



County of Newell

MUNICIPAL DEVELOPMENT PLAN

Bylaw No. 2057-23
May 2023



**COUNTY OF NEWELL
IN THE PROVINCE OF ALBERTA**

BYLAW 2057-23

BEING a bylaw of the County of Newell in the Province of Alberta to adopt a Municipal Development Plan.

WHEREAS the Council of the County of Newell wishes to adopt a municipal development plan to comply with the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended;

AND WHEREAS the purpose of proposed Bylaw 2057-23 is to provide a comprehensive, long-range land use plan pursuant to the provisions outlined in the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended;

THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the County of Newell in the Province of Alberta, duly assembled does hereby enact as follows:

1. Bylaw 2057-23, being the new Municipal Development Plan is hereby adopted.
2. Bylaw 1705-10, being the former Municipal Development Plan and any amendments thereto are hereby rescinded.
3. Bylaw 2057-23 shall come into effect upon the third and final reading hereof.

April 20, 2023 **MOVED BY COUNCILLOR KELLY CHRISTMAN** that Bylaw 2057-23 receive FIRST reading as amended.

MOTION CARRIED

May 25, 2023 **MOVED BY COUNCILLOR DAN SHORT** that Bylaw 2057-23 receive SECOND reading as amended.

MOTION CARRIED

May 25, 2023 **MOVED BY COUNCILLOR GREG SKRIVER** that Bylaw 2057-23 receive THIRD and FINAL reading.

MOTION CARRIED



Reeve – Arno Doerksen



Chief Administrative Officer – Matt Fenske

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SECTION 1

WELCOME

THIS SECTION INTRODUCES THE MDP TO READERS.



1.1 PURPOSE

A Municipal Development Plan (MDP) is a statutory document required by the Province of Alberta and adopted by the County pursuant to the Municipal Government Act (MGA), as amended.

The MDP provides high-level policy designed to guide the physical development of the County over the next 20 years - to 2045 - and provide clear direction with regards to the County's social, environmental and economic well-being over time.

1.2 SCOPE

As noted within Section 632 of the MGA, the MDP:

- a. must address
 - i. the future land use within the municipality,
 - ii. the manner of and the proposals for future development in the municipality,
 - iii. the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,
 - iv. the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and
 - v. the provision of municipal services and facilities either generally or specifically,
- b. may address
 - i. proposals for the financing and programming of municipal infrastructure,
 - ii. the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,
 - iii. environmental matters within the municipality,
 - iv. the financial resources of the municipality,
 - v. the economic development of the municipality, and
 - vi. any other matter relating to the physical, social or economic development of the municipality,
- c. may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,
- d. must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,
- e. must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards,
- f. must contain policies respecting the protection of agricultural operations, and
- g. may contain policies respecting the provision of conservation reserve in accordance with section 664.2(1)(a) to (d).



1.3 INTERPRETATION

POLICY INTERPRETATION

Where “shall”, “will”, or “must” are used in a policy, the policy is considered mandatory in order to achieve a desired result.

Where “should” is used in a policy, it is anticipated that the policies will be applied in all situations, unless it can be clearly demonstrated that the policy is not reasonable, practical or feasible in a given situation.

MAP INTERPRETATION

The County does not guarantee the accuracy of any maps within the MDP. All information on a map should be verified by consulting the text of the MDP, relevant statutory plans and the Land Use Bylaw (LUB), as amended.

Unless otherwise specified, the boundaries or locations of any symbols or areas shown on a map herein are approximate only, not absolute, and shall be interpreted as such. No measurements or area calculations should be taken from MDP maps.

SCHEDULE INTERPRETATION

The Schedules do not form part of the statutory portion of the MDP. The purpose of a schedule is to provide information to further clarify the intent of MDP policies.

1.4 LIMITATIONS

The MDP is limited in the fact that both Federal and Provincial legislative decisions – including those of provincial ministries – supersede the policies contained within.

Provincial legislation, including the Municipal Government Act (MGA), the Alberta Land Stewardship Act (ALSA), and the South Saskatchewan Regional Plan (SSRP), establish the planning context within which the MDP sits.

In this planning hierarchy, plans, bylaws and approvals that are lower must be consistent with plans that are higher, as illustrated in **Figure 1**.

Pursuant to the MGA, the MDP does not commit County Council to funding decisions.

1.5 ACRONYMS USED

AER – Alberta Energy Regulator

ALSA – Alberta Land Stewardship Act

AOPA – Agricultural Operation Practices Act

ARP – Area Redevelopment Plan

ASP – Area Structure Plan

CFO – Confined Feeding Operation

CPR – Canadian Pacific Railway

CPTED – Crime Prevention Through Environmental Design

EID – Eastern Irrigation District

ICF – Intermunicipal Collaboration Framework

IDP – Intermunicipal Development Plan

LUB – Land Use Bylaw

MDP – Municipal Development Plan

MGA – Municipal Government Act

NRCB – Natural Resources Conservation Board

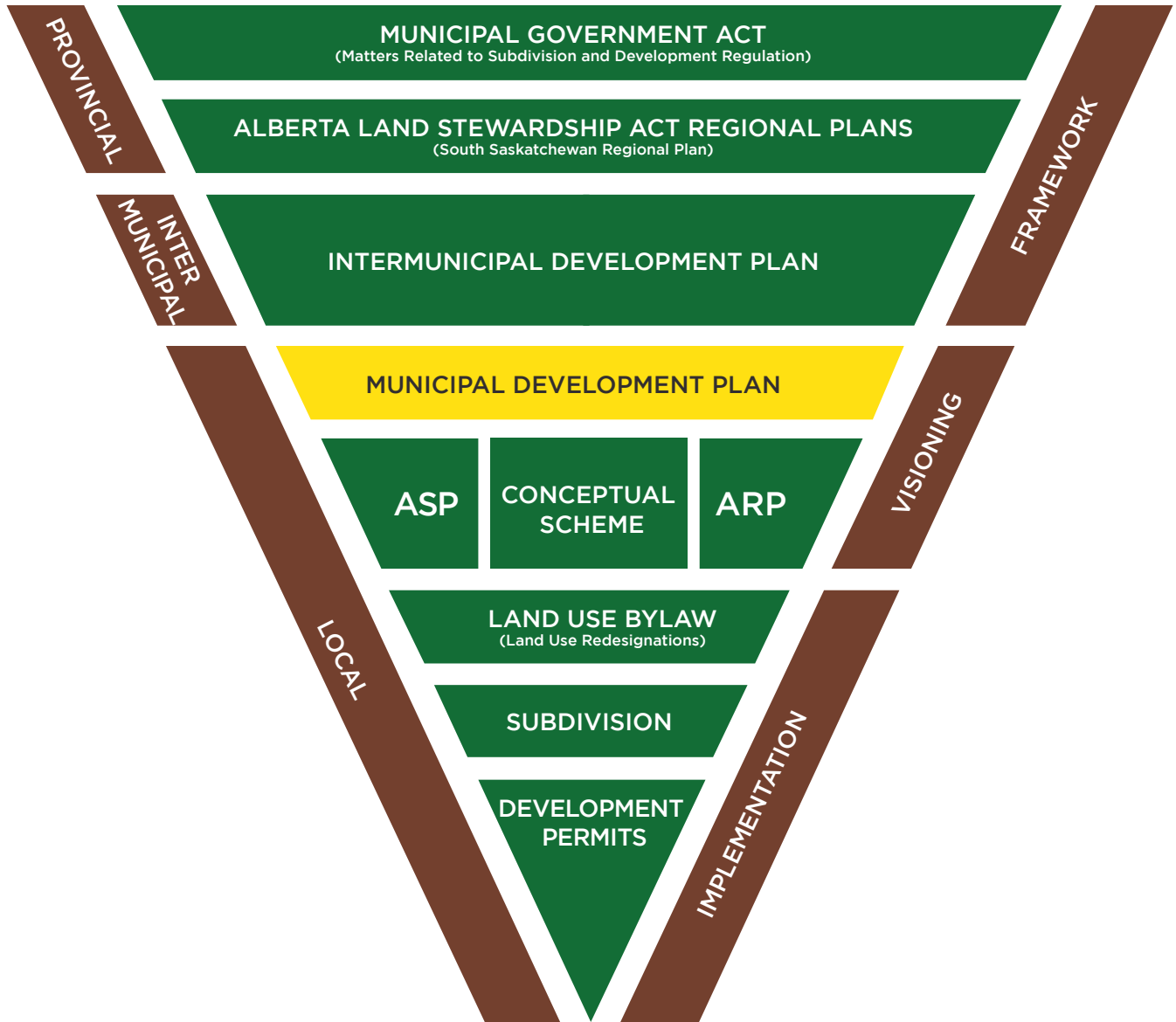
RCMP – Royal Canadian Mounted Police

SSRP – South Saskatchewan Regional Plan

UNESCO – United Nations Educational, Scientific and Cultural Organization



Figure 1: Provincial Planning Hierarchy



Source: ISL

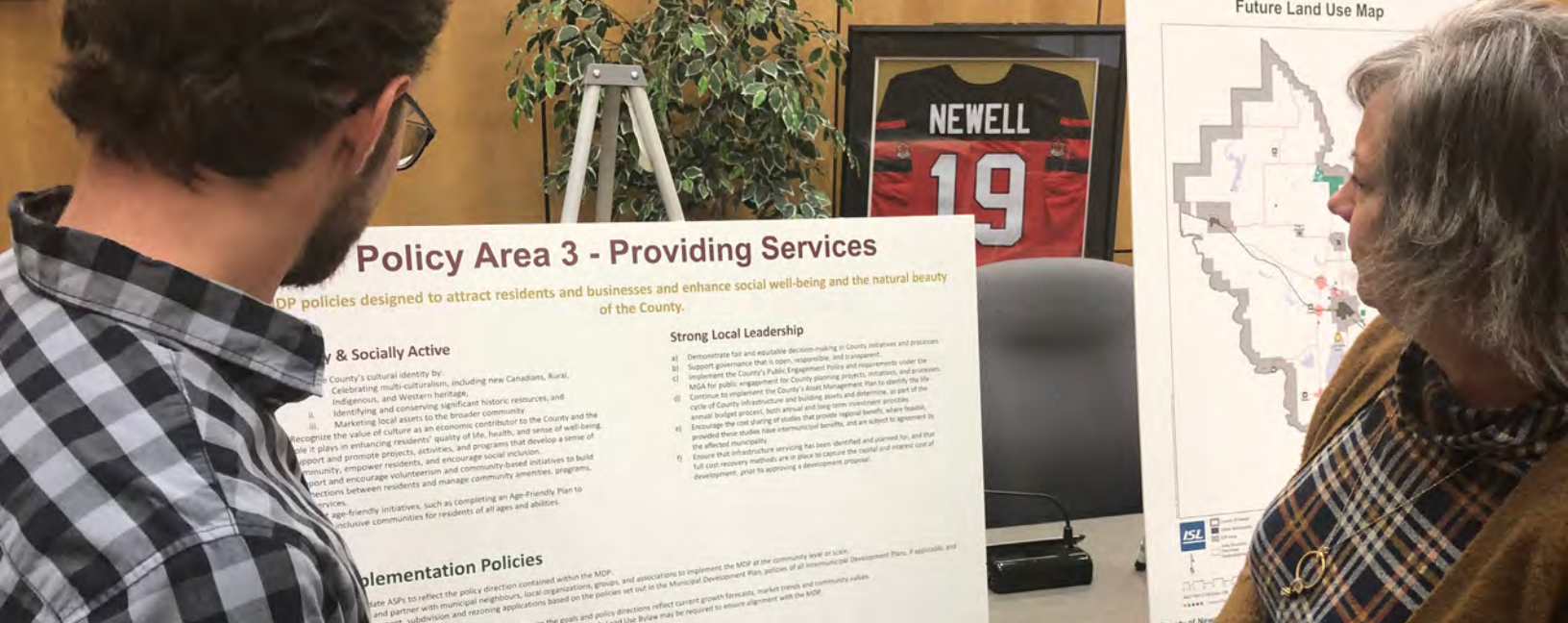


SECTION 2

THE COUNTY OF NEWELL IN 2045

THIS SECTION OUTLINES THE COMMUNITY CONVERSATION THAT HELPED SHAPE THE VISION AND POLICIES WITHIN THE MDP.





2.1 COMMUNITY CONVERSATION

The conversation with the community took place over 2022 and 2023 and included:

- **Council Visioning Sessions.**
Several sessions were held with Council in order to prepare and refine draft MDP policy that reflected public input and aligned with Council’s strategic priorities.
- **Technical Committee Sessions.**
Several sessions were held with a technical committee comprised of local administration to gain a better understanding of administrative objectives and ensure that MDP policies were technically feasible.
- **Online Survey #1 (August 29 to September 19, 2022).**
An online survey was held in the early fall to gain feedback on local issues and priorities, the key findings were:
 - » Stability and maintaining a quiet rural lifestyle are valued by respondents.
 - » Social connection and community spirit are important to respondents.
 - » Respondents shared that business development and economic growth should be a priority for the County.
 - » Marketing of the region to attract new residents and businesses was important to respondents.
 - » Improving essential services and infrastructure was important to residents.
 - » Many respondents identified the need for more senior services in the County and the surrounding region, including affordable housing and medical support.
 - » Respondents shared that developing pathway connectivity in the region should be a County priority.
 - » New recreation infrastructure was identified by respondents as an area that needs more development in the County.





- **Topic Sheets.**

A series of Topic Sheets were prepared that took a deeper look at different issues/topics raised by the public in the online survey. These Topic Sheets helped promote conversation and provided some context to the project team when preparing draft MDP policies. The four topic sheets covered:

- » the Evolution of Agriculture,
- » the Future of Our Hamlets,
- » the Future State of Renewables, and
- » the Local Economy in Twenty Years.

- **Open House (December 13, 2022).**

An in-person open house was hosted at the County Office and participants had the opportunity to ask questions of the project team and provide feedback using paper copies of the survey. Feedback was used to refine MDP content.

- **Virtual Open House and Online Survey #2 (December 12, 2022 to January 31, 2023).**

A virtual open house website platform was used to share the draft vision, goals, and policies and provide access to the second online survey (which was designed to gather feedback on these materials).

The virtual open house had 200 unique visitors and 350 total views. Feedback from the second online survey included:

- » Support for business diversification and growth in the areas such as remote work and tourism,
- » That the oil and gas sector and agriculture (specifically beef farming) required more consideration in Draft policies,
- » Collaboration with and between Hamlets should be strengthened, and
- » Community and Hamlet involvement in regional decision-making was important.

This feedback was used to refine MDP policy content.

- **Hamlet Advisory Board Engagement.**

All Hamlet Advisory Boards in the County were directly engaged by the MDP project team. Feedback was received from:

- » The Rolling Hills Hamlet Advisory Board held a meeting on January 16, 2023, at Rolling Hills Seniors Drop-in Centre. The meeting was open to the public.
- » The Tilley Advisory Committee provided feedback via the online survey.

- **Formal Circulation and Public Hearing.**

Two rounds of circulation were held with municipal neighbours and referral agencies, and a public hearing was held on May 25, 2023.



2.2 COMMUNITY VISION

“TO ENCOURAGE AND ATTRACT SUSTAINABLE GROWTH AND SUPPORT A HIGH QUALITY OF LIFE”

2.3 MISSION STATEMENT

“THROUGH LEADERSHIP, PARTNERSHIP, AND EFFECTIVE POLICY, THE COUNTY PROVIDES SERVICES, STRUCTURE, AND STABILITY TO ITS RESIDENTS”

2.4 GUIDING PRINCIPLES

Five guiding principles have been prepared in collaboration with Council. These principles align with Council’s strategic priorities and provided a high-level reference to the formation of plan goals and subsequent policies.

The County of Newell is:

1. **An Environmentally Sustainable County** with a healthy and natural environment through responsible use and protection.
2. **A Growing County** with well maintained infrastructure and facilities that meet regional needs.
3. **A Prosperous County** that has the capacity to attract, support and retain businesses and residents.
4. **A Socially Responsible County** that uses community engagement to improve the well-being and diversity of the region.
5. **A Well Governed County** that has a sustainable government focused on strategic decision making.



2.5 POLICY AREAS AND PLAN GOALS

The guiding principles were further refined based on public feedback into twelve plan goals that have been organized into three policy areas:

1. Goals that **Promote Growth** in the County

- » Inclusive Communities
- » Healthy Hamlets
- » Thriving Agribusiness and Industrial Innovation
- » Protecting Farmland and Stewarding Intensive Development

2. Goals that **Make Connections** Throughout the County

- » Robust Infrastructure
- » Connected Transportation Networks
- » Collaborative Regional Relationships
- » Mutually Beneficial Intermunicipal Partnerships

3. Goals that Focus on **Providing Services** in the County

- » Strong Local Leadership
- » Growing Tourism and Agri-tourism
- » Celebrating Natural Beauty
- » Culturally and Socially Active Communities



2.6 POLICY FRAMEWORK

The policy framework adopted for the County of Newell MDP is designed to re-enforce the community vision and guiding principles with each MDP goal having individual policies designed to achieve that goal. The policy content within the plan is organized as follows:

Section:

Policy Area (e.g. Promoting Growth)

Context:

The County of Newell Today and in 2045

Goal:

Local Goal (e.g. Inclusive Communities)

- a) Policy to achieve goal
- b) Policy to achieve goal
- c) Policy to achieve goal

2.7 PLAN IMPLEMENTATION

Achieving the community vision requires clear and consistent direction. The responsibility for implementation, monitoring and review of the MDP rests with Council, committees of Council, and administration, as well as, through their active involvement, the residents of the County of Newell.

All local planning documents prepared for, and adopted by, the County of Newell must be consistent with the MDP.

Implementation will require strategic investment in planning, community infrastructure, amenities and services through the County operating and capital budgets on an annual basis. It is important to note that achievement of the goals and objectives are subject to the budgetary considerations of Council.

The MDP is meant to be a living planning document that needs to be monitored to ensure its relevance and effectiveness.

IMPLEMENTATION POLICIES

- a. Review and update ASPs to reflect the policy direction contained within the MDP.
- b. Identify actions and partner with municipal neighbours, local organizations and associations to implement the MDP at the community-level.
- c. Assess all development, subdivision and rezoning applications based on the policies set out in the MDP, any applicable IDPs, or any ASP or ARP, as well as the regulations in the LUB.
- d. Undertake a review of the MDP every five (5) years to ensure the goals and policy directions reflect current growth forecasts, market trends and community values.
- e. Ensure the Land Use Bylaw aligns with the MDP.



SECTION 3

PROMOTING GROWTH

THIS SECTION OUTLINES POLICIES TO SUPPORT THE PHYSICAL GROWTH AND DEVELOPMENT OF THE COUNTY IN A LOGICAL AND EFFICIENT MANNER.



3.1 THE COUNTY OF NEWELL TODAY AND IN 2045

The County of Newell is proud of its rural character and agricultural heritage. The majority of growth and development in the region has come to fruition thanks to the strength of its rural identity.

Agriculture is the economic underpinning of the County; its continued success is essential to achieving the vision for sustainable growth and a high quality of life. The abundance of irrigated lands served by the Eastern Irrigation District has established a diverse and resilient local agricultural economy. Water diverted from the Bow River at the Bassano Dam feeds an extensive distribution system of canals and pipelines.

The County is fortunate to hold a richness of natural resources, responsible stewardship, accountability, and collaboration are vital for the sustainability of resource extraction activities.

In conjunction with these efforts, the integration of alternative energy facilities in appropriate settings is encouraged.

Similarly, multi-lot developments are supported in areas that lessen land use conflicts, limit environmental degradation and maintain the viability of agriculture.

The County's nine hamlets act as focal points for the surrounding rural community. A range of residential, commercial and institutional developments continue to attract residents and employment opportunities to the resilient communities that define both Growth and Rural Hamlets.



3.2 INCLUSIVE COMMUNITIES

- a. Prioritize new multi-lot residential development in the following areas:
 - i. Growth Hamlets, then
 - ii. The plan areas of ASPs and ARPs, then
 - iii. Rural Hamlets, then
 - iv. Fragmented agricultural lands or parcels not considered as high-quality agricultural land.
- b. New multi-lot residential development that is proposed to contain six (6) or more lots outside of the areas listed in (a) (i)-(iii) shall prepare an ASP in alignment with the Development Requirements in **Schedule A**.
- c. Notwithstanding (b), new multi-lot residential development that is proposed within an approved IDP area shall conform to the requirements of the IDP if they differ from the MDP.
- d. New multi-lot residential development will make efficient use of land and orderly patterns of development to protect the County's rural character and to preserve environmentally significant areas, natural features, and high-quality agricultural land.
- e. New multi-lot residential development should support a variety of housing types to address the County's needs.
- f. New multi-lot residential development should be serviced by regional water services.
- g. Adopt and maintain a policy for the acquisition, management and use of reserve lands.

3.3 HEALTHY HAMLETS

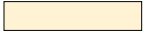





- a. Lake Newell Resort, Rolling Hills, Scandia, and Tilley are Growth Hamlets.
- b. Bow City, Cassils, Gem, Patricia, and Rainier are Rural Hamlets.
- c. Prioritize infrastructure investment in Hamlets in the following order:
 - i. Growth Hamlets, then
 - ii. Rural Hamlets.
- d. Continue to support all Hamlets to be community focal points for social inclusion and employment opportunities.



HAMLET MAP LEGEND

This legend covers the hamlet maps on Figures 2 through 10. Full maps can be found in **Section 6**. To see the most current land use map visit: [County of Newell Public Map](#).

Current Land Uses

	Agriculture		Industrial
	Residential		Parks/Institutional
	Business		Direct Control District

Future Land Uses

	Future Residential
	Future Business/Residential
	Future Park

GROWTH HAMLETS

LAKE NEWELL RESORT

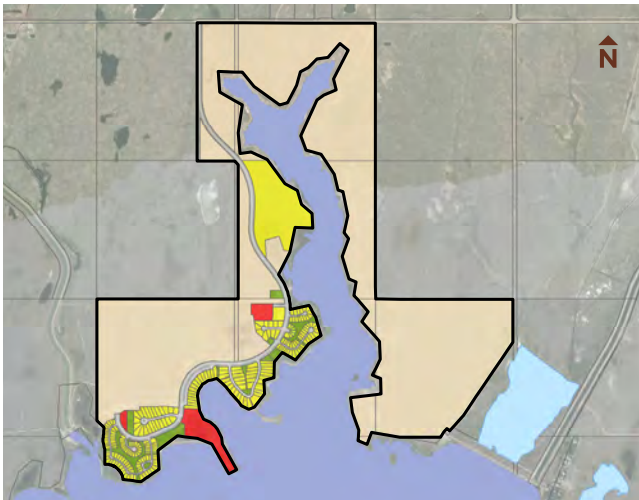
Population from the 2021 federal census: 457

In 1914 the Lake Newell Reservoir was created with the construction of the Bassano Dam and in 1993, extensive surveys marked the high-water mark and the 1:100 year flood plain. Development of what is now the Lake Newell Resort began in the late 1980s.

In 2003, an ASP was adopted to guide the development of the area under the ownership and management of the EID and in 2007 Lake Newell Resort was designated as a Hamlet.

The Hamlet is growing and has 202 private dwellings and has the greatest available capacity for development which is conducive to a wide range of potential development. The Hamlet includes amenities such as a marina, boat launch, and storage lot.

Figure 2: Lake Newell Resort



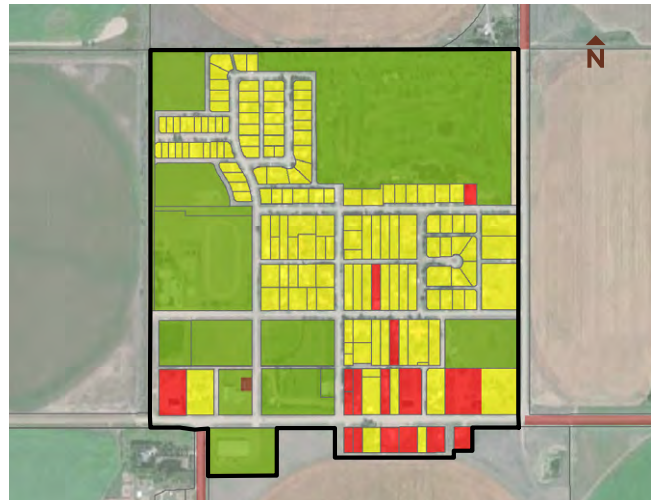
ROLLING HILLS

Population from the 2021 federal census: 273

Rolling Hills was established in 1939 after designation as a re-settlement area for drought-stricken farmers from Saskatchewan in the late 1930s. The Hamlet includes amenities such as a golf course, community hall, campground, local retail, welding shop, senior citizens club, an award winning distillery, golf course, a school, a hockey arena, a fire hall, and two churches.

The Hamlet is once again growing after a period of decline around the turn of the millennium with 113 private dwellings. Additional water and wastewater infrastructure is needed to utilize the available capacities in the regional water supply pipeline, storage reservoir, lift station, and wastewater lagoons.

Figure 3: Rolling Hills



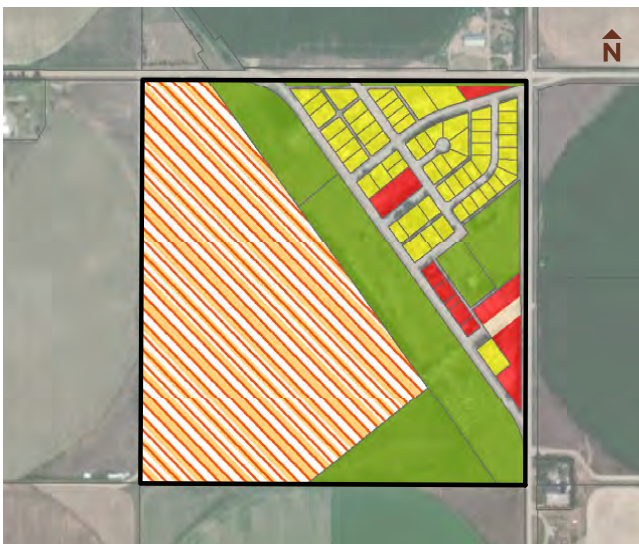
SCANDIA

Population from the 2021 federal census: 169

The area was settled in 1927-28 with the construction of the Cassils Southerly Branch of CPR. With the removal of the railway in the late 1970s, Scandia became a quiet place with fewer people and businesses.

The Hamlet has a stable slow-growing population with 56 private dwellings and includes amenities such as a fire hall, church, community hall, coffee shop, campground, and the EID Historical Park as well as a large employer, the Scandia Honey Co. The regional water supply pipeline has the least amount of available capacity for Scandia and is the limiting factor for new development.

Figure 4: Scandia



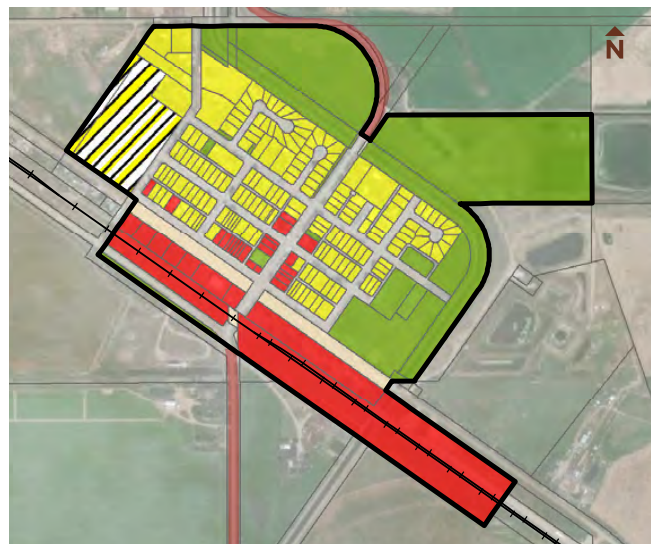
TILLEY

Population from the 2021 federal census: 318

Tilley was founded in 1910 after the construction of the CPR main line. It was later incorporated as a village in May of 1940. Tilley dissolved from village status in August of 2013 to become a Hamlet under the jurisdiction of the County.

Tilley has experienced a slow decline in population over the past 20 years, remaining home to 144 private dwellings. Tilley's potable water and wastewater collection infrastructure has undergone significant upgrades over the past several years and is suitable for long term expansion and growth. Amenities in Tilley include a restaurant and hotel, local retail, a school, library, hockey arena, curling rink, fire hall, community centre, and campground.

Figure 5: Tilley



GROWTH HAMLET POLICIES

- e. Adopt ASPs for the effective planning of Growth Hamlets in alignment with the Development Requirements in **Schedule A**.
- f. Review and update Hamlet ASPs every 10 years, or as required to ensure they remain current.
- g. Support a range of residential development types and densities to provide choices in housing types, affordability, and opportunities for local services, amenities, and employment.
- h. Encourage the development of seniors housing and residential care facilities (i.e., assisted care facilities, continuing care facilities) to support the ability of residents to age-in-place.
- i. Direct industrial, business, retail, and institutional development that requires municipal services and is compatible with residential development to Growth Hamlets.
- j. Prioritize locating future municipal assets and services, such as libraries and recreation facilities, to Growth Hamlets.
- k. Require that new development has a sidewalk.
- l. Consider additional development beyond the existing Growth Hamlet boundaries, as shown in in the Figures 2-5, if expansion can be supported by regional or municipal water and/or wastewater systems and other community facilities.
- m. Existing residential development, and new multi-lot residential development shall connect into communal water and wastewater services.
- n. Encourage low impact recreational activities, such as community parks, playgrounds and facilities, pathways and interpretive trails, and community gardens.
- o. Encourage local Hamlet Advisory Boards and Agricultural Societies to enter into formal maintenance and operation agreements of local parks, playgrounds and community facilities.



RURAL HAMLETS

BOW CITY

Population from the 2020 municipal census: 16

The modern-day Hamlet of Bow City takes the name of the former Village of Bow City that was located 3.5 kilometres west of the Hamlet on the south side of the Bow River. The Village was incorporated in 1914 and was dissolved in 1918. The hamlet of Bow City was subdivided in 1984 into 22 lots.

The Hamlet has approximately 13 private dwellings and is home to a community centre and the Bow City Campground.

Figure 6: Bow City



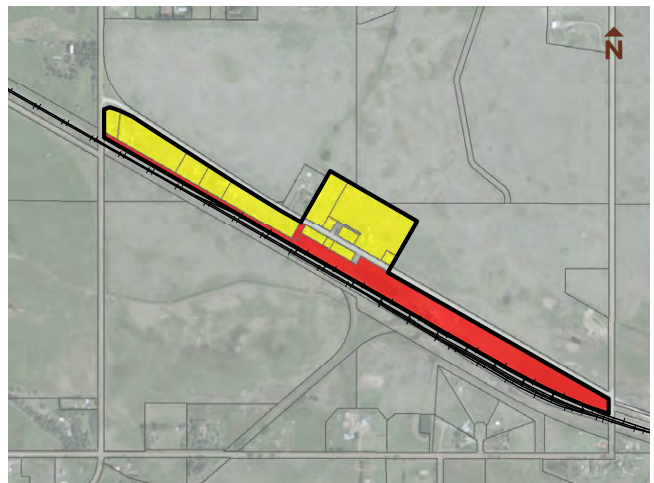
CASSILS

Population from the 2020 municipal census: 22

Cassils was a junction on the Brooks Subdivision line of the CPR, which was put in operation in 1883. The Hamlet is home to 11 private dwellings as well as the Viterra Elevator.

The community of Cassils reaches beyond hamlet boundaries with the community hall in close proximity.

Figure 7: Cassils



GEM

Population from the 2020 municipal census: 29

The Hamlet of Gem was founded in 1917. The Gem Mennonite Brethren Church was founded in November of 1928 when 25 Mennonite families immigrated from the Ukraine and Siberia. Gem was the terminus of the Gem Spur of the CPR which began in Matziwin (north of Rosemary).

Gem has 8 private dwellings and a fire hall, library, community hall, curling rink, school and church that serve the broader farming community.

Figure 8: Gem



PATRICIA

Population from the 2021 federal census: 78

The Hamlet of Patricia was founded in 1917. Named after Princess Patricia of Connaught. Patricia was a station on the former Bassano Subdivision line of the CPR, put into operation in 1914, which ran from Empress to Bassano.

The Hamlet has been declining over the past 20 years and is currently home to 48 private dwellings and a hotel, community hall, rodeo grounds, fire hall, and a private school that serves the broader farming community.

Figure 9: Patricia



RURAL HAMLET POLICIES

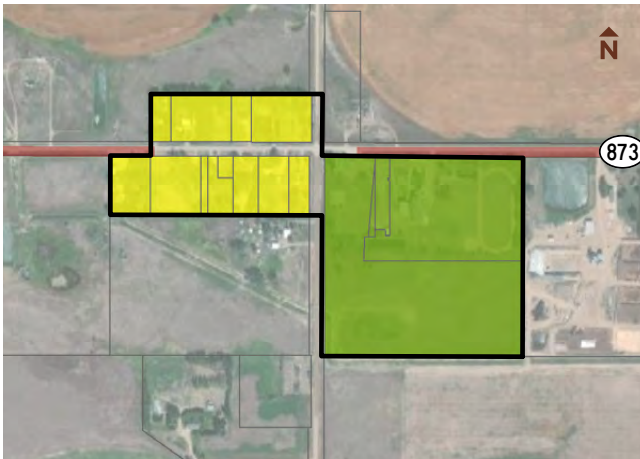
RAINIER

Population from the 2020 municipal census: 21

Rainier was a siding on the CPR Cassils Subdivision which spurred southwards to Scandia from Cassils and was put into operation in 1928. The line was removed in the late 1970s.

Rainier has 10 private dwellings and a community hall, school, and library that serve the broader farming community.

Figure 10: Rainier



- p. Recognize Rural Hamlets as important places within the County fabric and continue to support existing residents and businesses within these communities.
- q. Continue to support community assets in Rural Hamlets over their lifetime.
- r. Support industrial, business, retail, and institutional development, that does not require municipal services and is compatible with residential development, to locate in Rural Hamlets.
- s. Consider new development and redevelopment of sites in Rural Hamlets if development can be sustained by on-site water and wastewater services.
- t. New multi-lot residential development that is proposed to contain four (4) or more lots in a Rural Hamlet, shall prepare a Conceptual Scheme in alignment with the Development Requirements in **Schedule A**.



3.4 THRIVING AGRIBUSINESS AND INDUSTRIAL INNOVATION

- a. Encourage agribusiness, business, and/or industrial development to locate in suitable areas, as identified on Future Development Map in **Section 6**.
- b. New multi-lot business or industrial development that is proposed to contain four (4) or more lots shall prepare an ASP in alignment with the Development Requirements in **Schedule A**.
- c. Support a range of agribusiness, business and industrial lot sizes as a method to attract diverse types and scales of new development.
- d. Encourage the clustering of similar types of agribusiness, business and industrial development to foster collaborative relationships and synergies.
- e. Consider the following when locating agribusiness, business, and industrial development in the County:
 - i. The compatibility of the proposed development with existing uses in the surrounding area,
 - ii. The presence of natural landscape features or environmentally significant areas,
 - iii. The impact on agricultural operations in the area and soil capability,
 - iv. The impact on local roads and the provincial highway network, and
 - v. The serviceability of the site and ability to meet County accepted servicing standards.
- f. Ensure that adequate buffers or transitional land uses are provided between non-industrial and agribusiness, business, and/or industrial development where there is potential for land use conflicts related to noise, vibration, dust, odour, environmental hazards, or other safety risks.
- g. Increase public education and understanding of agriculture by promoting the importance of the agriculture industry for food, jobs, trade, economics, and the environment.
- h. Encourage traditional agriculture, value-added agriculture, agribusinesses and processing, and the development of agricultural products to grow and diversify agricultural uses and employment opportunities throughout the County.
- i. Partner with other municipalities, levels of government, industry, and non-governmental organizations to:
 - i. Develop a regional approach to food production, marketing, and distribution,
 - ii. Create connections from producer to consumer that increase the consumption of local foods and crop diversification, and
 - iii. Provide educational opportunities for agricultural operators and the public.
- j. Consider partnerships with industry and public institutions to support alternative energy development by promoting the adaptive reuse of existing energy infrastructure, including previously disturbed lands and transmission networks.
- k. Consider the integration of alternative energy facilities, as a means to diversify the local economy, in alignment with the Development Requirements in **Schedule A**.



3.5 PROTECTING FARMLAND AND STEWARDING INTENSIVE DEVELOPMENT

- a. All lands in the County are agricultural unless otherwise designated by the MDP, an approved statutory or non-statutory plan, the LUB, or provincial legislation.
- b. High-quality agricultural land should be protected for irrigation purposes and retained to support agricultural operations.
- c. Continue to recognize farming and agriculture as a valued industry within the County that supports its rural character.
- d. Recognize that agricultural operations create dust, noise, odour, and additional traffic related to their operation and is a normal and acceptable practice in an agricultural community.
- e. Maintain large contiguous areas of high-quality agricultural land to minimize potential development conflicts.
- f. Support regenerative agriculture as vital to the long-term viability of farm operations and the rural population base.
- g. Discourage the following development within 1.6 kilometres (1 mile) from the boundary of a City, Town, Village, Hamlet, ASP or ARP boundary or the distance as identified in an IDP, whichever is greater:
 - i. Wind energy facilities,
 - ii. Sour gas facilities, and
 - iii. Sand or gravel resource extraction.
- h. New or expanding Confined Feeding Operations (CFOs) shall not be permitted within the CFO Restricted Areas as shown on the CFO Exclusion Areas Maps in **Section 6**.
Note that the CFO Exclusion Areas are based on the rationale of safe-guarding growth in and around urban and residential areas, and protecting areas of environmental and cultural significance.
- i. Notwithstanding (h), the continued operation of existing CFOs within these areas is allowed in accordance with the requirements of the Agricultural Operation Practices Act (AOPA), as amended.
- j. Encourage the Natural Resources Conservation Board (NRCB), in its review for CFOs, to consider:
 - i. Firm enforcement of the provisions of the Agricultural Operation Practices Act (AOPA), as amended, to protect open bodies of water, irrigation canals, water wells, and drinking water supplies from contamination, and
 - ii. The inclusion of conditions in their decisions requiring applicants of new CFOs to enter into municipal road use agreements with the County, where applicable, to mitigate wear and tear on County roads.
- k. Discourage new residential development on lands that may be impacted by existing natural resource extraction.





SECTION 4

MAKING CONNECTIONS

THIS SECTION OUTLINES POLICIES TO PROVIDE THE INFRASTRUCTURE, SERVICES, AND PARTNERSHIPS TO SUPPORT FUTURE GROWTH AND DEVELOPMENT.



4.1 THE COUNTY OF NEWELL TODAY AND IN 2045

The County of Newell's well-maintained infrastructure and excellent servicing capacity deliver a high quality of life to residents.

Water and wastewater systems, both established and expanding, contribute tremendously to the breadth of opportunities for growth and development of residential and commercial areas in the County. Greater efficiency and sustainability are enabled through the encouragement of development that aligns with long-term infrastructure corridors. The same mindset applies to the County's transportation system, which consists of roads, highways, railways, and airports. Maintaining these assets to a high standard, and making them more accessible to all their users, can ensure lasting prosperity.

To reduce costs for taxpayers and developers alike, there is a preference for development to be guided to areas with the existing infrastructure best suited to support it.

The County's recreation, leisure and cultural activities are in part defined by a diversity of native landscapes. Local reservoirs, first conceived for irrigation purposes, can be used as gathering places for recreation, like fishing, camping and water sports.

The continuity of a balanced and prosperous region is made possible by strong collaborative relationships with neighbouring municipalities, other levels of government, and stakeholder agencies.

Following established Intermunicipal Development Plans brings about many favourable outcomes. The fostering of strong, mutually beneficial regional partnerships with all urban and rural neighbours will promote continued efficient and effective development.



4.2 ROBUST INFRASTRUCTURE

- a. Continue to support the development of communal water and wastewater services in Growth Hamlets.
- b. Protect long-term infrastructure corridors to ensure servicing can be efficiently integrated with future development.
- c. Guide new development towards existing transportation and railway corridors and where existing infrastructure is in place.
- d. Consider extensions of municipal infrastructure if they:
 - i. Support and enhance capacity in Growth Hamlets,
 - ii. Align with the overall direction outlined in the MDP, and
 - iii. Support IDP/ICF policy and initiatives.
- e. Apply life-cycle development principles when planning future transportation and utility infrastructure projects to ensure the efficient use of materials and land use when constructing, operating, and maintaining municipal infrastructure.
- f. Require developers to be responsible for on-site and off-site infrastructure and servicing costs related to new development. The County may, through off-site levies, assist in cost recovery of oversizing and extension of municipal improvements that accommodate future development.

4.3 CONNECTED TRANSPORTATION NETWORKS

- a. Maintain a road network that provides for the safe and efficient movement of people, goods, and services.
- b. Consider existing and proposed local roads and the provincial highway network, future upgrading needs, and the County's roadway design standards when locating and designing new development.
- c. Direct development with the potential for higher traffic volumes to locate adjacent to roads that have been designed and constructed to accommodate anticipated traffic volumes.
- d. Locate new roads, canals, and transmission lines in a manner that does not unnecessarily fragment or restrict the use of agricultural land.
- e. Create a Transportation Master Plan that identifies priority transportation routes for different forms of development, particularly those that have greater impacts on roadways.
- f. Consider opportunities to reduce visual impact of development that is highly visible from major transportation corridors through landscaping, fencing, buffers, and other design elements, as appropriate.



4.4 COLLABORATIVE REGIONAL RELATIONSHIPS

- a. Consult with the Eastern Irrigation District to ensure irrigation infrastructure and water rights are protected from incompatible or inappropriate development.
- b. Partner with the Eastern Irrigation District to encourage environmental stewardship initiatives.
- c. Maintain and grow existing partnerships (e.g. regional recreation committees, regional library boards) to provide a greater variety of services, extend service coverage, and optimize facility usage with up-to-date facilities that service large geographic areas.
- d. Continue to participate in regional watershed alliance groups (e.g., Bow River Basin and Red Deer River Alliance) to support regional watershed planning initiatives and management plans.
- e. Seek opportunities to partner with school boards and other educational institutions to advocate for investment in educational and training programs to locate within the County.
- f. Develop partnerships with post-secondary institutions to increase opportunities for residents, businesses, and agricultural producers.
- g. Continue to collaborate with the RCMP and community groups to promote community policing across the County.
- h. Continue to collaborate with Alberta Health Services to promote a high quality of life for County residents.
- i. Encourage and support private sector donations, private-public sector partnerships and funding arrangements, developer contributions, endowment funds, and other sponsorships to develop and sustain community facilities, services, and amenities.
- j. Collaborate and partner with the Siksika Nation on joint economic, community, and planning projects that provide a mutual benefit to all residents.
- k. Continue to develop and maintain strong relationships and collaborative partnerships with the Federal and Provincial governments to ensure that a full range of services are provided to the benefit of County residents.

4.5 MUTUALLY BENEFICIAL INTERMUNICIPAL PARTNERSHIPS

- a. Recognize that IDPs with municipal neighbours, as adopted by Council, take precedence over policies contained within the MDP.
- b. Continue to work with municipal neighbours, relevant government agencies and regional commissions to:
 - i. Explore opportunities to expand the County's trail network to increase connectivity and active recreation,
 - ii. Develop and maintain varying recreational and leisure facilities that are accessible to people of all ages and abilities,
 - iii. Develop recreation, social, and cultural cost-sharing agreements to improve accessibility, create user fee equity, and avoid duplication of services,
 - iv. Provide an adequate level of police, fire, and emergency response services,
 - v. Provide regional water supply, waste management and recycling systems, and
 - vi. Extend water services into rural areas.



SECTION 5

PROVIDING SERVICES

THIS SECTION OUTLINES POLICIES DESIGNED TO ATTRACT RESIDENTS AND BUSINESSES AND ENHANCE SOCIAL WELL-BEING AND NATURAL BEAUTY OF THE COUNTY.



5.1 THE COUNTY OF NEWELL TODAY AND IN 2045

The County of Newell embodies an ‘open for business’ mindset to promote economic diversification.

The County strives to foster an environment that attracts residents and businesses by enhancing, developing and marketing local amenities and strengths. Direct access to a wealth of natural resources invites investments from many industries which support the community with significant contributions to the local tax base.

The region has a diversity of natural, cultural and archeological assets, including Dinosaur Provincial Park and several large irrigation reservoirs and the County is well positioned to support tourism and agri-tourism ventures, which can stimulate the economy with recreational and employment prospects.

The region’s landscapes are more than just an attraction for tourists, they are part of what gives the County its high quality of life.

The protection and enhancement of the natural environment are of utmost importance for the beauty and livability of the region now and for generations to come.

Because the County is culturally and socially active, the value of a strong identity cannot be ignored when considering the impacts of community-based activities and events on residents’ well-being and sense of social inclusion. There is a strong dedication in the County for demonstrating fair and equitable decision-making practices.

By ensuring that resident and stakeholder needs are met and planned for, the County is promising to deliver a high level of service to its residents. The end-goal being the creation of an attractive place to live, work, and play.



5.2 STRONG LOCAL LEADERSHIP

- a. Demonstrate fair and equitable decision-making in County initiatives and processes.
- b. Support governance that is open, responsible, and transparent.
- c. Implement the County's Public Engagement Policy and requirements under the MGA for public engagement for County projects, initiatives, and processes.
- d. Continue implementing the County's Asset Management Plan, which includes identifying the life-cycle of County infrastructure and building assets and determining both annual and long-term investment priorities, as part of the annual budget process.
- e. Encourage the cost-sharing of studies that provide regional benefit, where feasible, provided these studies have intermunicipal benefits, and are subject to agreement by the affected municipality.
- f. Continue to embody an "open for business" mindset by encouraging and attracting innovative and emerging technologies, sectors, and industries to locate in the County.
- g. Focus the County's economic development approach on enhancing, developing, and marketing local amenities and strengths.
- h. Foster a proactive and competitive business climate by taking a red tape reduction approach in County policies and approval processes.
- i. Ensure that infrastructure servicing has been identified and planned for, and that full cost recovery methods are in place to capture the capital and interest cost of development, prior to approving a proposal for new development.

5.3 GROWING TOURISM AND AGRI-TOURISM

- a. Encourage a diverse rural economy through ventures such as:
 - i. Tourism,
 - ii. Supplemental farm business activities,
 - iii. Agricultural support services, and
 - iv. Indigenous enterprise.
- b. Promote and showcase local campgrounds, the Tillebrook Provincial Park, the Kinbrook Island Provincial Park, and the Dinosaur Provincial Park UNESCO World Heritage Site.
- c. Identify appropriate locations for the development of new campgrounds.
- d. Protect assets in the County such as natural, cultural, heritage, and archaeological features, agri-tourism sites, and Indigenous architectural and archaeological resources.
- e. Encourage and facilitate the development of tourism attractions, services, and infrastructure by private and non-profit groups.
- f. Support agri-tourism opportunities throughout the County to encourage agricultural diversification, promote agricultural products, and highlight rural lifestyles.



5.4 CELEBRATING NATURAL BEAUTY

- a. Recognize the importance of maintaining Lake Newell, Rolling Hills, and Crawling Valley Reservoirs as sources of high-quality water.
- b. Enhance the natural beauty of the County through planting trees, landscaping, and shelterbelts.
- c. Require adequate development setbacks to minimize the impact and disturbance to natural waterbodies, including wetlands and riparian areas.
- d. Restrict development within the floodway except for government infrastructure.
- e. Restrict development within the flood fringe, with the following exceptions:
 - i. Essential roads and bridges that must cross the flood hazard area,
 - ii. Flood or erosion protection measures,
 - iii. Pathways or recreation facilities, provided there are no buildings or other structures, and
 - iv. Essential municipal infrastructure that must be in the flood fringe area for operational reasons.
- f. Identify, protect, and preserve unique and scenic areas within the County.

5.5 CULTURALLY AND SOCIALLY ACTIVE COMMUNITIES

- a. Foster the County's cultural identity by:
 - i. Celebrating multiculturalism, including new Canadians, Rural families, Indigenous, and Western heritage,
 - ii. Identifying and conserving significant historic resources, and
 - iii. Marketing local assets to the broader community.
- b. Recognize the value of culture as an economic contributor to the County and the role it plays in enhancing residents' quality of life, health, and sense of well-being.
- c. Support and promote projects, activities, and programs that develop a sense of community, empower residents, and encourage social inclusion.
- d. Support and encourage volunteerism and community-based initiatives to build connections between residents and manage community amenities, programs, and services.
- e. Support age-friendly initiatives that promote inclusive communities for residents of all ages and abilities.
- f. Continue to support the Joint Services Committee, the Grasslands Regional FCSS, and the Newell Housing Foundation in delivering economic development, social programming, and housing to the community.



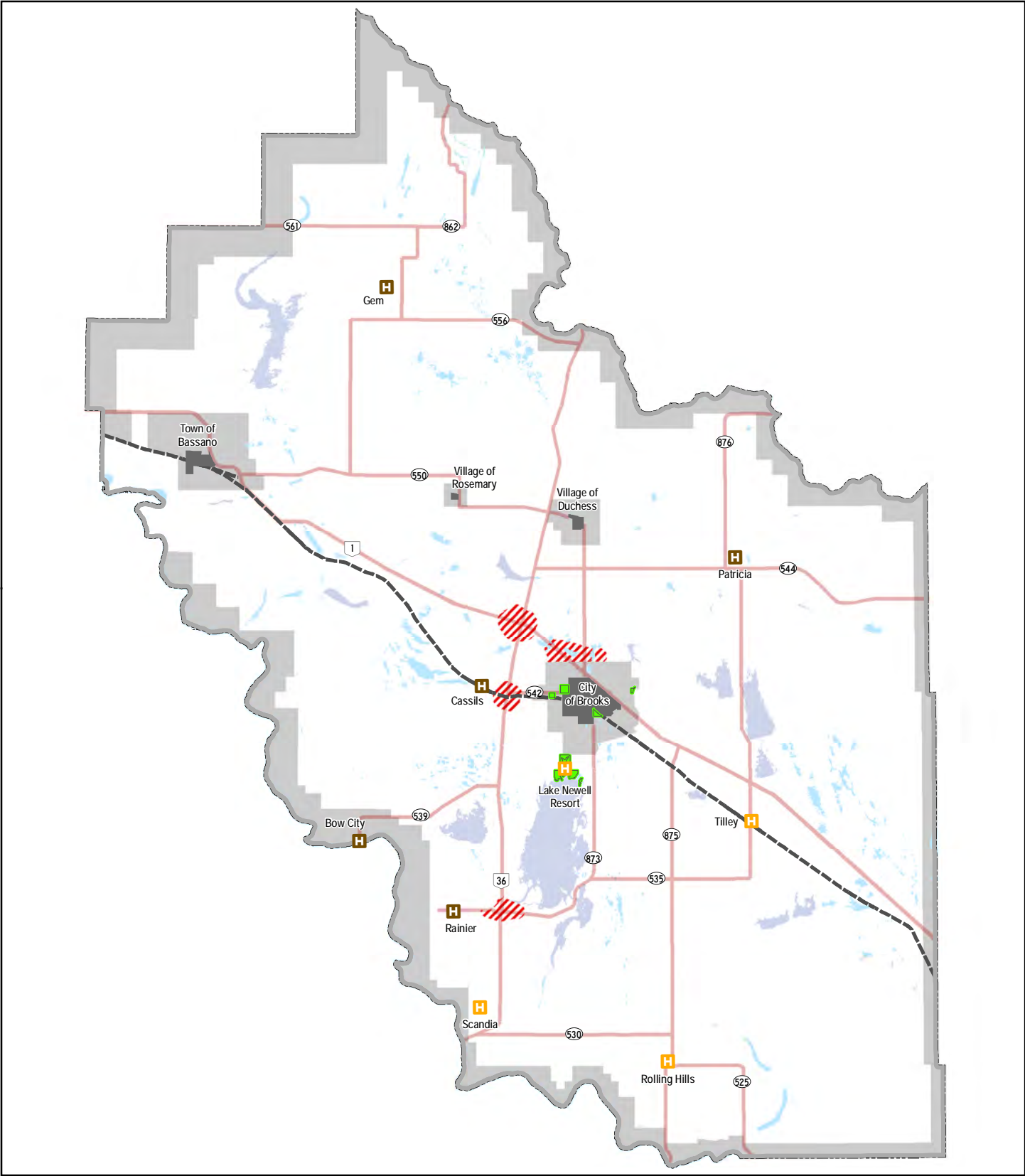
SECTION 6

MAPS

THIS SECTION INCLUDES THE MAPS REFERENCED WITHIN THIS PLAN.



Date: 2023-02-24 Document: M:\2105_County_of_Newell_MDP\25_GIS\251_Figures\28105_Con_MDP_Future_Development_230324.mxd



- County of Newell
- Urban Municipality
- IDP Area
- Area Structure Plan/Area Redevelopment Plan

- Highway
- Railway
- Water Body
- Reservoir

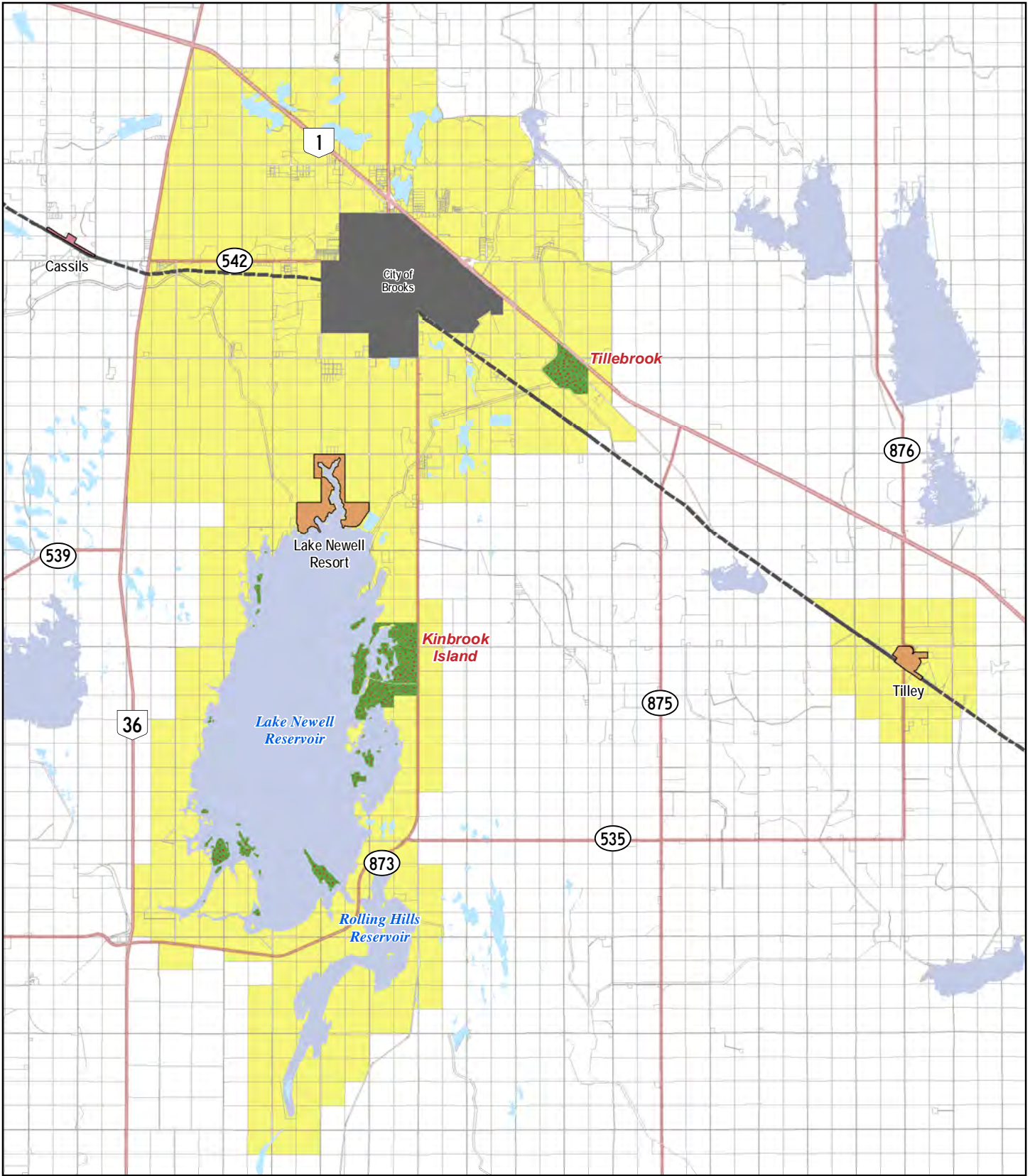
- Rural Hamlet
- Growth Hamlet
- Future Land Use**
- Agribusiness and Industry

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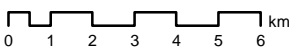
MUNICIPAL DEVELOPMENT PLAN

FUTURE DEVELOPMENT MAP

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- Highway
- Railway

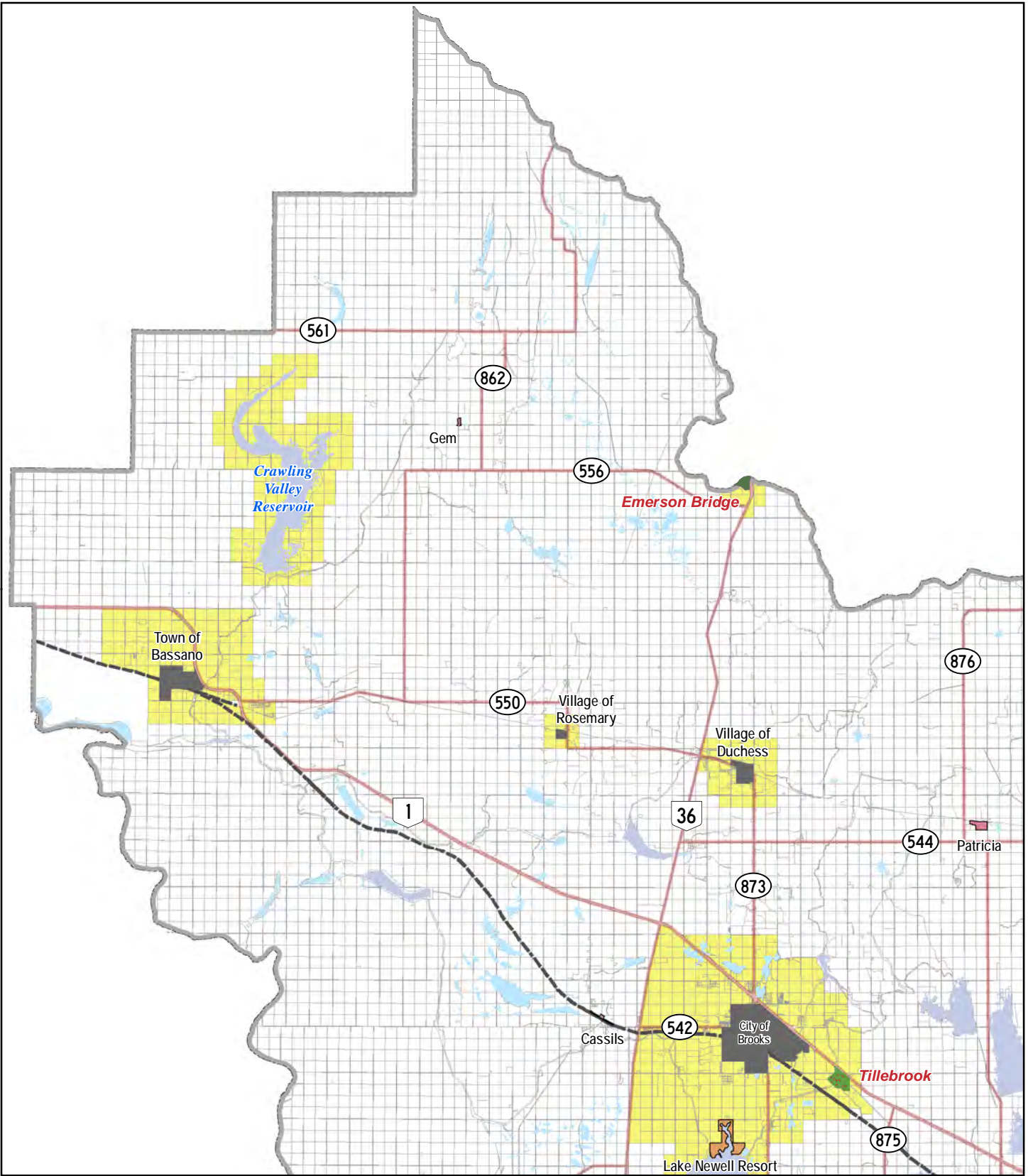
- Water Body
- Reservoir
- Provincial Park
- Municipal Park

- Growth Hamlet
- Rural Hamlet
- Urban Municipality
- CFO Exclusion Area

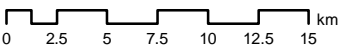
MUNICIPAL DEVELOPMENT PLAN

CFO EXCLUSION AREAS (BROOKS/LAKE NEWELL)

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- Highway
- Railway

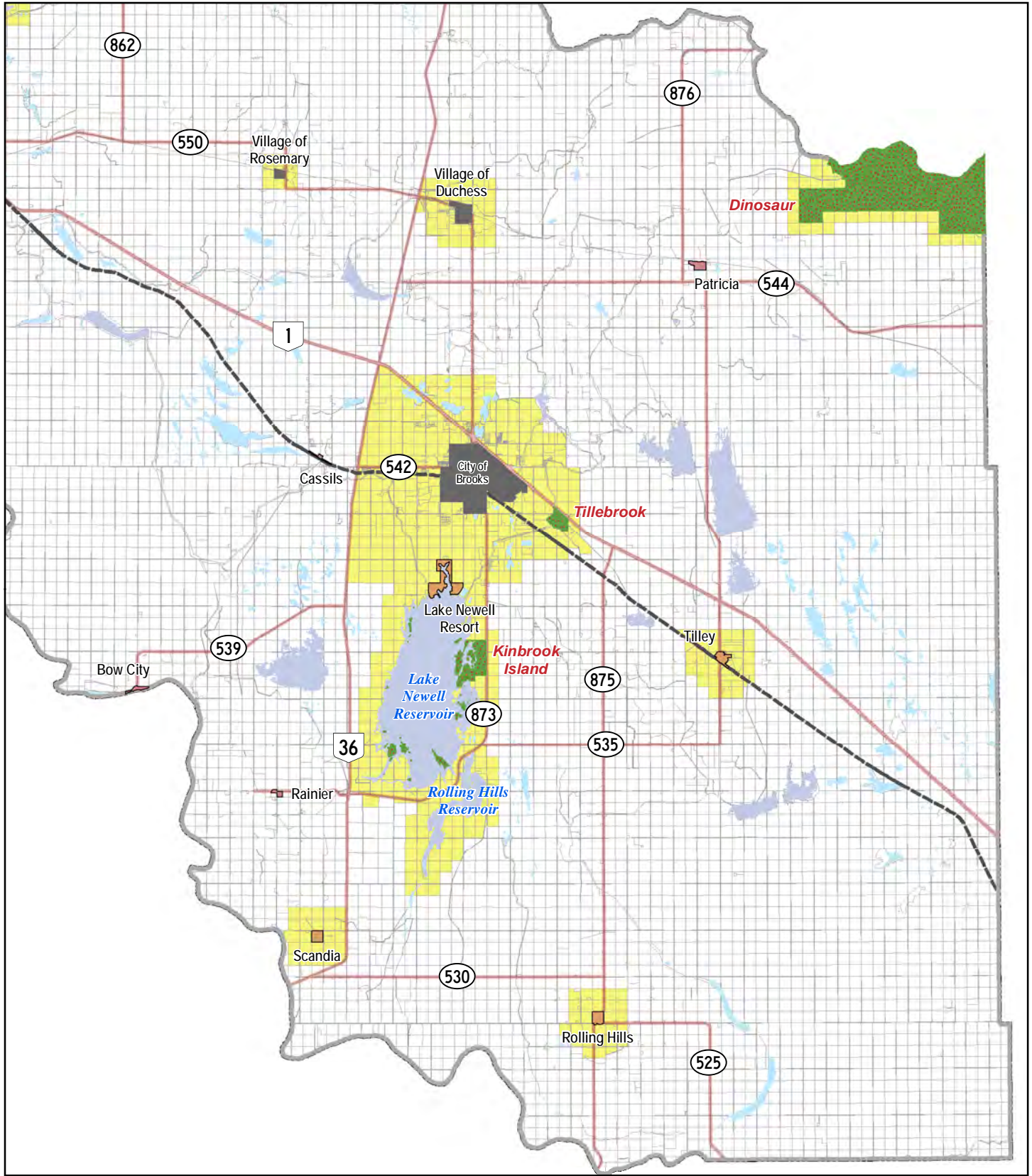
- Water Body
- Reservoir
- Provincial Park
- Municipal Park

- Growth Hamlet
- Rural Hamlet
- Urban Municipality
- CFO Exclusion Area

MUNICIPAL DEVELOPMENT PLAN

CFO EXCLUSION AREAS (NORTHWEST NEWELL)

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- County of Newell
- Parcel
- Highway
- Railway
- Water Body
- Reservoir
- Provincial Park
- Municipal Park
- Growth Hamlet
- Rural Hamlet
- Urban Municipality
- CFO Exclusion Area

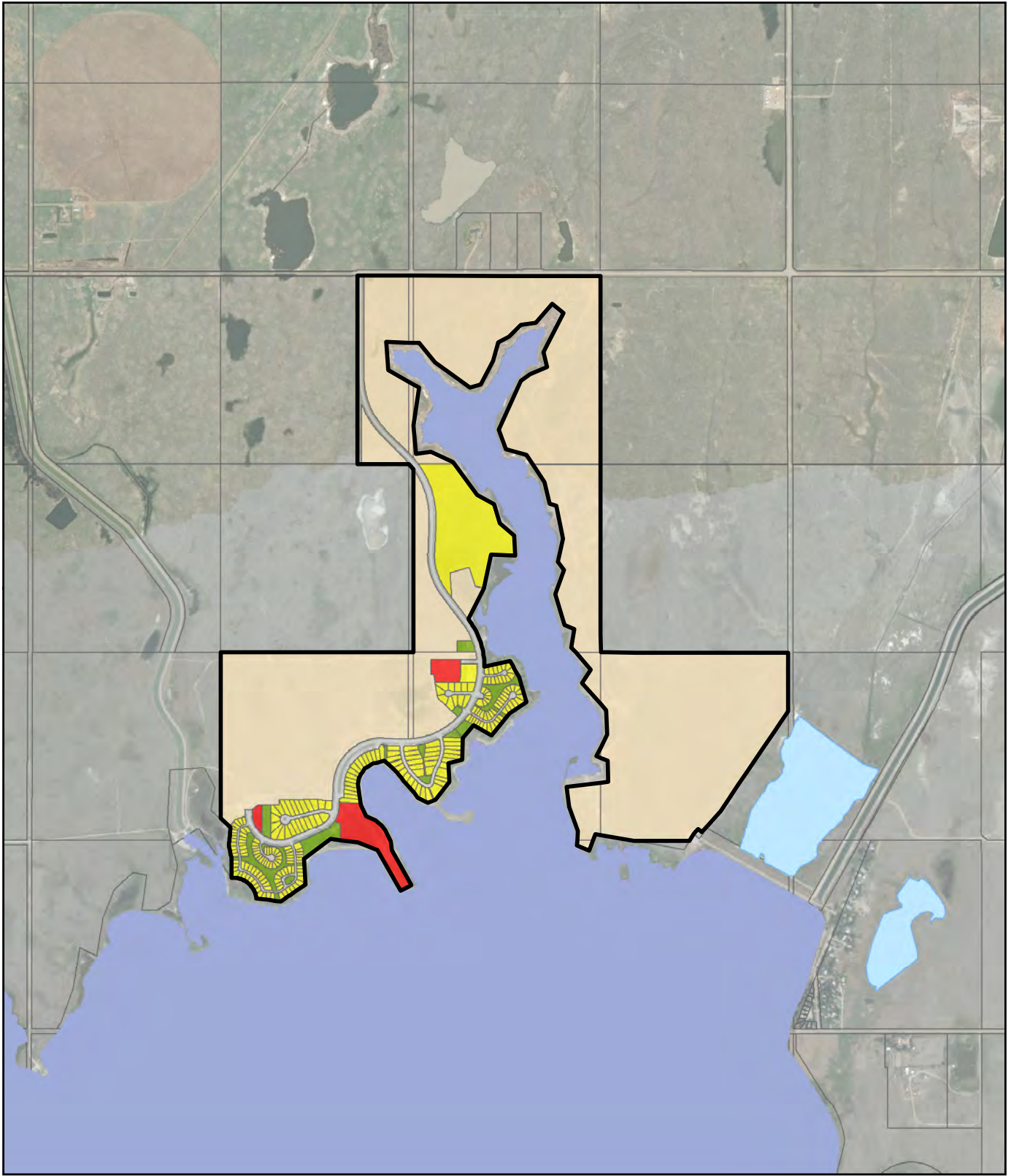
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MUNICIPAL DEVELOPMENT PLAN

CFO EXCLUSION AREAS (SOUTHEAST NEWELL)

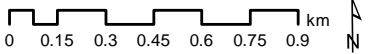
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- County of Newell
- Hamlet Boundary
- Parcel
- Highway
- Railroad System
- Water Body
- Reservoir

- Current Land Uses**
- Agriculture
 - Residential
 - Business
 - Industrial
 - Parks/Institutional
 - Direct Control District

- Future Land Uses**
- Future Residential
 - Future Business/Residential
 - Future Park



NAD 1983 UTM Zone 12N

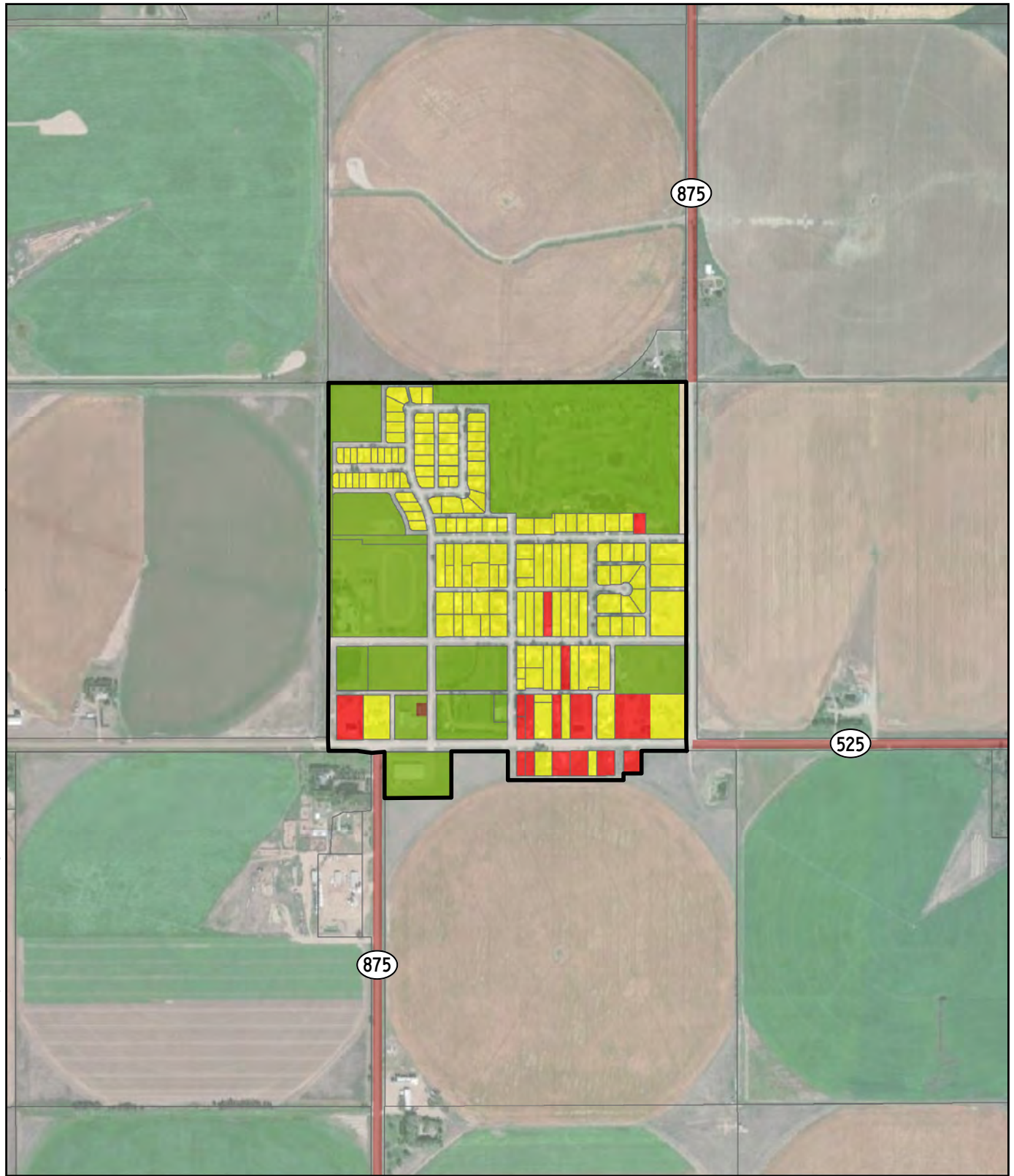
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MUNICIPAL DEVELOPMENT PLAN

GROWTH HAMLET LAKE NEWELL RESORT

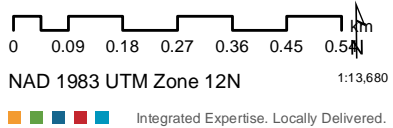
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- County of Newell
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- Future Land Uses**
- Future Residential
 - Future Business/Residential
 - Future Park



MUNICIPAL DEVELOPMENT PLAN

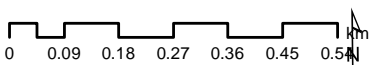
GROWTH HAMLET ROLLING HILLS



- County of Newell
- Hamlet Boundary
- Parcel
- Highway
- Railroad System
- Water Body
- Reservoir

- Current Land Uses**
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 - Future Business/Residential
 - Future Park



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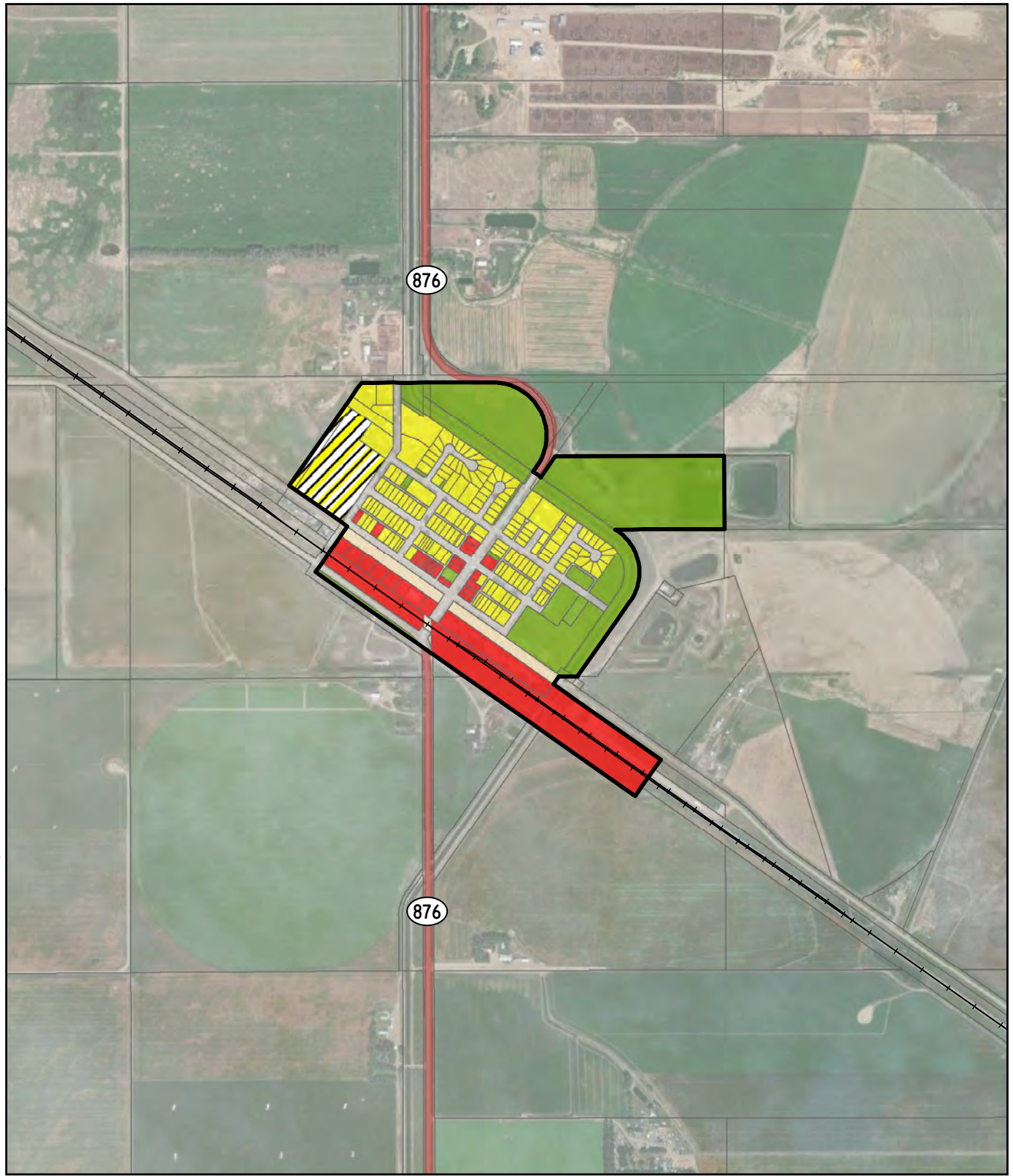
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MUNICIPAL DEVELOPMENT PLAN

GROWTH HAMLET SCANDIA

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- County of Newell
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- Future Land Uses**
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 - Future Park



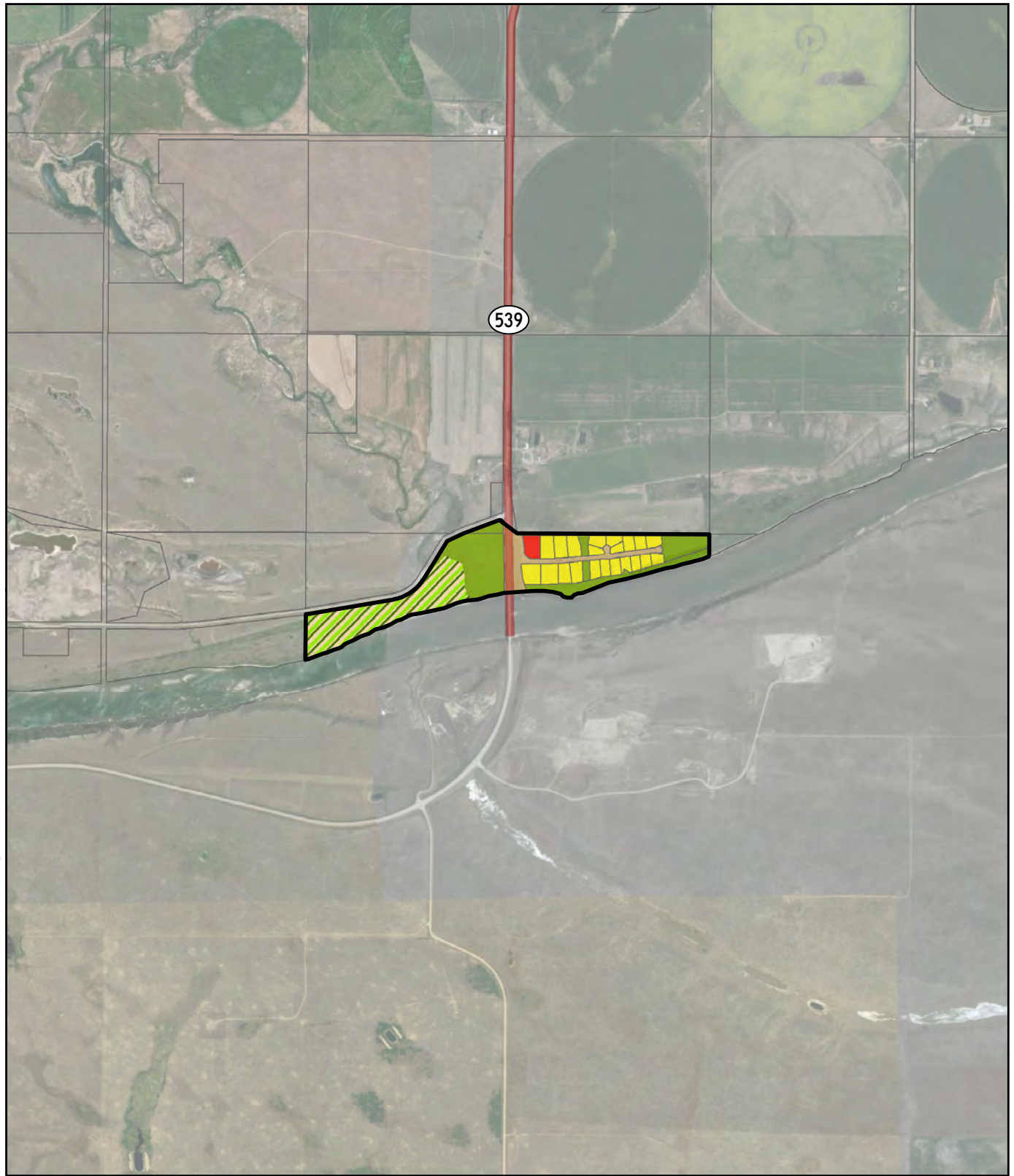
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MUNICIPAL DEVELOPMENT PLAN

GROWTH HAMLET TILLEY

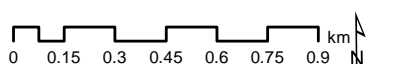
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- County of Newell
- Hamlet Boundary
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- Current Land Uses**
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- Future Land Uses**
- Future Residential
 - Future Business/Residential
 - Future Park



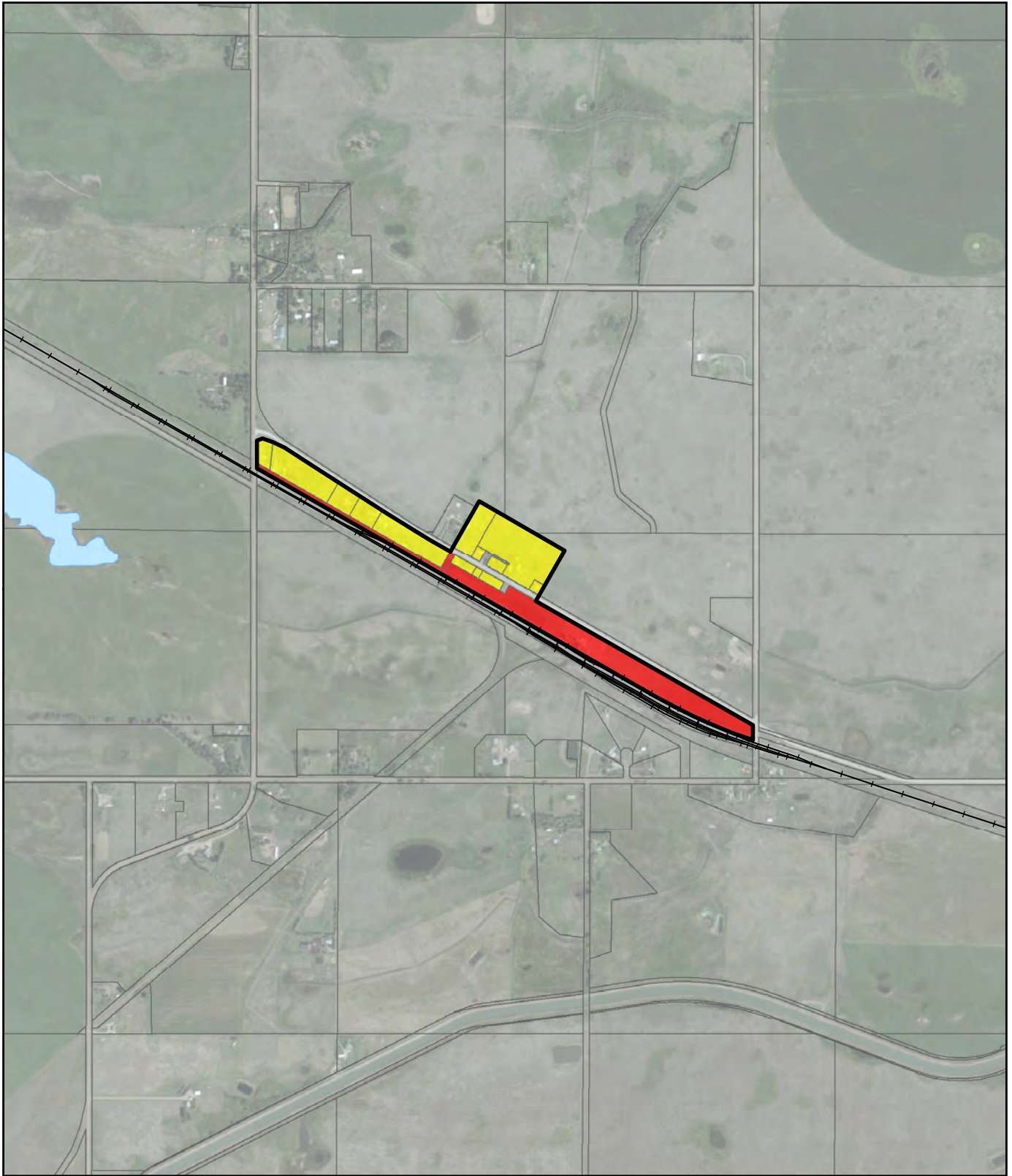
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MUNICIPAL DEVELOPMENT PLAN

RURAL HAMLET BOW CITY

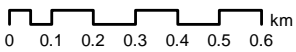
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- County of Newell
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- Future Park



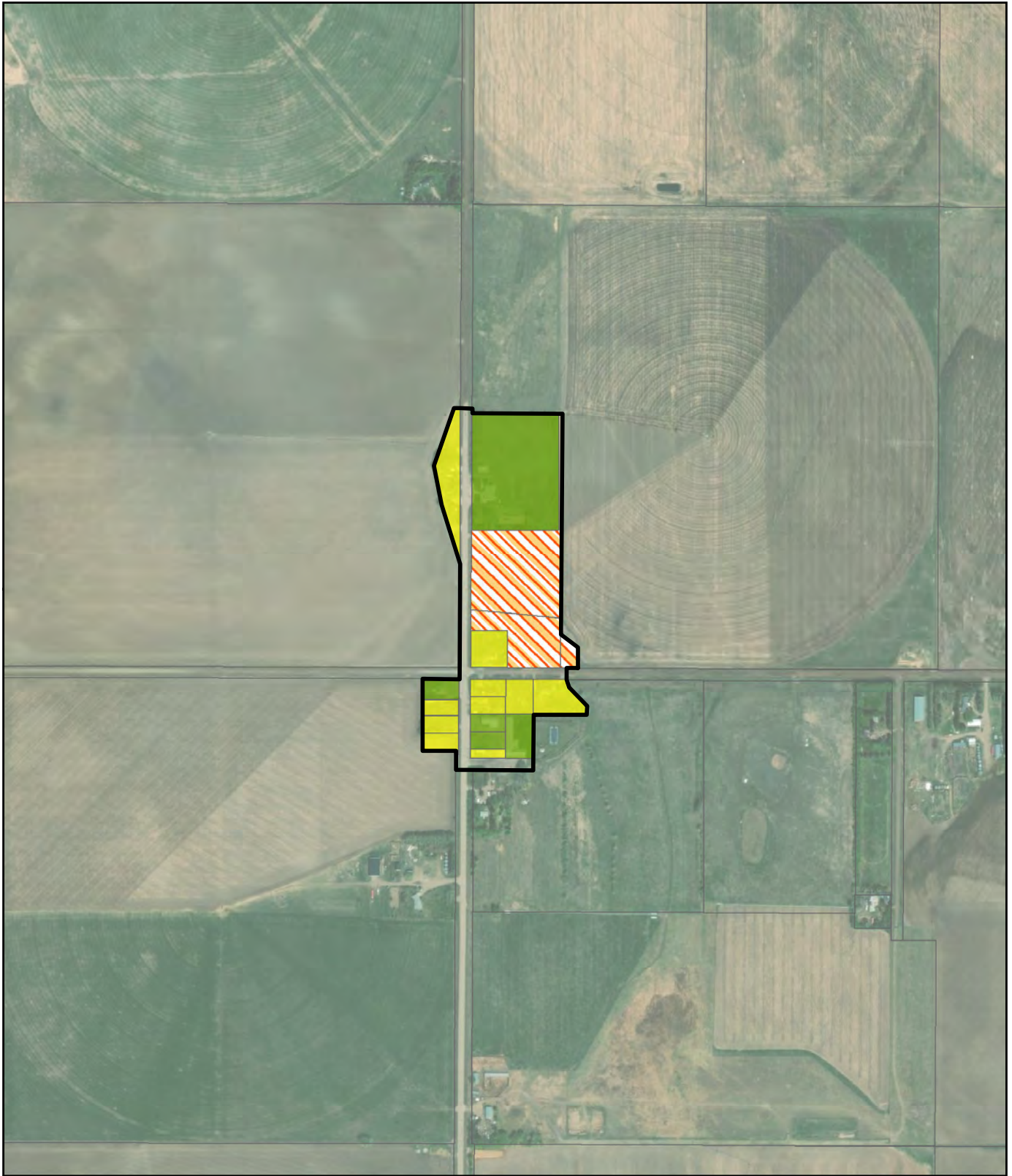
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**MUNICIPAL
DEVELOPMENT PLAN**

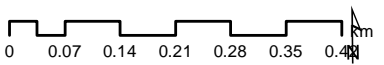
**RURAL HAMLET
CASSILS**



- County of Newell
- Hamlet Boundary
- Parcel
- Highway
- Railroad System
- Water Body
- Reservoir

- Current Land Uses**
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 - Residential
 - Business
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- Future Land Uses**
- Future Residential
 - Future Business/Residential
 - Future Park



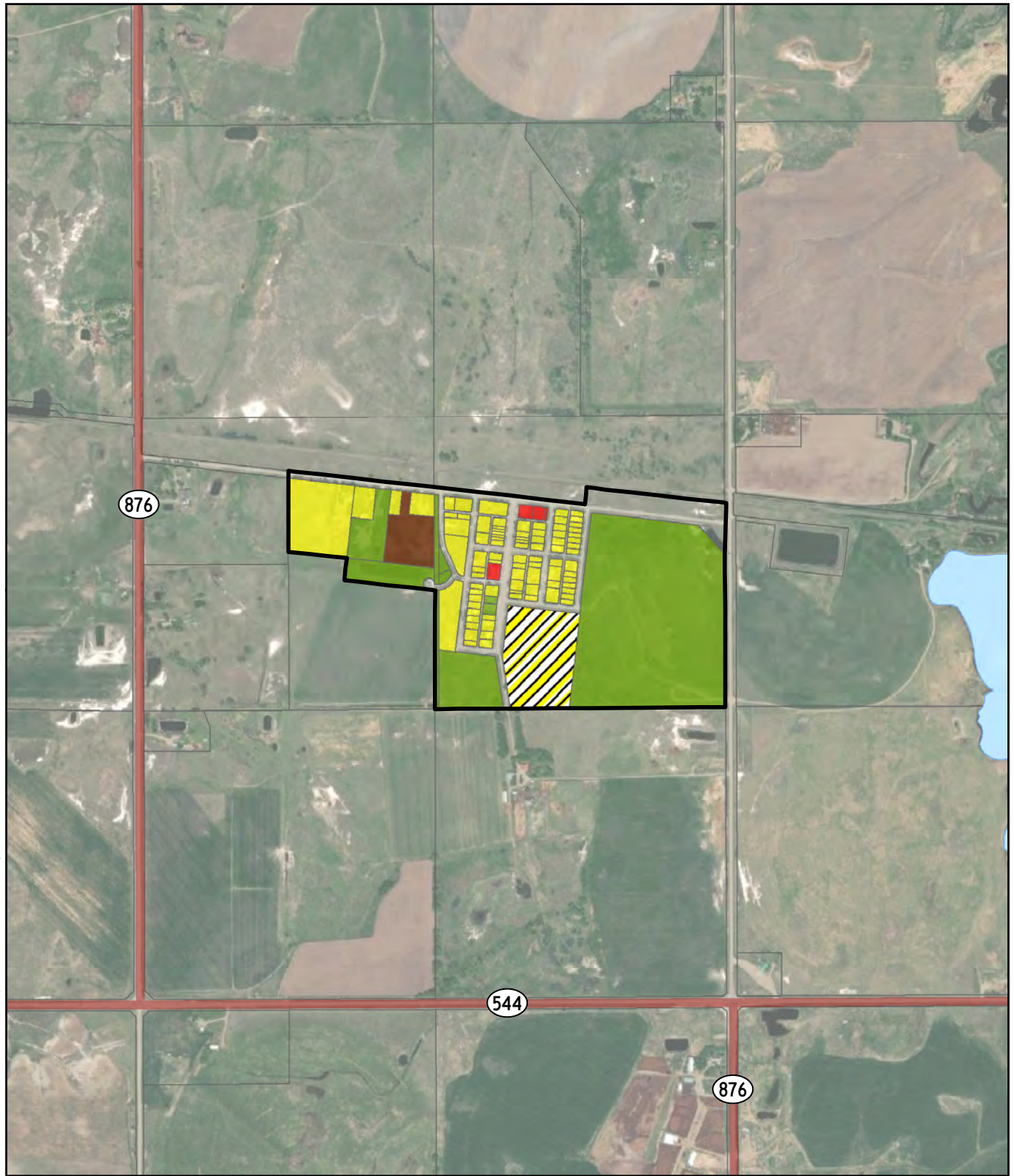
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MUNICIPAL DEVELOPMENT PLAN

RURAL HAMLET GEM

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- County of Newell
- Hamlet Boundary
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- Railroad System
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- Reservoir

- Current Land Uses**
- Agriculture
 - Residential
 - Business
 - Industrial
 - Parks/Institutional
 - Direct Control District

- Future Land Uses**
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 - Future Business/Residential
 - Future Park



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MUNICIPAL DEVELOPMENT PLAN

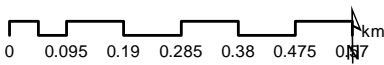
RURAL HAMLET PATRICIA



- County of Newell
- Hamlet Boundary
- Parcel
- Highway
- Railroad System
- Water Body
- Reservoir

- Current Land Uses**
- Agriculture
 - Residential
 - Business
 - Industrial
 - Parks/Institutional
 - Direct Control District

- Future Land Uses**
- Future Residential
 - Future Business/Residential
 - Future Park



NAD 1983 UTM Zone 12N 1:13,810

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MUNICIPAL DEVELOPMENT PLAN

RURAL HAMLET RAINIER

SCHEDULE A

DEVELOPMENT
REQUIREMENTS



A.1 PURPOSE AND INTENT OF AN AREA STRUCTURE PLAN

An Area Structure Plan (ASP) is a long-range land use and servicing plan, adopted by bylaw and prepared in accordance with the Municipal Government Act (MGA). It provides guidance for shaping land use patterns and providing infrastructure. The purpose of an ASP is to provide a framework for subsequent subdivision and development of an area and evaluate how the plan impacts adjacent land or the existing community.

According to Section 633 of the MGA, an ASP must describe:

- The sequence of development proposed for the area,
- The land uses proposed for the area, either generally or with respect to specific parts of the area,
- The density of population proposed for the area either generally or with respect to specific parts of the area,

- The general location of major transportation routes and public utilities, and
- May consider any other matter that Council considers necessary.

ASPs deal with a range of technical issues pertaining to transportation, servicing, the location of schools, open space, and commercial nodes along with the density and the type of permitted uses. Specific issues may also be addressed such as sour gas wells and environmental or geotechnical concerns.

ASPs are prepared in close consultation with landowners, municipal service providers, outside agencies (e.g., school boards), and affected local interest groups.

A.2 PURPOSE AND INTENT OF A CONCEPTUAL SCHEME

A Conceptual Scheme is a non-statutory document that is intended to either provide information on future development in Rural Hamlets where no ASP has been prepared, or where the requirements for an ASP have been waived due to the scale of development.

Like ASPs, Conceptual Schemes are prepared in close consultation with landowners, municipal service providers, outside agencies (e.g., school boards), and affected local interest groups. Conceptual Schemes are smaller in scale than ASPs and should be completed in a single phase of development.



A.3 AREA STRUCTURE PLAN/CONCEPTUAL SCHEME REQUIREMENTS

- a. An ASP will be required to be prepared for the following situations, as identified by the policies of the MDP:
 - i. To guide long-term planning of Growth Hamlets,
 - ii. For new multi-lot residential development that is proposed to contain six (6) or more lots,
 - iii. For new multi-lot business or industrial development that is proposed to contain four (4) or more lots, and
 - iv. For new multi-lot development that is proposed within an IDP area, which then needs to conform to the preparation and circulation requirements of the IDP if they differ from the MDP.
- b. A Conceptual Scheme will be required to be prepared for the development of more than a four (4) lot subdivision in a Rural Hamlet.
- c. ASPs and Conceptual Schemes must address the following:
 - i. Plan purpose, description, location, and scope of plan area,
 - ii. Compatibility with MGA, SSRP, IDP policies (if applicable), the policies of the MDP, and other County plans and policies,
 - iii. A statement of the Vision for the development,
 - iv. A description of the study area in its present state with reference to special or unique physical or environmental constraints or features and how they are to be addressed within the Development Concept,
 - v. Information on existing edge conditions that may influence the development (if applicable),
- vi. The location of sour gas wells and facilities within 1.5 kilometres of the plan area (if applicable),
- vii. A Development Concept (map) of proposed land uses,
- viii. An explanation of the Development Concept including rationale for proposed land uses, open spaces, and any design guidelines (as applicable),
- ix. An explanation of the general location of major transportation routes servicing the area and impact on existing routes, including the general alignment of collector and arterial roads,
- x. An explanation of site stormwater management, servicing, and utilities requirements in support of the Development Concept,
- xi. An explanation on how the 10% municipal reserve dedication requirement will be met in accordance with County policy,
- xii. Complete development statistics including areas, anticipated yields based on land use proposed, municipal reserve dedication, and population projections for residential areas (as applicable),
- xiii. A phasing plan (map) that identifies the sequence of development (not required for a Conceptual Scheme),
- xiv. Preliminary site concepts for open spaces, community amenities, commercial development, and multi-family sites (as appropriate), and
- xv. Describe public engagement undertaken.



A.4 DEVELOPMENT CONSIDERATIONS

SERVICING

- a. Private on-site water and wastewater systems shall comply with:
 - i. All relevant provincial legislation and regulations (e.g., Alberta Health Act, Private Septic Regulations, Alberta Environment and Protected Areas),
 - ii. All relevant National Building Code - 2019 Alberta Edition (NBC(AE)) regulations, and
 - iii. All applicable County standards, bylaws, procedures, policies including the MDP and the LUB.

- b. Future development shall demonstrate it meets County standards for emergency fire servicing to the satisfaction of the County.

TRANSPORTATION

- c. In areas where subdivision and development are occurring, the County shall ensure that sufficient rights-of-way are provided for the future upgrading of roads to meet the higher traffic demands created by the development.
- d. Multi-purpose trails should be developed as part of new multi-lot developments.
Multi-purpose trails:
 - i. May be proposed in Municipal Reserve parcels and along subdivision road rights-of-way,
 - ii. Should be designed to allow access for people of all abilities and shall comply with County Standards, and
 - iii. Should support connectivity between adjacent development where possible.

SETBACKS

- e. Pursuant to the MGA, a license, permit, approval, or other authorization granted by a provincial regulatory body shall prevail over any bylaw or land use decision rendered by the County.
- f. Setback guidelines and minimum setback distances shall be implemented as required by the applicable provincial regulatory bodies.
- g. Residential subdivision and development shall not be approved if the setback distance is less than setbacks outlined by the applicable provincial regulatory body, and pursuant to the Alberta Matters Related to Subdivision and Development Regulation, unless written approval from the regulatory body for a lesser setback distance is provided.
- h. All subdivision and development applications that are located within 1.5 kilometres of a sour gas facility shall be referred to the Alberta Energy Regulator (AER).
- i. New multi-lot residential development adjacent to Lake Newell, Rolling Hills, and Crawling Valley Reservoirs, shall respect applicable setbacks and control of run-off to protect the supply and quality of water.



SAFETY

- j. FireSmart principles should be applied to new multi-lot residential developments that are located within high-risk wildfire areas.
- k. The principles of Crime Prevention through Environmental Design (CPTED) should be considered in the site design for public facilities such as recreation facilities, campground, and playgrounds.

INTENSIVE DEVELOPMENTS

- l. New natural resource extraction activities that require a development permit, which may include sand or gravel, shall submit applications that include:
 - i. An accurate site plan showing and labeling the location of the site,
 - ii. How proposed activities address the existing land use context and environmental characteristics,
 - iii. Approaches to mitigate and minimize adverse effects the development may have on existing residences, and
 - iv. Implementation of best practices for resource extraction.
- m. New alternative energy facilities shall refer to the LUB for further information related to their development applications.

A.5 TECHNICAL STUDIES

The following studies are/may be required by the Development Authority to be prepared in support of an ASP or Conceptual Scheme:

Supporting Study	ASP	Conceptual Scheme
Historical Resource Act (HRA) Clearance, and if required, a Historical Resource Impact Assessment (HRIA)	REQUIRED	DISCRETIONARY
Wetland Identification and Delineation Assessment (WIDA), and if required, a Wetland Assessment and Impact Report (WAIR)	REQUIRED	DISCRETIONARY
Geotechnical Report (including Slope Stability Analysis if the slope is greater than 15%)	REQUIRED	DISCRETIONARY
Stormwater Management Plan	REQUIRED	DISCRETIONARY
Water/Wastewater Servicing Strategies	REQUIRED	DISCRETIONARY
Phase 1 Environmental Site Assessment (ESA)	DISCRETIONARY	DISCRETIONARY
Traffic Impact Assessment (TIA)	DISCRETIONARY	DISCRETIONARY
Groundwater Impact Analysis and Soils Study	DISCRETIONARY	DISCRETIONARY
Preliminary Grading Plan	DISCRETIONARY	REQUIRED
Biophysical Assessment	DISCRETIONARY	DISCRETIONARY
Sound Attenuation Study	DISCRETIONARY	DISCRETIONARY





SCHEDULE B

GLOSSARY



B.1 GLOSSARY

AGRICULTURE means the growing, raising, managing and/or sale of livestock, crops, foods or other agricultural products, horticulture, greenhouses, and agri-food related value-added enterprises.

AGRICULTURAL SUPPORT SERVICES means services that assist agricultural operators in the production of primary and value-added agriculture products and services.

AGRIBUSINESS means business derived from or connected to agriculture.

AGRI-TOURISM means tourism activities intended to attract visitors into agricultural areas to view and experience agriculturally-based operations.

ALTERNATIVE ENERGY means energy generated from any sources not derived from fossil fuels, which includes renewable energy sources such as wind and solar energy.

AREA REDEVELOPMENT PLAN (ARP) means a statutory plan adopted by a municipality by bylaw in accordance with the MGA to provide a framework for the future redevelopment of a defined area of land.

AREA STRUCTURE PLAN (ASP) means a statutory plan adopted by a municipality by bylaw in accordance with the MGA to provide a framework for the subsequent subdivision and development of a defined area of land.

COMMUNAL SERVICES means the provision of communal treated water or wastewater services to multi-lot subdivisions that are privately owned and operated.

CONFINED FEEDING OPERATION (CFO) means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds in accordance with the Agricultural Operation Practices Act (AOPA) and regulated by the Natural Resources Conservation Board (NRCB).

CONTIGUOUS AREAS means sharing a common border, touching, or connected through an unbroken boundary line.

COUNCIL means the Council for the County of Newell.

COUNTY means The County of Newell unless otherwise noted.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) means the design, maintenance, and use of the built environment in order to enhance quality of life and to reduce both the incidence and fear of crime. The approach is promoted by the International CPTED Association (ICA).

DEVELOPMENT means a change of use of land or a building; the construction of a building; an extraction or stockpile; or change in intensity of use, as defined within the MGA.

ENVIRONMENTALLY SIGNIFICANT AREA means areas identified as such on the Alberta Environment and Parks Ministerial database.

FIRESMART PRINCIPLES means the framework designed to mitigate the risk of, and educate residents and stakeholders, regarding the potential for large uncontrollable wildfires near communities and critical infrastructure.'

FLOOD FRINGE means the portion of the flood hazard area outside of the floodway, as determined by the Province of Alberta. Water in the flood fringe is generally shallower and flows slower than in the floodway.

FLOOD HAZARD AREA means the area of land bordering a water course or water body that would be affected by a design flood and includes the flood fringe and floodway, and may include areas of overland flow, as determined by the Province of Alberta.

FLOODWAY means the portion of the flood hazard area where flows are deepest, fastest, and most destructive, as determined by the Province of Alberta. The floodway typically includes the main channel of a watercourse and a portion of the adjacent overbank area.



FRAGMENTED AGRICULTURAL LANDS means contiguous agricultural or undisturbed natural areas that are divided into isolated parcels separated by non-agricultural land uses. Impacts on the productivity or ecological integrity of the land can occur. Fragmented agricultural lands can also be created by access roads, oil and gas developments, and/or linear infrastructure.

HAMLET, GROWTH means a hamlet identified for growth by the County that has municipal servicing, amenities and supports a range of housing and services where appropriate servicing is available.

HAMLET, RURAL means a hamlet identified for some growth by the County and is without municipal servicing or additional amenities. Rural hamlets are predominately in agricultural/rural settings and serve the local community.

HIGH-QUALITY AGRICULTURAL LAND means lands that are suitable for irrigation purposes and are identified as Class 1 or Class 2 according to the land classification standards of Alberta Agriculture and Irrigation.

HIGH-RISK WILDFIRE AREA means areas as assessed by likelihood, intensity, and susceptibility where an unplanned wildland fire could result in negative impacts to highly valued resources and assets.

INSTITUTIONAL means a use by or for an organization or society for public or social purposes.

INTERMUNICIPAL DEVELOPMENT PLAN (IDP) means a statutory plan adopted by two or more municipalities by bylaw in accordance with the MGA that applies to lands of mutual interest to the participating municipalities, typically along their shared boundaries.

LANDSCAPING means to change or modify the natural features of a site so as to make it more attractive by adding lawns, trees, shrubs, ornamental plantings, fencing, walks, drives, or other structures and materials.

MULTI-LOT DEVELOPMENT means the subdivision of lands for residential, business and/or industrial development which results in the creation of two or more parcels.

MUNICIPAL DEVELOPMENT PLAN (MDP) means a statutory plan adopted by a municipality by bylaw in accordance with the MGA that addresses future land use and development within the municipality.

MUNICIPAL GOVERNMENT ACT (MGA) means the Municipal Government Act - Revised Statutes of Alberta 2000 Chapter M-26 and amendments thereto, also referred to as The Act. The MGA sets out the legislated roles and responsibilities of municipalities and elected officials.

MUNICIPAL INFRASTRUCTURE/SERVICES means the land, pipes, storm ponds, treatment plants, and other related municipal facilities for the provision of roads, water, storm water, and wastewater services.

MUNICIPAL RESERVE (MR) as defined within the MGA.

NATURAL RESOURCE EXTRACTION means an activity involving the removal of sand, gravel, rock, oil, natural gas, and other natural materials that are obtained by excavation, drilling, boring, or other methods.

NON-STATUTORY PLANS means the plans, strategies, and documents that guide and influence the County of Newell's planning and development, and are not regulated by the Municipal Government Act.

PRIVATE ON-SITE SERVICES means a private water well or private septic system serving an individual parcel.

RECREATION means an activity of leisure that is most often done for enjoyment, amusement, or pleasure.

RECREATION FACILITIES means natural open spaces, improved parkland, areas used for active or passive recreation, and any facilities or buildings associated with recreation.



REGENERATIVE AGRICULTURE means a broad set of agricultural principles and practices that seek to address ecological conservation by focusing on the improvement of soil health, the enhancement of biodiversity, and the management of water, fertilizer use, and more. The principles and practices adopted are unique to their individual environmental, economic and cultural context.

REGIONAL WATER means the potable water distribution system that is operated by the Newell Regional Services Corporation (NRSC).

SERVICING STANDARDS means the County's technical requirements that govern infrastructure design, construction, testing, inspection, maintenance, and transfer of public works.

SHELTERBELT means a planting made up of one or more rows of trees or shrubs planted in such a manner as to provide shelter from the wind and to protect soil from erosion.

STATUTORY PLAN means an intermunicipal development plan, a municipal development plan, an area structure plan or an area redevelopment plan adopted by a municipality under the MGA, as amended.

SUBDIVISION means the process of dividing land into smaller parcels, overseen by the Subdivision Authority.

WATERSHED means an area of land, bounded by topographic features, where water drains into a shared basin such as a river, stream, lake, pond, or ocean. The size of a watershed can be tiny or immense and the boundaries and velocity of water flow are determined by landforms such as hills, slopes, and mountain ranges that direct where water will flow.

WATER BODY means any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes, but is not limited to, wetlands and aquifers.

WETLAND per the Alberta Wetland Policy, means land saturated with water long enough to promote wetland or aquatic processes as indicated by the poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.





MDP PHOTOS COURTESY OF: Rebecca Arndt, Shelley Barkley, Laurie Baron, Denise Bouvier, Ben Commodore, Karma Heninger, Allison Hickey, Stewart Luchies, Kim Neilsen, Anne Marie Philipsen, Samantha Plett, Lori Sjodin, Stephen Trembecki, Louise Virostek, Gail Volek, and Darla Wiebe.

