

COUNTY OF TWO HILLS NO. 21
MUNICIPAL DEVELOPMENT PLAN

BYLAW NO. 6-2009
SEPTEMBER 2009

**COUNTY OF TWO HILLS NO. 21
IN THE PROVINCE OF ALBERTA
BY-LAW NO. 6-2009**

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


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

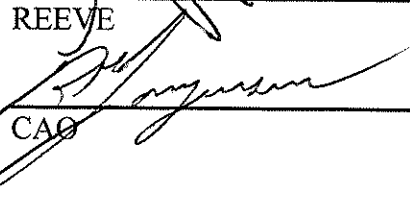
WHEREAS, the Council of County of Two Hills No. 21 deems it desirable to adopt a new Municipal Development Plan;

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

1. That the County of Two Hills No. 21 Municipal Development Plan – 2009, being Schedule "A" attached hereto, is hereby adopted.
2. That Bylaw No. 2-2002, as amended, is hereby rescinded.

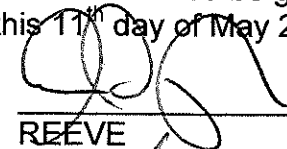
MOVED BY COUNCIL – That By-Law No. 6-2009 be given first reading this 13th day of October 2009 - Carried

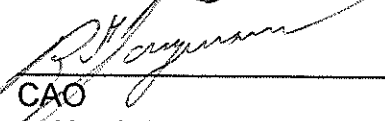


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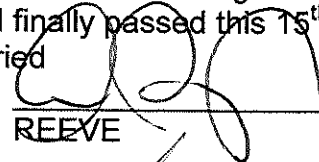
MOVED BY COUNCIL – That By-Law No. 6-2009 be given second reading this 11th day of May 2010 – Carried

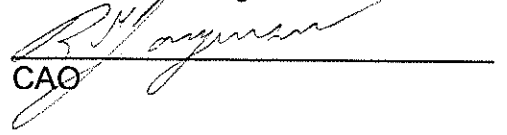


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MOVED BY COUNCIL – That By-Law No. 6-2009 be given third and final reading and finally passed this 15th day of June 2010 – Carried



REEVE


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1.0 Introduction

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

Comprising a total area of 2631 km², land within the County generally consists of a flat to gently rolling landscape on fair to good agricultural soils. Dominant natural features in the County include Jackfish Lake, Sandy Lake and Lac Sante. In addition, the scenic Vermillion River runs through the Town of Two Hills and the North Saskatchewan River provides most of the County's northern boundary.

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

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

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

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

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

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

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

1.1 Legislative Requirements

The Municipal Government Act (MGA) is a piece of provincial legislation which gives extensive governing powers to municipalities. Pursuant to Section 2, the purpose of the Municipal Government Act is to:

- a) give broad authority to councils, including broad authority to pass by-laws, and to respect their right to govern municipalities in whatever ways the councils consider appropriate within the jurisdiction given to them;
- b) enhance the ability of councils to respond to present and future issues in their municipalities; and
- c) recognize that the functions of the municipality are to
 - i) provide good government,
 - ii) provide services, facilities and other things that, in the opinion of the council, are necessary or desirable for all or part of the municipality, and
 - iii) develop and maintain safe and viable communities. 1998, c. 18, s. 2.

The MGA requires that municipalities with a population over 3500 adopt a Municipal Development Plan to outline a broad set of goal statements about the type of long-term development that is desired by the community. The main focus of the Municipal Development Plan is to provide policies to assist Council, the County's residents and landowners, and the County's approving authorities in achieving and maintaining orderly and efficient land use and development.

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

The County is aware that other provincial and federal statutes will have a role to play in the future development of the County of Two Hills. The County looks forward to working with all stakeholders in striving to meet the land use planning challenges of the future.

Figure 1. Hierarchy of Planning Documents



1.2 The MDP Review Process

Beginning in January, 2008 Municipal Planning Services (Alberta) Ltd. worked in conjunction with County of Two Hills Council, staff and community members to complete the community profile and community input phases of the MDP. The County actively solicited stakeholder comments and provided opportunities for meaningful public input in the form of public meetings. As such, the MDP conforms as much as possible to the vision of the County of Two Hills as set forth by the County’s residents.

The County of Two Hills’s Municipal Development Plan aims to accomplish the following:

- ❖ Facilitate growth and development in the County of Two Hills
- ❖ Maintain and enhance the County’s agricultural economy
- ❖ Encourage diversification of the local economy
- ❖ Develop land in an orderly and effective manner
- ❖ Preserve and maintain the quality of life and enhance the attractiveness of the County as a place to live and work
- ❖ Maintain a physical separation between incompatible land uses
- ❖ Maintain a high quality transportation system within the County

- ❖ Establish land use planning standards that will minimize adverse impacts on the natural environment and preserve significant environmental features for future generations

2.0 Community Profile

2.1 Settlement History

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

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

In 1908 the first post office in the County opened with the name “Poserville”, and in 1913 the name was changed to Two Hills in reference to the two distinct hills southwest of the community. Both the Town and the County derive their names from this source.³ The County has changed names and boundaries several times during its history – it was first known as the Municipal District of Eagle No. 515 and in 1945 its numerical appendage changed to No. 81. In 1962 the Municipal District amalgamated with the Two Hills School Division No. 21 to form the County of Two Hills No. 21, which it remains to the present day. Prior to the name Two Hills the region was known to the Cree as Matapeskuteweyak, which means "the prairie that comes out of the river."

2.2 Population Characteristics

The population of the County of Two Hills has remained fairly stable since the early 1990s. Although the population declined throughout the 1990s, the trend reversed itself in the 2000s and the population increased by 0.9% during the period 1991-2007.

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

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

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

Total Population		
Year	Population	Percent Change
2007*	2 801	7.2%
2001**	2 614	-3.4%
1996**	2 707	-2.5%
1991**	2 776	n/a

*Source: Alberta Municipal Affairs and Housing

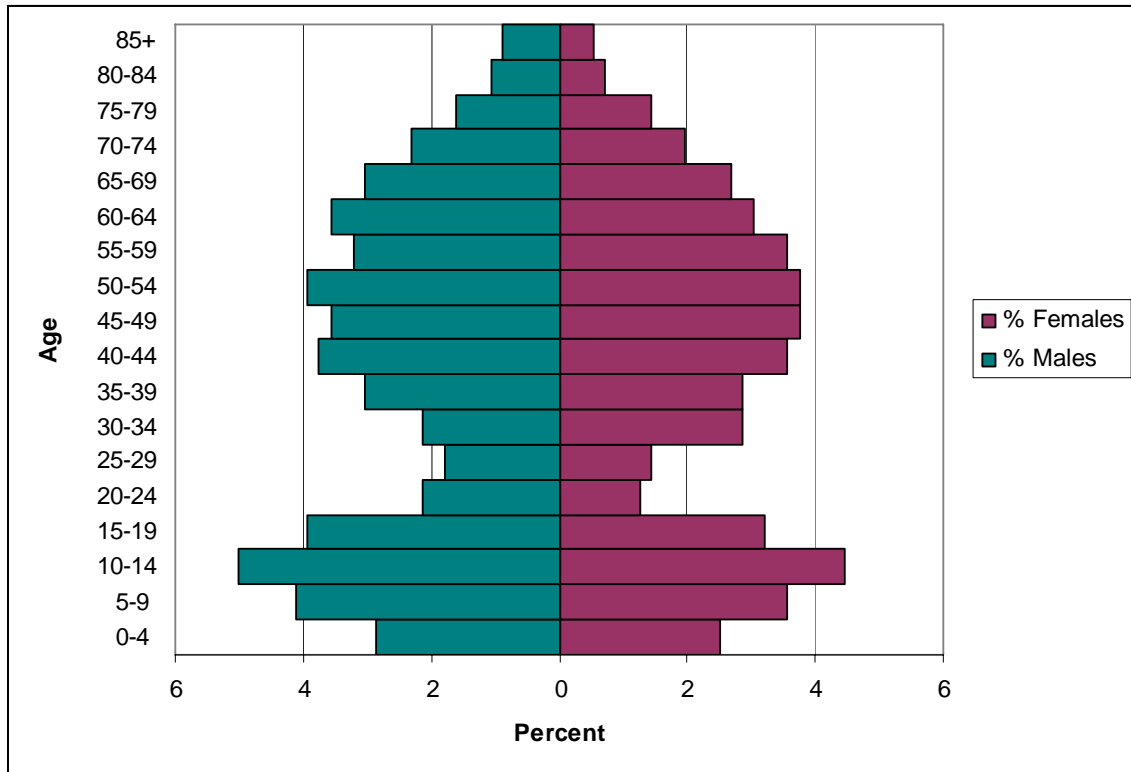
**Source: Statistics Canada

2.3 Age

The median age of the population of the County of Two Hills is 42.0, which is slightly older than the median age of the population for Alberta as a whole, at 36.0. However, the County is slightly younger than the provincial average, as 22.5% of the population is under the age of 16, as opposed to 19.2% for all of Alberta.

The population pyramid (figure 2) shows a smaller percentage of residents between the ages of 20 and 39, likely because individuals in this demographic have relocated to urban areas for education and employment opportunities. The population pyramid shows that females outnumber males in the 20-29 age categories, whereas males outnumber females in the 30-39 age categories. Further, males outnumber females in every age category over the age of 50. It also demonstrates that the County's population is aging: a significant proportion of the population is over the age of 45, and the number of children in the 0 – 9 age cohort is getting smaller.

Figure 2. Population Pyramid for the County of Two Hills



Source: Statistics Canada 2006 Census

2.4 Education

The St. Paul Regional School Division #1 serves the County of Two Hills, with schools located in Two Hills (K-12) and Myrnam (K-12). The division also administers a Mennonite school in Two Hills (K-12) and the Hairy Hill Colony School (1-10).

In addition, the Two Hills County Adult Learning Council provides residents with non-credit learning opportunities that enhance residents' computer literacy, first aid skills and knowledge of community issues.

The educational background for the County's residents breaks down as follows:

Highest Level of Education for Population Aged 20+		
	N*	%
Less than grade 9	315	16.2%
Less than grade 12	540	27.8%
High School Graduate	235	12.1%
Trades certificate or diploma	280	14.3%
Some College courses	110	5.7%
College certificate or diploma	275	14.1%
Some University courses	75	3.9%
University bachelor's degree or higher	120	6.2%
Total number of residents aged 20+	1 940	

Source: Statistics Canada 2001 Census

*Numbers may not add up due to rounding by Statistics Canada

2.5 Income

The average household income for residents of the County of Two Hills is \$43 795, less than the Alberta average of \$64,199. The majority of residents in the County of Two Hills (73.4%) derive their income from employment, as opposed to government transfers such as pension plans, employment insurance, social assistance and worker's compensation. Over half of all households have an annual income of more than \$34 000. Statistics Canada estimates that 18.5% of all private households are low income, which is higher than the Alberta average of 13.8%.

Income for All Private Households (Total = 965)	
< \$19 999	22.3%
\$20 000 – \$39 999	37.8%
\$40 000 – \$59 999	15.0%
\$60 000 – \$79 999	12.4%
\$80 000 – \$99 999	6.2%
> \$100 000	5.7%

Source: Statistics Canada 2001 Census

2.6 Housing

The County of Two Hills contains a total of 1 194 dwellings, 90.0% of which are owner occupied. The majority of the housing inventory is low density single detached houses.

Housing Inventory

Single-detached houses	91.0%
Semi-detached houses	0.0%
Apartments	0.0%
Row Houses	0.0%
Other*	9.0%

Source: Statistics Canada 2006 Census

* According to Statistics Canada "Other" includes other single attached houses and movable dwellings such as mobile homes and other movable dwellings such as houseboats and railroad cars.

2.7 Economic Base

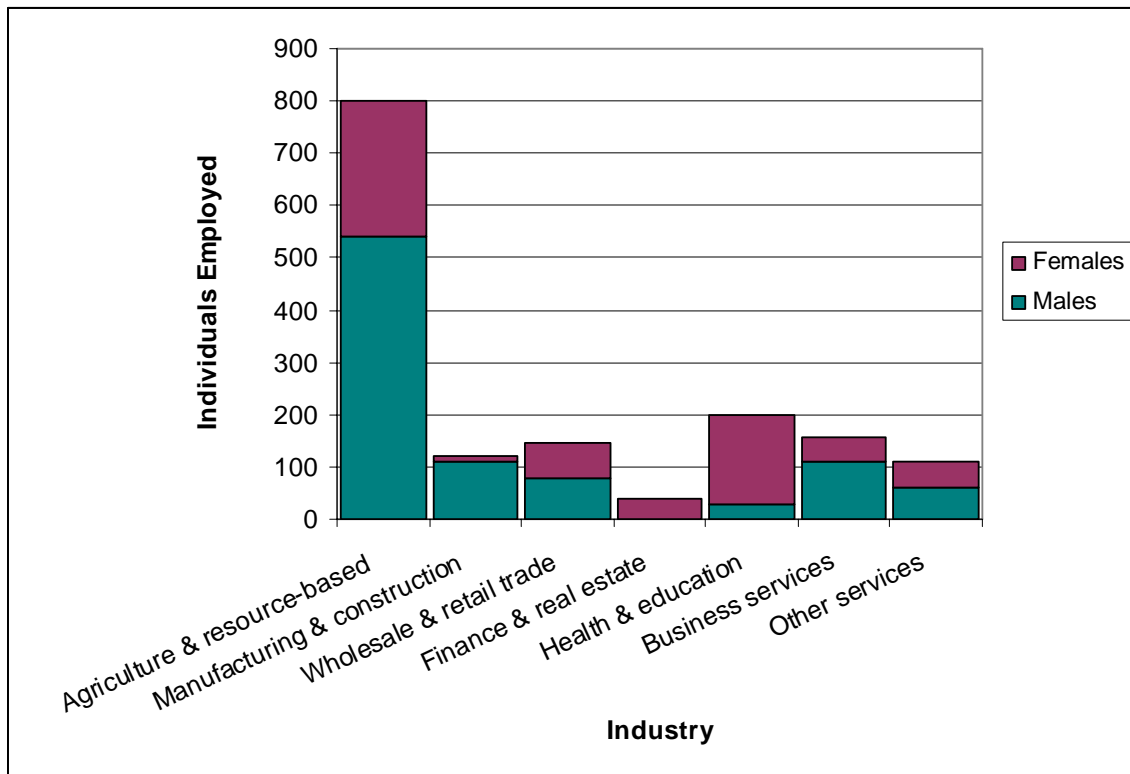
Throughout most of the 20th century agriculture was the economic underpinning of the County of Two Hills, and this industry remains the County's economic backbone. Farmers in the region grow a diversity of agricultural products, including wheat, barley, canola, rye, flax, alfalfa, timothy, fescue, clover, oats, peas, peat moss, red meat, poultry, horses, swine, eggs, dairy, honey and exotic livestock.

The past several decades have witnessed significant economic diversification into the manufacturing and oil and gas sectors. Highland Feeders Ltd. has 3 700 acres of cultivated lands in the County, in addition to a 36 000 head finishing lot. AM Sod Farms operates from Beauvallon AB and produces sod and fertilizer. Further, the Duvernay Industrial Park is located in the County alongside Highway 36, northeast of the Town of Two Hills.

The Community Futures Elk Island Region (CFEIR) is a federally funded, non-profit organization dedicated to encouraging economic and community development in several counties in east-central Alberta, including the County of Two Hills. CFEIR provides a website to inform the public about services and amenities in the region, promotes new businesses and small business training, and provides people with job search assistance.

Figure 3 shows that approximately half of the residents of the County of Two Hills are employed in agriculture and resource-based industries. Males make up approximately $\frac{3}{4}$ of the work force in this sector, whereas females form the majority of the workforce in both the finance and real estate sector and the health and education sector.

Figure 3. Number of Individuals Employed per Industry, Age 15+



Source: Statistics Canada 2001 Census

3.0 Physical Environment

3.1 Infrastructure

The County provides the hamlet of Duvernay with municipal piped water services and the hamlet of Hairy Hill with piped sewer services and garbage pick-up. Water and sewer services in the remainder of the County are administered privately. Solid waste is collected at the following municipal transfer stations: Willingdon, Hairy Hill, Two Hills, Myrnam and Derwent.

3.2 Environmental Characteristics

The County of Two Hills straddles two Natural Regions: the Boreal Forest Natural Region in the northwest portion of the County and the Grassland Natural Region in the southeast. Each Natural Region is made up of several Subregions – as such, the County is part of the Dry Mixedwood Natural Subregion in its northern portion and the Central Parkland Natural Subregion in the south. The boundaries between the two Subregions are not overly rigid, as they both share many climatic, vegetation and soil characteristics.

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

3.3 Fish and Wildlife

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

3.4 Environmentally Significant Areas

The County of Two Hills has several areas that are designated Environmentally Significant Areas of provincial or national significance: Lac Brosseau, Vermillion Lakes,

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

Watt Lake, Bens Lake and the North Saskatchewan River – Elk Point.⁵ Lac Brosseau and Vermillion Lakes are nationally significant staging grounds for ducks, and Watt Lake and Bens Lake are provincially significant for the same reason. The North Saskatchewan River Valley at Elk Point is a provincial Environmentally Significant Area because – in areas where the sides of the valley are not subject to extensive modification – it is one of the most productive wildlife corridors for White-tailed and Mule Deer in Alberta. In all of the above-mentioned cases, it is recommended that the maintenance of natural habitat and shorelines will keep the area attractive for a variety of water birds and native species.⁶

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

⁶ Ibid.

4.0 Land Use and Development Policies

4.1 Agriculture

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

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

Goal

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

Objectives

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

Policies

Right to Farm

1. Most of the County is designated as an Agricultural Use Area as shown on Map 2.
2. The Agricultural Use Area is to be, for the most part, conserved for agricultural and agriculture-related uses.

Non-Agricultural Land Uses

3. While the primary use of the Agricultural Use Area is for extensive and intensive agricultural uses and confined feeding operations involving the production of feed grains, cereal grains, forage crops, specialty crops, livestock and other animals on a commercial basis, other uses which, in the opinion of Council of the County of Two Hills No. 21, do not adversely affect present or future agricultural pursuits may also be permitted on a discretionary basis provided that the development will not adversely affect the agricultural community.
4. Within the Agricultural Use Area, a wide range of resource utilization uses may also occur provided that such uses do not negatively impact other surrounding uses.

Agricultural Parcel Size

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

Subdivision

6. Subdivision of land which is currently involved in agricultural uses will be discouraged.

Agricultural Fragmentation

7. Where agricultural land is taken for roads, rail lines, pipelines or other transmission lines, the County of Two Hills No. 21 shall endorse only those proposals which minimize the fragmentation of agricultural land.

Confined Feeding Operations

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

9. Input shall be provided to the NRCB in responding to applications for new or expanded CFOs based on the technical and locational merits of each application.
- Dwellings per Agricultural Parcel**
10. In general, only one (1) dwelling unit shall be allowed per agricultural parcel, though exceptions to this policy may be allowed and shall be regulated through provisions in the Land Use Bylaw.

4.2 Subdivision for Residential Purposes in the Agricultural Use Area

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

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

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

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

Goal

To allow for a limited degree of residential development while still ensuring that agricultural areas are unencumbered by such subdivisions.

Objectives

- (a) To maintain options for future land use decisions;
- (b) To avoid conflicts between agricultural and non-agricultural land uses;

- (c) To discourage development in areas which are susceptible to flooding or groundwater contamination;
- (d) To minimize the costs of providing municipal and utility services to country residential lots;
- (e) To limit development in hazardous areas adjacent to river banks; and
- (f) To limit the potential for conflicts in the perception and use of multi-lot country residential areas.

Policies

General

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

- | | |
|--|---|
| Development Agreement | 1. Where a subdivision for country residential purposes is proposed, the developer shall be required to enter into a development agreement with the County of Two Hills No. 21 wherein the developer agrees to be responsible for all the costs associated with the subdivision. |
| Private Sewage Disposal Systems | 2. Documentation indicating that satisfactory arrangements have been made regarding an existing development’s private sewage disposal system may be a condition of subdivision approval for country residential development. |
| Appropriate Location | 3. Country residential subdivisions should be located in proximity to gas, electrical, and telephone lines which have existing spare capacity to sustain the additional usage. Subdivisions shall have direct access to existing graded and graveled or paved roads. |
| | 4. Country residential subdivision or development shall not be permitted: <ul style="list-style-type: none"> (a) within an area likely to be subjected to high levels of noise from industry, transportation facilities, or other sources of noise; (b) in close proximity to a resource extraction operation; (c) within a 1 in 100 year flood plain; (d) within the minimum distance separation between a single dwelling and a confined feeding operation as determined through the use of Schedule 1 of the |

Standards and Administration Regulation adopted pursuant to the Agricultural Operation Practices Act; or

- (e) adjacent to river banks, unless the banks are certified as being stable by an engineer prior to development, or, alternatively, unless the land owner takes all responsibility for the impact of any bank instability currently or in the future.

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

Buffers

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

Farmsteads

7. Once a farmstead has been subdivided from a quarter section, the subdivided farmstead shall be considered a country residential use for the purposes of this Plan and the Land Use Bylaw. With that in mind, development proposals for farm-related dwellings shall be considered in light of Policy 4.2.4 of this Plan and shall abide by the other policies of this Plan applicable to single-lot country residential development.

Parcel Size

8. Country residential lots shall not be less than 0.4 ha (1 ac.), and normally no more than 8.1 ha (20 ac.) in size. Where the subdivision is to separate a farmstead, the 8.1 ha (20 ac.) maximum may be exceeded if it can be demonstrated by the applicant that the additional area is required to include shelter belts and farm buildings and facilities ancillary to the farmstead. Lots may be increased in size to contain the area required for a surface discharge sewage system only if the excess land required for the subdivision is unsuitable for agricultural production. Surface discharge sewage systems shall not be allowed to encroach upon land that is currently involved in agricultural uses, in accordance with Policy 4.1.6 of this Plan.

Surrounding Features

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

School Bus Service

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

cannot be easily extended.

- Weeds** 11. Country residential parcels shall be kept reasonably free of weeds in compliance with the regulations of the nuisance bylaw of the County of Two Hills No. 21 which implements the Weed Protection Act.
- Access** 12. Subdivision and/or development for residential purposes in the Agricultural Use Area shall not be allowed where direct physical access to graded and graveled or paved roads in good condition does not exist, or where construction of a roadway and access to then-current County standards to the site is not undertaken by the landowner/developer.
- Dwellings per Country Residential Parcel** 13. No more than one (1) dwelling shall be allowed on any country residential parcel within the municipality.
- Secondary Suites** 14. Notwithstanding subsection (13) above, a secondary suite, that is, a dwelling unit both ancillary and secondary to the main dwelling, may be allowed on a country residential parcel subject to any requirements deemed necessary by the municipality and in accordance with the regulations in the Land Use Bylaw.

Single-Lot Country Residential Subdivision

- Parcels per Quarter Section** 15. Where a quarter section has been subdivided into two agricultural parcels, each having an area of approximately 32 ha (79 ac.), or where a quarter section of less than 64.7 ha (160 ac.) has been subdivided into two roughly equal parcels, each of 28 ha (69 ac.) or greater, then one country residential parcel or one farmstead parcel may be subdivided out of each agricultural parcel with an area not to exceed 4.05 ha (10 ac.). Where the quarter section has not been subdivided into two smaller agricultural parcels as described above, up to two country residential parcels, including any farmstead parcels, with a total area not to exceed 8.1 ha (20 ac.), may be subdivided out of the quarter section. The two country residential parcels should be located such that if the quarter section is ever subdivided into two roughly equal-sized agricultural parcels, one residential parcel would be located in each of the two agricultural parcels. In the instance where two existing farmsteads exist adjacent to one another or one farmstead exists adjacent to a vacant lot in a manner that precludes the foregoing, the farmstead(s) may be allowed

to be subdivided for country residential use, but the remainder of the quarter section shall not be allowed to be subdivided into two smaller agricultural parcels of roughly equal size (see figure 4).

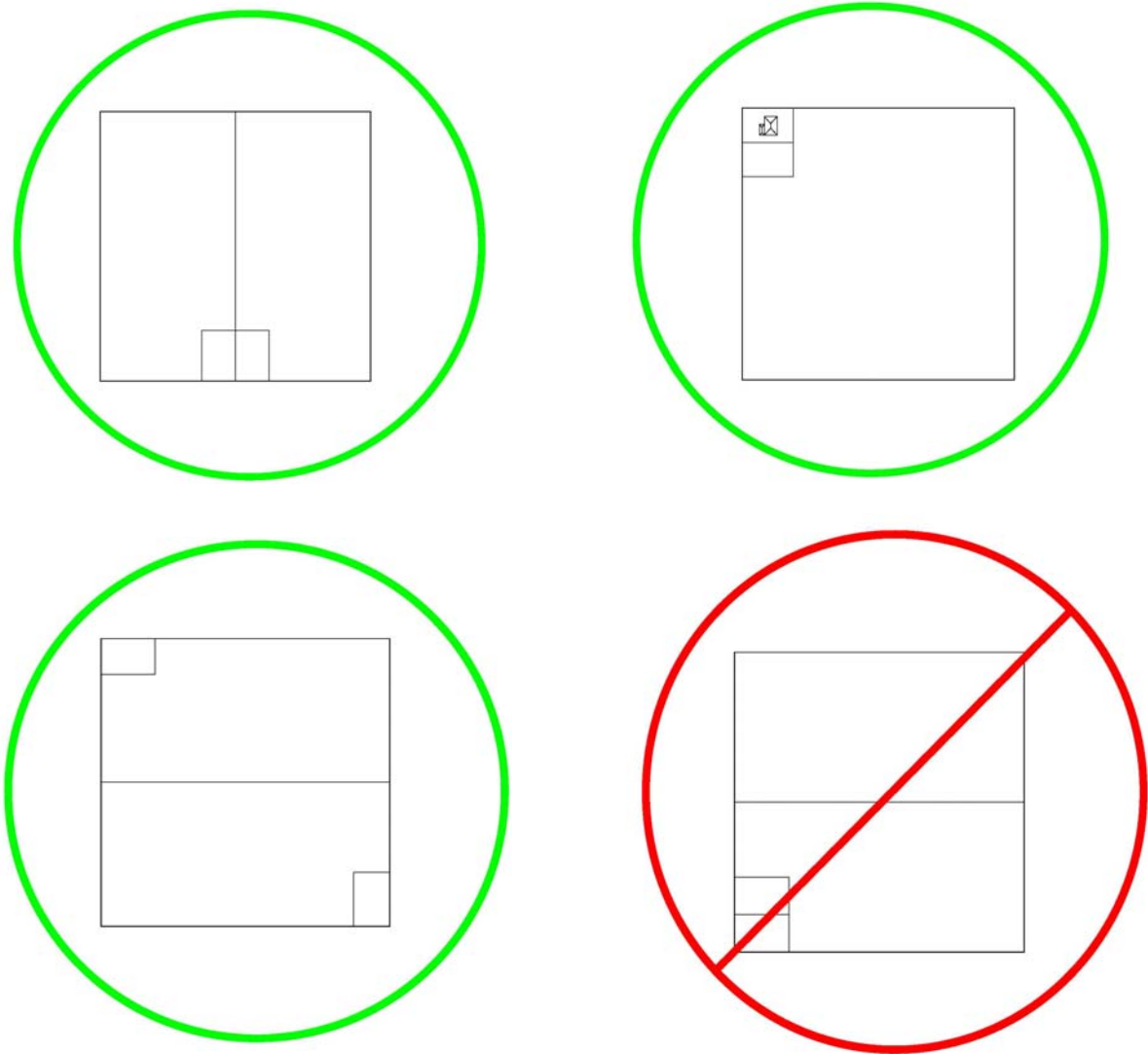


Figure 4: Examples of Subdivision Configurations

16. Normally, subdivision for a single-lot country residential use will be allowed without requiring an amendment to the Land Use Bylaw.
- Fragmented Parcels** 17. Subdivision based on a fragmenting feature may be allowed for agricultural or country residential purposes, so long as the total number of titles per quarter section does not exceed four. If a fragmented parcel has been subdivided from a quarter section for agricultural use, and if that fragmented parcel is in excess of 20 ha (50 ac.) in size, one country residential parcel may be subdivided each from the fragmented parcel and from the remainder of the quarter section of up to 4.05 ha (10 ac.) each. A country residential parcel based on a fragmenting feature shall conform to the provisions of Policy 4.2.8 of this Plan.
- Farmstead Separations** 18. Farmstead separations may be permitted provided the site exhibits some of the following characteristics: a residence, well, dugout, shelter belts, fences, water courses, ancillary farm buildings, power facilities, access.
- Panhandles** 19. Notwithstanding the policies indicated above, lots which include areas described as “pan handles”, that is, lots which consist of lengthy narrow sections leading to a wider development site, shall not be approved by the Subdivision Authority. Exceptions to this policy may be allowed if, in the opinion of the Subdivision Authority, the proposed subdivision does not interfere with an existing agricultural operation and:
- (a) the subdivision is to separate an existing farmstead from the balance of the quarter section; and
 - (b) the lengthy narrow section is either directly adjacent to the property line or the quarter section line, whichever the case may be; or
 - (c) the lengthy narrow section is at least 100 m from the property line or the quarter section line, whichever the case may be.

Multi-Lot Country Residential Subdivision

Land Use Bylaw Amendment 20. Multi-lot country residential subdivisions shall be controlled by the Council of the County of Two Hills No. 21 through the process of Land Use Bylaw amendment.

Area Structure Plan 21. The County shall require that an Area Structure Plan be prepared by the applicant and approved by Council prior to the approval of any amendment to the Land Use Bylaw to allow a multi-lot country residential subdivision where the land being proposed for development is 8.1 ha (20 ac.) or greater in size or the development would contain more than five (5) lots. The Area Structure Plan shall describe the future land development concept, including:

- (i) the impact on adjacent land uses;
- (ii) transportation and access;
- (iii) provision of water and sewer services;
- (iv) storm water management;
- (v) the provision for municipal and environmental reserve;
- (vi) the impact on community services, such as fire protection;
- (vii) the municipal servicing costs associated with the development;
- (viii) landscaping;
- (ix) solid waste disposal;
- (x) measures to mitigate ATV use;
- (xi) how the natural environment is to be both protected and enhanced;
- (xii) risk assessment; and
- (xiii) any other matters identified by the County.

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

22. Instead of an Area Structure Plan, the County may require the preparation of a development concept if:
- (a) the preparation of an Area Structure Plan is considered by the County to be impractical or inappropriate given the small scale of the lands

proposed for development or the fragmentation of the quarter section in which the development is located, or

(b) the subject lands are less than 8.1 ha (20 ac.) in size.

Suitable Location

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

Assessment

24. Multi-lot country residential development proposals will be assessed on the basis of full-time residential use, and the use of new multi-lot country residential development areas for recreational purposes, or their development for the use of recreational trailers, will be strictly regulated.

Criteria for Development

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

(a) The site should possess features such as trees, ravines, hilly terrain or other topographical features which would provide an attractive residential environment. Where a site is fully or partially treed, all possible means will be undertaken to retain the maximum amount of tree cover.

(b) Environmentally sensitive lands, including but not limited to riparian areas, should be incorporated into the overall development concept but left undisturbed wherever possible. Wildlife corridors or connections between habitat areas should be maintained wherever possible.

(c) The density of development shall be directly related to the development capability of the land resources, such as potable water supply, topography, vegetation, soil and drainage. In this regard, development proposals shall include a detailed analysis of any environmental constraints on the site, the means whereby the development will harmonize with the natural environment, and the means whereby any negative impact on the natural environment will be mitigated.

(d) Development will be directed to lands that are deemed by the County to be of lesser environmental significance.

(e) The development shall be located and designed so as to not negatively impact the residential and/or natural amenity enjoyed by existing residential lot owners.

(f) Access to individual lots will be provided by internal roads or service roads developed to standards acceptable to the County of Two Hills No. 21, and not directly onto highways or County roads.

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

Municipal Servicing Costs

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

Cluster Style Development

28. The County shall encourage multi-lot country residential development to adhere to cluster style subdivision patterns in accordance with the provisions in the County's Land Use Bylaw. See Figures 5 and 6.

29. The residential density of development of multi-lot country residential development shall not exceed 50 residential lots per quarter section. However, should a developer wish to use cluster-style development the County shall consider granting a 33% density bonus.

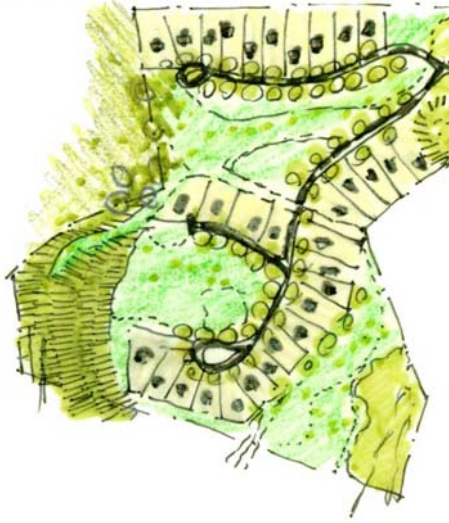


Figure 5: Cluster Style Subdivision



Figure 6: Conventional Style Subdivision

4.3 Industrial Development

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

Goal

To encourage and provide for industrial growth in the County.

Objectives

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

Policies

Appropriate Location

1. Industries shall be allowed as a discretionary use in the Agricultural Use Area, but not within the multi-lot country residential areas of the County of Two Hills No. 21 or adjacent to recreational areas.
2. Industries shall be encouraged to locate on lower capability agricultural land wherever possible.
3. Industries shall be encouraged to avoid locating in areas of critical wildlife habitat wherever possible.
4. Industrial development shall be encouraged to locate on land that is physically suited for industrial use, considering factors such as soil, drainage, slopes and the availability of necessary services.
5. Industrial land shall not be located in areas where the use is likely to subject residences, hospitals, schools, or other noise sensitive uses to high levels of noise.

**Servicing &
Economic
Considerations**

6. Industries that require urban services shall not be permitted except where such services are available from the County of Two Hills No. 21 or a joint development/servicing agreement between the County and an adjacent urban municipality has been finalized.
7. Industrial uses may be permitted in the Community Areas only if they require limited services and would not negatively impact the residential amenity of the Community Area.
8. The proponent of any new industrial development or expansion of such development shall identify any costs associated with providing new services and upgrading existing services made necessary by the proposed development. The apportionment of costs shall be negotiated by the County of Two Hills No. 21 and be settled within a development agreement which shall be a condition of subdivision or development approval.
9. No industrial development (including industrial parks) shall result in any additional costs to the County, unless the County agrees to share the costs.

Approvals & Permits

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

**Land Use Bylaw
Amendment**

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

**Development
Concepts and Area
Structure Plans**

12. All proposals for industrial development (including industrial parks) shall:
 - (a) not, in the opinion of the County, conflict or jeopardize with surrounding land uses;
 - (b) be considered only in accordance with an approved development concept or, at the discretion of Council, an Area Structure Plan developed and approved in accordance with the Municipal Government Act, which development concept or Area Structure Plan will address:
 - (i) the impact on adjacent land uses;

- (ii) transportation and access;
 - (iii) provision of water and sewer services;
 - (iv) storm water management;
 - (v) the provision for municipal reserve and/or environmental reserve;
 - (vi) the impact on community services, such as fire protection;
 - (vii) the municipal servicing costs associated with the development;
 - (viii) landscaping;
 - (ix) risk assessment; and
 - (x) any other matters identified by the County.
- (c) meet all provincial requirements and obtain a development permit from the County prior to construction; and
 - (d) be encouraged to locate near or adjacent to provincial highways.

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

Buffers

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

Environmental Impact Information

- 14. Before approving any development proposal for an industrial use, the County may require the provision of environmental impact information and a risk assessment (such as that provided for by the Major Industrial Accidents Council of Canada (MIACC)) to assist the County in assessing the impact of the proposed development in relation to the natural and human environments, and indicate both if and how any negative matters can be mitigated. The County may require the implementation of any mitigating actions indicated in the information and assessment as a condition of any development approval.

4.4 Commercial Development

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

Goal

To promote and broaden the County's commercial base.

Objectives

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

Policies

Appropriate Location

1. Highway Commercial uses and General Commercial uses shall be allowed as discretionary uses in the Agricultural Use Area and in the Community Areas, but not within the multi-lot country residential areas of the County of Two Hills No. 21.
2. General commercial uses should be encouraged to develop in Community Areas and existing areas of general commercial use, unless it can be demonstrated that there is justifiable reason and need for such use in another location.
3. Commercial uses shall be encouraged to locate on lower capability agricultural land wherever possible.
4. Commercial uses shall be encouraged to avoid locating in areas of critical wildlife habitat wherever possible.

- | | |
|----------------------------------|---|
| Land Use Bylaw Amendment | 5. Commercial subdivision and development which, in the opinion of Council of the County of Two Hills No. 21, could have a significant impact on the community and environment, shall be controlled by the Council through the process of Land Use Bylaw amendment to a Rural Commercial District in the Land Use Bylaw. |
| Servicing Considerations | 6. Commercial uses may be permitted in the Community Areas only if they require limited services. |
| Development Requirements | 7. In consideration of a proposal for a Rural Commercial District, an assessment of the proposed development may be required which: <ul style="list-style-type: none"> (a) precisely defines the boundaries of the proposal; (b) designates suitable building sites; (c) ensures the functional integrity of the adjacent roads is maintained through the use of service roads and limited access points; (d) defines standards of development which may include architectural, landscaping and sign controls; (e) identifies methods and facilities for servicing; and (f) includes groundwater and soil permeability tests. |
| Buffers | 8. The Development Authority may require the proponent of a commercial development to construct and/or maintain an appropriate buffer, as determined by the Development Authority, between the development and nearby land uses. |
| Municipal Servicing Costs | 9. The Development Authority shall require the proponent of a commercial development to identify all municipal servicing costs associated with the development. The assignment of these costs between the County and the developer will be the basis of an agreement to be entered into prior to a subdivision approval or upon the issuance of a development permit. Normally, however, all development servicing costs associated with the development will be carried by the proponent. |

4.5 Urban Expansion and Community Areas

Goal

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

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

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

Goal

To promote orderly and timely urban development.

Objectives

- (a) To ensure incorporated urban centres and hamlet areas expand in an orderly manner;
- (b) To ensure that lands needed for future urban centre or hamlet expansion are not used prematurely or indiscriminately in such a manner that would either preclude or significantly increase costs for the conversion to urban uses; and
- (c) To ensure that hamlets have enough land within their respective boundaries to undertake comprehensive land use planning and development of servicing schemes.

Policies

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

Expansion & Annexation

1. The municipalities of Derwent, Myrnam, Willingdon, and Two Hills should be encouraged to expand in areas which would minimize the removal of:
 - (a) higher capability agricultural land;
 - (b) regionally significant natural resources; and
 - (c) environmentally sensitive areas.
2. Hamlet expansion should be discouraged from occurring on higher capability agricultural land.
3. Hamlet expansion which may jeopardize groundwater supplies or quality should not be permitted.
4. The County of Two Hills No. 21 may support future urban centre expansion and annexation in which:
 - (a) the lands are immediately adjacent to existing municipal boundaries;
 - (b) the land is suited for or can be economically adapted to urban uses and servicing;
 - (c) the staging of development is in conformity with the urban municipality's Municipal Development Plan; and
 - (d) the lands are needed to meet urban growth requirements.

Intermunicipal Cooperation

5. The County of Two Hills No. 21 will work with the urban municipalities of Derwent, Myrnam, Willingdon and Two Hills in the planning of lands surrounding the urban centres, if the urban municipality so wishes. The results of this dialogue may be in the form of an Area Structure Plan, an informal Outline Plan, or a simple agreement respecting either land uses and/or the provision of municipal piped water supply and sewage disposal services and/or development consultation with the urban municipality.

Outline and Area Structure Plans

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

**Future Servicing
Requirements**

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

**Manufactured
Homes**

8. Before issuing a development permit for a modular or manufactured dwelling, the County of Two Hills No. 21 shall ensure that said dwelling conforms to the CSA Z240 MH standard as well as the Alberta Building Code.

4.6 Environment, Recreation & Reserves

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

In the early 2000s the Canadian Pacific Railway abandoned its Lloydminster/Star rail line, removed the track, and turned over the former rail rights-of-way to the Queen in right of Alberta.

Goal

To support the development of active and passive recreational pursuits in the County of Two Hills that do not negatively impact adjacent landowners.

Objectives

- (a) To ensure that the recreational potential of high quality resources is not jeopardized through premature and incomplete development for future generations; and
- (b) To conserve land with a high capability for supporting outdoor recreational activities;
- (c) To obtain the lands necessary for park use through the subdivision process;
- (d) To protect lands which are hazardous to development from development through the subdivision process; and
- (e) To protect abandoned rail rights-of-way from being lost as opportunities, while protecting adjacent land owners from the negative impacts which would occur should there be unlimited and unregulated use of the rights-of-way for recreational trail purposes.

Policies

- Municipal Reserve**
1. The County of Two Hills No. 21 shall generally take the full amount (10%) of Municipal Reserves owing as a result of subdivision, in accordance with Provincial legislation.
 2. Where it is deemed that Municipal Reserve land is not necessary for the residents of the area, money-in-lieu

shall be taken. The money-in-lieu shall be shared with School Divisions in accordance with agreements between the County of Two Hills No. 21 and School Divisions, and the remainder shall be utilized to acquire and develop tracts of desirable recreation areas in the County.

3. Prior to disposing of any Municipal Reserve, Council of the County of Two Hills No. 21 shall review the applicability and effect of such disposition on surrounding land uses and the area's recreational potential.
 4. School Reserves shall be provided at the time of subdivision in accordance with agreements between the County and the relevant School Divisions.
 5. Development will not occur on lands which are unsuitable for development because of environmental hazard such as flood susceptibility or steep slopes. During the subdivision process, such lands shall normally be placed within Environmental Reserves or protected via Environmental Reserve Easements, depending on whether the lands would form part of an overall park for a particular area and at the discretion of the Subdivision Authority.
 6. The County shall consider creating a policy which establishes the permitted uses on County-owned Environmental Reserve and Municipal Reserve lands.
 7. The County shall encourage the use of Conservation Easements in order to preserve significant natural features on private land within the municipality.
 8. Unless unique site requirements determine otherwise, proposals for subdivision and/or development should conform with the Alberta Sustainable Resource Development and Environment Land Conservation Guidelines so far as they pertain to setback requirements from valley breaks, ravines and watercourses.
 9. Subdivision and development for recreational purposes shall occur in accordance with the following design principles:
 - (a) The density of development shall be directly related to the development capability of the land resource;
 - (b) The design shall be directly related to the site's topography vegetation, soil, and drainage characteristics. In this regard, the development
- School Reserve**
- Environmental Reserve**
- Conservation Easements**
- Environmentally Significant Areas**
- Recreation Design Principles**

proposal shall include a detailed analysis of the environmental constraints of the site and the means by which the proposal will protect and harmonize with the natural environment;

- (c) The design shall protect wildlife habitat; and
- (d) The design shall protect, maintain and re-establish, where necessary, cover, and maximize the quality of the natural features.

**Recreation
Development
Criteria**

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

Buffers

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

Recreational Trails

- 12. In no case will the County of Two Hills No. 21 allow for the large scale use of an abandoned rail right-of-way for intensive recreational trail development. Rather, small, locally run trails may be allowed at the discretion of the Council of the County of Two Hills No. 21.
- 13. In all instances, any financial involvement in recreational trails by the County will be considered by Council of the County of Two Hills No. 21 on a project by project basis.

Alternative Energy

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

4.7 Infrastructure & Institutional Uses

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

Goal

To protect and enhance the County's infrastructure and promote institutional uses that serve the rural community.

Objectives

- (a) To minimize any negative impacts associated with the development of linear transportation, communication, or utility facilities and services;
- (b) To ensure that necessary facilities, utilities, or services associated with land use and development are provided and in place when required;
- (c) To ensure that land use and development in the vicinity of existing or proposed transportation, communication or utility facilities/services are regulated such that they do not interfere with the operation, upgrading or future expansion of such facilities/services;
- (d) To ensure that municipal services and utilities are provided in an economical and efficient manner and are reflective of need, environmental constraints, land use considerations and existing infrastructure; and
- (e) To ensure that institutional development does not interfere with activities within the agricultural use area.

Policies

Location of New Infrastructure

1. The County of Two Hills No. 21 shall encourage the location of transportation and utility lines and facilities in a manner which:
 - (a) encourages the integration of transportation routes and utility lines within defined corridors;
 - (b) discourages the creation of fragmented parcels of land between rights-of-way; and
 - (c) minimizes the impacts on recreational, historical or wildlife resource areas.

2. The County of Two Hills No. 21 shall encourage new transportation and utility rights-of-way to avoid existing country residential areas and areas designated for country residential expansion. Where such lines must locate in close proximity to country residential areas, they should be designed to be compatible with future growth.
3. Council shall encourage linear transportation and utility facilities to locate so that they:
 - (a) minimize the loss of higher capability agricultural land;
 - (b) minimize the fragmentation of land, particularly higher capability agricultural land;
 - (c) follow road allowances wherever feasible;
 - (d) use corridors to integrate a number of utilities;
 - (e) minimize disruption of recreation, wildlife, and historic resources; and
 - (f) avoid disruption of existing or future urban centres.
4. Council shall encourage high voltage power lines and high pressure pipelines to locate away from residential areas.

Buffers

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

Referrals

7. The County of Two Hills No. 21 shall circulate all subdivision and/or development proposals within 0.8 km (0.5 miles) of a provincial highway to Alberta Transportation.

Infrastructure Standards

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

- exceeds all appropriate Provincial and Federal standards.
- Access to Provincial Highways** 9. All hamlet areas should be designed to have at least two accesses onto a Provincially-controlled Highway.
- Intermunicipal Cooperation** 10. The County of Two Hills No. 21 shall endeavor to cooperate wherever appropriate with other municipalities and/or the provincial government with planning, development and operation of sanitary waste disposal facilities and sewage lagoons.
- Airports** 10. In order to minimize safety hazards and land use conflicts around airports, the County of Two Hills No. 21 shall encourage the regulation of land uses and building heights in the areas around all publicly licensed airports in the County.
- Future Road Widening** 11. Road widening throughout the titled area shall be required as condition of subdivision approval for all subdivision applications within the County. These acquisitions may be deferred by way of a caveat where appropriate.
- Wireless Communication** 12. The County shall encourage wireless communication facilities to consider good planning and design so as to have the least impact on the natural environment, and the least visual impact on nearby residents. The County shall also encourage the developers of wireless communication facilities to provide an opportunity for public consultation.
- Institutional Uses** 13. Subdivision and development for institutional uses shall be designed and located so as not to unduly interfere with adjacent land uses.

4.8 Tourism

The County of Two Hills supports tourism initiatives.

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

Goal

To encourage the development of the local tourism industry.

Objectives

- (a) To support and promote cultural tourism;
- (b) To support and encourage bed and breakfast and guest ranch establishments;
- (c) To ensure continued cooperation with neighbouring municipalities;
- (d) To co-operate with the Alberta Tourism Partnership to encourage local and regional tourism.

Policies

- | | |
|---------------------------------|---|
| Guest Ranches | 1. The County will promote guest ranches by creating a separate use category in the Land Use Bylaw to allow such uses, on a discretionary basis, in the Agricultural District. |
| Inter-Agency Cooperation | 2. The County shall work with private sector developers to encourage and facilitate tourism development, and may assist in accessing any government funding programs to develop new, or upgrade existing, tourism attractions.
3. The County of Two Hills will co-operate with area tourism groups, municipal neighbours, and tourism zones in promoting local tourism linkages with neighbouring communities. |
| Work Camps | 4. The County of Two Hills will not allow the conversion of recreation facilities to work camps without specific County permission. |

5.0 Plan Administration

- Authority of the Plan**
1. Pursuant to the Municipal Government Act, R.S.A., 2000, as amended, this Plan shall be adopted by County of Two Hills No. 21 Municipal Development Plan.
 2. Subdivision, development and re-development of lands within the County of Two Hills No. 21 by the municipality and general public shall be in accordance with the provisions of this Plan.
 3. Council of the County of Two Hills No. 21 shall encourage the Provincial and Federal governments to have regard for the provisions of this Plan in the development and re-development of crown lands, and in the formulation and implementation of Provincial and Federal policies and programs, within the County.
- Land Use Bylaw**
4. When this Plan or any part thereof takes effect, the Land Use Bylaw of the County of Two Hills No. 21 shall be amended to conform with this Plan.
- Amendment**
5. Should changing conditions necessitate an amendment to this Plan, the amendment shall be by bylaw.
 6. In order to ensure that the original intent of the Plan is protected and that a proper evaluation of the impact of a proposed amendment on the goal, objectives and policies of the Plan may be evaluated, the following criteria shall apply to consideration of an amendment, which is not initiated by Council of the County of Two Hills No. 21 itself:
 - (a) a formal request for amendment shall be submitted to Council of the County of Two Hills No. 21;
 - (b) the request shall be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the goal, intent, objectives and policies of the Plan;
 - (c) during deliberation on the proposed amendment, Council of the County of Two Hills No. 21 may refer the request to such agencies as it considers necessary for comment; and
 - (d) Council of the County of Two Hills No. 21 may request such information as it deems necessary to reach a decision on the proposed amendment.
- Review**
7. The planning process is a dynamic process, subject to inevitable change. It is intended that this Plan will be subject to periodic review, initiated in the following ways:

- (a) a complete or partial review upon amendment;
- (b) a review of this document to be conducted by the Council of the County of Two Hills No. 21 every five years; or
- (c) a complete or partial review whenever, due to economic, social, technical developments or environmental considerations, the Plan is considered by Council of the County of Two Hills No. 21 not to meet the long term goals of the County.

Monitoring

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

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

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

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

Consultation with Adjacent Municipalities

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

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

- (a) in the planning of lands adjacent to those municipalities within the County of Two Hills No.

- 21, and
(b) in the planning of those lands adjacent to the County of Two Hills No. 21 within those municipalities.

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




Additional bylaws

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

Map 1 Regional Location



County of Two Hills No. 21 Municipal Development Plan

-  Roads
-  Municipalities
-  Edmonton

Edmonton

County of Two Hills

28

45

29

36

16

41

Digital geographic information obtained from: Government of Canada National Topographical Survey (Geogratis), the County of Two Hills (Altalis), and the County of St. Paul (Altalis).
Geographic coordinate system and projection: UTM, NAD 83 Datum. Zone 12N
All Boundaries are approximate.

Map work by: Municipal Planning Services (Alberta) Ltd.



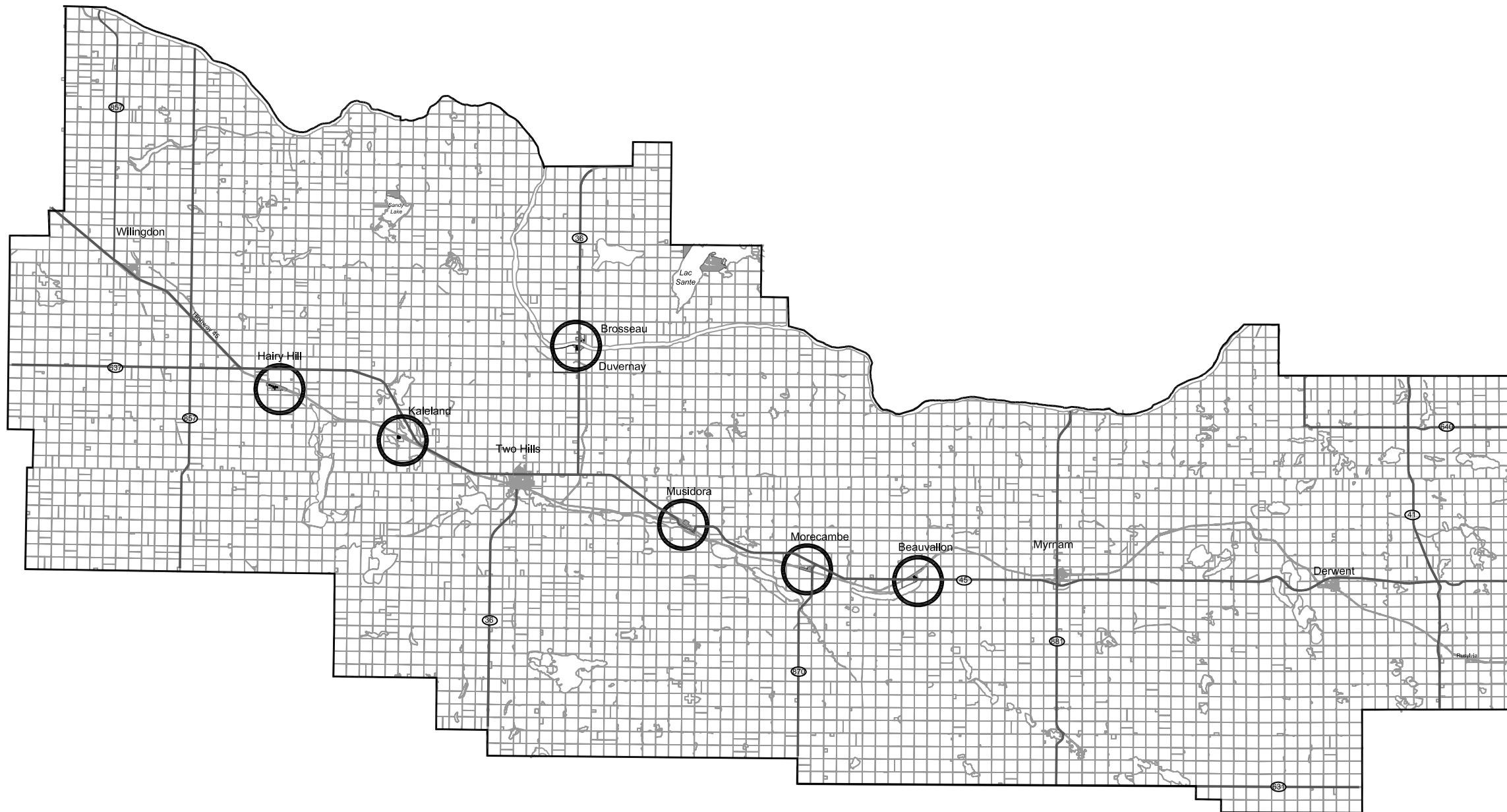
0 10 20 30 40
Kilometers




November, 2009

Map 2 Future Land Use Plan



County of Two Hills No. 21
Municipal Development Plan



-  Agriculture
-  Community Areas
-  Highways

Digital Geographic information obtained from :
Government of Canada National Topographical Survey
(Geogratis), and the County of Two Hills (Altalis).
Geographic coordinate system and projection:
UTM, NAD 83 Datum . Zone 12 N
Map work by: Municipal Planning Services (Alberta) Ltd.



November, 2009