

BRAZEAU COUNTY

BYLAW NO: 770-11

A Bylaw to amend Bylaw 725-10 (Brazeau County Municipal Development Plan)

WHEREAS, Council at its meeting of August 31, 2010 gave third reading to Bylaw 725-10; and

WHEREAS, Council considers it desirable to amend the text of the Brazeau County Municipal Development Plan;

NOW THEREFORE, after due compliance with the relevant provisions of the *Municipal Government Act*, RSA 2000, c. M-26, as amended, the Municipal Council of Brazeau County duly assembled enacts as follows:

1. Bylaw 725-10, Brazeau County Municipal Development Plan is hereby amended by:
 - a) Repealing the entirety of the Brazeau County Municipal Development Plan and replacing it with the Brazeau County Municipal Development Plan attached hereto.

READ a first time this 4th day of October, 2011;

READ a second time this 15th day of November, 2011;

READ a third time and finally passed this 15th day of November, 2011.



Reeve



Chief Administrative Officer



Municipal Development Plan

Brazeau County

Bylaw 770-11
November 15, 2011

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1 Introduction

1.1 Purpose of the Plan

The purpose of the Brazeau County Municipal Development Plan is to provide current and forward-looking goals, objectives and policies that articulate Brazeau County's vision for the future and to help guide the County's physical, social and economic development. The Municipal Development Plan intends to provide a clear and understandable direction for Brazeau County Council, staff, residents, property owners, business owners, developers and adjacent municipalities so that growth and development can be successfully managed, opportunities are optimized and a high quality of life is achievable for all.

1.2 Local Context

Brazeau County is a rural municipality located in west-central Alberta, as illustrated in **Figure 1: Location**. Situated between the Rocky Mountains and the provincial capital of Edmonton, Brazeau County includes over 3,000 square kilometres of land that encompasses a wide variety of soil conditions, landscapes and developments.

Early settlement in Brazeau County began with the emergence of regional lumber and fur trades. Soon after, agriculture became a major contributor to the County's economic growth and population, and, along with forestry, remains one of the largest land use activities in the region. The discovery of the Pembina Oil Fields in 1953 led to the creation of an oil-based industry in Brazeau County. The exploration, extraction, processing and servicing of these oilfields represents the primary economic base of Brazeau County.

Based on the development of these industries, Brazeau County has experienced a steady rise in population, particularly in recent years. Brazeau County's 2008 population, according to Alberta Municipal Affairs, was 7,040. Of the County's workforce population, approximately 30% are employed in business and community service fields. The next largest employment categories by workforce size are natural resource extraction, agriculture, construction, retail services and transportation. Brazeau County's uniquely diverse economic base allows local residents, business owners and visitors to pursue a wide variety of business opportunities, residential lifestyle options, and recreational activities.

1.3 Public Consultation

1.3.1 Public Issues Identification Meeting

In June 2009, Brazeau County and Scheffer Andrew Ltd. hosted two public meetings to discuss the review of the County's existing Municipal Development Plan. These meetings, which were held at the Brazeau County Municipal Administration Building in Drayton Valley and at the Carnwood Community Hall, were attended by local residents, landowners, County Councillors, and representatives of local businesses.

Persons in attendance at the meetings were given a presentation on the purpose of a Municipal Development Plan and why Brazeau County's existing plan was being reviewed. Following the presentation, everyone in attendance was given an opportunity to give comments on a variety of land use issues. Issues discussed at these meetings included (but were not limited to) the preservation of agricultural lands, country residential development, municipal and onsite servicing systems, economic development, population trends, home-based business practices, rural lifestyle choices, recreational opportunities, oil and gas activities, housing opportunities and development in the Hamlets. These comments were recorded and were considered in the preparation of this plan's goals, objectives and policies.

1.3.2 Public Review of Draft Municipal Development Plan

A public open house was held at the Brazeau County Administration Building on Wednesday, May 19, 2010, giving local residents, landowners and stakeholders an opportunity to see the draft plan, ask questions, and to provide comments, ideas and suggestions.

1.3.3 Public Hearing

The Public Hearing for the Draft Brazeau County Municipal Development Plan was held on Tuesday August 10, 2010 at the Brazeau County Administration Building. At this public hearing, Brazeau County Council was presented with responses from referral recipients, as well as written and oral comments from members of the public. Brazeau County Council instructed staff to review submission made by referral recipients and members of the public and to revise the plan as required. A second Public Hearing was held on November 15, 2011 to consider this revised plan that is consistent with the Intermunicipal Development Plan.

2 Policy Framework

2.1 Municipal Government Act

Part 17 of the Province of Alberta's *Municipal Government Act* identifies that a municipality with a population greater than 3,500 must adopt a municipal development plan. At a minimum, the municipal development plan must address (among other factors) land use, the manner for future development, local transportation systems, the provision of municipal services and facilities, policies respecting municipal and municipal school reserve, the protection of agricultural operations, and the coordination of land use, infrastructure and growth patterns with adjacent municipalities. In addition to the requirements of the *Municipal Government Act*, the Brazeau County Municipal Development Plan will also address matters of local significance and importance, as identified by County Council, residents, staff and other stakeholders.

2.2 Municipal Development Plan

A municipal development plan is a statutory plan adopted by a municipality in accordance with the provisions of the *Municipal Government Act*.

It is the centerpiece of an overall set of plans and policies used by Brazeau County to guide and manage future land use and development.

The primary focus of the Brazeau County Municipal Development Plan is the physical layout and design of County lands, with consideration for the social, environmental and economic impacts of the County's overall land use pattern. The Brazeau County Municipal Development Plan will provide policy direction for the preparation of site specific area structure plans. The Brazeau County Municipal Development Plan also provides the underlying philosophy and guidance for the Brazeau County Land Use Bylaw, which is the primary implementation tool for the policies outlined in this plan.

The Brazeau County Municipal Development Plan provides a framework to guide detailed plans and policies in the future. The policies of this plan will guide the preparation of statutory and non-statutory plans, County policy documents and land use programs. While also these plans and other documents must be consistent with this plan, the application of this plan's policies must be sensitive to the location, timing and conditions of the local environment.

2.3 Intermunicipal Development Plans

An intermunicipal development plan is a statutory plan adopted by two or more municipalities in accordance with the provisions of the *Municipal Government Act*. The primary purpose of an intermunicipal development plan is to provide policies for the development of an area of mutual interest or concern. Intermunicipal development plans must include procedures for the implementation of the plan, dispute resolution and amendments. Intermunicipal development plans may deal with the future land uses within the subject area, and any other matter relating to physical, social or economic development. In municipal law, intermunicipal development plans are considered contracts between two or more municipalities. As such, all applicable statutory plans, including municipal development plans, must be consistent with an adopted intermunicipal development plan.

The Brazeau County and Town of Drayton Valley Intermunicipal Development Plan (Bylaw 004/11 and Bylaw 2011/08/D respectively) provides a framework for the long-term growth and development of the lands surrounding the Town of Drayton Valley. It describes the magnitude and distribution of the various land use types within the Intermunicipal Development Plan (IDP) Area. The IDP has been prepared and adopted pursuant to the November 15th 2010 Annexation Settlement Agreement. This Agreement requires that a Growth Management Plan (IDP) be presented to both Councils for approval and that its boundary shall extend from the Town's boundary after the addition of the 2010 Annexation Area and 2011 Annexation Area.

2.4 Land Use Bylaw

The Brazeau County Land Use Bylaw is the instrument through which the use and development of all lands in Brazeau County are regulated. It is the primary implementation tool for the policies outlined in the Brazeau County Municipal Development Plan, as well as all area structure plans.

It provides the administrative mechanism necessary to ensure that all land use and development decisions made for each parcel of land in Brazeau County are consistent with approved municipal and provincial regulations.

The Brazeau County Land Use Bylaw regulates and controls the use and development of all lands and buildings within Brazeau County by:

- Setting out procedures for processing and determining change of land use (re-designation or “rezoning”);
- Providing "permitted" and "discretionary" uses as well as outlining development regulations within each district; and
- Providing specific development regulations for various uses.

2.5 Area Structure Plans

An area structure plan is a statutory plan that provides a detailed land use concept and policies for a particular area of a municipality. Guided by the policies and objectives of the municipal development plan, area structure plans are intended to demonstrate how certain lands will develop in the future. Area structure plans in Brazeau County range in scale from plans that address the form of specific developments on a quarter section to comprehensive future land use concepts for major growth and development nodes in Brazeau County.

2.6 Alberta Land Use Framework and Provincial Land Use Policies

The Alberta Land Use Framework was approved by the Government of Alberta in December 2008 and creates a new policy environment for land use planning in Alberta. In addition to announcing the preparation of seven regional plans in the province, the Land Use Framework identifies strategies that will be used to guide these regional plans. These strategies include:

- Establishing a secretariat and advisory council to assist in the preparation of the plans;
- Utilizing cumulative effects management methods;
- Developing a strategy for conservation and stewardship;
- Promoting the efficient use of land;
- Improving information gathering, monitoring and distribution systems; and
- Encouraging aboriginal involvement.

This plan was prepared after the approval of the Alberta Land Use Framework and is consistent with its overall strategies and priorities. It is consistent with the Alberta Provincial Land Use Policies.

2.7 North Saskatchewan Regional Plan

The Alberta Land Use Framework identifies that the North Saskatchewan Regional Plan is anticipated to be completed by 2012. This plan will include Brazeau County, as well as dozens of other municipalities that fall within the North Saskatchewan River watershed. This plan was prepared prior to the creation of the North Saskatchewan Regional Plan by the provincial government, but has been prepared in concurrence with the creation of other regional plans in Alberta.

If any policies in this plan are in conflict with the policies of the North Saskatchewan Regional Plan, the latter shall take priority. This plan will be reviewed (and if necessary, amended) once the North Saskatchewan Regional Plan is approved by the Government of Alberta to ensure that it is consistent with the policies and concepts contained in the regional plan.

3 Plan Organization and Interpretation

3.1 Organization

This Municipal Development plan has been organized into six sections. Policies pertaining to land use and development, as well as the plan's implementation can be found in sections three through eight.

Section 1 – Introduction contains the purpose and legal basis for the plan, and a regional and historical overview of land use development in Brazeau County. This section identifies the public engagement process used to prepare this plan and includes a brief summary the issues that were discussed at the public meetings.

Section 2 – Policy Framework identifies how the Brazeau County Municipal Development Plan relates to statutory plans, bylaws, provincial policies and regulations, and County documents addressing land use and development.

Section 3 – Plan Organization and Interpretation describes the organization of the plan, and interprets significant terms used in the plan.

Section 4 – Vision and Priorities establishes Brazeau County's vision for the future and lists priorities addressed by the policies of this plan. This section also identifies the land uses areas that will be used to establish a future land use strategy for Brazeau County.

Section 5- Sustainability Strategy outlines Brazeau County's goals for an environmentally, financially and socially sustainable future that should be considered when decisions affecting land use growth and development are to be made.

Section 6 – Future Land Use Strategy contains priorities and policies for the future growth and development of Brazeau County, and is organized according to major land use designations.

Section 7 – Continued Public Engagement identifies requirements and expectations for public engagement in future land use and development decisions in Brazeau County.

Section 8 – Implementation describes how the Brazeau County Municipal Development Plan will be used by County Council, staff, residents and land owners to ensure the plan’s vision is properly realized.

3.2 Interpretation

In the Brazeau County Municipal Development Plan, three key operative terms are used for consistency and clarity. The interpretations of these terms are outlined as follows:

Shall is a directive term that indicates the actions outlined are mandatory and therefore must be complied with, without discretion.

Should is a directive term that provides direction to strive to achieve the outlined action, but is not mandatory. When the policy is directed to the developer, the onus is on the applicant to justify why the desired action/result is not proposed and/or will not be achieved.

May is a discretionary term that provides notification that the policy in question can be enforced if the County chooses to do so, and is usually dependent on particular and/or site specific circumstances.

The Municipal Development Plan and its policies may reference **un-subdivided quarter sections**. The interpretation of this usually refers to +/-160 acres of land and is based on the original survey and legal description as per the Alberta Land Titles office. In addition to this traditional interpretation, the County may also consider other parcels that include fragmented parcels physically removed from the quarter section, and may include lots created for public use (i.e. schools) railway lots, and/or utility lots as “unsubdivided quarter sections.” The effect of this interpretation will allow the County to consider subdivision applications that may otherwise not meet the policies outlined within this Municipal Development Plan.

3.3 Plan Boundaries

In all maps contained within the Municipal Development Plan, the boundaries between different land use designations are not intended to be rigid, although they may be based on natural or manmade features. The land use designation boundaries of this plan are an indication of a transition from one land use area to another. Firm boundaries and locations for specific land uses may be defined through subdivision, area structure plans, the Brazeau County Land Use Bylaw or supportive studies prepared by a qualified professional.

4 Vision and Priorities

Following the review of the previous Brazeau County Municipal Development Plan and public consultation sessions with Brazeau County Councillors, staff, residents, landowners, local businesses and stakeholders, a comprehensive vision for the future growth and development of Brazeau County was formed. The vision and strategic priorities of this plan represent key directions for Brazeau County’s future against which County Council can evaluate and guide future growth and development decisions.

4.1 Vision for the Future

Brazeau County is a rural municipality that:

- Recognizes its strong sense of history, place and identity, and capitalize upon its unique geographic setting, historical roots and local resources;
- Encourages the development of safe, clean and inviting communities, and offer a full range of services that enhance the quality of life for local residents and visitors;
- Promotes good planning practices for existing and future development, and actively engage local residents and stakeholders in local planning decisions;
- Supports sustainable growth management principles by promoting more compact and orderly development;
- Cooperates with neighbouring municipalities in promoting the region as an attractive place to live, visit and do business;
- Supports existing agricultural operations and businesses, and promote the development of a diversified economic base, including agricultural, recreational, commercial and industrial businesses;
- Encourages healthy and active lifestyles through the provision of safe, accessible and enjoyable recreational opportunities; and
- Protects the natural environment through smart land use and development decisions.

4.2 Plan Priorities

4.2.1 Sustainability

Brazeau County is committed to thinking long term about future land use growth and development decisions. This includes assessing municipal land use decisions in terms of potential effects on the ability of future generations of Brazeau County residents to meet their own needs and enjoy a high quality of life.

4.2.2 Agricultural and Rural Development

As a rural municipality, Brazeau County needs to foster and support existing and future agricultural operations so that they can continue to contribute to the local economy and provide a basis for rural living. Brazeau County must also support the development of rural land uses that encourage residents to live and work in the County, and that minimize the potential for land use conflicts with agricultural and residential developments.

4.2.3 Residential

Future residential development in Brazeau County must conform to existing County plans and policies. Large multi-lot subdivisions should be concentrated close to existing or future residential areas so that Brazeau County can effectively and efficiently deliver high quality municipal and community services, and so the County can preserve other lands for more appropriate land uses.

4.2.4 Economic Development

The long term success of Brazeau County is dependent on a diversified local economy. Brazeau County must plan for and support existing and future businesses that represent a variety of economic opportunities in order to create a steady basis for growth in the years ahead.

4.2.5 Natural Environment

Brazeau County must strive to ensure that future growth and development in the County does not come at the cost of important wildlife habitats, environmentally significant areas or migratory corridors. Brazeau County must ensure that proposed land development projects carefully consider their effects on the local environment and include efforts to mitigate potential disturbances.

4.2.6 Cooperation

Brazeau County is committed to cooperating with neighbouring municipalities, provincial departments and agencies, aboriginal groups, local community organizations, regional stakeholders and commercial interests to ensure that future growth and development in the County is safe, efficient and effective. In cooperation with these partners, Brazeau County is dedicated to providing local residents, landowners and visitors with exceptional services and opportunities.

5 Sustainability Strategy

As Brazeau County develops a shared land use plan for the future, it is important to consider the significance that daily land use and development decisions can have on the local landscape and future generations of Brazeau County residents and visitors. A collective responsibility exists for Brazeau County Council, staff, residents, landowners, business operators, industry representatives and other stakeholders to ensure that Brazeau County remains a safe, pleasant and affordable place to live, do business and enjoy social and recreational opportunities. To help ensure that this responsibility is upheld, Brazeau County must consider the long term sustainability of land use growth and development decisions. Brazeau County subscribes to the Brundtland Commission's definition of sustainable development, which defines it as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." In 2009, Brazeau County adopted an Integrated Community Sustainability Plan.

In considering the long term sustainability of land use growth and development decisions, Brazeau County must assess all development, subdivision, and statutory plan applications in terms of how they impact the ability of future generations to meet their own needs with respect to the following pillars of community development: the natural environment, local economic development, the built environment and community culture. Included in this section of the plan are a series of sustainability goals categorized according to the aforementioned pillars. In the future, Brazeau County may wish to explore the issue of sustainability in greater detail to ensure that municipal policies and decision making process more effectively address the subject. This may come in the form of a more comprehensive Brazeau County Integrated Community Sustainability Plan, which may further guide future land use and development decisions, in order to support Brazeau County's approach to environmental, social and financial sustainability.

5.1 Natural Environment Sustainability Goals

Clean Air is valued and recognized as a basic need for health and survival.

Land is managed responsibly in order to maintain the life-support processes integral to health lives and ecosystems.

Biodiversity is valued and human activity respects the natural environment we co-inhabit.

Water is recognized as a necessity of life and is protected in terms of its quality and supply in order to maintain the integrity of local hydrological systems and to ensure equitable access for all living things.

5.2 Local Economic Development Sustainability Goals

Opportunities for individual and community economic wellbeing are fostered by promoting a vibrant, resilient, diversified and environmentally-responsible economy.

All Residents are provided the employment opportunity and working conditions to contribute to their own economic and social wellbeing.

Food sources include sustainable agricultural practices that provide Brazeau County with a high quality, healthy, affordable and secure supply of locally and regionally produced food.

Goods and Services available to local residents, businesses and visitors include a wide variety of locally produced items that are produced and consumed in a responsible manner.

5.3 Built Environment Sustainability Goals

Communication systems connecting County residents to one another and the world are reliable and support the engagement of people, education, entertainment and economic activity.

Energy used by local residents and businesses comes from range of resources that include renewable low impact supplies, and is used in an efficient and responsible manner.

Housing options in Brazeau County include choices that are affordable, accessible and environmentally efficient and that support a variety of lifestyles.

Developments can be adapted over time to reflect changes in technology, climate, demographics and consumer demands.

Transportation systems in Brazeau County serve the access and mobility needs of all residents, businesses and visitors in a manner that is safe, efficient and supportive of human and ecosystem health.

Consumer materials are reused, recycled and reduced to minimize consumption.

Waste created is safely managed without harm to human and ecosystem health.

5.4 Community Culture Sustainability Goals

Scenic Landscapes, both man-made and naturally forming are created and preserved for the aesthetic enjoyment of residents and visitors.

Creativity and self-expression are cultivated and supported through a wide range of opportunities.

Healthy Lifestyles are promoted through the availability of knowledge, services, facilities and programs.

Lifelong Learning opportunities are available for residents seeking continuous personal growth and development

Safe homes and communities are developed through a consideration for the well-being of others.

Recreational activities are available locally to County residents and visitors seeking active lifestyles.

A Sense of Community is fostered through local and region pride in social history, environment, community institutions, neighbourhoods, social groups, recreational groups, schools, traditions and cultural diversity.

6 Future Land Use Strategy

Figure 4: Future Land Use Strategy illustrates a generalized land use framework for Brazeau County that takes into account its regional context, natural and man-made constraints, historical development patterns, and the most efficient and economical extension of municipal services and transportation infrastructure. Stakeholder and public input has been incorporated into the plan with the aid of consultation meetings, emailed comments and survey responses.

Figure 4: Future Land Use Strategy is intended to guide future land use decisions; it is not intended to be interpreted or amended on a site-specific basis. All information on the map should be verified by consulting the text of the Municipal Development Plan, relevant statutory plans, provincial policies and the Brazeau County Land Use Bylaw.

The following is a brief description of the proposed future land use patterns illustrated in Figure 4: Future Land Use Strategy.

Municipalities that exist within the boundaries of Brazeau County are shown in red.

Agriculture and Rural Development is shown in white. Developments in these areas would generally consist of agricultural operations, country-style residences, and commercial/industrial businesses that are considered rural in nature.

Environmentally Sensitive Areas are shown in dark green. These areas represent lands that have particular constraints to development due to environmental features such as watercourses, steep slopes, wetlands, significant flora or fauna, wildlife habitats.

Crown Land is shown in light green. These lands are managed by the Province of Alberta and are subject to provincial land use policies and regulations. These lands are often leased by the province for forestry activities, hunting, and outdoor recreation activities.

Provincial Parks and Recreation Areas are identified according to their respective titles and boundaries

Hamlets are shown as black dots surrounded by a yellow circle and are labelled accordingly. These hamlets have been designated by Brazeau County and are subject to the regulations of the *Municipal Government Act*.

The IDP Area is shown in yellow. These lands will be the focus for increased residential, industrial and commercial densities in the future and are further guided by the policies of the IDP and comprehensive area structure plans.

Rural Residential Settlements are shown as black dots surrounded by white circles and are labelled accordingly. Rural settlements represent existing small rural communities that are not designated by Brazeau County as hamlets.

Major Water Bodies are shown in light blue.

6.1 Agriculture and Rural Development

Agriculture is an important part of Brazeau County's past, present and future. Many families have derived a livelihood from farming and ranching for multiple generations. The efforts of agriculture operators have defined Brazeau County's physical landscape and social surroundings. Brazeau County recognizes that all agricultural operators have a right to farm.

The productivity of Brazeau County lands for the production of forage, livestock, cereals and specialty crops varies from location. Portions of the County contain soils that are considered to be excellent for agricultural production. Other portions are considered to be poor. While the agricultural capabilities of these lands are significant, it is understood that almost all land in Brazeau County can accommodate some form of agricultural development. Some non-traditional or intensive agricultural practices do not require large tracts of land or highly productive soils to be profitable. Similarly, pasture lands for ranching and the keeping of

livestock does not require the same soil conditions as crop farming. In this respect, almost all of Brazeau County is 'farmable' in some respect. Brazeau County recognizes that the Agricultural Region of Alberta Soil Inventory Database (AGRASID) is one of a number of different methods of assessing the soil and agricultural capabilities of the land.

While agricultural operations can be found throughout Brazeau County, the largest concentration of active farm land is located in the eastern portion of the County, east of the North Saskatchewan River. A significant number of agricultural operations can also be found in Brazeau County on the west side of the North Saskatchewan River, including large and small-scale feed lots. Agricultural operations in Brazeau County are highly diverse, both in term of goods produced and methods used. These operations can range in scale from several thousand acres and confined feeding operations (intensive livestock operations) that require large development setbacks to small hobby farms intended to provide a secondary source of income or goods for personal consumption.

Brazeau County recognizes that agricultural operations are constantly being challenged by a variety of sources including financial interests, employment opportunities, market conditions, demographic shifts and weather conditions. Brazeau County also recognizes that there is a constant demand for acreage-style residential parcels, particularly in the vicinity of existing settlement areas, scenic landscapes and major transportation corridors. Other land uses, such as transportation, natural resource industries, commercial, industrial, municipal services, and recreation place further constraints on the County's supply of agricultural lands. These constraints often leave landowners seeking to subdivide their land in order to gain an additional source or income while maintaining the existing agricultural operation, or to transition into a new stage of their lives. While the subdivision of agricultural land is discouraged, Brazeau County recognizes this reality.

Brazeau County wishes to encourage the development of a sustainable agriculture industry that responds to the growing diversity in agricultural operations and practices resulting from changes in local, regional and global markets, technologies, transportation, and demands for locally produced food, goods and agri-services. For lands that can accommodate agricultural activities but are not developed for this purpose due to the decision of the resident or landowner, Brazeau County wishes to encourage activities that are complimentary to agricultural operations and that can preserve the land for agricultural development in the future if proper conditions exist. This includes the subdivision of agricultural land for non-agricultural purposes.

Farming as it has been done in the past may not be how it is done in the future. The size of farms, the goods produced and technologies used will continue to transform according to local, regional and global demands. Achieving greater economic diversity requires flexibility in the size of farms, the goods produced, the technologies used and the management practices employed.

Brazeau County will encourage the diversification of the local agriculture industry, support agri-business opportunities, protect and promote existing and future agricultural operation, and conserve suitable lands for agricultural operations. The policies of this plan are designed to preserve and promote agriculture as a significant part of Brazeau County's economy and culture.

Agriculture and Rural Development Objectives

Objective 1: Preservation of agricultural lands and agricultural operations

- Policy 1: Brazeau County supports existing agricultural operations and their right to farm.
- Policy 2: Brazeau County supports the preservation of lands identified in this plan as Agriculture and Rural Development for agricultural, rural residential and rural resource use.
- Policy 3: Brazeau County shall promote the development of lands identified as Agriculture and Rural Development in this plan for a variety of agricultural land uses.
- Policy 4: Brazeau County shall encourage the development of agricultural land uses on lands that have previously been subdivided for non-agricultural uses and that can safely and effectively accommodate agricultural development.
- Policy 5: Brazeau County shall encourage the consolidation of properties previously subdivided for non-agricultural land uses for future agricultural development if the land can safely and effectively accommodate the proposed use.
- Policy 6: Brazeau County shall discourage intrusive and/or incompatible land uses in predominately agricultural areas of the County in order to minimize potential land use conflicts.
- Policy 7: Brazeau County shall encourage proposals for new roads, railways, utility corridors, and resource extraction and processing facilities to minimize the fragmentation of agricultural lands by locating within existing corridor or near property boundaries.
- Policy 8: Brazeau County may consider introducing programs to protect farmland from subdivision or conversion to non-agricultural use. These programs may include:
- Transfer of development credits;
 - Tax rate freeze for agricultural land in high-demand areas;

- Conservation easement incentives; and
- Cluster subdivision provisions for the Brazeau County Land Use Bylaw.

Objective 2: Provide for the orderly subdivision of agricultural lands

Policy 9: Brazeau County does not permit a ‘first parcel out’ of a previously unsubdivided quarter section by right, but shall be generally supported by the Development Authority for the creation of one additional agricultural lot subject to subdivision application, the policies of applicable area structure plans, the provisions of the Brazeau County Land Use Bylaw and the policies of this plan.

Policy 10: Brazeau County shall consider the following criteria when evaluating land use and development applications that propose to subdivide lands within the Agriculture and Rural Development designation:

- The quality of local soil conditions for agricultural production as determined by AGRASID, or an individual soil test conducted by a qualified professional that may have been completed on the subject lands;
- The presence of significant impediments to the practical use of the subject land for agricultural production including, but not limited to, rocks, vegetation, topography and water bodies;
- The capability of the land to support the proposed development including the identification and evaluation of onsite hazards or geotechnical conditions;
- The potential impact of the proposed development on adjacent lands, municipal services and infrastructure, and the natural environment;
- The compatibility of the proposed development with adjacent land uses and rural character of the surrounding area;
- The potential constraints the proposed development may have on existing or planned commercial or industrial developments;
- The location of existing or planned natural resource extraction facilities that may represent a safety concern; and
- The availability and adequacy of water and sanitary servicing options to support the proposed development.

Policy 11: Brazeau County may consider the subdivision of a quarter section if the proposal seeks to create:

- A farm site with existing improvements;

- A parcel for future agricultural development; or
 - A total of four parcels per quarter section, including parcels created from previous subdivisions.
- Policy 12: Brazeau County may require that, with the exception of the remnant parcel, or parcels created for future agricultural development, all new parcels created on a quarter section for residential purposes shall be a minimum of one acre in area, and a maximum of four acres in area.
- Policy 13: Brazeau County shall consider the subdivision of a fragmented parcel if:
- There is a significant permanent feature that severs the parcel of land including, but not limited to, a major water body, ravine, road, provincial highway or railway;
 - The proposed subdivision will not exceed the maximum allowable parcel density (four per quarter section);
 - The significant permanent feature makes it impractical to farm the land in conjunction with the remainder of the quarter section;
 - The parcel can accommodate a safe and suitable building site;
 - Road access is available; and
 - Water and sanitary services can be accommodated onsite.
- Policy 14: Brazeau County shall require that a proposal to subdivide a quarter section with the intent of creating more than four parcels on the quarter section include the submission of an area structure plan, to the satisfaction of the Development Authority.
- Brazeau County may require that a proposal to subdivide a quarter section with the intent of creating more than one commercial or industrial parcels on the quarter section include the submission of an area structure plan, to the satisfaction of the Development Authority.
- Policy 15: Brazeau County may consider the subdivision of additional parcels from a quarter section for the purpose of developing a public or quasi-public land use, institutional land use, natural resource extraction or processing facility, or franchise utility facility.
- Policy 16: Brazeau County shall require proposals for the subdivision of agricultural lands to incorporate the location or potential location of existing clusters of residential parcels on adjacent quarter sections to create residential nodes at roadway intersections in order to maximize the delivery of infrastructure and services.

Policy 17: Brazeau County shall require that all subdivided parcels on a quarter section be contiguous, unless separated by a significant permanent feature.

Policy 18: Brazeau County shall require that proposals for subdivision that intend to create parcels for industrial or commercial development incorporate the policies of applicable area structure plans, the regulations of the Land Use Bylaw, and the policies of this plan.

Objective 3: Promote public awareness and a shared responsibility for the protection of agricultural land in Brazeau County

Policy 19: Brazeau County shall maintain a 'Code of Conduct for Rural Living' and distribute it to all rural landowners, residents and developers. This document will be distributed to all new rural landowners at the time of title transfer or creation, issuance of a development permit, or upon request.

Policy 20: Brazeau County shall provide routine and consistent public notices to inform residents and landowners about slow moving traffic, noise, dust, odours, aerial spraying and extended work hours relating to agricultural activities in the County.

Policy 21: Brazeau County shall encourage the sale of locally produced foods and goods.

Policy 22: Brazeau County shall encourage the inclusion of agricultural operations on residential parcels for the purpose of local or personal consumption if the proposed agricultural operation can be safely and effectively accommodated onsite and potential offsite nuisances are properly managed.

Objective 4: Safely accommodate confined feeding operations

Policy 23: Brazeau County shall require that the minimum distance setbacks identified in the province of Alberta's *Agricultural Operation Practices Act (AOPA)*, as amended, be applied to all confined feeding operations.

Policy 24: Brazeau County shall refer to AOPA, as amended, in determining setback distances for confined feeding operations from:

- The boundary of any town, village, hamlet, multi-lot residential subdivision or major residential area identified by the IDP or an existing area structure plan, school or hospital site; and
- Any lake, watercourse or permanent and naturally occurring water body.

Policy 25: Brazeau County shall not support the development of confined feeding operations on lands prone to flooding, lands that contain environmentally significant areas or lands adjacent to environmentally significant areas.

- Policy 26: Brazeau County shall require new confined feeding operations to obtain applicable municipal and provincial permits;
- Policy 27: Brazeau County shall require existing confined feeding operations to obtain applicable permits when changing the category or number of animals, or increasing the amount of manure produced beyond the allowance of existing approvals.
- Policy 28: Brazeau County shall maintain a record of the location, scale, category and minimum distance setback all existing and new confined feeding operations.

6.2 Residential

Residential development in Brazeau County has included many different forms in order to accommodate the needs and lifestyle choices of County residents. Currently, the supply of housing in Brazeau County includes developments such as farm site, rural residences, country residential acreages, manufactured homes, suburban estates, cottages and rental accommodations. Although a rural municipality, Brazeau County has strived to accommodate a variety housing opportunities for local residents.

Current housing demands in Brazeau County are primarily for rural or suburban developments near commercial and community services. This demand has primarily been met through land supplies in the hamlets, major multi-lot subdivisions, single-parcel subdivisions, property sales and rental accommodations. Additionally, Brazeau County has permitted the development of manufactured home communities near existing services and amenities to accommodate this demand.

Brazeau County identifies the existing hamlets as integral parts of local settlement patterns and culture. In addition to providing smaller-lot housing options for residents, the Hamlets serve as community centres for surrounding rural residents, in some instances providing local and area residents with important commercial, recreation, social and institutional services.

In addition to traditional rural and suburban developments, Brazeau County recognizes that there are opportunities to provide a wider range of housing opportunities for existing and future County residents. These opportunities include additional rental accommodations, seasonal/cottage housing, smaller suburban lots, special needs facilities and multi-unit housing. The policies of this plan are intended to enhance and maximize the development potential of existing neighbourhoods, and to create new neighbourhoods that can accommodate a variety of residential, commercial, recreational and institutional land uses. Higher density forms of residential development will be encouraged in the hamlets and the IDP Area where municipal services and infrastructure can effectively accommodate increased development.

Brazeau County wishes to promote residential land use patterns that provide all existing and future residents with housing that can accommodate their individual needs and lifestyle choices. Future residential developments in Brazeau County will be developed with safe and effective water and sanitary service systems, efficient transportation infrastructure and with care for the rural and natural environment they co-inhabit. Brazeau County's future rural character will be symbolic of the various forms of residential development that successfully integrate with existing natural ecosystems, agricultural operations and rural land uses.

Residential Objectives

Objective 5: Identify opportunities for higher density residential development

Policy 29: Brazeau County shall require that the development of higher density residential developments shall be guided by the preparation of an area structure plan or area structure plan amendment.

Policy 30: Brazeau County shall consider higher density residential development to include land uses such as hamlet residential homes, homes developed on suburban estates lots or smaller, manufactured home communities, town houses, duplexes, special needs facilities and multi-unit dwellings.

Policy 31: Brazeau County shall consider the development of higher density residential developments:

- In the hamlets of Brazeau County;
- In the IDP Area identified in this plan;
- Adjacent to existing higher density residential developments including neighbouring urban municipalities;
- In areas where existing or planned community services, schools, institutional uses, parks, trails, open space or onsite amenities are available; or
- In areas where a sufficient transportation network is available, and where municipal or community water and sanitary servicing capabilities exist or can be made available in the future at the expense of the developer.

Policy 32: Brazeau County shall require that higher density residential development be developed in conjunction with community services, institutional uses, municipal parks, trails, and open space.

Policy 33: Brazeau County shall encourage the development of neighbourhood commercial uses and home-based businesses within higher density residential area that:

- Are consistent with the scale and character of the neighbourhood;

- Are in conformance with the policies of applicable area structure plans; and
- Do not represent a potential land use conflict with adjacent land uses.

Policy 34: Brazeau County may encourage the construction of infill high density residential developments that can be accommodated by local water and sanitary servicing systems and can be accommodated by the local transportation network.

Policy 35: Brazeau County shall encourage the development of manufactured home communities in the hamlets and the IDP Area if they can be adequately serviced by communal or municipal water and sanitary services and emergency services, and include parks, trails and open space for the design and density proposed to the satisfaction of the Development Authority.

Objective 6: Identify opportunities for low density residential development

Policy 36: Brazeau County shall direct low density residential developments to portions of the County where:

- Compatible adjacent land uses are present;
- Community services, schools, institutional uses, parks, trails, open space or onsite amenities have not been developed or may not be developed in the future;
- The local transportation network cannot accommodate denser forms of residential development;
- Onsite water and sanitary service systems are of a limited capacity; and/or
- Agricultural capabilities are limited due to natural or manmade constraints.

Objective 7: Provide for the development of rental accommodations throughout Brazeau County

Policy 37: Brazeau County shall encourage the development of rental suites in all areas of Brazeau County identified for residential development. Rental suites can include up to 20% of homes in higher density residential areas where the developer addresses issues such as traffic, storage and vehicle storage, noise abatement, and screening and buffering to the satisfaction of the Development Authority.

Objective 8: Provide for the development of seasonal cottage and resort housing and accommodations

Policy 38: Brazeau County shall encourage the development of cottage and resort housing and accommodations in portions of the County where a sufficient transportation network exists and where water and sanitary services can safely and effectively be accommodated onsite.

Policy 39: Brazeau County may require the submission of an emergency response plan or environmental impact assessment when considering land use and development applications that propose cottage and resort housing developments in areas that are secluded or adjacent to environmentally significant and sensitive areas.

6.3 Hamlets and the IDP Area

Within Brazeau County are several hamlets that support a variety of residential, commercial, industrial, recreational and institutional developments. These hamlets serve as important community centres for hamlet and area residents. Generally, residential development within these hamlets is of a higher density and supports a higher concentration of people than in the Agriculture and Rural Development areas of Brazeau County. The hamlets support a wide range of housing opportunities that can accommodate residents at different stages of their lives. It is important for the hamlets of Brazeau County to retain their hamlet status and be promoted as an attractive lifestyle option for existing and future residents.

Most new residential development and non-residential development that includes commercial and industrial uses will be directed to the Brazeau County/Town of Drayton Valley IDP area. The IDP provides for the efficient extension of municipal services such that the infrastructure needed to support new development will be in place when required. It also considers staging of the extension of these services.

The IDP allows for a variety of residential densities and identifies suitable locations for commercial and industrial uses. More detailed area structure plans will be required at the time of development for those portions of the IDP area where an area structure plan is not in place. IDP policies require that it be reviewed every five years. Area structure plans within the IDP area may similarly need to be reviewed to ensure compliance with the IDP.

Brazeau County believes that lands that are not identified as being hamlets or are not within the IDP Area should first be considered for agricultural land uses.

Hamlet and IDP Area Objectives

Objective 9: Promote and encourage residential development in the hamlets

Policy 40: Brazeau County shall encourage the development and redevelopment of lands within hamlets that possess a capacity to grow in order to all for a variety of residential housing options that can accommodate residents at different stages of their lives.

- Policy 41: Brazeau County shall encourage the development and redevelopment of commercial, recreational and institutional land uses within the hamlets to provide existing and future residents with local amenities, facilities and services.
- Policy 42: Brazeau County shall ensure that the local transportation network within and surrounding the hamlets can safely and effectively accommodate existing and potential traffic volumes.
- Policy 43: Brazeau County shall ensure that water and sanitary services in the hamlets are safe and effective. Wherever possible, Brazeau County shall require new developments in the hamlets to connect to municipal water and sanitary services, or provide new services that can effectively integrate with the County's long term servicing plan for the hamlets.
- Objective: Promote and encourage the development of a variety of land uses within the IDP Area**
- Policy 44: Brazeau County shall require that future development in the IDP Area be guided by the policies of the Brazeau County/Drayton Valley Intermunicipal Development Plan and local area structure plans.

6.4 Economic Development

Brazeau County benefits economically from its natural, geographical and people-powered advantages. This has led to the development of an energetic local economy built on the oil and gas industry, agricultural operations, natural resource extraction activities, forestry, commercial and industrial services, tourism opportunities and home-based business ventures. Many of these business activities occur on crown land within the boundaries of Brazeau County. Brazeau County's reliance on natural resources as the primary driver of business activity means that the local economy is dependent on the success of these associated industries. As regional and global market demands for these resources fluctuate, the local economy of Brazeau County is impacted directly.

Future land use growth and development in Brazeau County needs to not only support these existing businesses, but to encourage new opportunities that respond to economic, demographic and technological changes. In addition to providing services and programs to support business growth and development in the County, Brazeau County can ensure that future land use and transportation patterns support the needs of existing and future businesses in a variety of industries.

By encouraging the development of a diversified business economy, Brazeau County can help protect residents and business owners against downturns in particular industries. A diversified business economy will also ensure that Brazeau County maintains a sufficient balance of commercial and residential tax assessment to fund the delivery of infrastructure and services to Brazeau County residents and businesses. Brazeau County will strive to establish a positive economic climate in which businesses can thrive and where creating attractive communities with high-quality amenities and services is considered essential in order to attract and retain an educated and skilled labour force.

Economic Development Objectives

Objective 10: Promote and encourage the safe development of natural resource extraction industries

- Policy 46: Brazeau County shall ensure that County managed sand and gravel extraction sites can sufficiently service existing and planned infrastructure operations.
- Policy 47: Brazeau County shall cooperate with all applicable provincial departments and agencies in the review and permitting of natural resource extraction and processing facilities to ensure that existing and planned developments adjacent to the subject lands are considered.
- Policy 48: Brazeau County will require that the setback requirements of all applicable provincial departments and agencies concerning natural resource extraction industries be respected when considering development, subdivision, statutory plan, and Land Use Bylaw amendment applications.
- Policy 49: Brazeau County should direct future residential, tourism and recreation developments away from existing and potential natural resource extraction and processing sites.
- Policy 50: Brazeau County shall require the preparation of plans, studies and/or reports for natural resource extraction and processing operations developed on privately owned land. These documents must address:
- The protection of onsite and adjacent vegetation, soils, hydrological systems and natural resources;
 - Reclamation plans for the land once the natural resource extraction and/or processing activity is completed;
 - Management plans for the handling and storage of hazardous materials; and
 - Setbacks to protect the proposed operation from adjacent land uses and natural features.
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Objective 11: Promote and encourage industrial and commercial development

Policy 51: Brazeau County shall ensure that a sufficient supply of commercial and industrial land is available in the County to accommodate a wide range of commercial and industrial opportunities. This supply of commercial and industrial land may be identified in this plan, existing or future area structure plans, or a separate study prepared for Brazeau County Council.

Policy 52: Brazeau County shall encourage industrial and commercial development to locate within or near:

- Existing business and industrial parks;
- Lands where sufficient services are available;
- Lands where access to sufficient transportation networks is available;
- Lands where development setbacks or constraints prohibit residential development; or
- Lands identified on area structure plans for industrial and commercial development.

Policy 53: Brazeau County may consider the development of new industrial and commercial business parks. An area structure plan must be provided by the proponent of a new industrial and/or commercial business park that considers:

- Transportation and emergency services;
- The provision of water and sanitary services and storm water management;
- Potential impacts on adjacent and neighbouring land uses and the natural environment;
- Provisions for municipal and environmental reserve; and
- Any other issues that the Development Authority deems appropriate.

Policy 54: Brazeau County may permit the development of commercial and industrial activities on lands designated for Agriculture and Rural Development purposes, if, in the opinion of the Development Authority, the proposed development:

- Is compatible with existing and planned adjacent land uses and land use activities;



- Is located with a development setback that would otherwise prohibit other forms of development;
- Is dependent on a specific area or location to operate successfully;
- Is associated with an existing or planned agricultural operation;
- Is located along or near a sufficient transportation network;
- Maintains the functional integrity of the road network;
- Does not negatively impact the quality and quantity of water to adjacent lands; and
- Demonstrates to the satisfaction of the Development Authority that onsite water and sanitary services can be provided in accordance with Brazeau County and provincial standards.

Policy 55: Brazeau County shall require all industrial and commercial developments to incorporate onsite measures to control potential offsite nuisances such as noise pollution, air quality, dust, stormwater management and visual appearances to the satisfaction of the Development Authority to ensure that the proposed development properly integrates with surrounding land uses and landscapes.

Objective 12: Promote and encourage tourism and recreation commercial development opportunities

Policy 56: Brazeau County shall promote all existing and new tourism and recreation operations in Brazeau County that serve local residents and/or visitors.

Policy 57: Brazeau County shall, in considering new area structure plans or studies affecting land use and development, identify areas suitable for resort, recreation, tourism and hospitality services.

Policy 58: Brazeau County shall encourage the development of agri-tourism developments within lands designated as Agriculture and Rural Development to provide existing and planned agricultural operations and residents with new business opportunities.

Policy 59: Brazeau County may consider the development of tourism and recreation commercial development on any lands within the County that can safely and effectively support the proposed development. Brazeau County may require the proponent to provide onsite measures to control potential offsite nuisances to the satisfaction of the Development Authority to ensure that the proposed development properly integrates with surrounding land uses and landscapes.

Policy 60: Brazeau County shall cooperate with all applicable provincial departments and agencies to develop new and unique tourism and recreation commercial developments on crown land within Brazeau County if, in the opinion of Brazeau County Council, the proposed development provides a benefit to Brazeau County residents.

Objective 13: Promote and encourage neighbourhood commercial development

Policy 61: Brazeau County shall encourage the development of local-scale neighbourhood commercial services in the IDP Area, hamlets and major residential areas. These neighbourhood commercial sites must be developed to the satisfaction of the Development Authority to ensure that the proposed development properly integrates with surrounding land uses and landscapes.

Objective 14: Promote and encourage home-based businesses

Policy 62: Brazeau County shall encourage the development of home-based business operations where the residential property can safely and effectively accommodate the proposed business, and where potential nuisances such as noise, air quality, parking and traffic can be safely and effectively contained onsite to the satisfaction of the Development Authority. Homes in residential areas containing home-based businesses shall maintain a residential character.

Policy 63: Brazeau County shall encourage industrial-focused home-based businesses to relocate to existing or planned industrial business parks when, in the opinion of the Development Authority, the business operation expands beyond the scale of a home-based business.

6.5 Natural Environment

Within Brazeau County are a wide variety of beautiful sceneries and landscapes that are valued by local residents and visitors alike. The various watercourses, rivers, streams, lakes, hills, valleys and woodlands within Brazeau County support a diversity of habitats, migratory pathways, open spaces and recreation areas. Significant natural environmental features such as the North Saskatchewan River, the Pembina River, the Brazeau River, Modeste Creek and Sinkhole Lake provide important ecological and sociological benefits to Brazeau County. The effective management and protection the natural environment is important to the residents and visitors of Brazeau County. The biophysical characteristics, environmental significance, and carrying capacity of the air, land and water should be considered when evaluating future land use proposals, municipal decisions and plans.

The conservation of environmentally significant and sensitive areas, unique flora and fauna, major treed and/or vegetated areas, riparian areas, steep hillsides, hazardous areas, water bodies and wildlife habitats is a priority for Brazeau County. Brazeau County is committed to ensuring the protection and preservation of these areas through the use of environmental and municipal reserve dedications, environmental reserve easements, restrictive caveats, land transfers and development setbacks. In addition, Brazeau County may require erosion, storm water management, and sediment controls for new developments to protect the integrity of the local natural environment and to protect future residents from potentially hazardous areas.

Brazeau County is cognisant of the importance of the natural environment, and is committed to considering the cumulative effects that existing and proposed developments may have on the natural environment. Future land use growth and development in Brazeau County will strive to be respectful of the natural environment through the protection and preservation of ecologically and socially significant areas.

Natural Environment Objectives

Objective 15: Create an inventory of natural areas that contribute to the local environment and beauty of Brazeau County

Policy 64: Brazeau County shall prepare and maintain an inventory of known environmentally and culturally significant areas and criteria for identifying new areas.

Objective 16: Protect and preserve important natural areas

Policy 65: Brazeau County shall require the protection and preservation of natural areas wherever possible by one or more of the following means:

- Environmental reserve dedication;
- Municipal reserve dedication;
- Environmental reserve easements;
- Conservation easements;
- Donations and bequests;
- Covenants registered on private titles; and
- Acquisition through purchase or land trades.

Policy 66: Brazeau County shall not permit development in areas that are prone to erosion, landslides, subsidence, seasonal flooding or are within the 1:100 flood plain, or any other natural or human-induced hazards affecting the local environment. The boundaries of areas shall be identified by qualified professionals. Development on or in close proximity to hazardous areas may

- be considered if supported by a geotechnical analysis prepared by a qualified professional. The Development Authority may consider recommendations by applicable provincial and federal departments and agencies in determining setbacks from hazardous areas.
- Policy 67: Brazeau County may request a 50 metre development setback from the top-of-bank of major rivers and ravines to provide for an environmental buffer and recreation corridor. This setback should generally consist of a 30 metre environmental reserve dedication, with the balance taken as municipal reserve.
- Policy 68: Brazeau County shall require that when lands adjacent to water bodies are subdivided, a strip of land be dedicated as environmental reserve or environmental reserve easement to establish a buffer and to provide public access. The width of the required dedication shall be established by the Subdivision Authority and shall not be less than 6 metres, in accordance with the provisions of the *Municipal Government Act*.
- Policy 69: Brazeau County shall require as part of a subdivision application the dedication of lands within the subdivision area be subdivided as environmental reserve, in accordance with the provisions of the *Municipal Government Act*.
- Policy 70: Brazeau County shall protect and retain significant tree stands in public spaces that are owned and controlled by Brazeau County wherever possible. Brazeau County shall consider the conservation of significant tree stands on privately owned land when reviewing land use and development applications.
- Policy 71: Brazeau County may require the preparation of an Environmental Impact Assessment for any proposed development that may have a negative impact on the natural environment. The Environmental Impact Assessment shall be prepared by a qualified professional and shall include the following:
- A description of the proposed development, including potential land uses, densities and staging requirements;
 - A description of the natural environment that would be affected;
 - Predictions of potential effects (both positive and negative) that the proposed development may have on the natural environment;
 - Indications of the limitations of the study, criteria used in predicting effects and interests consulted;
 - Recommendations to mitigate any negative effects identified; and

- A framework of results and recommendations that can assist Brazeau County in making decisions affecting the future growth and development of the subject area.

Policy 72: Brazeau County may require the submission of an Environmental Site Assessment, prepared by a qualified professional, in support of a Land Use Bylaw amendment, area structure plan, or subdivision applications. In determining whether an Environmental Site Assessment is required, the Development Authority shall consider:

- The nature of the proposed land use(s);
- The current and historical use of the subject area and its surrounding lands; and
- Information from other sources that may suggest the subject area may contain environmental contaminants.

Policy 73: Brazeau County shall require evidence from a qualified professional that appropriate restoration and remediation measures have been carried out on a property containing environmental contaminants prior to issuing a development permit for the subject area.

Policy 74: Brazeau County shall require management and reclamation plans for natural resource extraction operations that operate on privately owned land.

Policy 75: Brazeau County shall encourage the practice of water conservation for all existing and planned developments.

Policy 76: Brazeau County may consider the transfer of title of environmentally sensitive areas to non-profit societies and organizations that can effectively preserve and manage these lands in the long term.

Policy 77: Brazeau County shall have regard for the integrity of culturally significant landscapes and views when considering land use and development applications.

Objective 17: Provide safe and responsible recreation opportunities in natural areas

Policy 78: Brazeau County shall require that lands dedicated as environmental reserve remain in their natural state except where parks and active transportation trails are developed to provide regional trail systems and park sites. Parks and active transportation trails within environmental reserve areas or environmental reserve easement areas shall be developed to minimize their impact on natural environmental features, and to reduce potential hazards for park and/or trail users.

6.6 Recreation and Active Living

Providing parks, open spaces and recreational opportunities is an important function of a municipality in creating attractive and enjoyable communities that people want to live in and visit. Brazeau County is home to a wide variety of parks, open spaces and recreational facilities that range in scale from small and community-focused facilities to large expansive parks that cater to residents and tourists alike.

The North Saskatchewan, Pembina, and Brazeau rivers, along with Modeste Creek, are major features of the County's landscape. Their waters and valley systems are used for a wide array of outdoor recreational activities, including camping, hiking, cycling, boating, fishing, hunting, and all terrain vehicle exploration. Within Brazeau County are Eagle Point Provincial Park and Blue Rapids Provincial Recreation Area, located east of the Town of Drayton Valley along the North Saskatchewan River. These new parks were created in 2007 and represent approximately 5,584 hectares (13,800 acres) of protected open space. Also within Brazeau County is the Brazeau Reservoir Provincial Recreation Area, which provides for a wide variety of outdoor recreational activities. Brazeau County supports the creation of these parks, and supports the creation of similar provincially-managed parks within Brazeau County in the future.

The creation of integrated open space systems throughout Brazeau County, ones that provides for active and passive recreation opportunities, should be accommodated through the creation and maintenance of a parks, recreation and open space master plan, and through the consideration of parks, open space and recreation issues at the time of individual area structure plan, conceptual scheme, redesignation, and/or subdivision applications.

Recreation and Active Living Objectives

Objective 18: Encourage the development of future and existing recreational facilities

Policy 79: Brazeau County will accept the full amount of municipal reserve it is entitled to according to the provisions of the *Municipal Government Act*. This may be dedicated in the form of land, cash-in-lieu of land, or a combination of both. Brazeau County will determine the exact composition of municipal reserve dedication as each opportunity arises, guided by applicable area structure plans and County policies.

Policy 80: Brazeau County shall require that all new multi-lot subdivisions demonstrate a municipal reserve dedication strategy, including how proposed municipal reserve sites may link to adjacent lands for linear parks and trails, to the satisfaction of the Development Authority.

Policy 81: If the size, location or condition of the land being subdivided is not conducive to recreational use, or, in the opinion of the Development Authority, will not provide a benefit to County residents, cash-in-lieu of land (or a combination of land and cash-in-lieu of land) may be dedicated and used to enhance existing parks and/or recreational facilities, or create new parks and/or recreational facilities.

Policy 82: Brazeau County shall endeavour to ensure that new recreational land uses be located on lands that are not suitable for agricultural use, wherever possible.

Policy 83: Brazeau County will consult with the local school authority to ensure that municipal school reserve dedications can meet the needs of current and planned student populations.

Objective 19: Encourage the development of regional trail systems and park sites throughout Brazeau County

Policy 84: Brazeau County will encourage the dedication of municipal reserve lands that create regional trail systems and integrated park sites throughout portions of Brazeau County that can be safely and easily accessed by residents and visitors.

Policy 85: Brazeau County may utilize municipal reserve cash-in-lieu of land funds to secure lands for the purpose of creating regional trail systems and integrated park sites throughout portions of Brazeau County that can be safely and easily accessed by residents and visitors. Brazeau County may also utilize these funds to upgrade and improve existing trails systems and park sites.

Policy 86: Brazeau County may consider the development of regional trails systems and park sites on environment reserve or environmental reserve easement lands, if, in the opinion of the Development Authority, it is safe and efficient to do so, and potential negative impacts on the natural environment are minimal or can be effectively mitigated.

Objective 20: Support provincial parks and public recreation areas in Brazeau County

Policy 87: Brazeau County supports all existing provincial parks and public recreation areas in the County, and supports the creation of similar provincially-managed parks in the future if, in the opinion of Brazeau County Council, the provincial park and/or recreation area provides a benefit to Brazeau County residents.

Policy 88: Brazeau County may restrict the development of uses or facilities adjacent to provincial parks and recreation areas that, in the opinion of the Development Authority, are considered to be non-complimentary or pose a safety risk for park goers or users of the proposed development.

Policy 89: Brazeau County will cooperate with provincial departments, agencies and management councils in planning for new recreation facilities and tourism

developments within existing and future provincial parks, recreation areas and parcels of crown land if, in the opinion of Brazeau County Council, the proposed development provides a benefit to Brazeau County residents.

Policy 90: Brazeau County will endeavour to ensure that safe and efficient public access to existing and future provincial parks and recreation areas is provided for in future land use and development decisions affecting lands located near these sites.

Objective 22: Support the continuation and development of local recreation and cultural facilities

Policy 91: Brazeau County shall endeavour to foster partnerships with businesses, provincial departments, other municipalities, school boards, non-profit organizations and community groups to develop and/or operate recreational, cultural and community facilities that meet the needs of local residents and visitors. Brazeau County shall consider opportunities for combining these facilities whenever possible with schools or other existing or planned facilities.

Objective 23: Create and maintain a comprehensive parks, recreation and open space master plan

Policy 92: Brazeau County shall endeavour to create and regularly maintain a park, recreation and open space master plan that identifies an inventory of all existing recreation and open space assets in Brazeau County and establishes a plan for the development of future recreational facilities that meet the needs of current and future residents and visitors of Brazeau County.

6.7 Crown Land and Natural Resources

Brazeau County is home to large contiguous tracts of publically owned crown land. The majority of crown land in Brazeau County is in the western portion of the County, west of the Town of Drayton Valley. In a regional context, this crown land is the eastern portion of a much larger tract of contiguous crown land, extending west to the Jasper and Banff National Parks, and to the northern portions of Alberta, where most parcels of land are publically owned.

Although this land is within Brazeau County's municipal boundaries, it is primarily managed by the Province of Alberta through the Alberta Sustainable Resources Development. This crown land is important to Brazeau County as it accommodates a diversity of regionally significant land uses, including forestry, agriculture, oil and gas exploration, extraction and processing, sand, peat and gravel extraction, outdoor recreation, hunting, fishing and adventure tourism activities.

Currently, Brazeau County has an area structure plan in place for the Brazeau Reservoir area, located in the southwest portion of the County. The Brazeau Reservoir Tourism Node Area Structure Plan is intended to guide the future growth and development of the Brazeau Reservoir area as a major regional tourism node. The Brazeau Reservoir Tourism Node Area Structure Plan was produced by Brazeau County with the cooperation of several provincial departments and agencies that support the intention of the plan.

Away from crown land, a significant amount of resource exploration and extraction is occurring on privately owned land in Brazeau County. Oil and gas extraction, as well as sand, peat and gravel extraction is a provincial jurisdiction and are regulated by provincial agencies. Although these activities provide economic benefits to Brazeau County and its residents, they can also have the effect of fragmenting the landscape and creating constraints on future development. Most of these activities are subject to provincial policies and regulations.

Brazeau County wishes to continue working with provincial departments and agencies to ensure that crown land is effectively managed and utilized so that it can continue to be used and enjoyed by future generations of residents, businesses, industries and visitors. Brazeau County will work with provincial departments and agencies to ensure that natural resource extraction and exploration on privately owned land is conducted in a manner that is safe, efficient and does not place an excessive burden on the future growth and development of neighbouring lands.

Crown Land and Natural Resources Objectives

Objective 24: Ensure that land use development and activity on Crown land provides a benefit to Brazeau County

Policy 93: Brazeau County may cooperate with provincial departments, agencies and local stakeholders to utilize crown land for recreational use, business development, tourism activities and other purposes, where appropriate and advantageous to the residents and visitors of Brazeau County

Policy 94: Brazeau County shall cooperate with provincial departments, agencies, industry representatives and other groups to ensure that existing and future natural resource extraction projects on crown land and private lands are safe, efficient and do not place an excessive burden on the future growth and development of neighbouring privately owned lands.

6.8 Transportation and Utilities

Access and transportation are major issues for the residents and businesses of a rural municipality. Brazeau County is connected to the greater region by a series of provincial highways. Linking to these provincial highways are arterial, collector and local roads maintained by Brazeau County. Brazeau County has developed a road hierarchy and series of road standards for the development and redevelopment of all roads in the County. The hierarchy of roads is an important factor in the determination of future development locations and densities. The local transportation network and the standards of development are significant elements in the economic development of Brazeau County and the quality of life for

local residents and visitors. It is the intent of this plan to protect existing and planned transportation corridors, propose appropriate developments and access management policies for existing and planned corridors, and to establish a long range strategy for the development and maintenance of a safe, effective and affordable transportation network. The existing transportation network is illustrated in **Figure 2: Current Transportation Network**. Brazeau County's vision for future growth and development has guided the preparation of **Figure 3: Future Transportation Network** to accommodate the County's transportation needs.

The Drayton Valley Municipal Airport is located in Brazeau County, adjacent the north boundary of the Town of Drayton Valley as shown by the IDP. The airport is an important transportation connection for County residents and businesses. In order to provide for the long term use of the airport as a transportation opportunity, Brazeau County must incorporate the airport and its associated flight paths, noise exposure forecasts, and ancillary uses in future plans.

In addition to transportation, Brazeau County has recognized that the quality of life for residents and the potential for economic development are dependent on the provision of safe and affordable water and sanitary services, along with the management of surface stormwater drainage. Currently, municipal water and sanitary services are found in some local hamlets, while most multi-lot subdivisions are serviced primarily by individual water and sewage disposal systems. Brazeau County Council wishes to see future development in concurrence with the orderly extension of municipal services and the local transportation network. Major multi-lot subdivisions that fall within the IDP Area will be required where possible to connect to or expand existing municipal services, or provide new servicing systems that can effectively integrate with the County's long term servicing strategy.

Transportation and Utilities Objectives

Objective 25: Maintain a safe, effective and efficient transportation system

- Policy 95: Brazeau County shall endeavour to ensure that all existing and future roads in the County are constructed to appropriate County standards and are maintained as required.
- Policy 96: Brazeau County shall prepare and maintain a transportation master plan to coordinate the County's future transportation network and roadway improvements.
- Policy 97: Brazeau County shall prepare and maintain a long-term capital plan that addresses the development and maintenance of public roads and pedestrian and active transportation trails.
- Policy 98: Brazeau County shall develop and maintain access guidelines for County roads, and shall work with Alberta Transportation to identify and provide access points along provincial highways to accommodate future growth and development.

- Policy 99: Brazeau County shall refer all proposed subdivisions, Land Use Bylaw amendments, area structure plans and area structure plan amendments affecting land within 800 metres of a provincial highway to Alberta Transportation for comment and review.
- Policy 100: Brazeau County shall encourage the development of access roads for natural resource extraction operations on County or provincial road allowances wherever possible, and shall require that these roads be constructed to a standard acceptable to the Development Authority.
- Policy 101: Brazeau County shall discourage commercial and industrial traffic from travelling through residential areas wherever possible. This may be achieved through the use of:
- Traffic calming measures that discourages commercial and industrial traffic from utilizing certain transportation routes;
 - Signage; and
 - Area structure plans that establish a land use concept and transportation network that separate residential land uses from commercial and industrial areas and traffic patterns.
- Policy 102: Brazeau County may use traffic calming measures to separate pedestrian, active transportation and vehicular traffic.
- Policy 103: Brazeau County may develop pedestrian and active transportation trails within road right of ways and County road allowances where it is safe and efficient to do so. Brazeau County shall have regard for existing and planned pedestrian and active transportation trails when considering developing new trails within these right-of-ways and allowances.
- Policy 104: Brazeau County shall, wherever practical, consider consolidating accesses to provincial highways and major transportation routes by utilizing service roads and easements.
- Objective 26: Establish a Functional Road Classification System**
- Policy 105: Brazeau County shall prepare and maintain a functional road classification system to establish a hierarchy of roads in the County.
- Policy 106: Brazeau County shall endeavour to promote the design of an efficient road network in the County consisting of arterial, collector and local roads, and active transportation trails.

Objective 27: Cooperate with municipal neighbours to create a safe, effective and efficient regional transportation network.

Policy 107: Brazeau County shall cooperate with adjacent municipalities to ensure that the location and construction standards of all existing and future roads that transition between municipalities are safe and efficient.

Policy 108: Brazeau County shall endeavour to coordinate with adjacent municipalities to establish transportation network plans and common road standards.

Objective 28: Ensure that all new subdivision and development applications address future municipal, intermunicipal and provincial transportation plans for Brazeau County

Policy 109: Brazeau County shall secure all transportation dedication requirements at the time of subdivision approval, Land Use Bylaw amendment approval, or the approval of a development application.

Policy 110: When Alberta Transportation intends to widen a highway within Brazeau County, and construct a service road to provide access to the lands fronting the highway, Brazeau County shall encourage Alberta Transportation to locate the service road:

- At a location suitable to the landowner and the province (for lands intended for future residential, industrial or highway commercial development under the Brazeau County Municipal Development Plan or an applicable area structure plan); or
- Along the common boundary of the section line of two quarters closest to the provincial highway so that both quarters may utilize the service road for transportation access (For lands designated Agriculture and Rural Development, or for land designated for residential purposes in applicable area structure plans.

Policy 111: Brazeau County shall work with Alberta Transportation to ensure that highway service roads are constructed in a manner that can safely and effectively accommodate existing and planned land uses intended for that area of the County.

Policy 112: Brazeau County may require the preparation of a Traffic Impact Assessment prior to the approval of any subdivision, statutory plan or Land Use Bylaw amendment in order to evaluate the proposed developments' impacts on the local transportation network.

Objective 29: Ensure that development adjacent to the Drayton Valley Municipal Airport does not restrict its use or potential to expand

- Policy 113: Brazeau County shall consider establishing land use regulations that address the current noise exposure forecasts of the Drayton Valley Municipal Airport. These regulations and forecasts would apply to this plan and area structure plans addressing lands adjacent to the airport, and should be developed in consultation with Transport Canada.
- Policy 114: Brazeau County shall regularly review all applicable area structure plans and the Brazeau County Land Use Bylaw to assess their potential impact on the Drayton Valley Municipal Airport.
- Policy 115: Brazeau County shall promote the development of commercial, light industrial and airport-ancillary uses on airport lands.
- Policy 116: Brazeau County shall work with the Drayton Valley Municipal Airport to ensure that adjacent roads can safely and effectively accommodate traffic generated by the airport.
- Policy 117: Brazeau County shall promote the development of land uses adjacent to airport lands that:
- Promote the long term viability of the airport;
 - Make efficient use of lands; and
 - Minimize the potential for land use conflicts.

Objective 30: Encourage the safe, effective and efficient provision of water, sanitary and stormwater services to existing and future developments in Brazeau County

- Policy 118: Brazeau County shall require new major multi-lot subdivisions within the IDP Area to connect to existing water, sanitary and stormwater services where available. If existing services do not have sufficient capacity for the proposed subdivision or development, it shall be the responsibility of the developer to sufficiently expand these services, or develop new ones, to the satisfaction of the Development Authority and the Subdivision Authority.
- Policy 119: Brazeau County shall consider a range of water, sanitary and engineered stormwater servicing options for subdivisions proposed outside of the IDP Area, including individual and communal servicing options.
- Policy 120: Brazeau County shall have regard for the cumulative effects of past, present and future development applications when considering potential servicing options for proposed multi-lot subdivisions.
- Policy 121: Brazeau County shall consider all reports, permits, licenses and other documents that may be required by provincial authorities respecting water, sanitary and stormwater systems prior to subdivision and/or plan approvals.

- Policy 122: Brazeau County shall require all residential, industrial and commercial multi-lot subdivisions to address storm water management to the satisfaction of the Development Authority and all applicable provincial departments and agencies.
- Policy 123: Brazeau County supports engineered stormwater management systems that incorporate the use of wetlands and bioswales as stormwater retention and/or hydrological recharge areas in the design of subdivisions.

6.9 Intermunicipal and Intergovernmental Cooperation

Brazeau County and its municipal neighbours have experienced a wide range of growth and development pressures. Although the form and extent of these pressures may vary for each municipality, Brazeau County recognizes that it is important that all neighbouring municipalities cooperate with one another to plan for regional issues including land use, transportation, utilities, recreation, health and safety, and social servicing. Brazeau County is constantly exploring new ways to cooperate with neighbouring municipalities and other levels of government to improve the efficiency and effectiveness of municipal plans, programs and services.

In recent years, the majority of new growth and development in Brazeau County has occurred in the portions of the County immediately adjacent to the Town of Drayton Valley. This development has included a variety of agricultural, residential, commercial, industrial, recreational and institutional land uses. Also located in this area is the Drayton Valley Airport, the regional landfill and municipal water and sanitary facilities. Municipal water and sewage services are available in portions of this area of the County as result of a service-sharing agreement between Brazeau County and the Town of Drayton Valley.

Brazeau County recognizes the importance of intermunicipal and intergovernmental cooperation in the delivery of services to local residents and in the promotion of the region as an attractive place to live, work and have fun. As such, the County and the Town of Drayton Valley have adopted the IDP to manage future growth development in the IDP area surrounding the Town. An IDP may be considered between the County and the Village of Breton if development pressures warrant it.

Intermunicipal and Intergovernmental Objectives

Objective 31: Designation of County lands that border adjacent municipalities

- Policy 124: Brazeau County shall recognize the Brazeau County/Town of Drayton Valley IDP Area as illustrated in **Figure 5: Town of Drayton Valley IDP Area**.
- Policy 125: Brazeau County will notify the Town of Drayton Valley of any development or subdivision application proposed for lands within the IDP Area as directed by the Brazeau County/Town of Drayton Valley Intermunicipal Development Plan.

Policy 126: Brazeau County will notify all adjacent rural municipalities of any development or subdivision application proposed for lands within 800 metres (0.5 miles) of the adjacent municipality's boundary at the receipt of the application and will consider responses provided by the municipality in decision making processes.

Policy 127: Brazeau County may establish fringe area designations on County lands that border other adjacent municipalities in order to address existing and anticipated growth and development considerations.

Objective 32: Brazeau County shall ensure future land use and development patterns within the IDP Area are consistent with the policies of the Brazeau County/Drayton Valley IDP.

Policy 128: Brazeau County shall regularly review all existing and future area structure plans within the IDP area in order to maintain a high level of local planning.

Policy 129: Brazeau County shall endeavour to prepare intermunicipal development plans with other neighbouring municipalities in order to ensure that future land use patterns occur in a manner that is both effective and efficient.

Policy 130: Brazeau County shall consider the statutory plans of adjacent municipalities when coordinating the development of roads, municipal services and parks, and when making land use and development decisions for lands adjacent to neighbouring municipalities.

Objective 33: Seek partnership with neighbouring municipalities to improve the efficiency and quality of services, infrastructure and programming

Policy 131: Brazeau County may enter into partnerships with neighbouring municipalities in order to provide local residents with a high quality of municipal services, infrastructure and social programming.

Policy 132: Brazeau County should pursue partnerships with adjacent rural municipalities with regards to issues of mutual interest including transportation networks, watershed protection and planning, regional growth corridors and protecting agricultural lands.

Objective 34: Cooperate with Alberta Aboriginal Relations for the use of Crown Land

Policy 133: Brazeau County shall notify Alberta Aboriginal Relations of proposed municipal land use and development plans affecting crown land that occur within 10 miles (16 kilometres) of O'Chiese First Nation lands.

6.10 Local Planning

Part 17 of the *Municipal Government Act* allows municipalities to adopt area structure plans to guide the subsequent subdivision and development of an area of land. Brazeau County has adopted a number of area structure plans for hamlet and major growth areas in the County to provide direction for the future growth and development of these lands. In the future, notwithstanding the policies of this plan, new area structure plans (or area structure plan amendments) will be required for all developments that represent a significant amount of future development for an area of land that is undeveloped or is proposed to undergo development expansion. This may include smaller-scale developments proposed for only a portion of a quarter section, as well as larger-scale developments that address a much greater area of land. In consultation with Alberta Transportation, area structure plans may also be required for developments that propose commercial or industrial land uses adjacent to provincial highways.

Brazeau County is committed to establishing an orderly planning policy framework that promotes sound planning principles and serviceable rates of growth through the use of area structure plans to guide site specific developments. In considering future area structure plans, Brazeau County Council will have regard for the cumulative effects of development applications including requests for subdivision.

Objective 35: Establish criteria for the preparation of area structure plans

Policy 134: Brazeau County may, notwithstanding the policies of this plan, require area structure plans and area structure plan amendments to address issues such as (but not limited to):

- The requirements of applicable provincial legislation and regulations, Brazeau County subdivision and development regulations, the Brazeau County Land Use Bylaw, applicable intermunicipal plans and servicing agreements, and the policies of this plan;
- Existing and planned land use developments;
- Density, siting, environmental protection, transportation access and municipal servicing standards;
- Soil and agricultural capabilities;
- Historical, cultural and archaeological resources;
- Hazardous and environmentally sensitive areas;
- Setbacks for natural resource extraction sites, sewage lagoons, landfills or any other development that may require buffering or space separation;
- The dedication and creation of municipal reserve, municipal school reserve, environmental reserve and environmental reserve easements;

- Parks, trails, open spaces and amenities suitable to the proposed land uses;
- The principles and recommendations of Fire Smart;
- Emergency response and preparedness plans; and
- Any other issues that the Development Authority deems appropriate.

7 Public Information and Participation

Brazeau County Council recognizes that good land use planning practices include opportunities for public participation and education. All new area structure plans, area structure plan amendments and amendments to this plan must include at least one forum for public engagement, in addition to a public hearing, which is required by the *Municipal Government Act*.

The public engagement forum:

- Can include a workshop, presentation, open house, or any other methods considered acceptable by County Council; and
- Shall be held at a location, date and time that the Development Authority considers acceptable.

Residents directly affected by the plan or plan amendment (owners of land that is included in the amendment area or directly adjacent) must be notified of the public engagement forum directly through the delivery of a letter explaining the amendment and the purpose of the public information forum. The proponent of the plan or plan amendment must provide a notice of the public information forum in a newspaper or other information source considered acceptable by the Development Authority that notifies other members of the public that they are invited to attend the public information forum.

All forms of notification, including letters, newspaper notices, radio advertisements and other methods of communication must be made publically available a minimum of one week before the public information forum and a maximum of three weeks before the event. The Development Authority may request the use of multiple notification sources and multiple notification dates in the advertisement of a public information forum.

8 Implementation

The Brazeau County Municipal Development Plan will serve as the primary guide for future land use growth and development decisions in Brazeau County. Upon adoption by bylaw, the policies contained within this plan will be in full force and effect. This plan has been structured and written so that it provides a clear vision for the future for its use by Brazeau County Council, staff, residents, landowners and prospective developers. The goals, objectives and policies of this plan will be considered in future budgeting processes, statutory and non-statutory plans, Land Use Bylaw amendments and in the provision of municipal infrastructure, services and programs.

This plan is not intended to be a static document. Over time, new development considerations, economic conditions, demographic profiles, political priorities, social values and community needs will invariably fluctuate which may leave this plan out of sync with popular visions for the future of Brazeau County. This plan should be reviewed regularly to provide visions, goals, objectives and policies that are current, effective and supports the ability of future generations to meet their own needs and live a high quality of life.

8.1 Plan Review

The Brazeau County Municipal Development Plan shall be reviewed every five years or as requested by County Council to ensure that it remains current with the needs of the community. Changes to provincial policies and regulations, including the future adoption of the North Saskatchewan Regional Plan, may require the review of this plan to ensure it remains consistent with provincial land use policies. The adoption of an intermunicipal development plan may also prompt the review of this plan. If the policies of the intermunicipal development plan conflict with the policies of this plan, this plan will need to be revised to ensure consistency.

8.2 Amendments

The Municipal Development Plan provides policies for Brazeau County to implement over the long-term whereas the Land Use Bylaw sets standards for parcel size, permitted and discretionary land uses, and servicing requirements.

A land use application requiring a Land Use Bylaw amendment that is not consistent with the intent of the Municipal Development plan will also require an amendment to this plan's policies and/or maps. Amendments to this plan will be considered and may be initiated by a landowner, resident, or County Council. Plan amendment proposals shall be closely evaluated to ensure that they will contribute to achieving the plan's vision, goals and objectives.

8.3 Implementation Plans and Studies

Based on the goals, objectives and policies contained in this plan, the following documents are suggested to be prepared, reviewed and/or maintained to fully implement the policy framework identified in this plan. In some instances, these documents may be combined into more comprehensive plans, studies or reports, or incorporated into the policies of this plan.

Fiscal Planning

- Long term capital plan for County roads, walkways, trails, parks, environmental reserve and environmental reserve sites, programs, community services, protective services, buildings, and utility infrastructure systems.

Intermunicipal Planning

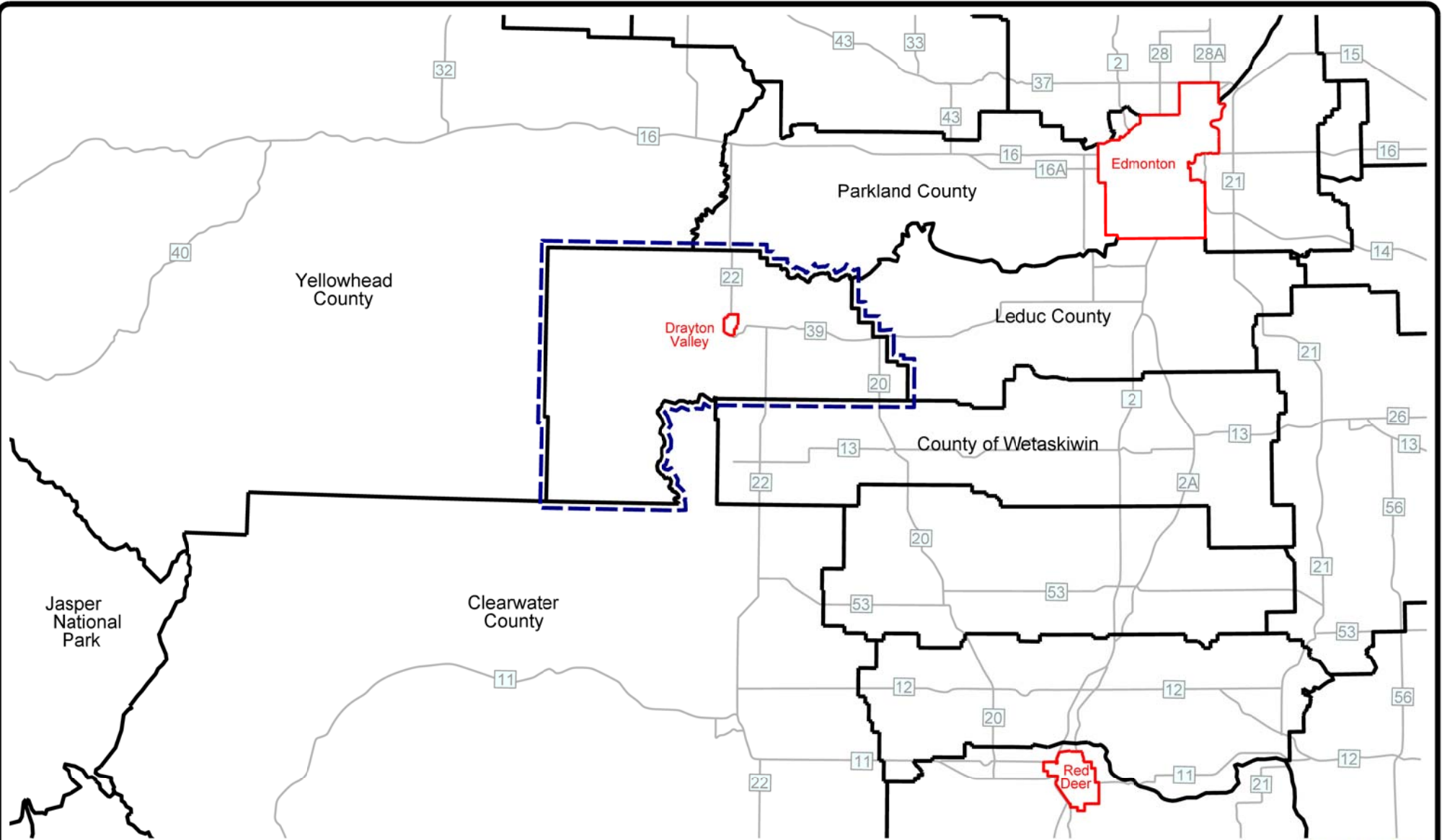
- Intermunicipal development plans with the Village of Breton or adjacent rural municipalities.

Planning and Development

- Agricultural land inventory;
- Area structure plans prepared by development proponents;
- Access guidelines;
- Brazeau County Land Use Bylaw;
- Business retention strategy;
- Code of Conduct for Rural Living;
- Functional road classification system;
- Guidelines for the preparation of area structure plans;
- Guidelines for tentative plans of subdivision, guidelines for plan amendment or Land Use Bylaw amendment applications;
- Guidelines for the development of small holdings, guest ranches, tourism, recreational and resource extraction activities;
- Guidelines for the preparation of impact assessment reports;
- Integrated Community Sustainability Plan;
- Inventory of commercial and industrial lands;
- Inventory of confined feeding operations;
- Inventory of environmentally and culturally significant areas;
- Inventory of sand and gravel resources and development setbacks;
- Parks, Recreation and Open Space Master Plan;
- Procedures for the relaxation of the thirty metre setback from the top-of-bank of steep slopes and water courses;
- Public notices addressing seasonal agriculture activities;
- Studies, plans, reports and analyses prepared by qualified professionals for individual developments; and
- Transportation Master Plan.

Application Procedures

- Statutory plan, statutory plan amendment, Land Use Bylaw amendment, subdivision and development permit guidelines and application forms; and
- Fee structures.



— — Brazeau County Municipal Boundary

FIGURE 1
LOCATION
 BRAZEAU COUNTY
 MUNICIPAL DEVELOPMENT PLAN



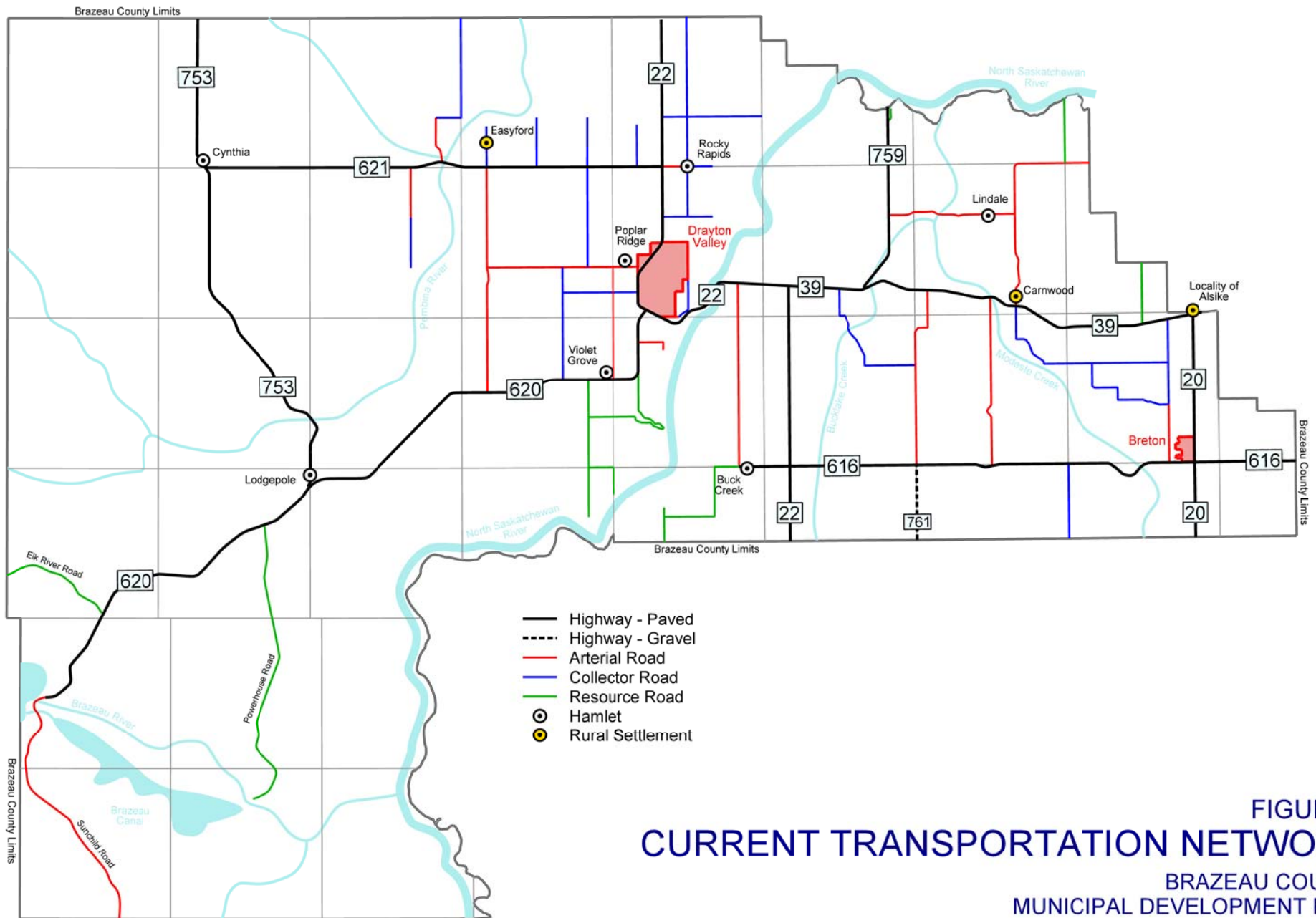


FIGURE 2
CURRENT TRANSPORTATION NETWORK
 BRAZEAU COUNTY
 MUNICIPAL DEVELOPMENT PLAN



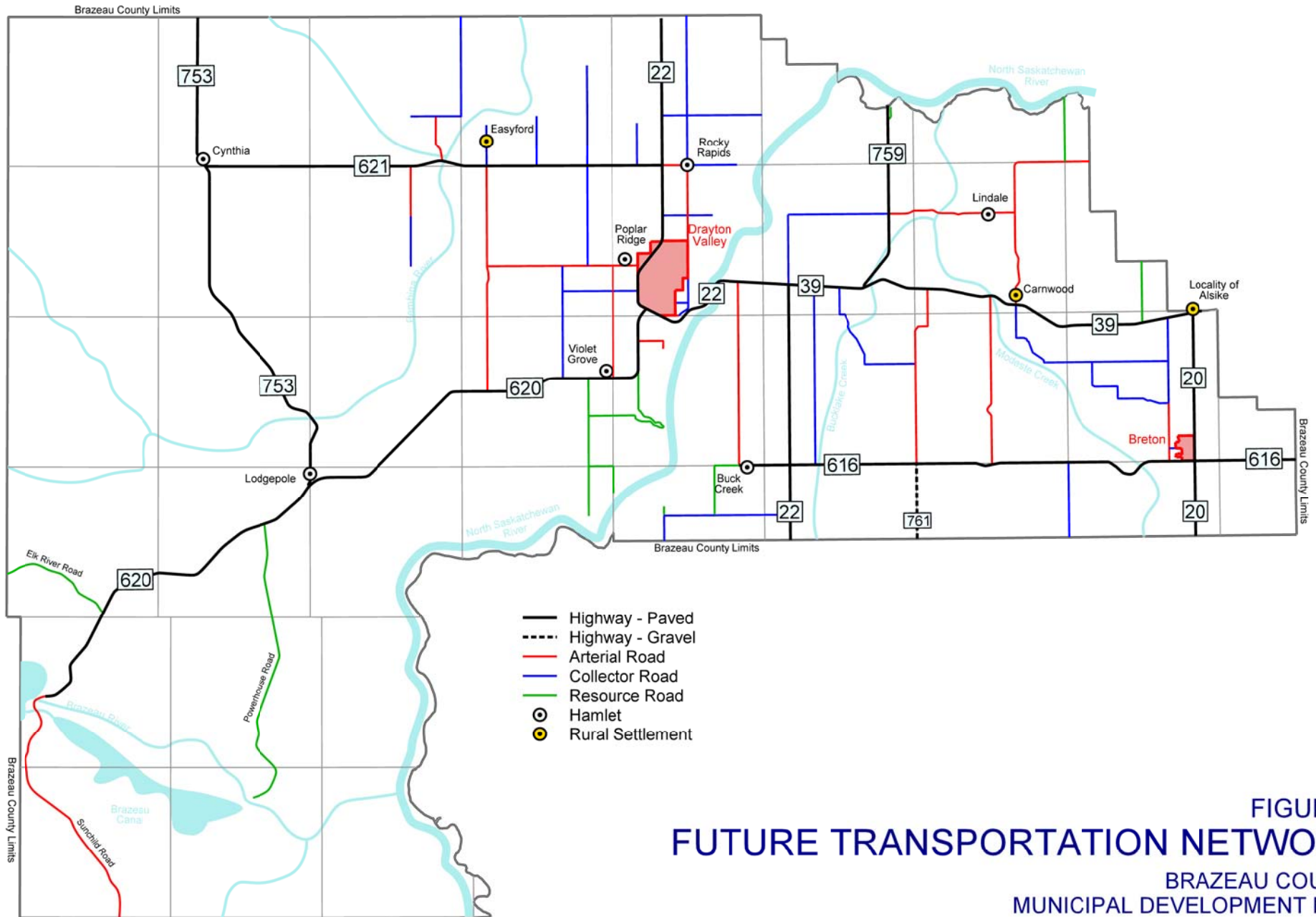
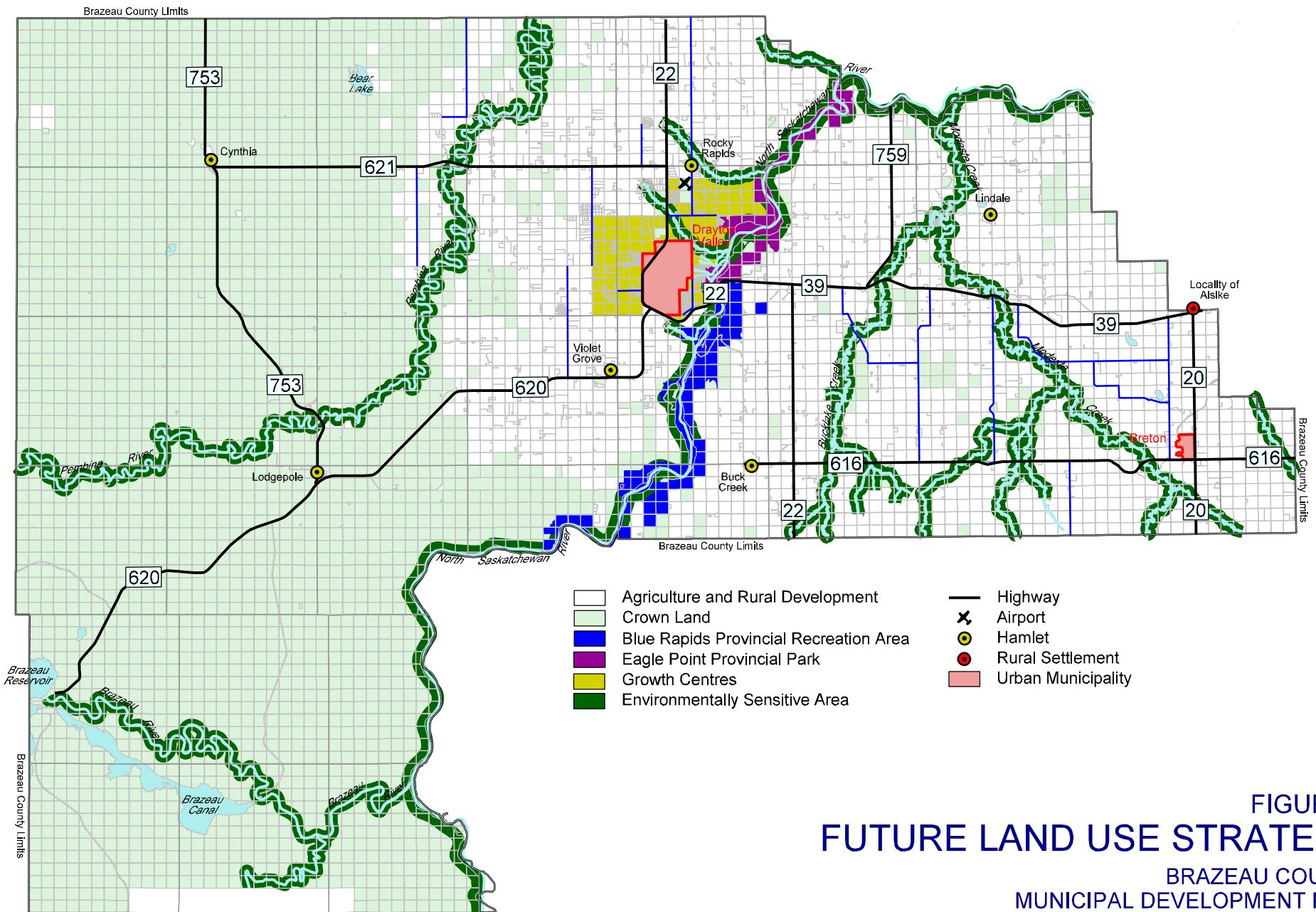


FIGURE 3
FUTURE TRANSPORTATION NETWORK
 BRAZEAU COUNTY
 MUNICIPAL DEVELOPMENT PLAN

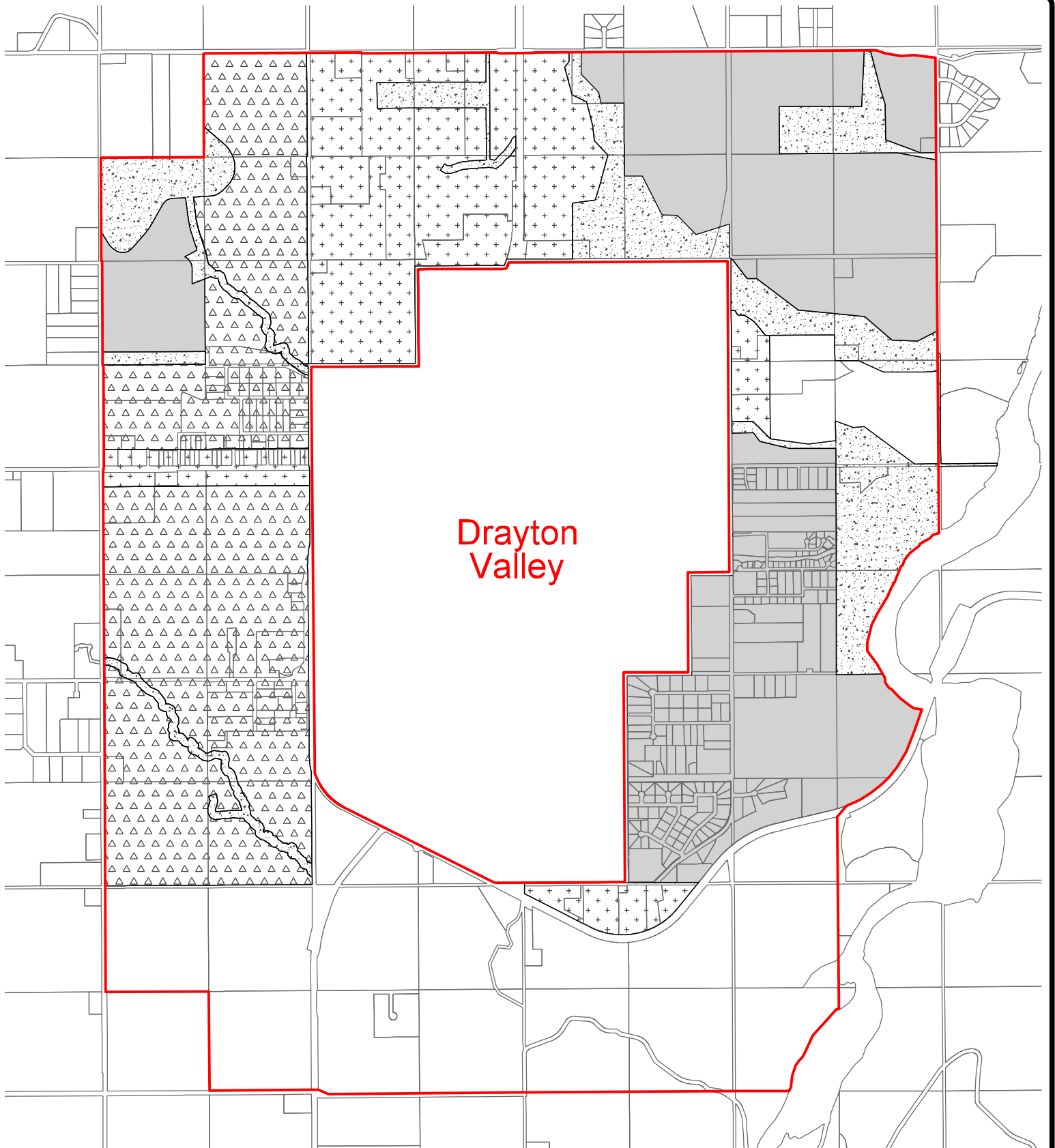




- | | | | |
|--|--|--|--------------------|
| | Agriculture and Rural Development | | Highway |
| | Crown Land | | Airport |
| | Blue Rapids Provincial Recreation Area | | Hamlet |
| | Eagle Point Provincial Park | | Rural Settlement |
| | Growth Centres | | Urban Municipality |
| | Environmentally Sensitive Area | | |

FIGURE 4
FUTURE LAND USE STRATEGY
 BRAZEAU COUNTY
 MUNICIPAL DEVELOPMENT PLAN





Drayton Valley

- Fringe Area Boundary
- Agricultural
- Residential
- Commercial
- Industrial
- Park / Open Space

FIGURE 5
DRAYTON VALLEY FRINGE AREA
 BRAZEAU COUNTY
 MUNICIPAL DEVELOPMENT PLAN



9 Amendments

Revision #	Date	Bylaw #	Description
0	August 31, 2010	725-10	Approved by Brazeau County Council.