing a new MDP that reflected the MD of Wainwright's vision and goals for the future.

1.3 PLAN PRINCIPLES

The MDP is rooted in the following five principles. These principles are fundamental to the creation and utilization of this document. The planning principles are derived from the legislative requirements in the MGA as well as the Provincial Land Use Policies.

- 1 Land use and development will respect the local agricultural heritage and social history of the Wainwright Region.
- 2 In fulfilling planning responsibilities, the MD of Wainwright will assess impacts on residents, the environment, and the economic viability of the municipality.
- 3 Planning decisions will ensure the efficient use of land, infrastructure, and public facilities.
- 4 The MD of Wainwright will conduct planning activities in an open, consistent, and equitable manner.
- 5 Successful collaboration and communication between municipalities and neighbours will benefit the Wainwright Region.

1.4 A VISION FOR THE MD OF WAINWRIGHT

The MD of Wainwright, through developing the MDP and its principles, sets out the following vision for land management:

“The MD of Wainwright is a thriving rural municipality that works cooperatively with rural community members and regional partners to build a strong future for all residents of the Wainwright Region.

The MD of Wainwright encourages environmentally sound and sustainable forms of agriculture, natural resource development, and economic growth, while conserving and enhancing the MD’s rural character.”

1.5 PLAN POLICIES

Policies are found in sections 4 through 12 of the MDP. The Future Land Use Maps in Section 13 illustrate the portions of the MD where future land use area policies in these sections apply.

The MDP uses terms in each specific policies to ensure that they have clear intentions that are designed to be achieved through actions. These terms include:

SHALL, MUST, & WILL	Policies that are considered mandatory, usually in declaration of specific actions, legislative direction, or situations where the intended result is required.
SHOULD	Policies that are strongly encouraged. Alternatives may be proposed where the statement is not reasonable or practical in a specific situation, or where unique or unforeseen circumstances provide for courses of action that would satisfy the general intent of the statement. The general intent is for compliance.
MAY	Policies where there is a choice in applying the course of action. These policies denote discretionary compliance or the ability to alter the requirements as presented.

Where a term used in the MDP is also defined in the MD of Wainwright Land Use Bylaw, the definition provided in the Land Use Bylaw shall be used when interpreting policies in the MDP.

2. PLANNING FRAMEWORK



2.1 HIERARCHY OF LEGISLATION AND PLANS

The Government of Alberta has established a variety of planning documents and legislation that provide direction to municipalities regarding land use planning and development.

The MGA establishes the roles and responsibilities of municipalities and elected officials, and identifies matters that statutory plans and land use bylaws must (and may) address.

The MD is required to ensure that all land use and development actions within its boundaries are consistent with provincial legislation and policies.

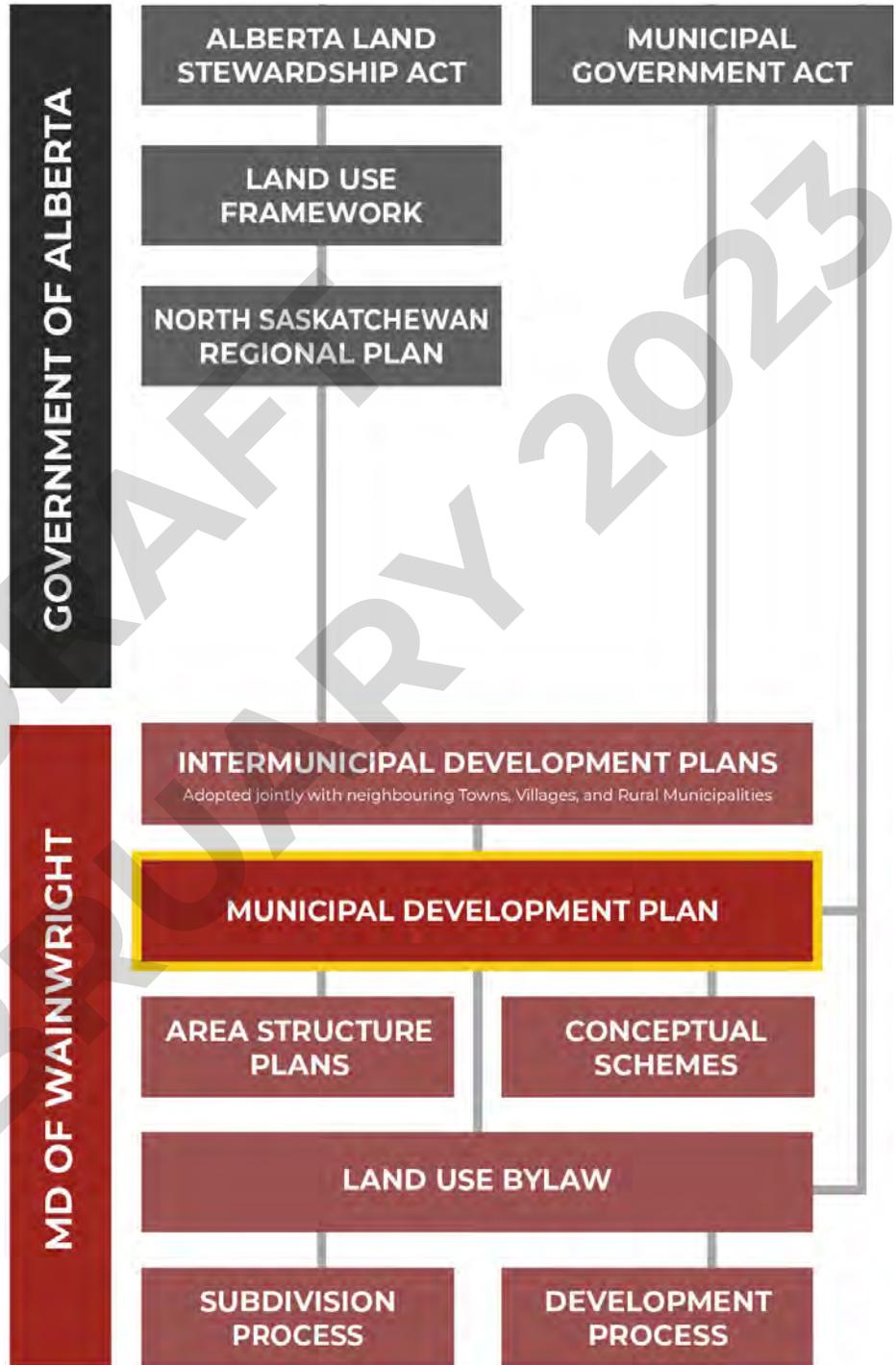
This chart identifies where the MDP fits within the hierarchy of provincial acts, frameworks, plans, and policies that affect land use and development in the MD.

The MDP is intended to be consistent with all of the MD's statutory planning documents and bylaws.

The direction established in the MDP guides how specific land use and development activities are regulated in the Land Use Bylaw.

Through regular reviews and (where necessary) amendments, the MD strives to ensure that all planning documents are consistent with one another and reflect the current development trends and aspirations within the Wainwright Region.

Note: this chart is not a complete list of all federal and provincial legislation that affects land use and development in the MD.



3. ABOUT THE MD OF WAINWRIGHT



3.1 GEOGRAPHY AND LANDSCAPES

The MD of Wainwright is located in southeastern Alberta, immediately west of the province's boundary with Saskatchewan (see Map A1 – Regional Location). The MD includes 4,156.56 km² of land. Adjacent rural municipalities include the County of Vermilion River, the MD of Provost, Flagstaff County, Beaver County, and the County of Minburn. Within the boundaries of the MD are the Town of Wainwright, the Villages of Irma, Edgerton, and Chauvin, the Hamlets of Fabyan, Greenshields, and Ribstone, and other unincorporated rural communities.

Within the Province of Alberta's Land Use Framework, the MD is located in the North Saskatchewan Region. The North Saskatchewan Regional Plan is still being prepared by the Province as of the date of this MDP's approval.

The MD is within the Battle River Watershed, a sub-basin of the North Saskatchewan River Watershed, which flows east to Hudson Bay. Subwatershed basins of the Battle River Watershed within the MD of Wainwright include the Iron Creek, Ribstone, Blackfoot, and Sounding Creek watersheds. The Sounding Creek watershed (a small portion of which is located in the southeastern portion of MD of Wainwright) is a unique watershed in Alberta. It is a closed basin, meaning that the water does not flow to the ocean. Sounding Creek flows into Sounding Lake, which then flows via Eyehill Creek into Manitou Lake in Saskatchewan. There is outflow from Manitou Lake, and all the water that ends up there will stay there or be transported elsewhere through evaporation. For the boundaries of these watersheds, see Map A5 – Watersheds.

Soils in the MD of Wainwright are primary Class 3 (moderately severe limitations to agricultural production) or higher. However, smaller areas of Class 2 soils (moderate limitations to agricultural production) are found throughout the municipality. See Map A3 – Agricultural Land Capability for more information about soil classifications in the MD of Wainwright.

3.2 HISTORY

The MD is located within the traditional territories of the Očhéthi Šakówinj (Sioux), nêhiyawak (Cree), Métis, and Niitsítapiis-stahkoi (Blackfoot) people. The MD is within Treaty Six (an active treaty) signed between the Canadian Crown and various First Nations between 1871 and 1877.

The Wainwright region was first homesteaded by early settlers in 1905. The original townsite in the region, Denwood, was established in 1907. The Grand Trunk Pacific Railway (now CN Railway) arrived in 1908 and established a new townsite approximately 4.0 km west of Denwood. The new townsite named Wainwright (after Mr. William Wainwright, 2nd Vice President of the railway) was designed to be a major divisional point for the western railway system, with branch lines extending from Wainwright connecting to places such as Battleford, Medicine Hat, Calgary, and the Peace River area. These original plans triggered rapid development and economic growth in the Wainwright Region, resulting in the establishment of the townsite as a Village in 1908 (population 450), and as a Town in 1910 (population 1,000). Although the plans of the Grand Trunk Pacific Railway for Wainwright did not fully materialize, the Wainwright region maintained its position as an important railway centre in east central Alberta, which provided support and benefit to the surrounding agricultural industry.

In 1907, to preserve the endangered bison, the federal government created Buffalo National Park on 160 square miles of land immediately south of the Town of Wainwright. The area was fenced and stocked with several hundred head of buffalo, which were shipped all over the world or used for food production. In 1939, Buffalo National Park was turned over to the Department of National Defence and converted to a training facility for the Canadian Army and was renamed Camp Wainwright. Camp Wainwright has been extensively developed over the years and is now known as Canadian Forces Base/Air Support Unit Wainwright (CFB Wainwright). In addition to being a major employment centre and land use consideration in the Wainwright Region, CFB Wainwright is one of the primary training areas in Canada for the Canadian Forces, and regularly hosts international training exercises with allied countries. The military population of CFB Wainwright averages over 1,000 personnel at any given time; in the summer it grows significantly when hundreds of primary reservists undertake annual training.

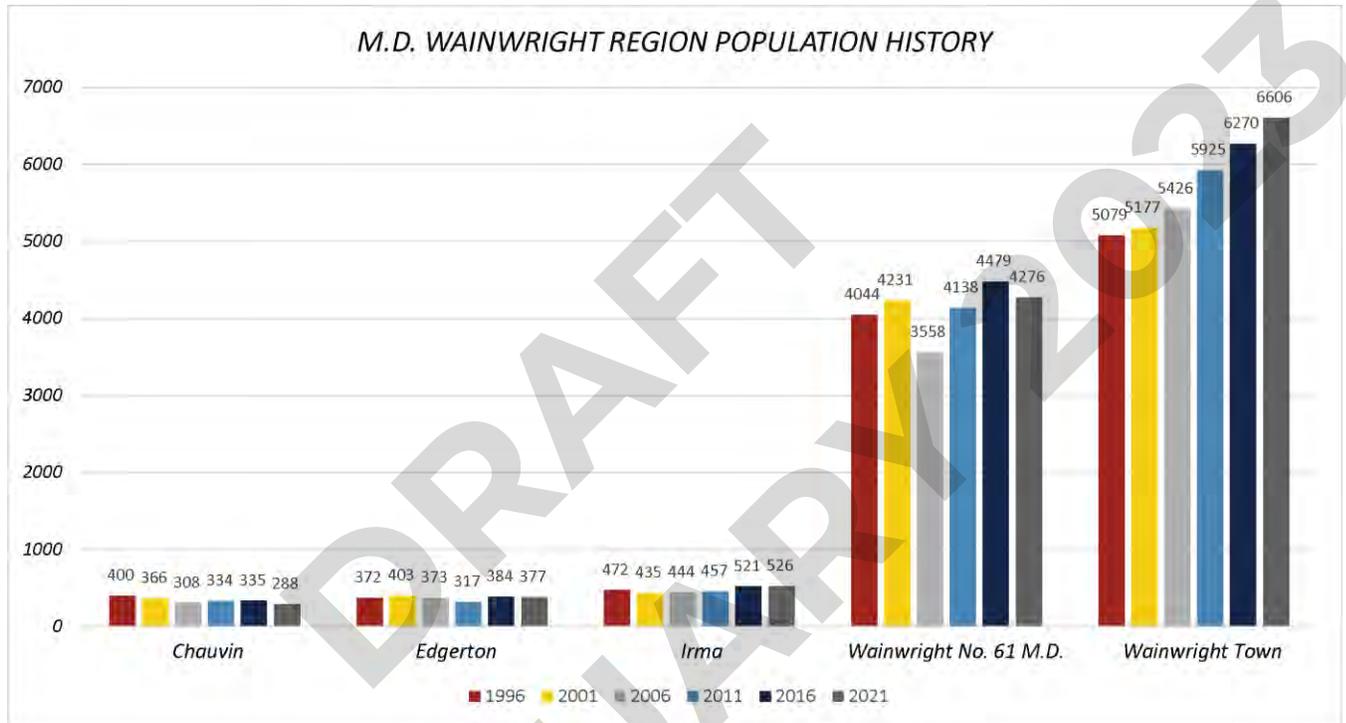
Oil and gas deposits were discovered in the Wainwright Region in 1921. Today, the oil and gas industry (and ancillary/support services) is a significant portion of the region’s economy, along with agriculture and other natural resource industries.

The Municipal District of Wainwright was formed in 1942 from the merger of the former Municipal Districts of Vale, Ribstone, Gilt Edge, Battle River, and parts of the former Municipal Districts of Merton and Grizzly Bear. Annexations through the years (1950s, 1960s, 1970s, 2000s) saw lands annexed from (and into) the MD of Wainwright.

Historic resources in the MD of Wainwright (as recognized by the Province) are identified on Map A6 – Historic Resources.

3.3 DEMOGRAPHICS AND TRENDS

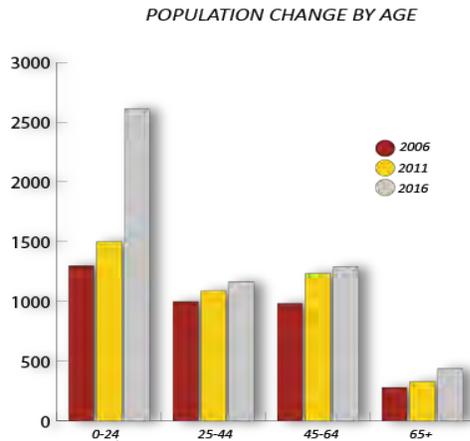
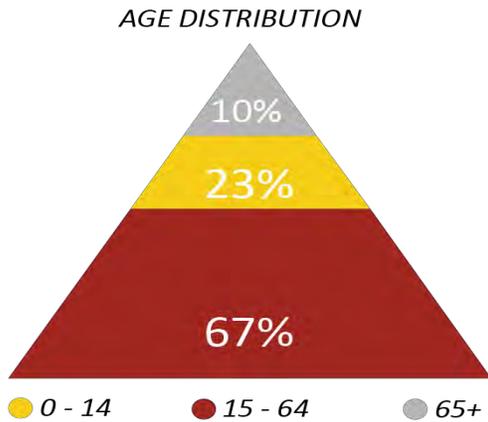
The 2021 federal census reported the MD of Wainwright’s population to be 4,276. This represents a population density of 0.97 persons per km². From 2011 to 2021, the MD’s population decreased by 3.3%. Since 1996, the MD’s population has seen little to modest growth.



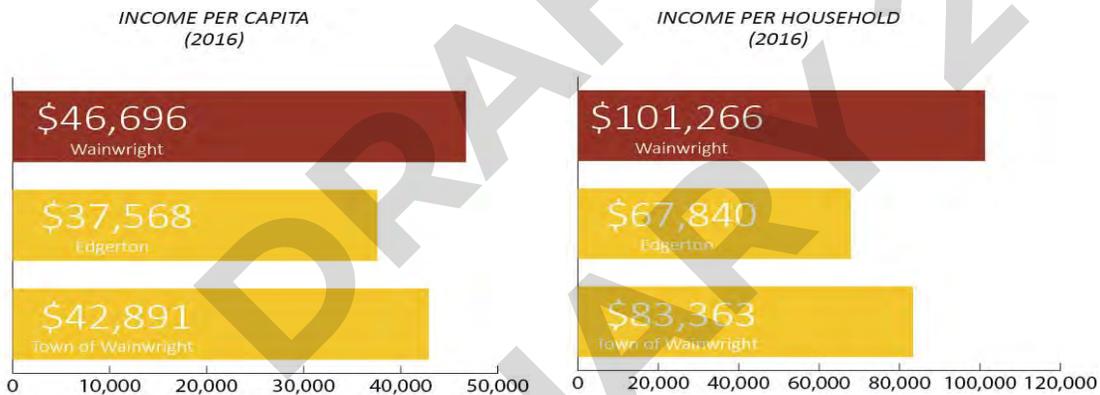
During the same period (1996 to 2016), the Town of Wainwright has seen higher annual rates of populating growth, while the Villages of Chauvin, Edgerton, and Irma have experienced little change in their population.

The population of female and male residents in the MD of Wainwright is nearly equal. This is noteworthy as many rural municipalities in Alberta experience a shift in balance toward a male-centric population primarily due to out-of-town employment pursuits.

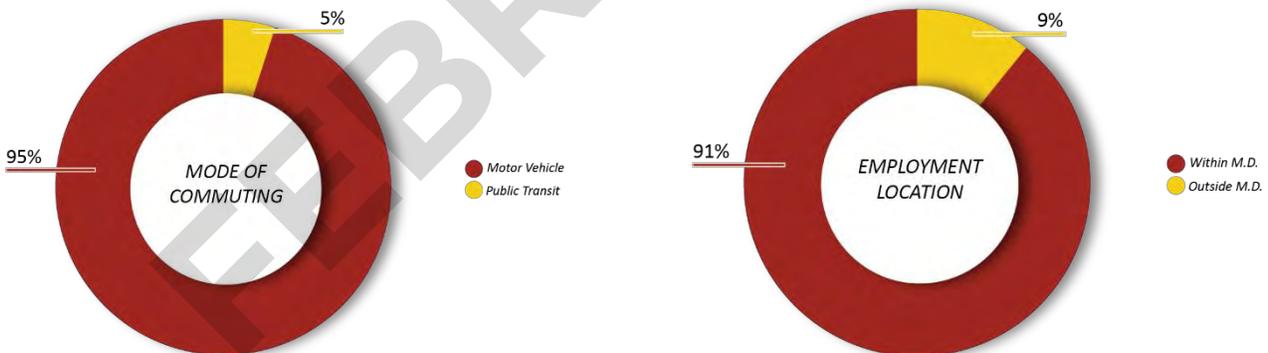
Two-thirds of the MD's population is within the 15 to 64 year old cohort, which represents the primary labourforce demographic. Over the last ten years, the 0 to 24 age cohort has increased in population at significantly larger rate than other older cohorts. This indicates the increased presence of families with children in the MD of Wainwright.



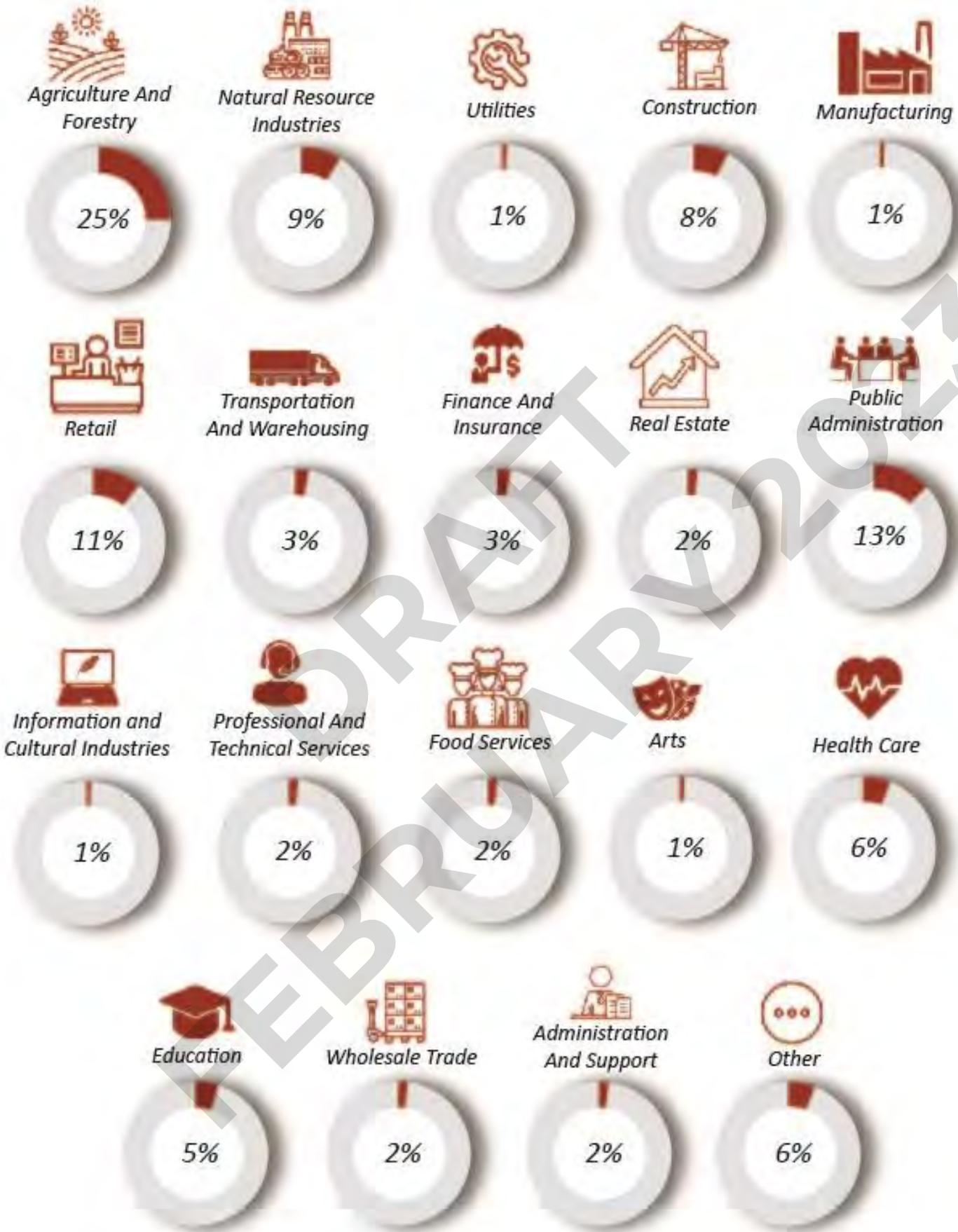
Median incomes per capita and per household in the MD of Wainwright are reported (by the 2016 federal census) to be higher than in the Town of Wainwright and the Villages (represented in the graph below by the Village of Edgerton). The median income per capita and per household for the entire province are lower than in the MD, at \$42,717 and \$93,835 respectfully.



In 2016, over 90% of the MD's population worked within the region. The most common (95%) mode of commuting was with motor vehicle, with 5% reporting taking some form of transit/bus service, which may include arranged travel to another worksite.

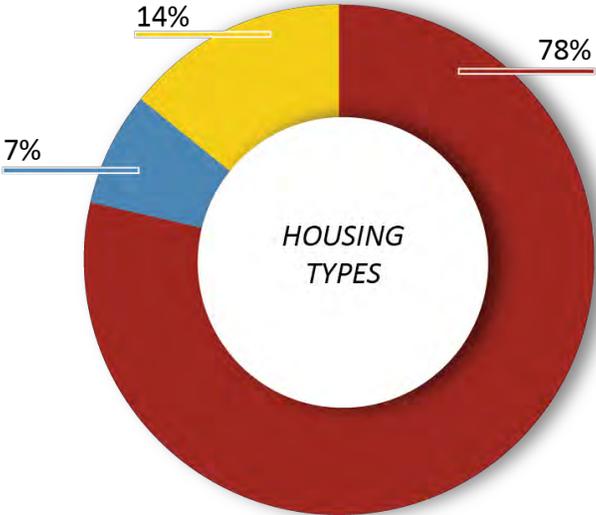


In 2016, Agriculture and forestry, public administration, and retail were the top three forms of employment in the MD of Wainwright, and accounted for 49% of occupations held by the labour force. Policies in the MDP provide support for employment industries in the MD, while also supporting opportunities for economic diversification.

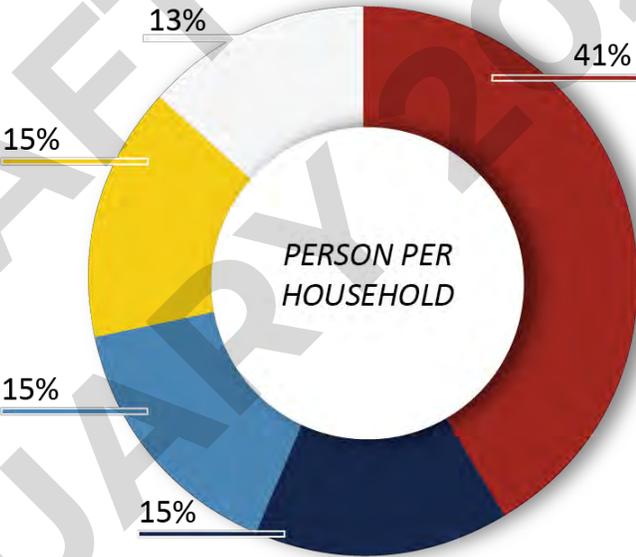


The most common dwelling type in the MD of Wainwright are single-detached dwelling, comprising 78% of all housing forms in the municipality. 87% of private dwellings are owner occupied, while 13% are occupied by renters. More than half (56%) of all households are reported to be 1 or 2 person households.

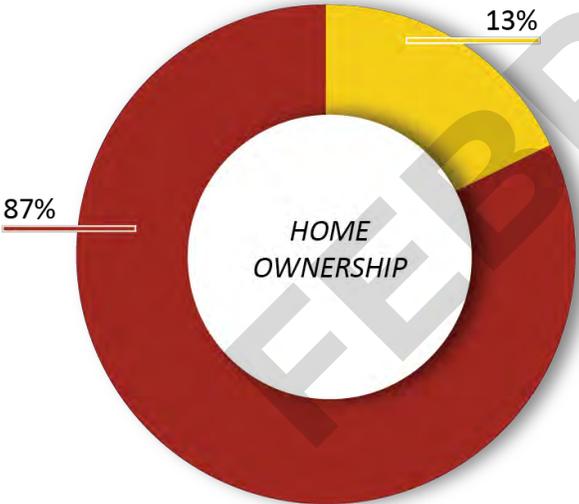
Policies in the MDP have been included to accommodate a greater variety of housing opportunities to meet the current and future demographic and lifestyle needs of MD residents and the aging population.



- Detached
- Attached
- Moveable Dwelling



- 1
- 2
- 3
- 4
- 5+



- Owner
- Renter

3.4 LAND USE

The most extensive form of land use and development in the MD of Wainwright is agriculture. Agricultural operations in the MD include small hobby farm operations on acreage lots, small and medium sized family farms operated for generations (or by new farming families), and large scale crop and intensive livestock operations. In addition to be a significant land use in the MD of Wainwright, agriculture is deeply connected to community history and culture.

In addition to being a rural municipality, the MD of Wainwright is a ‘community of communities.’ The Town of Wainwright, the Villages of Edgerton, Chauvin, and Irma, and the Hamlets of Fabyan, Greenshields, and Ribstone are important economic, social, and/or service centres for the Wainwright Region. Located along the MD’s highway (and in some cases, railway) corridors, these communities provide MD residents with places to work, gather, and play (see Map A7 – Transportation). The MD of Wainwright has worked closely with each of these municipalities in recent years to develop and adopt Intermunicipal Development Plans to coordinate future land use and development near their respective borders.

CFB Wainwright, located southwest of the Town of Wainwright, is a significant land use consideration in the MD of Wainwright. CFB Wainwright covers an area of 609 km² (150,487 acres), and (in addition to onsite structures and infrastructure), includes training grounds, weapons ranges, an airport. Land use and development activities on the base are the jurisdiction of the federal government, however land use and development adjacent to the base is affected by onsite operations, and requires special consideration on the part of the MD of Wainwright to ensure compatible and safe land use and development activities occur on these lands.



3.5 ENVIRONMENTAL FEATURES

The rural prairie landscape of the MD of Wainwright is segmented by several large, long, and meandering rivers, creeks, and other water bodies. The watercourses of these rivers are flanked by steep banks, oxbow lakes, benchlands, and ecologically significant riparian areas that provide habitat for many locally important wildlife species. These waterbodies are environmentally and culturally significant and include (among others): Vernon Lake (and coulee), Battle River, Ribstone Creek, Arm Lake, Ambler’s Lake, Clear Lake, Dillberry Lake, and Salt Lake. In many locations, the banks created by these water bodies provide incredible viewpoints for the MD’s surrounding landscape. For more information, see Map A4 – Environmental Features.

4. COOPERATION FOR THE REGION



The MD of Wainwright supports a proactive approach to fostering cooperation with its municipal neighbours and other levels of government, and improving communication on land use and related issues. The MD wishes to maintain its productive working relationship with federal and provincial departments and agencies responsible for transportation, resource development, CFB Wainwright and Crown Land management.

Within the MD there are four urban municipalities (one Town, three Villages). The MD also abuts five rural municipalities and the Province of Saskatchewan.

GOAL	The MD of Wainwright works with neighbouring municipalities to promote compatible and complimentary land use patterns and infrastructure.
-------------	---

4.1 LAND USE COORDINATION WITH ADJACENT MUNICIPALITIES, GOVERNMENT, AND STAKEHOLDERS

OBJECTIVE	Coordinate land use and development with adjacent municipalities in the Wainwright Region.
POLICY 4.1.1	The MD of Wainwright shall work collaboratively with adjacent municipalities to maintain Intermunicipal Development Plans (IDPs) and Intermunicipal Collaboration Frameworks (ICFs).
POLICY 4.1.2	Existing IDPs adopted by the MD of Wainwright with adjacent municipalities shall be updated as required to ensure consistency with the <i>Municipal Government Act, R.S.A. 2000, c. M-26, as amended</i> .
POLICY 4.1.3	The MD of Wainwright shall ensure that all other statutory plans are consistent with approved IDPs.
POLICY 4.1.4	The MD of Wainwright shall follow the referral process for redistricting, statutory plans, subdivision and development applications established within applicable Intermunicipal Development Plans.
POLICY 4.1.5	Where no Intermunicipal Development Plan with an adjacent municipality has been adopted the MD of Wainwright may refer subdivision applications more than 1.6 km from the boundaries of the adjacent municipality to that municipality, and have regard to that municipality's recommendation if the MD of Wainwright determines that the proposal would significantly impact the adjacent municipality and have regard for the comments and recommendations received during the referral process.
POLICY 4.1.6	Development of lands on the fringes of the MD of Wainwright with neighbouring rural municipalities (within 1.6 km of municipal boundaries) shall be allowed provided such development does not unduly interfere with the ability of either municipality to provide services to residents. Development shall not occur in these areas until the MD of Wainwright is satisfied with plans for servicing, access, and the minimization of any potential land use conflicts.
POLICY 4.1.7	The MD of Wainwright shares a mutual interest in the health of local waterbodies with other Wainwright Region municipalities. The MD of Wainwright may cooperate with other Wainwright Region municipalities and stakeholder groups in watershed and lake planning initiatives that promote healthy watersheds.
POLICY 4.1.8	Where opportunities are provided, the MD of Wainwright shall actively participate in the preparation and review of the North Saskatchewan Regional Plan that will be developed by the Land Use Secretariat.
POLICY 4.1.9	The municipalities of Chauvin, Edgerton, Irma, and Wainwright should be encouraged to expand in areas which would minimize the removal of: <ul style="list-style-type: none"> a. higher capability agricultural land; b. regionally significant natural resources; and

	c. environmentally sensitive areas.
POLICY 4.1.10	The MD of Wainwright may support future urban centre expansion and annexation in which: <ul style="list-style-type: none"> 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.

4.2 DEVELOPMENT ON CROWN LAND

OBJECTIVE	Work with the federal and provincial governments to coordinate development on (and adjacent to) crown land, including CFB Wainwright.
POLICY 4.2.1	The MD of Wainwright shall respond to Crown referrals for resource development projects and to lease application referrals based on the relevant components of the Municipal Development Plan and Land Use Bylaw and related MD of Wainwright policies.
POLICY 4.2.2	Development proposals on Crown Land leases, unless related to a provincially-approved project, require MD of Wainwright development approval; any such development applications shall be subject to the relevant provisions of the Municipal Development Plan, Land Use Bylaw, and any other applicable statutory plan.
POLICY 4.2.3	The MD of Wainwright shall establish a CFB Wainwright Overlay Area in this MDP. The purpose of this Overlay Area shall be to provide policies for the land use and development of privately owned properties adjacent to (and within a prescribed setback of) CFB Wainwright, in order to ensure the health, safety, and enjoyment of land by MD of Wainwright residents and CFB Wainwright personnel.

DRAFT
 FEBRUARY 2023

5. THE ENVIRONMENT



The MD of Wainwright's rich natural landscape and wildlife resources are valued by Wainwright Region residents and are considered an important quality of life element. The natural environment is also a major attraction for visitors and a component of the MD of Wainwright's tourism strategy. The natural features and characteristics of the area provide significant habitat for waterfowl, shorebirds, moose and white-tailed deer.

Map A4 – Environmental Features identifies the location of Environmentally Significant Areas identified in provincial studies and report.

The purpose of the policies within this section is to ensure that the cumulative impact of development decisions shall not unduly impact ecosystem health or water quality within the MD of Wainwright.

GOAL	The MD of Wainwright's rivers, streams, lakes, and other significant environmental features are protected for the benefit of natural environment and local residents.
-------------	---

5.1 ENVIRONMENTAL FEATURES

OBJECTIVE	Identify and preserve significant ecological sites and environmental assets throughout the MD of Wainwright.
POLICY 5.1.1	The MD of Wainwright shall strive to recognize and appropriately protect areas with significant landscape, environmental and biophysical features through the use of available municipal land use planning and management tools including area structure plans, the land use bylaw, environmental reserves, and environmental reserve easements.
POLICY 5.1.2	The MD of Wainwright may as a condition of subdivision or development approval (on lands within the Environmentally Significant Areas, as shown on Map A4 – Environmental Features), require the protection of treed areas or natural vegetative cover through reserve dedication, easements or design.
POLICY 5.1.3	To contribute to the long term protection of the wildlife and biodiversity resources the MD of Wainwright may request redistricting, subdivision and development proponents within the Environmentally Significant Areas shown on Map A4 – Environmental Features to submit a biophysical study, prepared by a professional biologist or qualified environmental scientist.
POLICY 5.1.4	<p>The biophysical study shall identify and assess the environmental significance and sensitivity of:</p> <ul style="list-style-type: none"> a. Existing vegetation; b. Wetlands and water bodies; c. Ground water and alluvial aquifers; d. Wildlife habitat and species at risk; and e. Unique physical features. <p>The study shall recommend appropriate measures for mitigating potential adverse impacts, and protecting and enhancing environmentally significant features.</p>
POLICY 5.1.5	When reviewing Area Structure Plans, conceptual schemes, redistricting, and subdivision and development proposals, the MD of Wainwright's decisions shall be consistent with the Alberta Wetland Policy. The MD of

	Wainwright shall require that a redistricting, subdivision or development proponent determine if wetlands will be impacted and prepare, if required, a Wetland Assessment.
POLICY 5.1.6	Proponents shall be required to avoid wetland damage or destruction, minimize the impact of the proposed development on wetlands and address the provision of compensation consistent with the conditions of the Alberta Wetland Policy and related Directives.
POLICY 5.1.7	Development which will have an adverse impact on surface and subsurface water quality shall be discouraged.
POLICY 5.1.8	Natural vegetative cover shall be encouraged to be retained within the recommended setback distances identified in Appendix B for all lakes, water bodies and watercourses within the MD of Wainwright.
POLICY 5.1.9	The MD of Wainwright may collaborate with watershed societies to develop and implement watershed management plan where mutual benefit can be demonstrated to be achieved through the joint effort.

5.2 DEVELOPMENT CONSTRAINTS

OBJECTIVE	Development should only occur on lands that do not have critical development constraints.
POLICY 5.2.1	Development shall be discouraged in areas where reserves of potable water are inadequate.
POLICY 5.2.2	Development shall not be allowed within delineated wetlands, swamps, muskeg or saturated soil areas.
POLICY 5.2.3	Development shall also be discouraged in valleys, ravines or seasonal draws. Where development is allowed in areas exhibiting these characteristics the development must adhere to provincial regulations, guidelines, and wetland mitigation policies.
POLICY 5.2.4	Development shall be discouraged within the 1:100 year flood plain of any river, stream, or lake shore. A certificate from a qualified professional engineer shall be required to confirm that the development has been properly flood proofed.
POLICY 5.2.5	The subdivision of land or the construction of permanent structures—other than pathways and associated structural components, or interpretive elements within the 1:100 year floodplain of the MD’s rivers, streams, and natural watercourses—shall not be allowed except that consideration may be given to the construction of structures with flood-proofing features designed by an accredited professional.
POLICY 5.2.6	On municipal lands within flood areas, new development should be limited to recreational uses.
POLICY 5.2.7	Development shall be prohibited on steep slopes (slopes in excess of 15%) or on slopes which are subject to slippage or mass movement. However, development on escarpments and steep or unstable slopes may be considered only if recommended in a geotechnical study prepared by an accredited professional.
POLICY 5.2.8	Where there is no defined bed and shore the MD of Wainwright may require the bed and shore to be delineated by an Alberta Land Surveyor in order to determine the required development setback. Where a subdivision or development is proposed adjacent to a watercourse or the top-of-bank the MD of Wainwright may require that the high-water mark or the top- of-bank location be determined by an Alberta Land Surveyor.
POLICY 5.2.9	Unless unique site requirements determine otherwise, development proposals should conform to the setback distances identified in the guideline in Appendix B so far as they pertain to setback requirements from valley breaks, ravines and watercourses.
POLICY 5.2.10	The MD of Wainwright may vary this development setback when supported by a geotechnical investigation and/or an engineering assessment for the proposed development.
POLICY 5.2.11	Development on sandy or unstable soil may only be allowed if measures to control erosion are implemented, to the satisfaction of the Development Authority.
POLICY 5.2.12	No alteration to the bed and shore of a waterbody shall be permitted without the necessary approval from the appropriate Provincial or Federal government department or agency.

6. RECREATION AND CULTURE



The MD of Wainwright is characterized by an abundance of natural and man-made amenities ideally suited for a variety of outdoor recreational and cultural pursuits. In combination, parks, open spaces, and the natural environment provide the backbone for an integrated system. River and wildlife corridors, ponds, wetlands, forests, and lakes linked with public parks, recreation areas, and multi-use trails ensure that public access and enjoyment by residents and visitors is established and sustained for future generations.

The following objectives and policies have been adopted by the MD of Wainwright relating to recreation and culture and apply to land within all Future Land Use Areas identified on **Map 13.1 – Future Land Use**.

The MD of Wainwright has a rich cultural heritage and a variety of cultural landscapes. Among the significant historic and cultural resources are the Battle River, Ribstone Creek Heritage Rangeland Natural Area, and the Wainwright Dunes.

The purpose of the cultural objectives and policies in this section are to ensure that planning strategies and decisions enhance community culture and to identify and conserve the MD of Wainwright's important archaeological features, heritage, and landscapes.

GOAL	Land use and development decisions in the MD of Wainwright enhance community culture and conserve unique heritage resources within the Wainwright Region.
-------------	---

6.1 RECREATION DEVELOPMENT

OBJECTIVE	Ensure that the MD of Wainwright has a network of parks, open spaces, and land for recreational facilities and amenities that complement the municipality's natural features and meet the needs of residents and visitors of the Wainwright Region.
POLICY 6.1.1	The MD of Wainwright shall generally take the full amount (10%) of Municipal Reserves owing as a result of subdivision, in accordance with Provincial legislation.
POLICY 6.1.2	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 MD of Wainwright and School Divisions, and the remainder shall be utilized to acquire and develop tracts of desirable recreation areas in the MD of Wainwright.
POLICY 6.1.3	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.
POLICY 6.1.4	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.
POLICY 6.1.5	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.
POLICY 6.1.6	Subdivision and development for recreational purposes shall occur in accordance with the following design principles: <ul style="list-style-type: none"> 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;

	<ul style="list-style-type: none"> 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.
POLICY 6.1.7	Public parks and open space should be designed to take advantage of the natural landscape and to complement adjacent uses.

6.2 COMMUNITY CULTURE

OBJECTIVE	<i>Preserve significant cultural landscapes through the MD of Wainwright.</i>
POLICY 6.2.1	The MD of Wainwright supports the conservation of historical resources through preservation, rehabilitation and restoration initiatives. Designated historical resources shall be protected from adverse impacts associated with onsite or adjacent developments. Historical resources can include a landscape, historic district, place, site, building, structure or object that is deemed to be significant to Alberta's natural or human history.
POLICY 6.2.2	<p>The MD of Wainwright shall require a Historical Resources Impact Assessment to be prepared at the time of a Land Use Bylaw amendment, subdivision application, or development permit application for the following situations:</p> <ul style="list-style-type: none"> a. Where the subject site is within the historic resource area as identified on Map A6 – Historic Resources or as identified by the Province of Alberta; and b. Where Alberta Culture and the Status of Women requires a Historical Resources Impact Assessment under the Historical Resources Act, as amended.
POLICY 6.2.3	If significant historic resources are identified then a letter of clearance from Alberta Culture and the Status of Women must be provided prior to any disturbance or development on the site.
POLICY 6.2.4	The MD of Wainwright may consider designating municipally significant historical sites or properties through a bylaw, in consultation with the Provincial government and the affected property owner, where it considers such action to be in the public interest. Designation shall be based on the most recent edition of the Standards and Guidelines for the Conservation of Historic Places in Canada.
POLICY 6.2.5	The MD of Wainwright shall encourage the promotion and sensitive use of historic resources to promote tourism, where appropriate.
POLICY 6.2.6	Map A4 – Environmental Features identifies Environmentally Significant Areas and Map A6 – Historic Resources identifies provincially recognizes historic resources. While development may be appropriate in some areas within these areas, new subdivision and development proposals shall be discouraged from locating within these areas unless the proponent has demonstrated, to the satisfaction of the approving authority, that the proposal shall not have a negative impact on wildlife corridors, significant habitat areas or/and historical resources.

7. AGRICULTURE AND RURAL DEVELOPMENT



The MD of Wainwright's most enduring resource is its working rural landscapes; lands that are ecologically, socially, and economically connected. Working landscapes within the MD of Wainwright include: the lands and people engaged in agriculture, forestry, and resource developments (sand and gravel, oil and gas, etc.). These industries generate significant employment within the MD of Wainwright, and are central to the collective history, culture, economic future, and sense of place for Wainwright Region residents.

Agriculture in the MD of Wainwright is the central component of the area's modern history and settlement. In order to support the future viability of a diverse range of agricultural operations within the MD of Wainwright, the Municipal Development Plan includes objectives and policies to not only protect (where appropriate), but also enhance the agri-based economy and rural lifestyle. The following objectives and policies have been adopted by the MD of Wainwright relating to the agriculture areas.

GOAL	The MD of Wainwright is a leader in agriculture and rural development through the conservation of agricultural lands and the diversification of agricultural industries.
-------------	--

7.1 USE OF AGRICULTURAL LANDS

OBJECTIVE	Ensure working landscapes remain a viable component of the Wainwright Region's economy and culture.
POLICY 7.1.1	The Agriculture and Rural Development Area is established as shown on Map 13.1 – Future Land Use.
POLICY 7.1.2	The Agriculture and Rural Development Area is to be, for the most part, conserved for agricultural and agriculture-related uses.
POLICY 7.1.3	The maximum number of agricultural lots allowed in this area shall be two (2) per quarter section, excluding fragments, which shall be allowed in addition to the maximum density identified above.
POLICY 7.1.4	While the primary use of the Agriculture and Rural Area is for extensive and intensive agriculture, and associated activities including: 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, that in the opinion of the Development Authority and/or Council, do not adversely affect present or future agricultural pursuits may also be allowed provided that the development shall not adversely affect the agricultural community.
POLICY 7.1.5	Consistent with the provisions of the <i>Agricultural Operations Practices Act (AOPA)</i> as amended, when agricultural land is being proposed for non-agricultural use, subdivision or development the MD of Wainwright shall provide notice to applicants stating that the primary use in the area is agriculture, that agricultural uses take precedence over other land uses, and that non-agricultural uses are expected to function within an agricultural environment.
POLICY 7.1.6	The MD of Wainwright supports the growth of primary and secondary agricultural production and processing in the Agriculture and Rural Development Area and the Rural Development Area in locations that are accessible, serviced or serviceable, shall not impact agricultural operations, and are not located in Environmentally Significant Areas. Such uses include market gardens, greenhouses, berry farms, nurseries and minor storage and service businesses.
POLICY 7.1.7	Value added agriculture uses shall be allowed on smaller lots within the Agricultural (A) District in the municipality's Land Use Bylaw.

7.2 CONVERSION OF AGRICULTURAL LAND

OBJECTIVE	Minimize the premature conversion of agricultural land to non-agricultural uses, and limit the fragmentation and subdivision of agricultural land.
POLICY 7.2.1	When land in areas that are predominantly used for agricultural purposes is required for roads, rail lines, pipelines, transmission lines, other linear infrastructure, public uses, or for oil or gas wells, or incidental installations, the MD of Wainwright shall support those proposals that minimize the fragmentation of agricultural land.
POLICY 7.2.2	The subdivision of land which is currently involved in agricultural uses will be discouraged.
POLICY 7.2.3	The minimum agricultural parcel size shall be 32.4 hectares (80.0 acres) with the following exceptions: <ul style="list-style-type: none"> a. Where parcels have been fragmented by natural or constructed barriers; b. Where a prior subdivision has resulted in a parcel of less than 32.4 hectares (80.0 acres); or c. Where 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.
POLICY 7.2.4	Notwithstanding Policy 7.2.3, a subdivision for a single agricultural parcel smaller than 32.4 hectares (80.0 acres) in area may be allowed from a quarter section for a small-scale agricultural operation, excluding intensive agriculture and confined feeding operations.
POLICY 7.2.5	Notwithstanding Policy 7.2.3, extensive agricultural parcels may be less than a half quarter section in area where the parcel is fragmented by reason of one or more: public roadways, railways, rivers, creeks, or other natural barriers which impedes the crossing of cultivation equipment where the following conditions apply: <ul style="list-style-type: none"> a. The parcel is the entire area of the fragment; b. A suitable building site exists; and c. The proposed use of the parcel shall not have a negative impact on adjacent agricultural uses.
POLICY 7.2.6	The MD of Wainwright shall give due consideration to the protection of agricultural land and the location of existing agricultural operations when applications for Land Use Bylaw amendments or subdivisions are being determined.
POLICY 7.2.7	In reviewing proposals for the conversion of land in the Agriculture and Rural Development Area to a more intensive use the MD of Wainwright shall have regard for the following (in addition to Policy 7.2.6): <ul style="list-style-type: none"> a. The agricultural capability of the quarter section; b. Whether the parcel is severed by a physical feature; c. Whether the proposed development may negatively impact adjacent agricultural uses; d. Whether there is suitable access to the provincial or local road network; e. Whether hazard lands exist that would make the site unsuitable for the intended use; f. Whether surface water can be effectively and efficiently managed within the site; g. Whether potable water can effectively and efficiently be provided to each lot without creating a negative impact on existing households or traditional users; h. Whether the proposed site is consistent with an approved applicable statutory plan; and i. Whether the site is located within an Environmentally Significant Area.
POLICY 7.2.8	Where agricultural land is taken for roads, rail lines, pipelines or other transmission lines, the MD of Wainwright shall endorse only those proposals which minimize the fragmentation of agricultural land.

7.3 INTENSIVE AGRICULTURAL OPERATIONS & CONFINED FEEDING OPERATIONS

OBJECTIVE	Minimize negative impacts of intensive agricultural operations and CFOs on the environment and adjacent land uses by encouraging good land stewardship practices.
------------------	---

POLICY 7.3.1	The MD of Wainwright supports the development of new or expanded confined feeding operations in the Agriculture and Rural Development Area, where there is limited potential for land use conflict.
POLICY 7.3.2	Minimum distance separations for CFOs shall conform to standards set out in the <i>Agricultural Operations Practices Act</i> .
POLICY 7.3.3	<p>Further to Policy 7.3.2, there are areas of the MD of Wainwright where the establishment of new or expanded confined feeding operations or manure storage facilities requiring an approval, authorization or registration under the <i>Agricultural Operations Practices Act</i> as amended, is considered to be inappropriate. A confined feeding operation or manure storage facility shall not be permitted if the proposed site is:</p> <ol style="list-style-type: none"> a. Within 1.6 km of land used for residential, commercial, recreational or institutional use or land designated for such uses; b. Within 100.0 m of a water body, watercourse or ravine; c. Within 1.6 km of an urban municipality, an intermunicipal development plan boundary, a summer village or a hamlet; or d. Within the Environmentally Significant Area.
POLICY 7.3.4	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. 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.
POLICY 7.3.5	<p>In addition to the minimum distance separation requirements provided through regulations adopted under the Agricultural Operation Practices Act, the MD of Wainwright’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:</p> <ol style="list-style-type: none"> a. any urban municipality; b. multi-lot country residential areas; c. Hamlets; d. the Lakeside Clear Lake Residential District in the MD of Wainwright Land Use Bylaw; and e. Dillberry Provincial Park; <p>which areas shall be considered an urban fringe when calculating the regulations approved under the Agricultural Operation Practices Act.</p>
POLICY 7.3.6	<p>In preparing a recommendation to the Natural Resources Conservation Board (NRCB) on a proposal for new or expanded facilities requiring an approval or an authorization the MD of Wainwright shall:</p> <ol style="list-style-type: none"> a. Have regard for comments and recommendations provided by the MD of Wainwright Agricultural Services Board related to the feasibility of the proposed use and suitability of the proposed site; b. Have regard for the separation distance criteria established in Policy 7.3.56; c. Have regard for the potential for manure spreading to create odours that impact the use and enjoyment of residential property; d. Have regard as to whether the proposed site is in proximity to: <ol style="list-style-type: none"> i. An institutional, commercial, recreational or residential use or land designated for such uses; ii. A waterbody, drainage course or natural area; iii. An area prone to flooding or groundwater contamination; and/or <p>Another existing or proposed confined feeding operation.</p>
POLICY 7.3.7	The MD of Wainwright may request that the NRCB require the applicant/operator to enter into a Road Use Agreement with the MD of Wainwright to address road use, maintenance/upgrading, dust control and related matters.

7.4 RURAL RESIDENTIAL DEVELOPMENT

OBJECTIVE	To facilitate the subdivision of single lots for rural residential use.
POLICY 7.4.1	Rural residential development will be allowed within the Agricultural and Rural Development Area shown on Map 13.1- Future Land Use, subject to the policies noted below.
POLICY 7.4.2	<p>Normally, subdivision of a quarter section for a rural residential use will be allowed without requiring an amendment to the Land Use Bylaw on the basis of the following:</p> <ul style="list-style-type: none"> a. subdivision of the quarter section on the basis of a natural or man-made fragmentation by a river, railroad, or road; and/or b. subdivision of two farmsteads or vacant rural residential parcels from the quarter section; and/or c. subdivision of the quarter section into two agricultural use parcels. <p>A proposal that would create more parcels than the above-described circumstances on any one quarter section will be considered to be multi-lot country residential development and will require an amendment to the LUB.</p>
POLICY 7.4.3	<p>Farmstead separations may be permitted provided the site exhibits a minimum of three of the following characteristics:</p> <ul style="list-style-type: none"> a. developed residence; b. well; c. dugout; d. shelter belt(s); e. fences; f. ancillary farm buildings; g. private sewage disposal system that complies with current provincial requirements; h. power facilities; and i. developed access.
POLICY 7.4.4	All rural residential subdivisions (farmsteads and vacant rural residential lots) should be located in proximity to gas, electrical, and telephone lines, which have existing spare capacity to sustain the additional usage. Subdivisions shall normally have direct access to-graded and gravelled or paved roads that conform to MD of Wainwright Road construction standards.
POLICY 7.4.5	Spatial buffers or setbacks shall be maintained between rural residential uses and adjacent uses which may be incompatible for any reason.
POLICY 7.4.6	Once a farmstead has been subdivided from a quarter section, the subdivided farmstead shall be considered a rural residential use for the purposes of this Plan and the Land Use Bylaw.
POLICY 7.4.7	<p>Rural residential subdivision or development be prohibited:</p> <ul style="list-style-type: none"> 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 (see Appendix C); c. in close proximity to a resource extraction operation; d. within a 1-in-100 year flood plain; or e. within the minimum distance separation between a single dwelling and a confined feeding operation pursuant to the <i>Agricultural Operation Practices Act</i>.
POLICY 7.4.8	Rural residential lots shall not be less than 0.8 ha (2.0 acres), and normally no more than 6.0 ha (15.0 acres) in size. Where the subdivision is to separate a farmstead, the 6.0 ha (15.0 acres) maximum may be exceeded if it can be demonstrated by the applicant that the additional area is required to include shelterbelts, farm buildings, private sewage disposal systems, and facilities ancillary to the farmstead. Lots may be larger than 6.0 ha (15.0 acres) where topographical features would make a large part of the lot unsuitable for development. In single-lot rural residential subdivisions, lots may also be larger than 6.0 ha (15.0 acres) where the larger area would take up land which is poor quality or very low in agricultural capability.

POLICY 7.4.9	Rural residential development will be cognizant of the need to preserve critical wildlife habitat, resource extraction, recreation, and historical and archaeological features.
POLICY 7.4.10	Rural residential development will be prohibited in those areas which are too close to sour gas facilities, in accordance with Provincial legislation and regulations.
POLICY 7.4.11	The subdivision of land for rural 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.

7.5 MULTI-LOT COUNTRY RESIDENTIAL DEVELOPMENT

The MD of Wainwright has not had a high demand for multi-lot country residential development in recent years. Most multi-lot country residential development in the MD of Wainwright has occurred near the Town of Wainwright or near the lakes. Multi-lot country residential developments may be allowed in the MD of Wainwright, subject to the policies of this MDP and the regulations in the MD of Wainwright's Land Use Bylaw.

OBJECTIVE	To facilitate the subdivision and development of multi-lot country residential developments in appropriate areas of the MD of Wainwright.
POLICY 7.5.1	Multi-lot country residential subdivisions may be allowed within the Agriculture and Rural Development Area on Map 13.1 – Future Land Use. The location of multi-lot country residential subdivisions within the MD of Wainwright shall be controlled by Council through the process of Land Use Bylaw amendments.
POLICY 7.5.2	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.
POLICY 7.5.3	Multi-lot country residential subdivisions shall be controlled by the Municipal District Council through the process of Land Use Bylaw amendment.
POLICY 7.5.4	Multi-lot country residential developments should be clustered or grouped to reduce potential land use conflicts and minimize service costs.
POLICY 7.5.5	Multi-lot country residential developments will be discouraged from locating on good quality agricultural land, and shall be encouraged to locate on lower capability agricultural land.
POLICY 7.5.6	Multi-lot country residential subdivision and/or development shall be prohibited within a 1:100 year flood plain or flood fringe areas. If the flood plain or flood fringe area has not been delineated, the developer shall be responsible for providing the required information, at no cost to the MD of Wainwright, at time of application.
POLICY 7.5.7	<p>Council's consideration of Land Use Bylaw amendments for multi-lot country residential use development will include the following criteria:</p> <ol style="list-style-type: none"> 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; 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 mitigate; Where required as per the MD of Wainwright's Multi-lot Subdivision Procedures and Standards Manual, an area structure plan has been approved by Council; and Access to individual multi-lot country residential lots shall 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 at no cost to the developer.
POLICY 7.5.8	<p>Multi-lot country residential subdivision and/or development shall be discouraged:</p> <ol style="list-style-type: none"> Within areas likely to be subjected to high levels of noise;

	<ul style="list-style-type: none"> b. In close proximity to an existing or approved resource extraction operation(s); c. Within the minimum distance separation between a single dwelling and a confined feeding operation; d. Adjacent to river banks, or areas with slopes exceeding 15%; e. In areas with high water table constraints; f. In areas where historic resources are present; g. In areas with significant wetlands; and/or h. Within an Environmentally Significant Area.
POLICY 7.5.9	<p>The maximum density of multi-lot country residential subdivisions and developments shall be directly related to the development capability of the land resources including:</p> <ul style="list-style-type: none"> a. Availability of potable water supply; b. Access to a developed road; c. Topography; d. Vegetation; e. Wetlands; and f. Soil characteristics and site drainage. <p>In this regard, proponents for multi-lot country residential development may be required to provide the MD of Wainwright with an assessment of environmental constraints including a geotechnical report, Water Report and Phase I environmental report and information prepared by a qualified profession which demonstrates the means whereby negative impacts on the natural environment may be mitigated and appropriate levels of servicing provided.</p>
POLICY 7.5.10	Multi-lot country residential subdivisions should be located in proximity to gas and electrical services which have existing capacity to sustain the additional usage.
POLICY 7.5.11	Multi-lot country residential subdivisions shall have direct access to existing maintained roads, at the cost of the developer. Multi-lot country residential subdivisions shall be encouraged to locate in proximity to paved MD of Wainwright roads or provincial highways. If a road needs to be improved to meet current MD of Wainwright standards then the costs for required improvements shall be the responsibility of the developer.
POLICY 7.5.12	Development proponents must demonstrate that there is an adequate supply of potable water for the proposed development, in accordance with the provisions of the Water Act and all Provincial regulations. If a communal system is to be considered, Council shall require that the creation or expansion of such systems be undertaken at the developer's cost.
POLICY 7.5.13	The MD of Wainwright may require the proponent of a multi lot country residential subdivisions to identify all municipal servicing costs associated with the development. The assignment of these costs between the MD of Wainwright and the developer shall be the basis of a development agreement to be entered into prior to endorsement of a subdivision plan or upon the issuance of a development permit. Normally, all development servicing costs associated with the subdivision and/or development shall be the responsibility of the developer.
POLICY 7.5.14	<p>The MD of Wainwright shall require an Area Structure Plan to be submitted by the proponent in support of an amendment to the Land Use Bylaw to redistrict to a country residential district. However, the MD of Wainwright may accept a conceptual scheme instead of an Area Structure Plan if:</p> <ul style="list-style-type: none"> a. The preparation of an Area Structure Plan is considered by the MD of Wainwright to be impractical or inappropriate given the small scale of the lands proposed for development or the fragmentation of the quarter section in which the development is located, or b. The subject lands, at full build out, are equal to or less than 12.1 hectares (30.0 acres) in size.

7.6 CLEAR LAKE

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.

OBJECTIVE	<i>To facilitate the responsible residential development adjacent to Clear Lake.</i>
POLICY 7.6.1	The Municipal District shall apply a special District to the Clear Lake area in the Land Use Bylaw. The regulations in this District shall enable and support the continuation of the existing multi-lot country residential developments adjacent to the lake.
POLICY 7.6.2	The Municipal District agrees in general that lot owners at Clear Lake may be allowed to subdivide the existing parcels or allotments of land around Clear Lake into individual land holdings if the associations, societies or corporations consent to the subdivision and access can be provided to the satisfaction of the Municipal District.
POLICY 7.6.3	To mitigate risk associated with redevelopment on lots adjacent to Clear Lake, redevelopment may require the applicant to provide supporting studies and engineering reports, as identified in the LUB, to demonstrate that the site is suitable for the proposed use and further, to provide design mitigations to minimize the risk of flood hazard or slope instability.

DRAFT
FEBRUARY 2023

8. ECONOMIC DEVELOPMENT



Commercial and industrial developments are important to municipal fiscal sustainability and the MD's ability to provide a high level of service to residents. Commercial and industrial developments in the MD are centred on highway corridors, hamlets, and lands adjacent to urban municipalities.

The MD of Wainwright has a number of natural resource extraction industries including oil and gas extraction sand and gravel excavation, which contribute significantly to the local economy (see Map A8 – Natural Resources and Infrastructure). The siting of natural resource extraction is constrained by the location of the particular resource. In principle, the MD of Wainwright supports the development of resource extraction activities within the Agriculture and Rural Development Area where measures to reduce any potential conflicts with surrounding land uses can be implemented.

Policies within this section support the expansion and diversification of the MD of Wainwright's economic base by providing opportunities for rural commercial, industrial, and natural resource extraction industries in suitable locations throughout the MD of Wainwright.

GOAL	A diversified economic base contributes to the MD of Wainwright's high level of municipal services and increased employment opportunities for local residents.
-------------	--

8.1 RURAL COMMERCIAL AND INDUSTRIAL DEVELOPMENT

OBJECTIVE	Support the expansion and diversification of the MD of Wainwright's economic base through a wide range of commercial and industrial development in suitable locations throughout the municipality.
POLICY 8.1.1	Rural commercial and industrial uses may be developed on appropriate locations throughout the MD of Wainwright, as provided for in the MD of Wainwright's Land Use Bylaw.
POLICY 8.1.2	New commercial and light industrial development should be located: <ol style="list-style-type: none"> a. On lands that are not affected within Environmentally Significant Areas; and b. In hamlets with sufficient servicing capacity.
POLICY 8.1.3	Commercial and industrial development may be located within the Agriculture and Rural Development Area on Map 13.1 – Future Land Use without an amendment to this MDP. All applicable policies in this section shall apply to commercial and industrial development in the Agriculture and Rural Area.
POLICY 8.1.4	Commercial and industrial uses shall be encouraged to locate on lower capability agricultural land wherever possible.
POLICY 8.1.5	The MD of Wainwright supports new commercial and industrial development in appropriate and strategic locations throughout the MD of Wainwright. In particular, the MD of Wainwright supports the establishment of industrial development associated with the agricultural, energy, oil and gas, and forestry resource sectors.
POLICY 8.1.6	Commercial or 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 a Rural Commercial District in the Land Use Bylaw.
POLICY 8.1.7	Where a proposed commercial or industrial development would require redistricting to a commercial or industrial district in the MD of Wainwright's Land Use Bylaw, Council shall consider the following matters in determining if the proposed amendment is appropriate in the location proposed: <ol style="list-style-type: none"> a. Proximity to major transportation route, and compatibility with existing roads; b. Compatibility with adjacent agricultural operations and other land uses;

	<ul style="list-style-type: none"> c. Impacts on cultural or historical features; d. Water and wastewater servicing; e. Safety or environmental concerns; f. Impacts on wetlands and significant aquifers; g. The location of designated Growth Nodes and Hamlets; and h. Proximity to dwellings, schools, and hospitals.
POLICY 8.1.8	<p>In consideration of a proposal for a redistricting, subdivision, or development permit application for large-scale commercial or industrial development, the approving authority may require the submission of an area structure plan or outline plan which includes the following supporting information:</p> <ul style="list-style-type: none"> a. Figures that precisely delineate property boundaries and boundary of the area affected the proposed amendment; b. Geotechnical report to identify environmental hazard lands; c. Wetland assessment to delineate and classify wetlands within the subject site; d. Biophysical assessment to identify significant ecological features, water bodies and watercourses; e. Phase I environmental assessment to identify areas of potential contamination within the site; f. Figures identifying suitable building sites; g. Traffic impact assessment and circulation plan to ensure that the integrity of adjacent roads shall be maintained through the use of service roads and limited access points; h. Development specific design standards including: architectural, landscaping and sign controls; i. Preliminary servicing study which identifies location and facilities for servicing; j. Groundwater and soil permeability tests; k. Storm water management plans; l. Environmental impact assessment prepared in accordance with Alberta Environment and Parks (AEP) guidelines; m. Utility servicing plans; and n. Any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.
POLICY 8.1.9	<p>The MD of Wainwright shall normally require site design standards be followed and that buffers be located between commercial and/or industrial developments, and other existing land uses which provide visual and/or acoustic screening. The potential expansion of the commercial or industrial development should be considered in determining the required buffering.</p>
POLICY 8.1.10	<p>New medium and heavy industrial developments shall be discouraged from locating within 450 m of existing residential buildings in the Agriculture and Rural Development Area.</p>
POLICY 8.1.11	<p>Industrial uses 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.</p>
POLICY 8.1.12	<p>The MD of Wainwright shall consider proposals for the development of lands for industrial uses near hamlets and developed urban municipalities, if the proposal is for a light industrial use, and the industry would not be considered noxious. All proposals for light industrial development near urban areas shall be circulated to the urban municipality for comment and review.</p>
POLICY 8.1.13	<p>All industrial uses shall obtain the approvals and permits required by provincial and federal regulators (as required) and a development permit from the MD of Wainwright. The MD of Wainwright may require copies of applicable federal and provincial approvals as part of the development permit application.</p>
POLICY 8.1.14	<p>The MD of Wainwright supports the clustering of commercial and industrial uses in industrial parks with a view to reduce the potential for scattered industrial development and the loss of agricultural land.</p>
POLICY 8.1.15	<p>The approving Authority shall, at time of subdivision or development, require the proponent of a commercial or industrial development to identify all municipal servicing costs associated with the development. The assignment of these costs between the MD of Wainwright and the developer shall be the basis of an agreement to be entered into prior to endorsement of a subdivision plan or upon the issuance of a development permit.</p>

	Normally, however, all development servicing costs associated with the development shall be borne by the developer.
POLICY 8.1.16	Commercial and Industrial developments (including industrial and industrial parks) shall not result in any additional costs to the MD of Wainwright, unless the MD of Wainwright agrees to share costs.
POLICY 8.1.17	Commercial and Industrial developments shall be encouraged to locate: <ul style="list-style-type: none"> a. In proximity to paved MD of Wainwright roads or provincial highways; b. In areas with access to existing water; and c. In areas with access to three phase power services.
POLICY 8.1.18	Servicing agreements and/or development agreements may be required to facilitate the provision of municipal services. Where the municipal service is provided by an adjacent municipality, the MD of Wainwright may require as a condition of subdivision approval or a development permit that the servicing agreement/development agreement be entered into with the municipality providing the municipal service.

8.2 NATURAL RESOURCE EXTRACTION AND DEVELOPMENT

OBJECTIVE	Limit conflicts between uses that are incompatible with natural resource extraction and development activities.
POLICY 8.2.1	Natural Resource Extraction Industries shall be allowed, within the Agriculture and Rural Development Area where measures can be implemented to minimize conflict with surrounding land uses.
POLICY 8.2.2	Resource extraction industries or activities shall be, where possible, located on lower capability agricultural lands.
POLICY 8.2.3	Areas that may have high potential for resource extraction, specifically areas of sand and gravel deposits are identified for information purposes on Map A8 – Natural Resources and Infrastructure, or by the Province of Alberta.
POLICY 8.2.4	Land that 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.
POLICY 8.2.5	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.
POLICY 8.2.6	The MD of Wainwright recognizes that sour gas facilities exist throughout the municipality. Future development shall be appropriately distanced from sour gas facilities to minimize potential exposure to sour gas.
POLICY 8.2.7	Applicants for subdivision and/or development shall be required to identify the location of sour gas facilities within close proximity to the proposed development on the site plan submitted with the application. All applications for subdivision and/or development shall be required to ensure there is a building pocket on the site outside of the setback distances required by the Alberta Energy Regulator (AER).
POLICY 8.2.8	The proponent of a gas or oil well site shall be required to obtain approval from the Municipal District regarding the location of approaches from municipal roads.
POLICY 8.2.9	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.
POLICY 8.2.10	Development permits for sand, gravel, clay or marl extraction shall not be issued until any necessary approvals are obtained in accordance with Provincial legislation.

OBJECTIVE	Minimize municipal costs associated with natural resource extraction developments.
POLICY 8.2.11	Prior to issuing a development permit for a resource extraction development, the developer shall enter into a road use and/or access agreement with the MD of Wainwright.
POLICY 8.2.12	Road use for resource extraction developments shall meet the current MD of Wainwright road design standards and be located, to the satisfaction of the MD of Wainwright, in such a manner that impacts on agricultural uses and existing residential developments are minimized.
POLICY 8.2.13	Resource industries which utilize MD of Wainwright infrastructure shall be required to participate in the maintenance and upgrading of that infrastructure if the need arises, as determined by the MD of Wainwright.

OBJECTIVE	Ensure natural resource extraction and process generates a low net negative impact on local cultural and heritage resources
POLICY 8.2.14	The MD of Wainwright may not support resource extraction development proposals in areas that are known to possess unique historical and/or scientific or environmentally significant features that would be disturbed or destroyed by resource extraction.
POLICY 8.2.15	Developers may be required to contact the Heritage Branch of the Alberta Government in order to determine if a Historical Resource Impact Assessment (HRIA) is required.
POLICY 8.2.16	If an HRIA is required and the HRIA identifies the presence of historical resources then the developer shall be required to take appropriate mitigating measures, to the satisfaction of the appropriate provincial agency, prior to development approval.
POLICY 8.2.17	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.

DRAFT
FEBRUARY 2023

9. COMMUNITY AREAS



Hamlets are unincorporated communities consisting of residential and non-residential land uses and often contain educational and community facilities as well. There are three hamlets in the MD of Wainwright: Fabyan, Greenshields and Ribstone. The MD of Wainwright designates the hamlets and establishes the hamlet boundaries.

There are also 16 localities within the MD which are smaller communities that do not currently meet the provincial definition of a Hamlet. The localities are:

Ascot Heights	Bushy Head Corner	Butze	Denwood
Dunn	Gilt Edge	Hawkins	Heath
Hope Valley	Jarrow	Killarney Lake	Park Farm
Prospect Valley	Rocky Ford	Roros	Saville Farm

Localities are historically significant community settlement areas, they are not intended to be future growth nodes.

While the population of the hamlets and localities in the MD of Wainwright (and across Alberta) have generally not been growing, Hamlets and localities continue to serve important social and community functions.

The **Hamlets of Fabyan and Greenshields** are designated as **Community Areas**. These areas 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.

GOAL	Community areas in the MD of Wainwright are developed in an orderly manner and serve as community hubs for residents and visitors.
-------------	--

9.1 COMMUNITY AREAS

OBJECTIVE	Optimize the use of existing services and infrastructure to strengthen the long-term viability of Community Areas in the MD of Wainwright.
POLICY 9.1.1	The MD of Wainwright supports contiguous development that is adjacent to existing development in order to accommodate growth in an orderly and economical manner.
POLICY 9.1.2	Council shall encourage the development of serviced, vacant lots and the redevelopment of older buildings within the hamlets, provided that the infill development or redevelopment will not exceed the available servicing capacity.
POLICY 9.1.3	Landowners/developers shall be required to provide services, to the satisfaction of the MD in new development areas. Development proposals may be required to contain water, wastewater, transportation, and stormwater servicing details and an evaluation of potential impacts on infrastructure system capacities.
POLICY 9.1.4	The MD of Wainwright shall only allow development in Community Areas which will be compatible with the current capabilities and capacities for water supply and sewage disposal systems.
POLICY 9.1.5	Development in Community Areas that does not have communal water supply and sewage disposal systems should be planned and designed so that the lots are of a size and the subsequent development is of a configuration which would permit re-subdivision to a higher density should communal water supply and sewage disposal systems eventually be available.

POLICY 9.1.6	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 13.1 – Future Land Use, contingent upon site-specific suitability of any development.
POLICY 9.1.7	Commercial uses may be allowed in the Community Areas only if they require limited services.
POLICY 9.1.8	Industrial uses may be allowed in the Community Areas only if they require limited services.
POLICY 9.1.9	Community Areas expansion should be discouraged from occurring on higher capability agricultural land.
POLICY 9.1.10	Community Areas, which may jeopardize groundwater supplies or quality, will not be permitted.
POLICY 9.1.11	<p>The MD of Wainwright may require that proposals for subdivision or development that would:</p> <ul style="list-style-type: none"> a. significantly increase residential density on the proposed site; b. significantly increase the number of commercial developments in or near the Community Area; <p>be supported by an area structure plan or conceptual scheme prepared by the development proponent to the satisfaction of the MD of Wainwright.</p>

DRAFT
FEBRUARY 2023

10. INFRASTRUCTURE AND SERVICING



The future development of the MD of Wainwright depends on high quality transportation and utility systems. The MD of Wainwright has a well-developed road transportation network including provincial primary and secondary highways, as well as local arterial and local roads maintained by the MD of Wainwright.

The following objectives and policies have been adopted by the MD of Wainwright to guide the provision and maintenance of new and existing transportation and municipal servicing infrastructure within the municipality.

GOAL	The MD of Wainwright shall develop, support, and maintain safe, efficient, and effective transportation and utility systems.
-------------	--

10.1 LOCATION AND FORM OF INFRASTRUCTURE AND SERVICES

OBJECTIVE	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.
POLICY 10.1.1	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 MD of Wainwright 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 MD of Wainwright and which meets or exceeds all appropriate provincial and federal standards.
POLICY 10.1.2	The MD of Wainwright shall encourage transportation, communication, or utility facilities and services to locate so that they: <ol style="list-style-type: none"> a. Minimize impacts on working landscapes; b. Minimize the fragmentation of land, and/or the creation of fragmented parcels; c. Allow the integration of transportation routes and utility lines within defined corridors; d. Allow rights-of-way to follow quarter section lines, property boundaries or existing easements, and follow road allowances wherever feasible; e. Use corridors to integrate a number of utilities; f. Minimize disruption of recreation, wildlife, and historic resources; and g. Avoid residential areas.
POLICY 10.1.3	Where land is taken for roads, rail lines, pipelines, or other transmission lines, the MD of Wainwright shall endorse only those proposals which minimize fragmentation.
POLICY 10.1.4	Where proposed transportation and utility lines and facilities may adversely affect adjacent lands or land uses, the MD of Wainwright shall recommend or require as a condition of development of the line or facility such buffering as deemed appropriate to minimize any negative impacts.
POLICY 10.1.5	The MD of Wainwright may require future subdivision or development proposals adjacent to transportation and utility lines and facilities to provide such buffering as deemed appropriate.
POLICY 10.1.6	The MD of Wainwright shall encourage high voltage power lines and high-pressure pipelines to be located away from residential areas.

10.2 TRANSPORTATION AND UTILITIES

OBJECTIVE	Ensure the MD of Wainwright's transportation network is managed in an economical, efficient, and cost effective manner.
POLICY 10.2.1	The MD of Wainwright shall encourage the location of transportation and utility lines and facilities in a manner which: <ol style="list-style-type: none"> 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.
POLICY 10.2.2	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.
POLICY 10.2.3	Working with Alberta Transportation, the MD of Wainwright shall maintain and protect the integrity of the provincial highway system while continuing to improve the efficiency of the local roadway network.
POLICY 10.2.4	Developments with the potential for substantial road impact (high traffic volumes or heavy trucks) shall be directed to those roads that are designed and constructed to accommodate such development.
POLICY 10.2.5	Direct access from private property onto either arterial or collector roads shall be discouraged and limited wherever possible.
POLICY 10.2.6	Arterial roads shall be developed to appropriate arterial road standards relating to width, grades, site lines and access.
POLICY 10.2.7	Collector roads shall be developed to appropriate collector road standards relating to width, grades, site lines and access.
POLICY 10.2.8	Service roads for arterial and collector roads shall be considered to be local internal subdivision roads and developed to appropriate standards.
POLICY 10.2.9	All other roads in the MD of Wainwright shall be considered either local MD roads, or local internal subdivision roads, and developed to appropriate standards.
POLICY 10.2.10	The MD of Wainwright may require future subdivision or development proposals adjacent to transportation and utility lines and facilities to provide such buffering as deemed appropriate.
POLICY 10.2.11	Where new development is expected to generate a substantial increase in commercial or resource-based traffic the MD of Wainwright may, as a condition of development approval or as part of the development permit application, request the proponent to provide a transportation impact assessment and, if applicable, enter into a road use agreement with the MD of Wainwright.
POLICY 10.2.12	The MD of Wainwright shall require that land use adjacent to Provincial Highways and their associated accesses conform to the Access Management Guidelines as outlined by Alberta Transportation.
POLICY 10.2.13	Direct access from private property onto Provincial Highways shall be discouraged and limited wherever possible.
POLICY 10.2.14	Direct access from private property onto all MD of Wainwright roads shall normally be controlled, following the MD of Wainwright's approved access and approach design standards.
POLICY 10.2.15	In order to minimize safety hazards and land use conflicts around airports, the MD of Wainwright shall encourage the regulation of building heights in the areas around all public licensed and paved airports in the MD of Wainwright.
POLICY 10.2.16	Detailed regulations to protect the Wainwright Airport from development, which may negatively impact the operations of the airport by way of height, use, light, or noise, will be incorporated into the MD of Wainwright Land Use Bylaw.

10.3 WATER, WASTEWATER, STORMWATER, AND SANITARY SERVICES

OBJECTIVE	Ensure the MD of Wainwright's transportation network is managed in an economical, efficient, and cost effective manner.
POLICY 10.3.1	The MD of Wainwright shall endeavor to cooperate wherever appropriate with other municipalities and/or the provincial government with the planning, development, and operation of sanitary waste disposal facilities and wastewater treatment facilities.
POLICY 10.3.2	Land developers shall be responsible for the provision of water, sewer and stormwater facilities required to service new subdivisions and development areas. Where municipal water and/or sewer services are available, all new development shall connect to municipal services consistent with MD of Wainwright policies at the developer's expense. The MD of Wainwright may recover municipal investment in off-site infrastructure related to the proposed development through the provisions of the MD of Wainwright off-site levy bylaw.
POLICY 10.3.3	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 MD of Wainwright 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 MD of Wainwright and which meets or exceeds all appropriate Provincial and Federal standards.
POLICY 10.3.4	Proponents of commercial, industrial, and multi-lot country residential subdivisions in rural and lakeshore areas and all multi-lot developers in hamlets may be required to submit a stormwater management plan to address runoff control satisfactory to the MD of Wainwright and, if applicable, to Alberta Environment and Parks.
POLICY 10.3.5	Where stormwater management facilities are identified as required within a stormwater management plan, all costs associated with the development of the facilities shall be the responsibility of the proponent.
POLICY 10.3.6	The MD of Wainwright shall discourage storm water practices that may have a negative impact on surface and subsurface water quality.

DRAFT
 FEBRUARY 2025

11. OVERLAY AREAS



Within the MD of Wainwright are several significant land use and development features that require special or unique considerations when assessing future land use potential, or applications for subdivision and/or development.

Statutory Plans include Intermunicipal Development Plans and Area Structure Plans adopted by the MD of Wainwright to provide land use policy guidance for particular areas of the MD of Wainwright. Currently, the MD of Wainwright has adopted five statutory plans: The Town of Wainwright and MD of Wainwright IDP, the Village of Irma and MD of Wainwright IDP, the Village of Chauvin and MD of Wainwright IDP, the Village of Edgerton and MD of Wainwright IDP, and the MD of Provost and MD of Wainwright IDP.

National deference activities that occur on (and above) CFB Wainwright impact land use and development activities on adjacent privately owned lands in the MD of Wainwright. This includes (among other things) lands within established flight paths, developments that may require the creation of stormwater management or water retention facilities, etc.

Within Alberta, lands adjacent to existing or former landfills and wastewater treatment facilities are subject to provincial setback requirements, as identified in the Subdivision and Development Regulations. The MD of Wainwright is restricted in terms of what and where certain forms of subdivision and development may occur within prescribed setbacks of these facilities unless exemptions have been issued by the Government of Alberta.

The following policies and objectives have been adopted by the MD of Wainwright related to these special land use and development considerations. In addition to the policies of the underlying Future Land Use Areas identified on Map 13.1 – Future Land Use, the policies of the following Overlay Areas identified on Map 13.1 – Future Land Use also apply.

GOAL	Future development within the Overlay Areas shall be consistent with all applicable federal and provincial legislation and statutory plans, where applicable.
-------------	---

11.1 STATUTORY PLAN OVERLAY AREA

OBJECTIVE	Ensure all statutory plans adopted by the MD of Wainwright are publically recognized and adhered to in decision making processes.
POLICY 11.1.1	The boundaries of all intermunicipal development plans and area structure plans adopted by the MD of Wainwright shall be included within the Statutory Plan Overlay Area.
POLICY 11.1.2	The policies of the respective statutory plans within the Statutory Plan Overlay Area shall be adhered to when decisions regarding applications for subdivision and/or development are made in the MD of Wainwright.

11.2 CFB WAINWRIGHT OVERLAY AREA

OBJECTIVE	Ensure subdivision and development adjacent to CFB Wainwright Overlay Area does not conflict with current and planned land use and activities.
POLICY 11.2.1	Applications for subdivision and development within the CFB Wainwright Overlay Area shall be referred to CFB Wainwright and/or appropriate federal authorities for comment. Comments received by these authorities shall be carefully considered by the MD of Wainwright's approval authorities when making decisions.

11.3 DEVELOPMENT CONSIDERATIONS OVERLAY AREA

OBJECTIVE	Ensure subdivision and development activities conform to provincial regulations respecting setbacks from active or former landfills and wastewater treatment facilities.
POLICY 11.3.1	The MD of Wainwright will not approve applications for subdivision or development within the Development Considerations Overlay Area for the following land uses: <ul style="list-style-type: none">a. Residence;b. School;c. Hospital; ord. Food Establishment; unless consent for a setback variance has been granted from the provincial department responsible for the <i>Subdivision and Development Regulations</i> .
POLICY 11.3.2	The MD of Wainwright will work with adjacent municipalities and the Province of Alberta to explore opportunities to reduce or remove setback requirements from active or former landfills and wastewater treatment facilities.

DRAFT
FEBRUARY 2025

12. PLAN IMPLEMENTATION



Pursuant to the Municipal Government Act, R.S.A. 2000, c. M-26, as amended (MGA), this MDP shall be adopted by the MD of Wainwright as the Municipal District of Wainwright Municipal Development Plan. The subdivision, development, and re-development of lands within the MD of Wainwright by the municipality and public shall be in accordance with the provisions of this MDP.

Council shall encourage the federal and provincial governments to have regard for the provisions of this MDP in the development and re-development of crown lands, CFB Wainwright, and in the formulation and implementation of federal and provincial plans, policies, and programs within the MD of Wainwright.

GOAL	The MD of Wainwright Municipal Development Plan shall responsibly guide all local land use and development decisions.
-------------	---

12.1 CONSISTENCY WITH OTHER PLANS AND BYLAWS

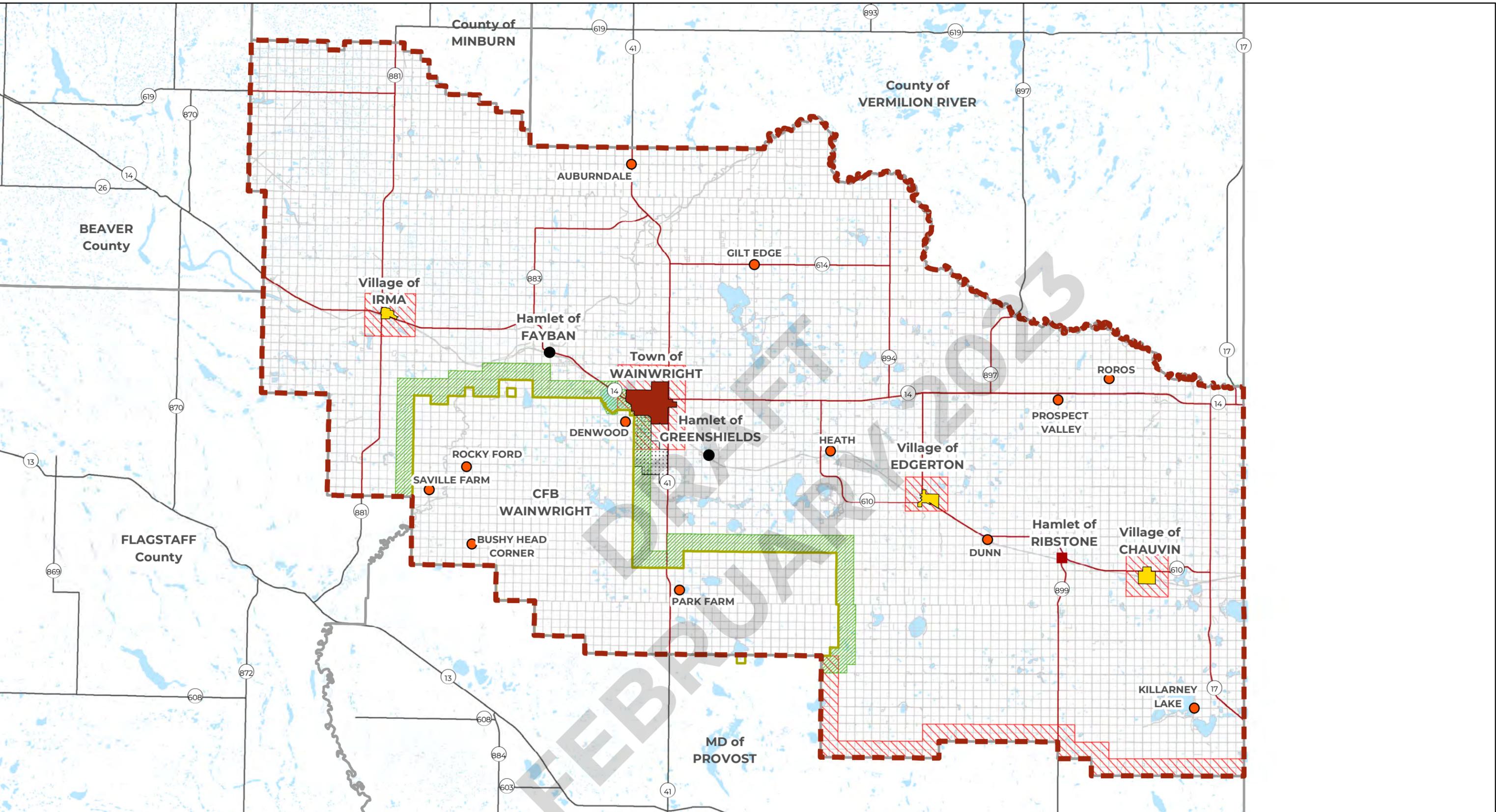
OBJECTIVE	Ensure all statutory and regulatory planning documents are consistent, up-to-date, and reviewed on a regular basis.
POLICY 12.1.1	Amendments to the MDP shall be consistent with any Intermunicipal Development Plan adopted by the MD of Wainwright.
POLICY 12.1.2	When the MDP or any part thereof takes effect, the MD of Wainwright Land Use Bylaw shall be amended (if necessary) to conform to the MDP.
POLICY 12.1.3	The MD of Wainwright recognizes that Planning is a continuous process and it is important that the MDP be monitored, reviewed, and updated in order to ensure that the planning needs of the MD of Wainwright are being met. A review may be appropriate when: <ol style="list-style-type: none"> a. changes in economic, social or technical developments occur; b. a new Council is elected; or c. an amendment to the MDP is made.
POLICY 12.1.4	In order to ensure that the original intent of the MDP is protected and that a proper evaluation of the impact of a proposed amendment on the goals, objectives and policies of the MDP may be evaluated, the following criteria will apply to consideration of an amendment, which is not initiated by Council itself: <ol style="list-style-type: none"> a. a formal request for amendment will be submitted to Council; b. the request will 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 MDP; 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.
POLICY 12.1.5	Council shall have regard for the Municipal Development Plan's vision, principles, goals, objectives, and policies when preparing and reviewing other municipal plans and priorities.
POLICY 12.1.6	When considering an amendment to the MDP, Council and Administration shall comply with all notification and public consultation requirements in the MGA.
POLICY 12.1.7	A review of the MDP should be undertaken at least once every five (5) years from the date of adoption.
POLICY 12.1.8	The MD of Wainwright may develop a method for monitoring, evaluating and analyzing the effectiveness, viability and relevance of the MDP.

13. FUTURE LAND USE MAP



13.1 FUTURE LAND USE

DRAFT
FEBRUARY 2023

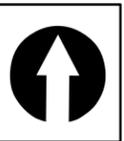


M.D. Wainwright	Agriculture and Rural Development Area	Statutory Plan Overlay Area	CFB Wainwright Overlay Area	Localities
C.F.B. Wainwright	Rural Commercial and Industrial Development Area	Wainwright Airport Overlay Area	Community Area	

DRAFT

13.1
Future Land Use Map

May 2022



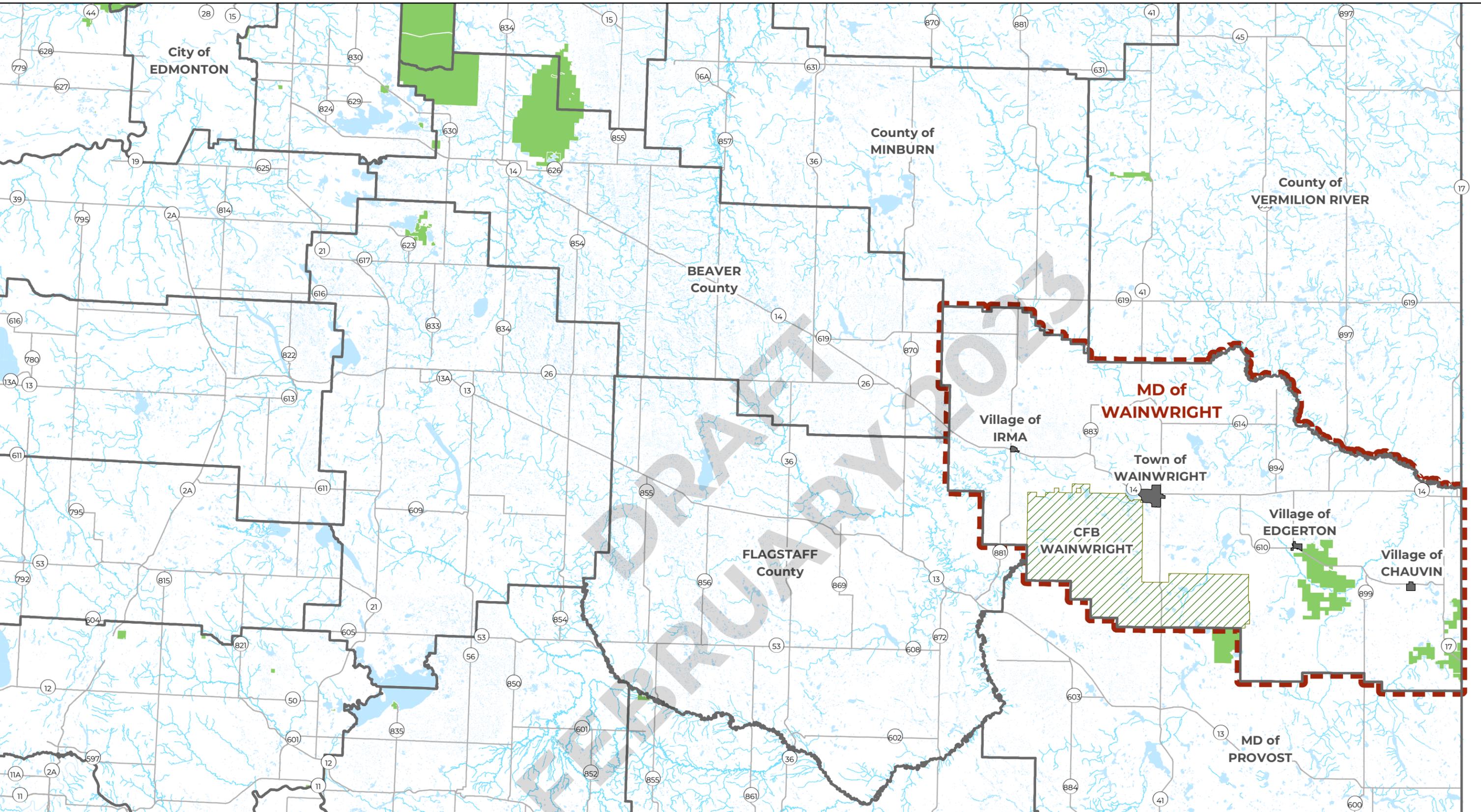
Digital Information: Geogatis, Geodiscover, Altalis, AEP, County of Wetaskiwin
Projection: UTM NAD 83 12N

PAGE NUMBER PLACEHOLDER



- A.1 REGIONAL LOCATION**
- A.2 HAMLETS, URBAN MUNICIPALITIES, AND STATUTORY PLANS**
- A.3 AGRICULTURAL CAPABILITY**
- A.4 ENVIRONMENTAL FEATURES**
- A.5 WATERSHEDS**
- A.6 HISTORIC RESOURCES**
- A.7 TRANSPORTATION**
- A.8 NATURAL RESOURCES AND INFRASTRUCTURE**

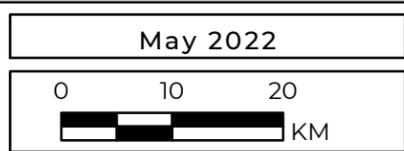
DRAFT
FEBRUARY 2023



 M.D. Wainwright
  C.F.B. Wainwright

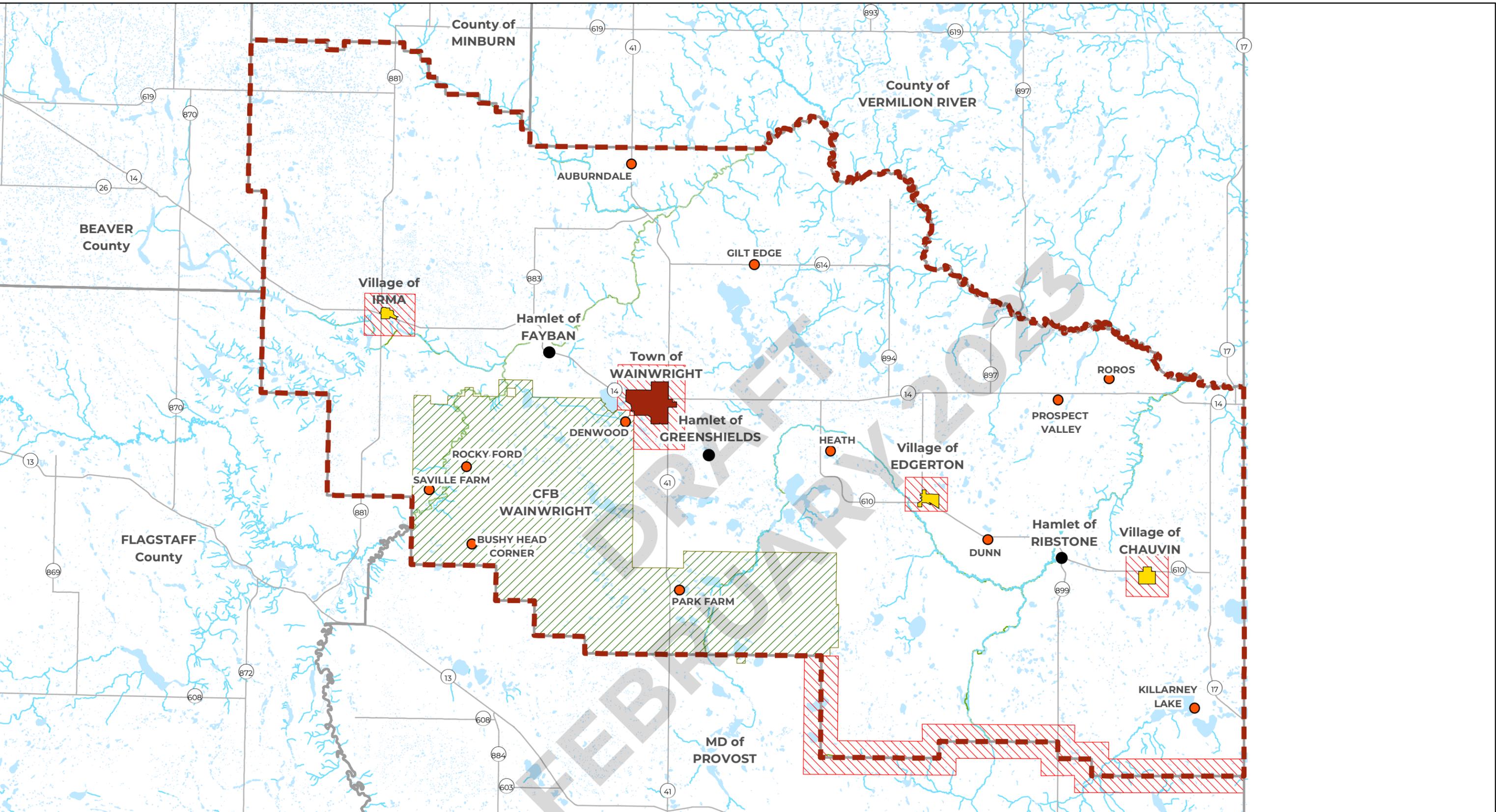
DRAFT

MAP A1
Regional Location



Digital Information: Geogatis,
Geodiscover, Altalis, AEP,
County of Wetaskiwin
Projection: UTM NAD 83 12N

PAGE NUMBER PLACEHOLDER

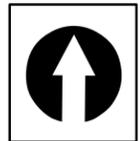


 M.D. Wainwright	 Intermunicipal Development Plan Boundary	 Village	 Localities
 C.F.B. Wainwright	 Town	 Hamlet	

DRAFT

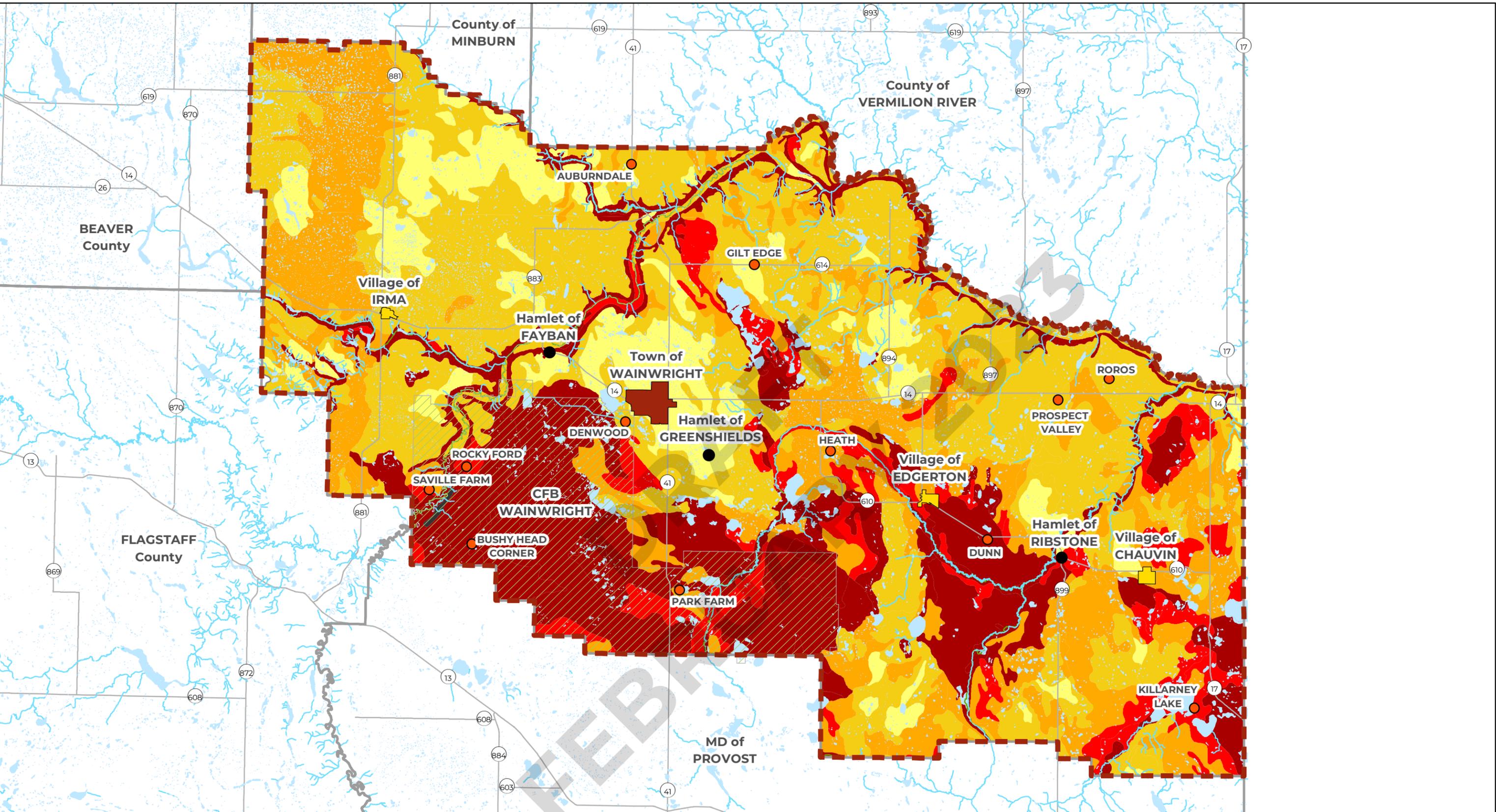
MAP A2
Hamlets, Municipalities, & Statutory Plans

May 2022

Digital Information: Geogatis, Geodiscover, Altalis, AEP, County of Wetaskiwin
Projection: UTM NAD 83 12N

PAGE NUMBER PLACEHOLDER

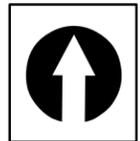


M.D. Wainwright	Class 1 (No Significant Limitations)	Class 3 (Moderately Severe Limitations)	Class 5 (Very Severe Limitations)	Organic Soils
C.F.B. Wainwright	Class 2 (Moderate Limitations)	Class 4 (Severe Limitations)	Class 6 (Improvement Not Feasible)	

DRAFT

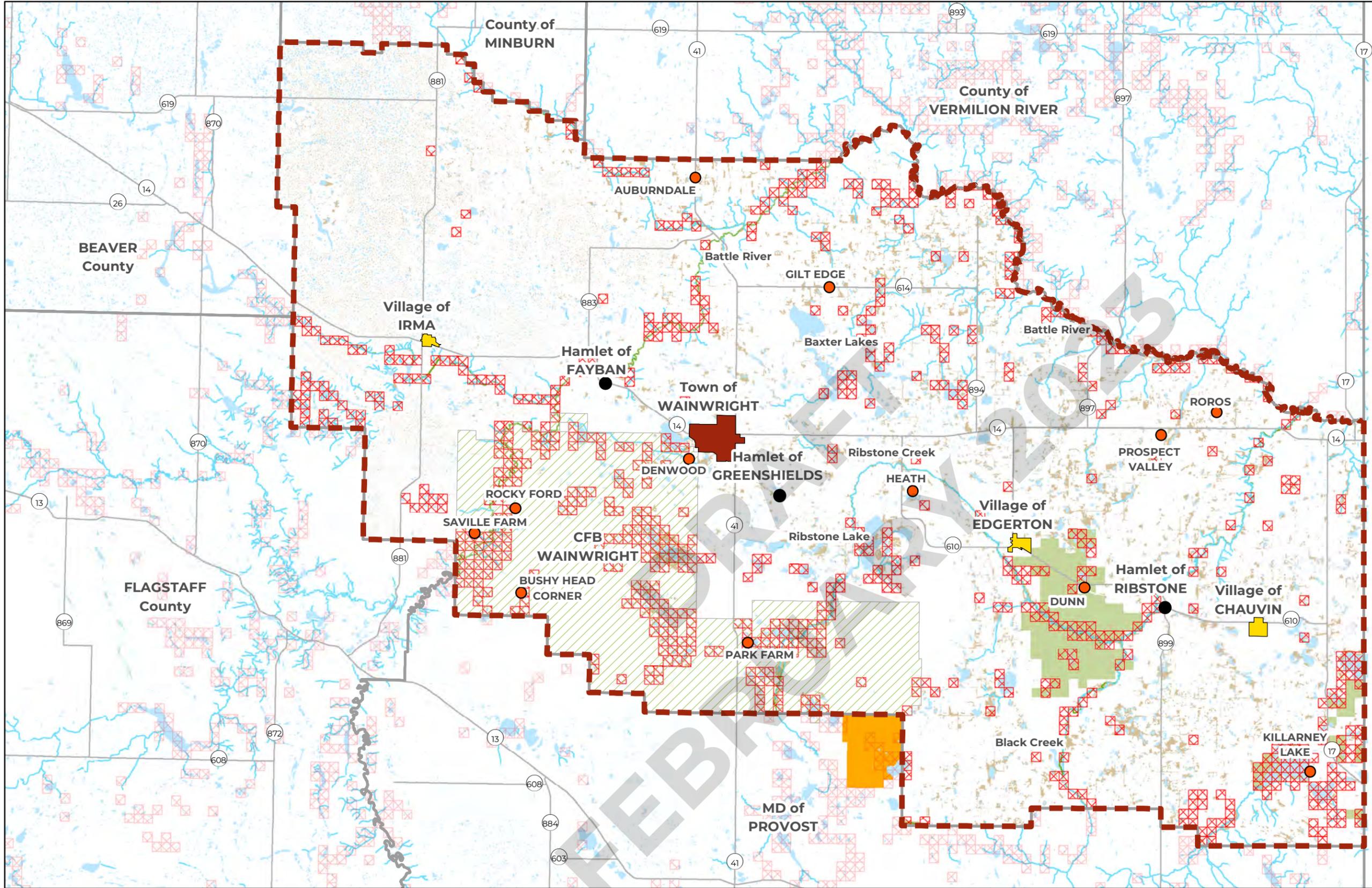
MAP A3
Agricultural Land Capability (CLI)

May 2022



Digital Information: Geogatis, Geodiscover, Altalis, AEP, County of Wetaskiwin
Projection: UTM NAD 83 12N

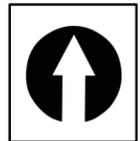
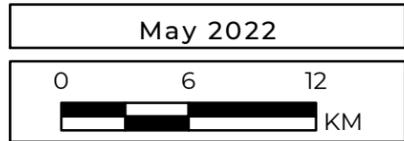
PAGE NUMBER PLACEHOLDER



- M.D. Wainwright
- Alberta Merged Wetland Inventory
- Provincial Natural Area
- C.F.B. Wainwright
- Environmentally Significant Areas
- Provincia Ecological Reserve

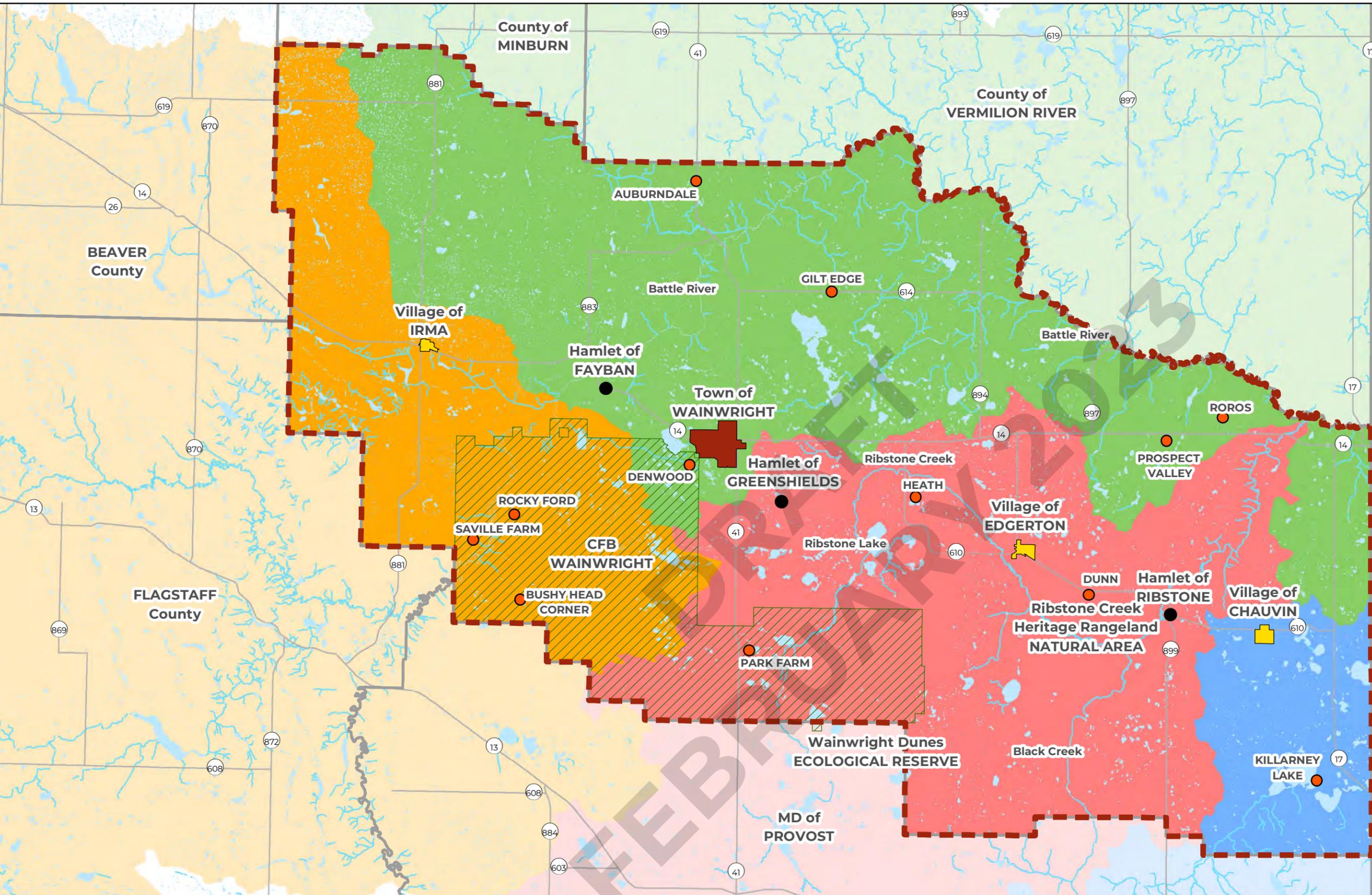
DRAFT

MAP A4
Environmental Features



Digital Information: Geogatis,
Geodiscover, Altalis, AEP,
County of Wetaskiwin
Projection: UTM NAD 83 12N

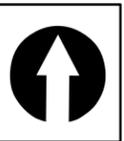
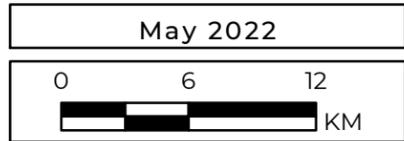
PAGE NUMBER PLACEHOLDER



- M.D. Wainwright
- Blackfoot (Battle River Subwatershed Basin)
- Ribstone Creek (Battle River Subwatershed Basin)
- C.F.B. Wainwright
- Iron Creek (Battle River Subwatershed Basin)
- Sounding Creek/Sounding Lake/Eyehill Creek Watershed

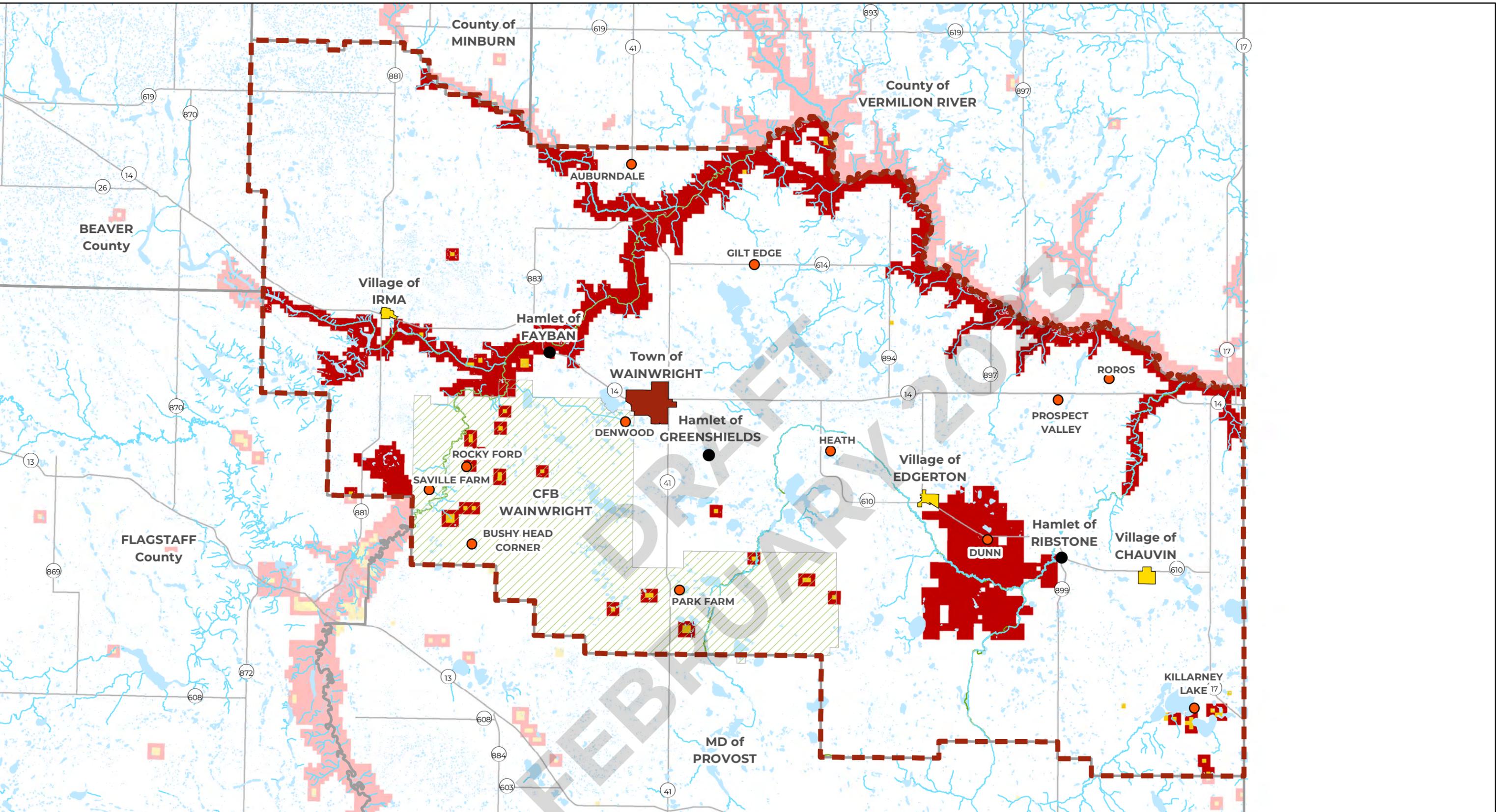
DRAFT

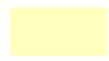
MAP A5
Watersheds



Digital Information: Geogatis, Geodiscover, Altalis, AEP, County of Wetaskiwin
Projection: UTM NAD 83 12N

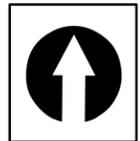
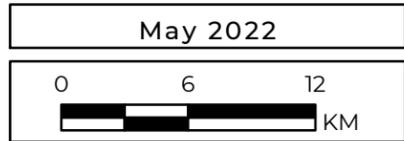
PAGE NUMBER PLACEHOLDER



 M.D. Wainwright	 Historic Resource Value 1 - Contains a Designated Provincial Historic Resource	 Historic Resource Value 4 - Contains a Resource that May Require Avoidance
 C.F.B. Wainwright	 Historic Resource Value 3 - Contains a Resource that Will Likely Require Avoidance	 Historic Resource Value 5 - High Potential to Contain an Historic Resource

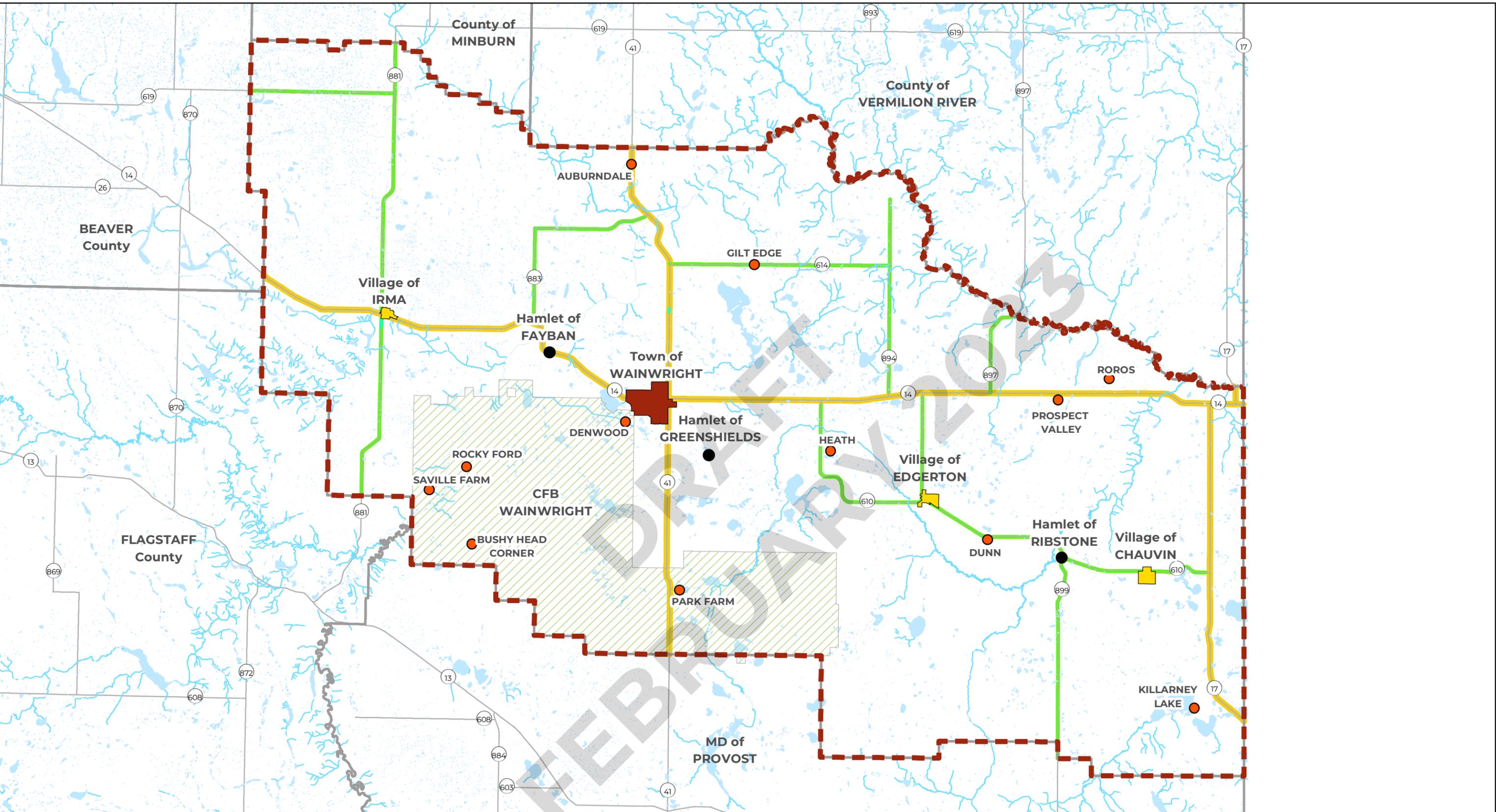
DRAFT

MAP A6
Historic Resources



Digital Information: Geogatis, Geodiscover, Altalis, AEP, County of Wetaskiwin
Projection: UTM NAD 83 12N

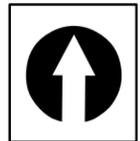
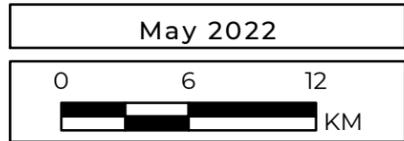
PAGE NUMBER PLACEHOLDER



- M.D. Wainwright
- C.F.B. Wainwright
- Primary Highway
- Secondary Highway

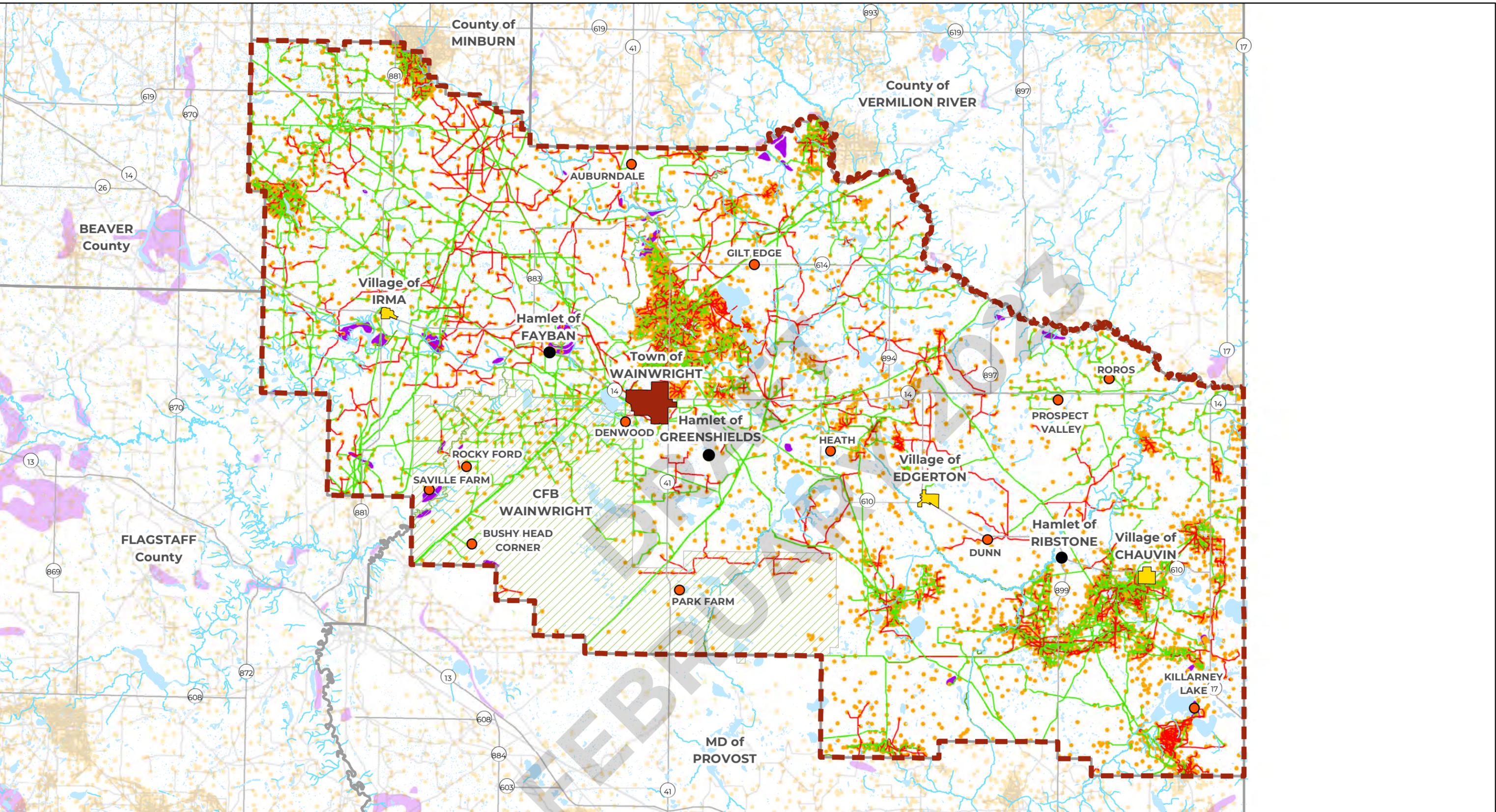
DRAFT

MAP A7
Transportation



Digital Information: Geogatis, Geodiscover, Altalis, AEP, County of Wetaskiwin
Projection: UTM NAD 83 12N

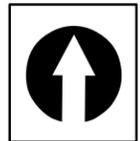
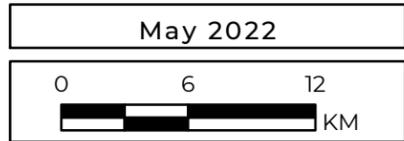
PAGE NUMBER PLACEHOLDER



 M.D. Wainwright	 Abandoned/Discontinued Pipeline	 Well Site
 C.F.B. Wainwright	 Operating Pipeline	 Sand and Gravel Deposits with Aggregate Resource Potential (AGS)

DRAFT

MAP A8
Natural Resources and Infrastructure



Digital Information: Geogatis,
Geodiscover, Altalis, AEP,
County of Wetaskiwin
Projection: UTM NAD 83 12N

PAGE NUMBER PLACEHOLDER



DRAFT
FEBRUARY 2023

Sustainable Resource Development Recommended Guidelines for Minimum Environmental Reserve/Easement Widths

In reference to Section 664 of the *Municipal Government Act*, the following are recommended where a boundary to a proposed subdivision is a water body or watercourse.

Table 1. Standard recommended minimum widths for Environmental Reserves or Environmental Reserve Easements based on type of water feature.

Water Feature	Minimum ER Width ²	Notes
Reservoirs & Regulated Lakes	30 m from right of way or easement boundary	A regulated lake is a lake where water levels are established to a predetermined elevation and actively managed through use of a licensing requirement (e.g. to pump water into the water body).
Lake (natural & controlled)	30 m from natural boundary	On controlled lakes, 30 m from sill elevation of licensed control structure.
Swamp/wetland ¹	Variable; include wet meadow zone	Wet meadow zone can be extensive in some situations, and in these instances the ER should be wide enough to preserve ecological function.
Large River (≥ 15m width)	30+ m	See additional requirements for hazardous lands.
Small River/Large Stream (6-15 m)	15 m	See additional requirements for hazardous lands.
Medium Stream (3 - 6 m)	10 m	See additional requirements for hazardous lands.
Small Stream (≤ 3 m)	6 m	See additional requirements for hazardous lands.
Ephemeral watercourse (no defined channel)	0 m	Use bylaw to regulate tree cutting within a defined distance from feature to maintain riparian vegetation and drainage.
Braided Stream	10 m from outside boundary of active floodway	

¹ Sustainable Resource Development views the term “swamp” to mean any area with hydrological conditions of sufficient duration to have developed saturated soils and hydrophytic vegetation (i.e. wetlands or peatlands).

² In addition to the recommended ER width for the water feature itself, associated landscape features may require the ER width to be modified to factor in additional inherent hazards to development.

For lands described in section 664(1)(b) of the *Municipal Government Act* (unsuitable for development because they are subject to flooding, have high risk of erosion, or have existing topographical or geo-technical constraints) the following are recommended.

Table 2. Additional factors that may necessitate an increase in the width of an Environmental Reserve or Environmental Reserve Easement.

Hazardous Lands	ER Modifier	Notes
Floodplain	<ul style="list-style-type: none"> The width of the 1:100 year flood line or 30m from the natural boundary of a watercourse or lake, whichever is less. The width of meander belt for watercourses that tend to meander or entire floodplain if it is highly constrained within a confined valley. 	<ul style="list-style-type: none"> Residential development within a floodplain is discouraged. Development within flood fringe area should only be considered if flood proofing undertaken to reduce risk of flood damage. Flood risk mapping or delineation of the 1:100 year flood line generally defines the extent of expected flood occurrence (see Alberta Environment policy and guidelines). The width of a meander belt is determined by multiplying bankfull width by 20 for each reach, and is split equally on either side of creek along axis of meander belt.
Erosion prone areas	Provide for a toe erosion allowance.	Consider highly erosive soils and annual recession rates.
Gully, ravine, coulee, or valley escarpments	Provide for a stable slope allowance. Apply construction and building setbacks from this line.	Boundary of stable slope allowance measured from top of crest of plateau (terrace), valley slope or tableland.
Steep Slopes (>15%)	3X escarpment height or as recommended by a geotechnical report on slope stability, rate of erosion, etc.	



DRAFT
FEBRUARY 2023

