



FLAGSTAFF COUNTY MUNICIPAL DEVELOPMENT PLAN



**BYLAW 10/18
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1 | WELCOME TO FLAGSTAFF COUNTY



FIGURE 1: Flagstaff County Scenes
Source: Flagstaff County

Flagstaff County is a Community of communities. Within the geographic boundaries of Flagstaff County are four towns, four villages, two hamlets, and six localities (unincorporated residential communities). Our communities have long been supported by the hard work, innovative talents, and community-minded spirit of generations of residents.

TOWNS	VILLAGES	HAMLETS	LOCALITIES
Daysland	Alliance	Galahad	Battle Bend
Hardisty	Forestburg	Strome	Bellshill
Killam	Heisler		Berkinshaw
Sedgewick	Lougheed		Bonlea
			Lorraine
			Woodglen

Flagstaff County is closely connected to the land; in our pursuit of agricultural practices, in our pride in our landscapes, in our support for responsible resource development and transport, and in our desire to make our unique communities great places to live.

The Flagstaff County Municipal Development Plan (MDP) reflects our values as a community. Within this plan, you will find goals, objectives, and policies that support a vision for Flagstaff County as a place where opportunities exist for people to live a fulfilling rural lifestyle, supported by a diversity of economic opportunities, housing choices, natural and community-supported recreational amenities, vibrant community culture, conserved natural landscapes, and a strong commitment to working together.

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. 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. The closing of the American frontier allowed Canada to attract thousands of new immigrants from the United States and abroad with greater ease.

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. During this time it was common



FIGURE 2: Construction of Bridge near Hardisty (1907)
Source: Alberta Culture and Tourism

for government agencies and local businesses to publish promotional material designed to lure settlers to the Canadian west by extolling the region's virtues. One such booklet was published in 1910 by a real estate firm in the Killam region.

"This being a new country, naturally some people think they are coming to a wilderness, but such is not the case. Although only opened for settlement a few years, the roads are mostly graded, the culverts and bridges built where necessary, schools within easy reach of every child in the country. Churches of different denominations in every town and village, and throughout the country generally. Flagstaff County is situated west of the Rocky Mountains, which prove of great benefit in moderating the climate. Our winters are just right. Good, wholesome, healthy, and even. No hard winds or blizzards. No slushy disagreeable weather, and just enough snow to make traveling a pleasure, and assure sufficient moisture for the next season's crop."

Although the veracity of such promotional material may be disputed, it certainly did the trick – by 1910 the settlement of the region was already well underway.

Over the last century the name and municipal boundaries of Flagstaff County have shifted numerous times. The Municipal District of Flagstaff was first incorporated in December of 1912 and the first Council meeting held in January of 1913 in the Village of Loughheed. In 1943 the Minister of Municipal Affairs issued an order that saw the formation of the enlarged Municipal District of Killam, whose name was changed back to Flagstaff the following year. The Municipal District of Flagstaff became the County of Flagstaff No. 29 in 1968, and in 1998 the County underwent its final transformation, dropping its numeric appendage and becoming simply Flagstaff County. The County takes its name from Flagstaff Hill, which is a translation of the Cree his-ki-wa-or-nis ka-hko-hta-ke or "flag-hanging hill." Oral traditions identify Flagstaff Hill as a gathering place for the Sarcee First Nation.

2. REGIONAL ECONOMIC DEVELOPMENT

Flagstaff County is located in the Battle River Region Marketplace, which is comprised of the Counties of Wetaskiwin, Camrose, and Beaver, the Municipal Districts of Wainwright and Provost, and the urban municipalities therein.

Large-scale projects can lead to economic growth, an increase in regional population, and long-term sustainability. Developments relating to mining and oil and gas make up the vast majority of projects in the Battle River Region Marketplace.

In 2016, the Alberta Government initiated a 15 year plan to phase out of coal-fired electricity plants throughout the Province by 2030. The move away from coal-fired power generation is a move that has been adopted by federal, provincial/territorial, and municipal jurisdictions around the world. The move away from coal is intended to reduce dependence and over-reliance on fossil fuels for power generation and replace it with renewable energy sources. Additionally, this shift in power generation will result in lower levels of greenhouse gas emissions and air pollutants that directly impact air quality and

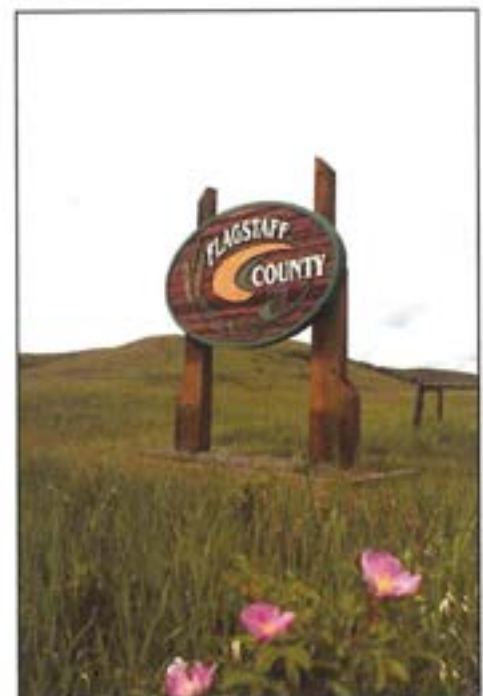


FIGURE 3: Flagstaff County Sign
Source: Flagstaff County

human health. The provincial phase out plan will directly impact the coal/electricity sector in Flagstaff County and local communities, as traditional industries are replaced with new opportunities.

In 2014, Flagstaff County adopted **Our Common. Wealth. Economic Strategic Pathways for Flagstaff County (2015-2018)**. Replacing the Flagstaff County Economic Development Strategic Plan (2009), this Plan contains thematic focus and a short to intermediate term economic development agenda for the County. This plan also establishes the County's strategy for working collaboratively with urban municipalities within the Flagstaff County region for mutually beneficial growth and development.

The Plan grew from a vision for the County: To be a strong, vibrant and sustainable regional Community of communities through collaboration and focus on economic, social and environmental cooperation that contributes to a rural essence and quality of life.

The County Vision is supported by 'strategic themes' that connect the vision to the policies of the municipality, the business plan and budget. To support this effort County Council has developed a Strategic Plan that is linked to and acts as an umbrella high-level plan under which the County's Business Plan and Budget will fit.

COLLABORATION

Strengthen relationships to build a strong, vibrant and sustainable region that benefits all citizens.

ECONOMIC

Pursue economic initiatives that promote sustainability, diversification and growth within the region.

SOCIAL

Support and promote a strong, vibrant, resilient, healthy, inclusive and safe Community of communities that addresses local values, social issues and well-being of its citizens.

PROGRAMS AND SERVICES DELIVERY

Provide citizens with effective, appropriate and financially responsible levels of service.

ENVIRONMENT

Promote the value of a healthy, sustainable natural environment and encourage its effective stewardship to ensure its preservation for current and future generations.

Flagstaff County is committed to provide efficient, effective, and equitable municipal services.

3. POPULATION CHARACTERISTICS

Flagstaff County has experienced modest population growth from 2006 to 2016. A part of this population increase can be attributed to the dissolution of the former Villages of Strome and Galahad, which are now unincorporated Hamlets within the municipal boundaries of Flagstaff County.

For the entire Flagstaff region (Flagstaff County and the urban municipalities within its boundaries), the local population trend has been one of a gradual decrease since 2001. The majority of urban municipalities in the Flagstaff Region have been experiencing gradual or significant population decline since 2001. Only the Town of Daysland and the Village of Loughheed have increased in population since 2001.

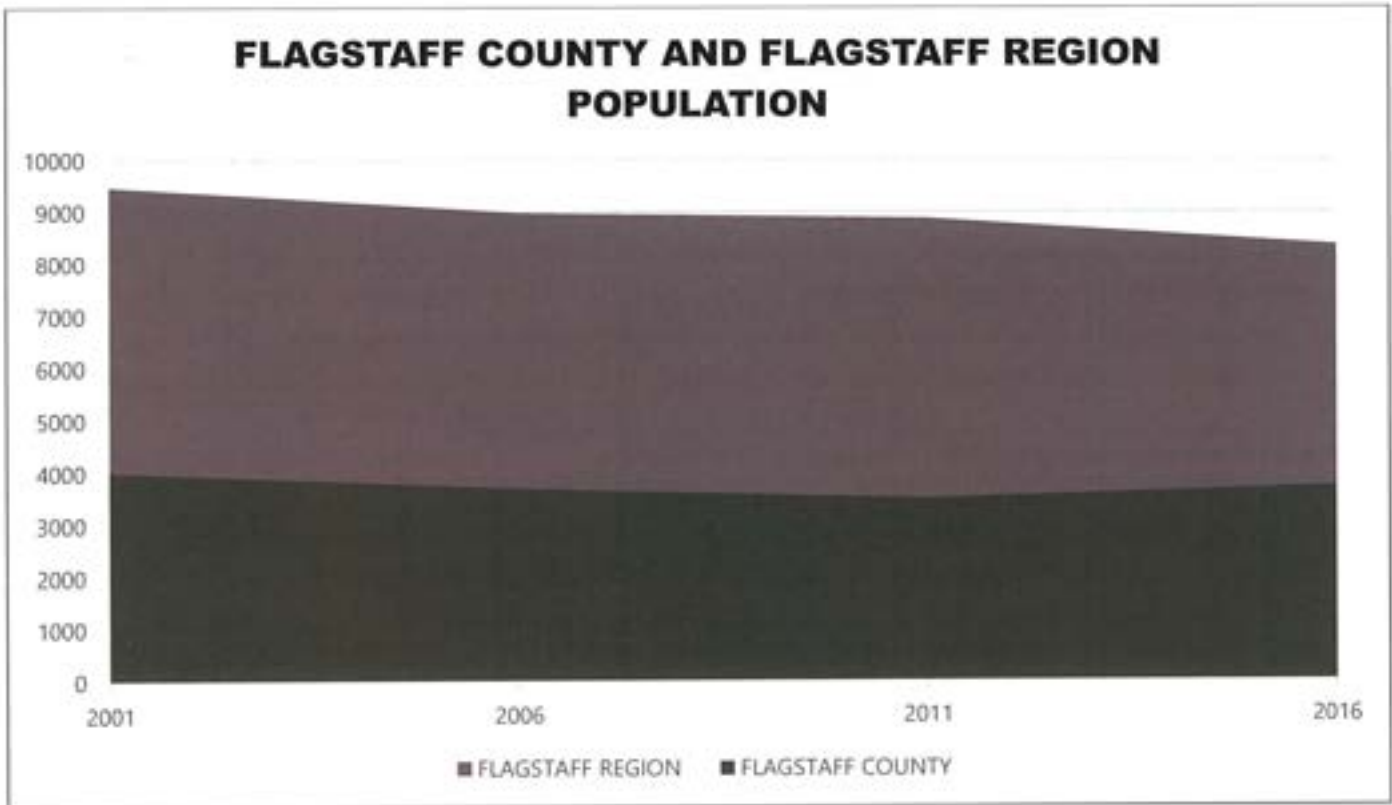


FIGURE 4: Flagstaff County and Flagstaff Region Population Chart
Source: Census Canada (2016)

4. AGE DISTRIBUTION

The average age of the population of Flagstaff County is 41.8, which is older than the average age of the population for Alberta as a whole, at 37.8. Flagstaff County has a higher percentage of residents over the age of 65 (18.0%) than the provincial average (12.3%).

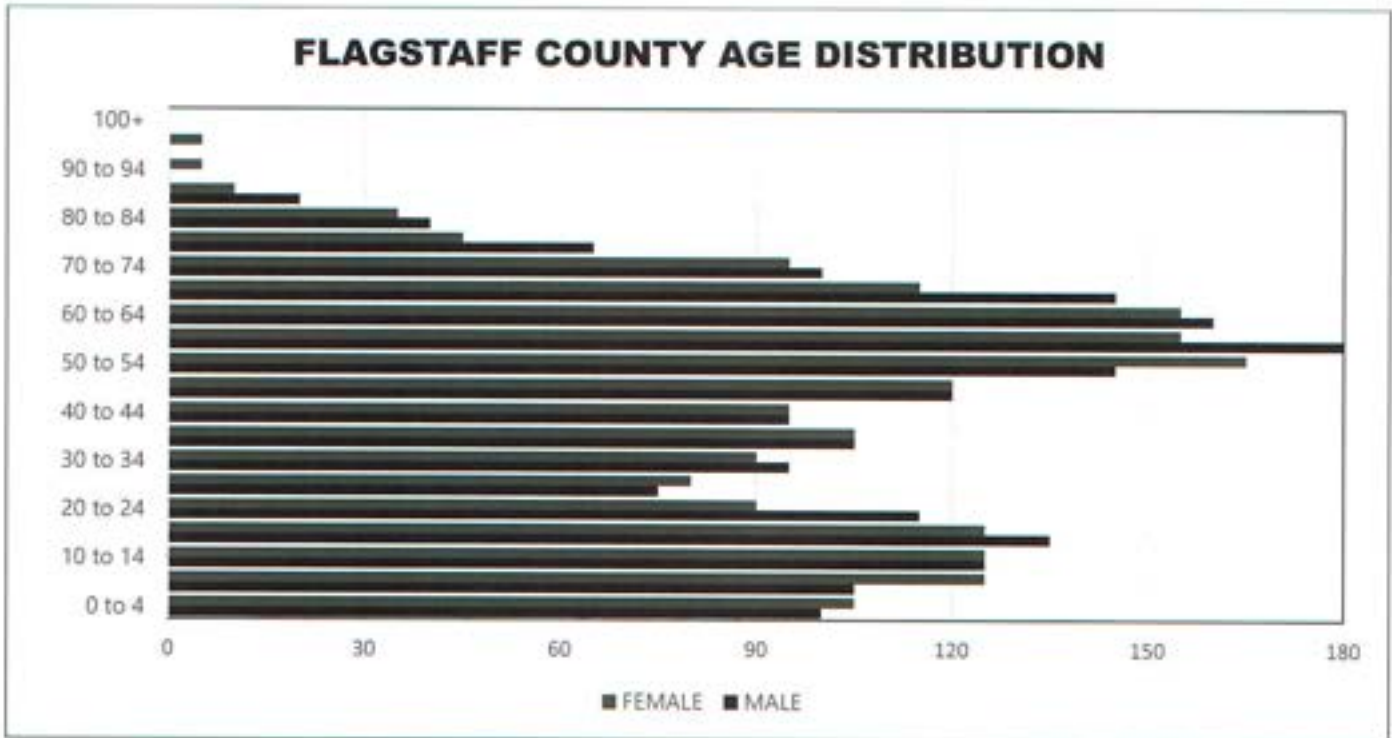


FIGURE 5: Flagstaff County Age Distribution Chart
Source: Census Canada (2016)

The population pyramid 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. It also demonstrates that the County's population is aging: a significant proportion of the population is over the age of 55, and the number of children in the 0 – 9 age cohort is low.

5. EDUCATION

The Battle River Regional School Division #31 serves Flagstaff County, with schools located in Daysland (K-12), Forestburg (K-12), Hardisty (1-9), Killam (K-9), and Sedgewick (K-12). All of the communities offer kindergarten service, some of which are run privately.

The Flagstaff Community Adult Learning Society, located in the Town of Killam, provides the County with non-credit learning opportunities. The Society sponsors the Flagstaff Literacy Project which provides computer literacy, community issues, and general interest programming.

6. INCOME

The median income for residents of Flagstaff County is \$40,995, slightly below the Alberta median of \$42,717.

Statistics Canada estimates that 8.6% of all County residents are low income, which is lower than the Alberta average of 9.3%.

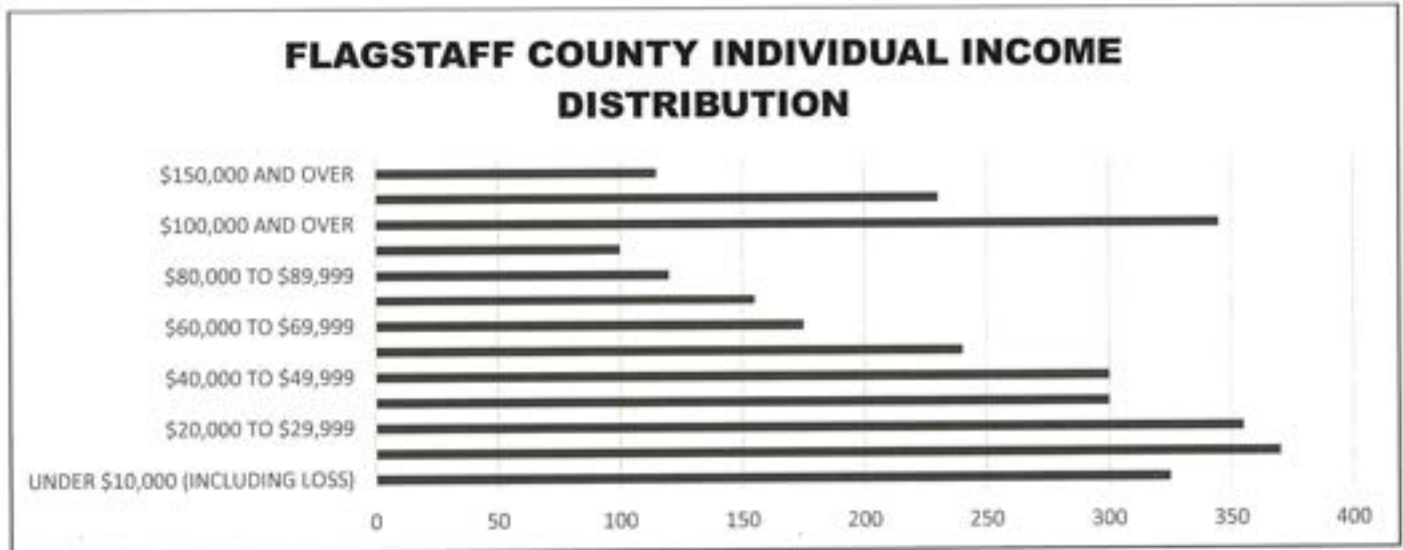


FIGURE 6: Flagstaff County Individual Income Distribution Chart
Source: Census Canada (2016)

7. HOUSING

Flagstaff County contains a total of 1,380 dwellings, the overwhelming majority of which are considered single-detached homes. This accounts for 92.4% of the total housing stock in Flagstaff County. The average household size in Flagstaff County is 2.5 persons, which is consistent with the provincial average (2.6 persons per household).



FIGURE 7: Flagstaff County Housing Types Chart
Source: Census Canada (2016)

8. ECONOMIC BASE

Throughout most of the 20th century, agriculture was the primary economic driver for Flagstaff County. Today, this industry remains the region's economic backbone. However, the past several decades have witnessed significant economic diversification by businesses in the Flagstaff region into resource exploration, oil, and gas service sectors.

Established in 2001 and incorporated as a not-for-profit in 2002, the Battle River Alliance for Economic Development (BRAED) is a group of 25 municipalities (including Flagstaff County) and five affiliate members in East-Central Alberta that work cooperatively and voluntarily to address community economic development issues from a regional perspective. BRAED's mission is to "work with and provide tools and resources to our members and partners that help to increase their economic development capacity."

According to BRAED, the region's economy (which includes Flagstaff County) is highlighted by the following workforce statistics:

- The demand for workers is estimated to be 119,900 by 2017, a 9% increase over 2013 employment levels.
- Unemployment continues to remain lower than the province average and is among the lowest of the seven regions.
- Labour force participation rate of 68.9% for 2014 is currently among the lowest in Alberta.
- Above-average employment in 2014 was reported in the Agriculture, Trade, Construction, and Healthcare and Social Assistance industries, representing 49% of total region employment.
- The four industries with the highest year-over-year (2013 to 2014) increase in employment were Health Care and Social Assistance, up 20%; Construction, up 15%; and both Manufacturing, and Finance, Insurance, Real Estate and Leasing up by 29% and 48%, respectively.
- The highest employee growth up to the year 2017 is anticipated to be in Trades, Transport and Equipment Operators and Related (outside the primary oil and gas industry) followed by Business, Finance and Administrative Occupations, and Sales and Service Occupations.
- There are employment opportunities available in food services, automotive and equipment repair and service, health inspectors, welders and machine operators, and farm workers based on recent job vacancy reports.

9. ENVIRONMENTAL CHARACTERISTICS

Flagstaff County straddles two Natural Regions: the Parkland Natural Region in the northern portion of the County and the Grassland Natural Region in the far south. Each Natural Region is made up of several subregions – as such, Flagstaff County is part of the Central Parkland Natural Subregion in its northern portion and the Northern Fescue 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 Northern Fescue Natural Subregion is similar to its neighbouring subregion, but is slightly more arid and does not support agricultural cultivation to the same extent.

10. FISH AND WILDLIFE

Species of fish and wildlife are very similar in the Central Parkland Natural Subregion and the Northern Fescue Natural Subregion. Common avian species in both areas include the upland sandpiper, Sprague's pipit, Baird's sparrow, red-tailed hawk, least flycatcher, Baltimore oriole, red-eyed vireo, mourning dove, great-horned owl, northern flicker, house wren, northern oriole and yellow warbler. Common mammal species include white-tailed deer, mule deer, antelope, moose, snowshoe hare, northern pocket gopher 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.



FIGURE 8: Beaver Dam
Source: Flagstaff County

11. ENVIRONMENTALLY SIGNIFICANT FEATURES & NATURAL AREAS

Environmentally Significant Features are natural areas, objects, and processes that support the long-term maintenance of biological diversity, physical landscape features and/or other natural courses, both locally and within a larger regional context. Environmentally Significant Features include (but are not limited to):

- Areas of moisture-loving vegetation along the edge of waterbodies (e.g. riparian areas), including streams, river banks, and lake shorelines;
- Coulee systems, ravines, and natural drainage systems;
- Environmentally Significant Areas identified by the provincial and federal governments;
- Farmyard shelterbelts;
- Groundwater recharge areas;
- Important patches of native vegetation, large trees, tree stands, brush, or shrubland;
- Large intact blocks of natural vegetation;
- Local food production capacity;
- Natural flood zones;
- Productive agricultural soils, grazing lands, and tame forage;
- Rivers, lakes, and streams (especially those associated with the Iron Creek or Battle River Watersheds);
- Sensitive or critical wildlife habitat;
- Unfragmented agricultural parcels;
- Wetlands and their associated uplands;
- Wildlife movement areas or corridors; and
- Other environmentally significant features as determined by Flagstaff County Council.

Generally, Environmentally Significant Features are not mapped by municipal, provincial, or federal governments. They are typically identified and addressed at the local planning stages of development (e.g. area structure plans, subdivision, etc.).

Flagstaff County has several areas that are designated Environmentally Significant Areas of provincial or national significance: Wavy Lake, Bellshill Lake, and the Battle River. Flagstaff County is also in close proximity to Big Knife Provincial Park and Camp Wainwright. Wavy Lake, Schultz Lake and Bellshill Lake have "Important Bird Area" designations and are critical staging grounds for ducks and geese. The valley of the Battle River east of Donalda to east of the Bigknife Provincial Park along the west side of Camp Wainwright is also significant because it is home to one of the most diverse and intact ecosystems in the Parkland Natural Region in Canada.



FIGURE 9: Greater Snow Geese
 Source: Gordon E. Robertson, PhD (University of Ottawa)

The Battle River valley and adjacent tributary streams from Highway 36 downstream to the County of Paintearth is of provincial significance because it is home to one of the most diverse and intact ecosystems in the Parkland Natural Region in Alberta. Many of the ecologically sensitive features in these regions are on (or are supported by) privately-owned lands.

In the cases of Wavy Lake, Schultz Lake and Bellshill Lake, it is recommended that maintaining natural shorelines will keep the area attractive for a variety of water birds. The Battle River can best be managed by avoiding excessive grazing and land clearance in its vicinity.

12. WATERSHEDS

The Iron Creek Watershed Society, Flagstaff County and the Alberta Riparian Habitat Management Society (Cows and Fish) worked together in 2006 and 2007 to prepare a "state of the environment report" for the Iron Creek area that may be used to develop and maintain a range management plan to ensure the long-term productivity and ecological health of sensitive riparian areas throughout the County. The project included data collected in 2001 and again in 2006. The project area broadly covered that portion of Iron Creek which runs southeasterly through Flagstaff County up to and including where the creek meets the Battle River.

Overall the project findings indicated that the condition of Iron Creek is generally healthy, but riparian health issues exist. Historic and current influences on the riparian health of Iron Creek include grazing animals, cropland cultivation, beavers and the availability and flow of water. We can safely infer that these influences have and continue to impact riparian areas throughout the County.

From a land use planning perspective the report provides the following findings and conclusions that can be applied to sensitive riparian areas across the County:

- Control of invasive weed species should be encouraged in order to reduce invasive weeds. Land use and development that encourages weed growth should be discouraged.
- The amount of bare land created by livestock or as the result of land development should be limited in order to help increase and maintain vegetation with deep binding root masses. Vegetation along important riparian areas including stream banks, coulee systems, wetlands and lakes should be preserved in order to maintain healthy riparian areas.



FIGURE 10: Battle River (Southwestern Boundary of Flagstaff County)
Source: Google Maps (2017)

2 | HOW THE MDP WORKS



1. BACKGROUND

The 2018 Flagstaff County Municipal Development Plan replaces the 2012 Flagstaff County Municipal Development Plan. The review process began in 2015 and was slowed down in 2016 while the County and regional partners explored opportunities for regional governance. The County, recognizing the importance of ensuring that the statutory plans guiding land use and land management within the County are current and reflect local, municipal and provincial changes reviews the MDP every 5 years. This MDP has been updated to:

- Reflect current demographic trends and economic development priorities;
- Reflect changes to the County's municipal boundary to include the former Villages of Galahad and Strome;
- Ensure consistency with the *Modernized Municipal Government Act* and updated supporting Regulations (including the *Subdivision and Development Regulation* and the *Intermunicipal Collaboration Framework Regulation*), the *Land Stewardship Act*, *Water For Life Strategy*, and *Alberta's Wetland Policy*; and
- Reflect the County's Conservation priorities.

2. THE ROLE OF A MUNICIPAL DEVELOPMENT PLAN

The Flagstaff County Municipal Development Plan (the MDP) is a statutory plan adopted by bylaw in accordance with the provisions of the *Municipal Government Act* and functions as the principal long-range land use planning document for Flagstaff County. The authority for municipal land use planning is set out in Part 17 of the *Municipal Government Act*. Part 17 provides for the preparation and adoption of plans, subdivision and development approval, and a variety of tools through which municipalities can achieve land use planning objectives.

The MDP represents the "big picture" concerning the direction and management of growth and sets overall policy direction for land use activities within our communities, and all planning documents and strategies. The MDP is intended to provide direction and guidance for the County's decision making authorities when considering the specific issues relating to a land use or development proposal.

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

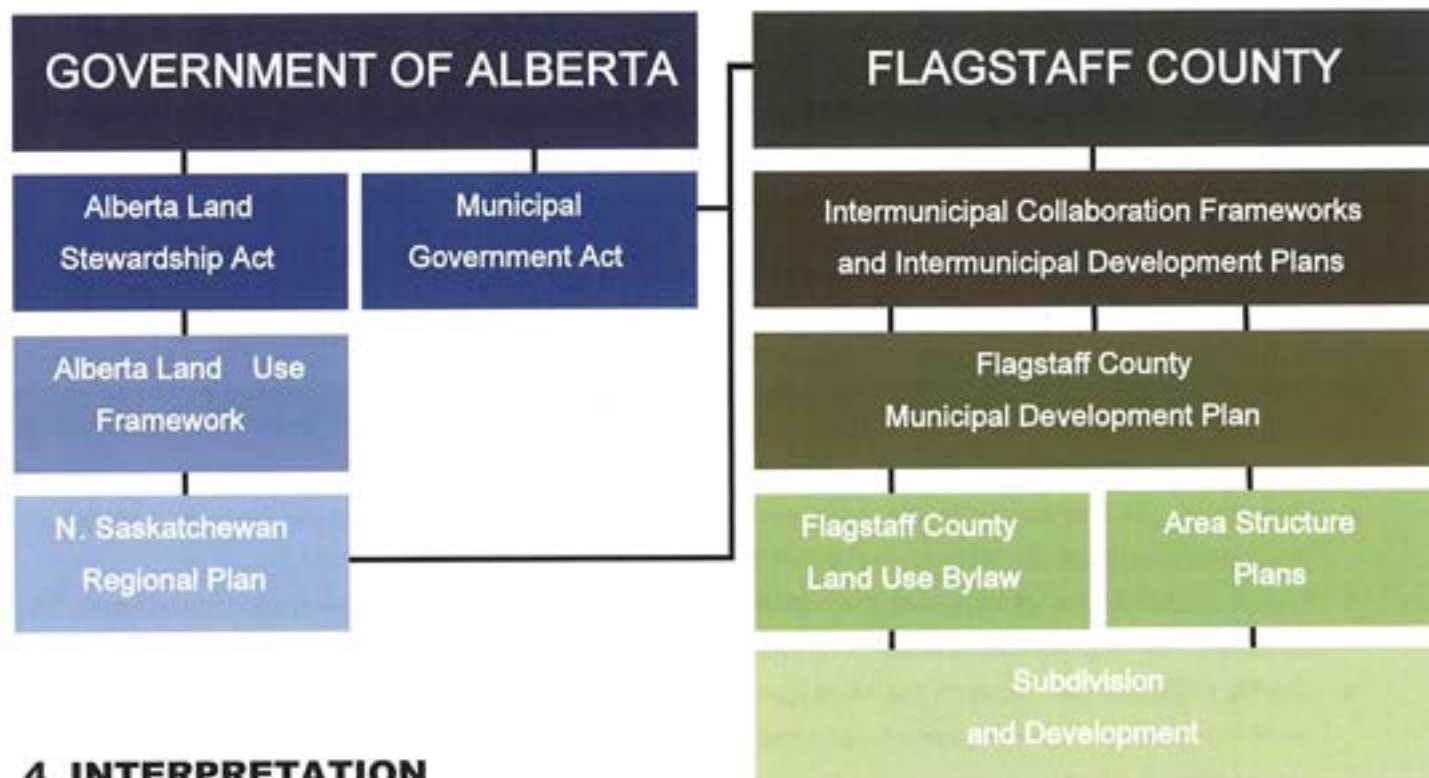
The MDP is a highly integrated plan intended to:

- Consider community needs, values, opportunities, and constraints;
- Provide policy direction;
- Provide a means for residents and adjacent municipalities to contribute to planning decisions that affect our communities; and

- Align land use decision-making processes with the County’s commitment to sustainability.

This plan is organized into sections with numbered policies. The background information within each section is to guide policy interpretation, but is not meant to be interpreted as policy statements. Each section of the plan is uniformly organized and includes goals, an introductory statement, and policies. Maps are included with the plan to express the County’s desired land use pattern for the future, and to provide information about current conditions and features found within Flagstaff County.

3. RELATIONSHIP WITH OTHER PLANS AND LEGISLATION



4. INTERPRETATION

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

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

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

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

5. ROLES AND RESPONSIBILITIES

FLAGSTAFF COUNTY COUNCIL

1. Flagstaff County Council will adhere to the goals and policies of the Flagstaff County Municipal Development Plan.
2. Flagstaff County Council will be responsible for the following implementation duties:
 - a. initiate and oversee the planning recommendations, programs, and committees necessary to fulfill the goals of the Flagstaff County Municipal Development Plan;
 - b. Consult with all relevant stakeholders in the implementation of the Flagstaff County Municipal Development Plan;
 - c. Engage the public in municipal decision making with respect to the goals and policies contained within the Flagstaff County Municipal Development Plan;
 - d. Assign specific tasks to various boards, agencies, and committees related to the implementation, monitoring, and review of specific Flagstaff County Municipal Development Plan policies.
3. Consider possible amendments to the Municipal Development Plan from time to time to respond to changing circumstances.
4. Determine the timing of a comprehensive review and update of this Municipal Development Plan.

COUNTY ADMINISTRATION

1. Implement the policies of the Flagstaff County Municipal Development Plan in the course of day-to-day operation.
2. Have regard for and adhere to the policies of the Flagstaff County Municipal Development Plan in making development and land use decisions in Flagstaff County.
3. Engage local residents, development proponents, and community stakeholders in the review, amendment, and updating of the Flagstaff County Municipal Development Plan.
4. Identify inconsistencies between the Municipal Development Plan and new issues not addressed, and provide recommendations to County Council for possible amendments.
5. Ensure that all statutory plans and documents, including revisions, conform to the Flagstaff County Municipal Development Plan.

COMMUNITY RESIDENTS AND DEVELOPMENT PROPONENTS

1. Review the Flagstaff County Municipal Development Plan and consult with County Administration prior to making subdivision and development applications.
2. Provide ideas, concerns, and feedback to County Council and Administration at public meetings, public hearings, and other opportunities when the Flagstaff County Municipal Development Plan is proposed to be reviewed, amended, or updated.

3 | PRINCIPLES FOR THE PLAN



1. THE PLAN'S PURPOSE

The purpose of the Flagstaff County Municipal Development Plan is to establish a clear 25-year vision for land use and development. The plan establishes a policy framework for implementing the community's vision for land use and land management. It also establishes an evaluation framework for measuring how successfully the plan has been implemented when it is next reviewed.

2. SMART GROWTH

To facilitate sound planning and development within the County, the Flagstaff County Municipal Development Plan is structured around principles of Smart Growth that have been modified to apply more specifically to a rural setting. These principles emphasize the value of enhancing quality of life for residents and preserving significant natural areas in order to ensure that new growth and development in the County will be socially, fiscally and environmentally responsible well into the future. The Smart Growth themes that are evident in this Plan include:

- Fostering an identity which is unique, vibrant, diverse, and inclusive.
- Nurturing engaged citizens. Community members and volunteers participate in community and decision-making.
- Nurturing the redevelopment of existing hamlet areas and residential subdivisions through the provision of prescriptive land use policies.
- Facilitating the provision of diverse housing opportunities. People in different family types, life stages and income levels will be able to afford a home in the County.
- Maximizing the use of existing hard and soft infrastructure.
- Encouraging growth in growth node areas, existing hamlets and in proximity to urban centres with access to municipal and regional infrastructure.
- Preserving open spaces, natural beauty and environmentally sensitive areas by encouraging development with design features that protect the natural landscape, vegetative cover, and water features.
- Encouraging economic development through economic renewal by supporting new and existing economic assets within the community, traditional regional economic drivers and by identifying growth nodes and corridors.



FIGURE 11: Pond Hockey Game
Source: Flagstaff County

3. GUIDING PRINCIPLES

1. Land uses and development activities must respect and maintain the integrity of Flagstaff County's land base and ecological resources.
2. Smart growth principles will be applied to maintain the integrity of the land base and to promote sustainable development such that the needs of the present generation are met without compromising the County's rural character or the ability of future generations to meet their own needs.
3. Growth must be managed and directed in a compatible, transparent, equitable manner that recognizes the diverse needs and aspirations of all County residents.
4. The County will establish land use patterns which make efficient use of land, infrastructure, public services and public facilities and which contribute to the development of healthy, safe, and viable communities by encouraging appropriate mixes of all land use types and a wide range of economic opportunities.
5. Planning will be proactive, comprehensive, and carried out in a fair, open, consistent, and equitable manner.



FIGURE 12: Viterra Inc. Grain Elevator in Flagstaff County
Source: Flagstaff County

4 | GROWTH MANAGEMENT



1. PATTERN OF GROWTH

Map 6 - Future Land Use identifies the general long term pattern of land use within Flagstaff County. The map shows the general intent for future development, recognizing that more detailed boundaries and land uses will be determined or specified through area structure plans and the Flagstaff County Land Use Bylaw. The general land use categories identified on Map 6 - Future Land Use include:

GOAL

Facilitate sustainable growth and development in Flagstaff County by balancing economic growth, environmental protection, and the preservation of the County's rural way of life.

AGRICULTURE	Areas where agricultural and rural farm site operations are the predominate land use activity
COUNTRY RESIDENTIAL	Portions of Flagstaff County where multi-lot country residential developments exist, or where Country Residential developments will be encouraged to locate in the future
HAMLET	Recognized hamlets in Flagstaff County where a mix of land uses will be developed to support the growth and sustainability of the County's rural communities
COMMERCIAL	Portions of Flagstaff County where major commercial development is encouraged to be located
INDUSTRIAL	Portions of Flagstaff County where major industrial development is encouraged to be located

Policies for each of the land use categories are located in Sections 7 through 10 of this plan.

Map 6 - Future Land Use also illustrates three overlay areas: the Statutory Plan Area Overlay (portions of Flagstaff County that are subject to the policies of an existing statutory plan other than this plan), the Residential Growth Node Overlay, and the Commercial/Industrial Growth Node Overlay. These overlays are intended to bring to the attention of County Council, Administration, decision making bodies, local residents, and development proponents the existence of significant land use considerations for these areas. Future development on lands that are covered by the growth node overlay shall be guided by the policies in Section 4.3 of this plan. Future development on lands that are covered by the Statutory Plan Overlay shall be consistent with the policies within the applicable statutory plan(s) (area structure plan or intermunicipal development plan).

2. INTERMUNICIPAL PLANNING

OBJECTIVE: ENSURE URBAN MUNICIPALITIES ARE ABLE TO EXPAND IN AN ORDERLY, EFFICIENT, AND SUSTAINABLE MANNER.

1. Should urban municipalities within Flagstaff County seek to expand their municipal boundaries to accommodate growth, Flagstaff County shall encourage these municipalities to avoid areas of Flagstaff County that include:
 - a. higher capability agricultural land;
 - b. regionally significant natural resources; and
 - c. environmentally sensitive areas.
2. Flagstaff County may support the annexation of lands for the sustainable growth of an urban municipality, if:
 - 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 lands are needed for urban growth;
 - d. the lands are predominantly vacant and suitable for urban development; and
 - e. the staging of development is in conformity with the urban municipality's Municipal Development Plan or any other approved statutory plan.
3. Council will support only those annexation proposals that they feel are required and justified. In forming their position on an annexation proposal, Council will consider the following.
 - a. Does the annexation proposal encompass lower capability agricultural land and, if not, is the expansion onto high capability agricultural land justified in light of existing growth direction options?
 - b. Has the urban centre planned its future land use and development through a Municipal Development Plan, Intermunicipal Development Plan or similar planning document?
 - c. Is the annexation required or does the urban centre have sufficient land within its boundaries to accommodate anticipated growth and development?

OBJECTIVE: DEVELOPMENT ON LANDS NEAR ADJACENT MUNICIPALITIES SHOULD NOT CREATE LAND USE CONFLICTS OR LIMIT THE ABILITY OF URBAN MUNICIPALITIES TO GROW SUSTAINABILITY

4. Flagstaff County and its urban and rural municipal neighbours have historically co-operated in planning future land use, development, and servicing within fringe areas around these municipalities in the County. The County will continue to work closely with adjacent municipalities in the detailed planning of lands adjacent to municipal boundaries, with the goals being: the best utilization of land and the minimization of long range land use conflicts and servicing costs for both municipalities.
5. Flagstaff County will work with adjacent municipalities to prepare Intermunicipal Development Plans that describe:
 - a. The location of future annexation areas in Flagstaff County;
 - b. The future use of land within the identified plan areas;
 - c. The provision of municipal infrastructure and servicing;
 - d. Notification and communication requirements between the partner municipalities for subdivision and development applications; and
 - e. Dispute resolution procedures.

6. Development of lands on the fringes of the urban municipalities will be allowed by the County provided such development does not unduly interfere with the ability of the urban municipality to expand in the future or negatively affect development in the urban municipality. Development will not occur in these areas until the County is satisfied with plans for servicing, access, and the minimization of any potential land use conflicts.
7. Development of lands on the fringes of the County with neighbouring rural municipalities will be allowed provided such development does not unduly interfere with the ability of either municipality to provide services to residents. Development will not occur in these areas until the County is satisfied with plans for servicing, access, and the minimization of any potential land use conflicts.

3. FUTURE GROWTH NODE AREAS

The Future Growth Node Area Overlays (Residential and Commercial/Industrial) illustrated on **Map 6 – Future Land Use** identifies areas where the County wishes to encourage more intensive growth and development. These areas are preferred for more intensive industrial, commercial, recreational and residential development. They have been identified because of the proximity to transportation and utility infrastructure, other municipal services and social and community services. By focusing more intensive development to these areas, the County hopes to mitigate negative impacts on agricultural uses, municipal infrastructure and rural lifestyles throughout the rest of the County.

1. Flagstaff County will encourage new higher density or higher intensity developments to locate within the Growth Node Overlay Areas, as identified on **Map 6 - Future Land Use**.
2. Development within the Growth Node Areas should avoid lands that include:
 - (a) regionally significant natural resources; and
 - (b) environmentally sensitive areas.
3. Residential, commercial, recreational, and industrial developments within the Growth Node Areas shall conform to all relevant specific plan objectives and policies provided for in this Plan, and any policies established in an approved Area Structure Plans affecting the proposed development.
4. Population and employment growth within the growth nodes will be accommodated by directing growth to:
 - a. areas within the growth nodes that are adjacent to similar existing or approved uses; and
 - b. areas that can be reasonably and cost effectively offer municipal water and wastewater services.
5. Recreational and tourism oriented development will be given priority within growth node areas that contain existing or approved recreation and tourism developments or by virtue of their resource based recreational potential.
6. The County will discourage the development of non-recreational or tourism oriented developments within growth node areas that contain unique environmental features that would be most conducive to the development of future recreational or tourism related uses. These features may include: water bodies, water courses, and river valleys or areas where existing substantive recreational developments are located.
7. Concurrently with the submission of an application to amend the Flagstaff County Land Use Bylaw to facilitate higher density or higher intensity development within the growth node areas, the County will require the applicant to provide an Area Structure Plan or Outline Plan that describes and identifies the appropriate type and scale of development within the plan area.
8. Growth node areas will be planned and designed to:

- a. cumulatively attract a significant portion of population and employment growth;
- b. provide a diverse and compatible mix of land uses, including residential and employment uses, to support vibrant communities;
- c. provide high quality public open spaces that create attractive and vibrant places;
- d. Minimize impact on ecologically sensitive areas and features;
- e. generally achieve higher densities than the surrounding areas; and
- f. achieve an appropriate transition of built forms to existing and planned developments in adjacent areas.

5 | CULTURAL LANDSCAPES



Flagstaff County includes unique natural features and rich landscapes, and places value on the County's significant cultural landscapes. The County supports the UNESCO World Heritage Committee definition of Cultural Landscapes:

"Cultural Landscapes represent the combined works of nature and man. They are illustrative of the evolution of human society and settlement over time, under the influence of physical constraints and/or opportunities presented by their natural environment and of successive social, economic and cultural forces both external and internal." (UNESCO/ICMOS, 1995, np).

GOAL

Cultural landscapes in Flagstaff County will be recognized and celebrated.

OBJECTIVE: PRESERVE SIGNIFICANT CULTURAL LANDSCAPES THROUGHOUT THE COUNTY.

1. The County will require Historical Resource Impact Assessments to be included with proposed subdivision and development applications in locations where the proposal may impact significant cultural landscapes.
2. The County will encourage the promotion and sensitive use of historic resources to promote tourism, where appropriate.
3. The County will require that proposed subdivisions and developments on the "main streets" of hamlets protect built heritage and enhance the historic significance and character of these areas.



FIGURE 13: Historic Photo of hay fields near Hardisty in Flagstaff County
Source: Provincial Archives of Alberta



1. ENVIRONMENTAL MANAGEMENT

Flagstaff County includes a range of valuable and unique environmental features. This natural capital supports not only the County's ecosystem but also the economic, social, and cultural systems throughout the County. Recognizing that a successful and sustainable future is dependent on the vitality of all of the interconnected systems (built and natural environment, economic, social, and cultural) the County has adopted a strong approach for environmental management.

GOAL

Flagstaff County's rivers, streams, lakes, and other significant features will be protected for the benefit of the natural environment and local residents.

Flagstaff County recognizes that the goal of environmental protection cannot mean total ecological integrity. Simply put, a municipality cannot reasonably expect to maintain the full structure of the ecosystem and still have roads, services, amenities, and buildings. The goal for a rural municipality must be the achievement of a healthy environment or one that does not show symptoms of stress in areas such as:

- Decreased water quality;
- Significant hazards to land users and adjacent land users; and/or
- Significantly reduced biodiversity.

This is considered a Low Net Negative Environmental Impact approach.

Flagstaff County supports a Low Net Negative Environmental Impact approach to environmental management that will help to ensure that the County's natural and built heritage and the processes that connect them will prosper well into the future.

The goal for Flagstaff County is to ensure that the cumulative impact of development decisions affecting the ecological, social and heritage assets of the County will be mitigated to ensure that any negative environmental impacts are as low as is reasonably possible. Adopting a low net environmental impact approach to environmental management allows the County to encourage sustainable development in all areas without unduly impacting ecosystem health, working landscapes or the County's cultural landscapes.

The following objectives and policies relate to environmental management in Flagstaff County.

OBJECTIVE: IDENTIFY AND PRESERVE SIGNIFICANT ECOLOGICAL SITES THROUGHOUT THE COUNTY

1. The County will encourage the protection, of native vegetation and biodiversity in agricultural land management through support of such programs as Alternative Land Use Services (ALUS), the Alberta Riparian Habitat Management Society (also known as Cows and Fish), the Agricultural Service Board, etc. and the use of available tools, such as conservation easements.

2. The County may require an Environmental Assessment (or any other study or assessment) to be submitted at the time of a subdivision or development application when a proposed development may have an impact on identified natural or environmentally sensitive features.

OBJECTIVE: DEVELOPMENT SHOULD ONLY OCCUR ON LANDS THAT DO NOT HAVE CRITICAL DEVELOPMENT CONSTRAINTS

3. Groundwater of sufficient quantity and quality should be available to support the proposed development. Development will be discouraged in areas where reserves of potable water are inadequate.
4. Development will be discouraged in areas characterized by wetlands, swamps, muskeg or saturated soils. Development will also be discouraged in valleys, ravines or seasonal draws. Where development is allowed in areas exhibiting these characteristics the development must adhere to provincial regulations, guidelines, and wetland mitigation policies.
5. No permanent structures will be allowed within the 100-year flood plain of any river, stream, or lake shore. A certificate from a qualified, registered professional engineer or architect will be required to confirm that the development has been properly flood proofed.
6. The County shall encourage flood plain and flood prone areas to be kept in their natural state, or be used for agricultural use, where appropriate.
7. Where development is allowed within a flood prone or flood plain area, the County will take measures as required to ensure that the potential liability to the County through flooding is reduced.
8. On municipal lands within flood areas, new development should be limited to recreational uses.
9. Development shall be prohibited on slopes in excess of 15% or on slopes which are subject to slippage or mass movement.
10. Development is discouraged from locating on soils which have extremely fast percolation rates and/or which might result in the possibility of groundwater contamination.
11. Unless unique site requirements determine otherwise, development proposals should conform to the Alberta Environment's Recommended Guidelines for Minimum Environmental Reserve/Easement Widths so far as they pertain to setback requirements from valley breaks, ravines and watercourses.
12. The County may require an environmental impact assessment or evaluation related to a proposed development which may have an impact on an identified natural or environmentally sensitive feature.
13. Development on sandy or unstable soil may only be allowed if measures to control erosion are implemented, to the satisfaction of the Development Authority.

OBJECTIVE: DISCOURAGE THE FRAGMENTATION OF WORKING LANDSCAPES

14. The County will encourage new pipelines, electrical and transmission lines, rail lines, and road developments to be located adjacent to quarter section or property boundaries and/or within a recognized corridor to limit the further fragmentation of lands within the County.
15. The County will discourage the premature conversion of productive agricultural land to other uses when equally viable alternatives exist.

16. Developments for non-agricultural uses will be encouraged to locate on lands of lower agricultural capability and in areas where possible negative impact on agriculture are minimized.

2. RESERVES AND CONSERVATION EASEMENTS

In certain instances – as outlined in the *Municipal Government Act* – the subdivision process can involve the dedication of reserve lands to the County. Currently the *Municipal Government Act* identifies four types of reserves which may be taken during subdivision by a municipality. These reserves include: Municipal Reserves (MR), Community Services Reserves (CSR), Conservation Reserves (CR), and Environmental Reserves (ER). Additionally, the *Municipal Government Act* also provides for the establishment of Environmental Reserve Easements (ERE), and the *Alberta Land Stewardship Act* provides for municipalities to receive grants of Conservation Easements from private landowners.

Municipal Reserves shall be used by the municipality as public parks, public recreation areas, for school authority purposes or as buffers between parcels of land which are used for different purposes. Depending on the circumstances, subdivision proponents may be required to provide cash-in-lieu of land at time of subdivision to satisfy the requirement for Municipal Reserve dedication.

Community Services Reserves are established when a school board declares that reserve parcel is no longer required for school purposes; the land where the school building would have been located can be transferred to the municipality and dedicated as Community Services Reserve. A Community Services Reserve can be used for a public library, a police station, a fire station, ambulance services, a non-profit day care, senior citizens or special needs facility, affordable housing, or a municipal facility that provides service directly to the public. A Community Services Reserve differs from other types of reserves in that the reserve designation does not occur during the subdivision process.

Environmental Reserves may be taken during the subdivision process to prevent the development hazard lands, wet areas, valleys, natural drainages, and lands adjacent to waterbodies so as to preserve natural features, prevent pollution, and/or maintain public access.

If a subdivision proponent and a municipality agree, lands normally subject to an Environmental Reserve can instead be subject to an Environmental Reserve Easement, registered on title, and established for the protection and enhancement of the environment.

Conservation Reserves may be required by the Subdivision Authority on lands that are not appropriate for Environmental Reserve, but which have environmentally significant features, in exchange for market value compensation.

Conservation Easements allow for a landowner to give up certain land use opportunities in order to conserve all (or a portion) of their parcel. These easements are registered on the title, but the landowner retains ownership of the property. This need not occur as part of a subdivision process.

Environmentally sensitive features require special attention when being considered for development. Such areas include lands subject to a flooding hazard, ravines, steep slopes, areas subject to erosion, areas important for wildlife, and rivers, lakes, and streams. Council shall have regard for these sensitive areas when considering amendments to the Land Use Bylaw or this plan.

OBJECTIVE: CONSERVE AND PROTECT SIGNIFICANT CULTURAL LANDSCAPES AND ENVIRONMENTALLY SENSITIVE FEATURES

1. The County shall 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 required within a proposed subdivision for the residents of the area, the County will accept money-in-lieu of land.
3. Municipal Reserve parcels in the County shall be:
 - a. concentrated in a few large parcels on suitable sites rather than scattered through subdivisions; and
 - b. evaluated and inventoried with the aim of making more efficient use of the reserves through consolidation and/or sales.
4. Prior to disposing of any Municipal Reserve, Council shall review the applicability and effect of such disposition on surrounding land uses and the area's recreational potential.
5. The County may require subdivision and development applications adjacent to water bodies and watercourses to prepare an engineering and/or geotechnical study to determine an adequate setback based on soil conditions and slope stability.
6. An Environmental Reserve of not less than 30.0 m (98.0 ft) in width from the high water mark of a river and/or the top of bank of a lake shall be required as a condition of subdivision approval. As a condition of development approval where there is no subdivision, a comparable setback of 30.0 m (98.0 ft) shall be required from the high water mark of a river and/or the top of the bank of a lake to the wall of the nearest building. The illustration below demonstrates the recommended water buffer adjacent to a waterbody.

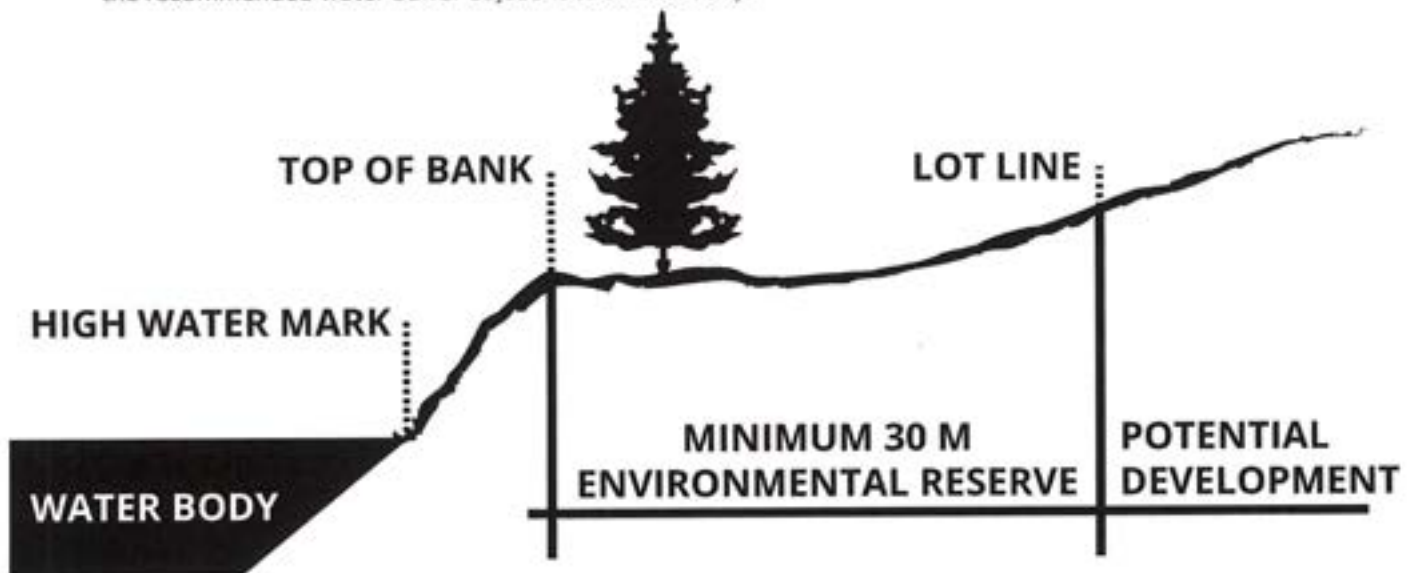


FIGURE 14: Environment Reserve Area Diagram

7. If the amount of environmental reserve is contested by the development proponent, the proponent may provide a report prepared by a qualified professional that indicates the recommended environmental reserve area appropriate for the proposed development area. The Development Authority (at their discretion) may allow for a greater or lesser environmental reserve based on the findings of the report.

The amount of Environmental Reserve required adjacent to other bodies of water and water courses will be based on the recommendations of any engineering and/or geotechnical study requested by the County or using the guidelines for Environmental Reserve width developed by Alberta Environment and Parks.

8. Additional reserve and/or setback may be required by the County if there are concerns with flood susceptibility or bank stability on the site.
9. Where Environmental Reserve Lands are not necessary to provide public access to an environmental feature, the County shall, at the time of subdivision, consider the option of an Environmental Reserve Easement as provided for in the *Municipal Government Act*.
10. Municipal Reserves may be required as an open space buffer of sufficient size and composition to act as a noise and visual barrier where required between disparate land uses.
11. Flagstaff County may consider proposals to designate future conservation areas in locations where the proposed conservation area includes features that are consistent with the County's conservation priorities.
12. At the discretion of the subdivision approving authority, the use of Conservation Easements may be considered as an alternative to traditional Environmental Reserve during the subdivision process. The use and control of these features and areas shall be clearly stated in an easement agreement.

3. LAKESHORE DEVELOPMENT

There are some lakes within Flagstaff County that are used for both residential and recreational purposes. Flagstaff County is also home to some lakes where the shoreline has remained virtually undeveloped.

Flagstaff County also features unique lake area habitats such as the Wavy Lake, Bellshill Lake and Schultz Lake all of which have Important Bird Area (IBA) Status.

The purpose of this section of the Flagstaff County Municipal Development Plan is to provide policies which will assist in maintaining and developing area lakes in a sustainable manner for future generations.

OBJECTIVE: PROTECT SURFACE AND SUBSURFACE WATER QUALITY AND QUANTITY.

1. The conversion of existing seasonal recreational residential developments to permanent year round communities may be considered at the discretion of Council.
2. The County will ensure that recreational residential developments adhere to the following conservation design (cluster) based principles:
 - a. The ecology of the subject site must be considered. Environmentally sensitive lands will be left undisturbed wherever possible, but incorporated into the overall development. Wildlife corridors or connections between habitat areas will be maintained wherever possible.
 - b. Development will be directed to lands that are deemed by the County to be of lesser environmental significance.
 - c. The natural landscape and topography will be considered and incorporated into the overall design of the development.
 - d. Conservation easements may be used to conserve the remainder of undeveloped lands.
3. Development which will have an adverse impact on lake water quality will be discouraged.

4. On-site sewage disposal systems other than holding tanks are not recommended on building sites where these forms of sewage disposal may impact lake water quality.
5. Developments that may result in an impact on lake water levels through excessive use of surface and lake fed groundwater aquifers will be prohibited.
6. Proponents of new developments adjacent to lakes will be required to prepare, submit, and adhere to a construction management plan that ensures all silt, sediment, and pollutants will be contained and managed onsite during construction.
7. New development adjacent to lakes will be restricted within 30.0 m (98.0 ft) of any lake inlets and outlets.
8. Natural vegetative cover will be encouraged to be retained within 30.0 m (98.0 ft) of the bed and shore of any lakes and rivers within Flagstaff County.

7 | AGRICULTURE



The County's most enduring resource is its working landscapes. The agricultural, forestry, and resource lands generate significant employment, and are central to the collective history, culture, and sense of place of the County's residents.

According to the Canadian Land Inventory, most soils in Flagstaff County are considered Class 2 or 3 (moderate or moderately severe limitations that restrict the range of crops or require moderate conservation practices). There are some concentrations of Class 1 soils (not significant limitations) north and west of the Hamlet of Galahad, and north of the Village of Loughheed. See **Map 3 – Agriculture** for soil classification information for Flagstaff County.

Working landscapes are irreplaceable and contribute to the high quality of life enjoyed by all Flagstaff County residents. Working landscapes within the County must be carefully and equitably managed in order to retain the integrity and value of these areas for the benefit of future generations while supporting economic growth within the agricultural community.

In order to encourage the future viability of a diverse range of agricultural operations within the County, the Municipal Development Plan includes objectives and policies to not only protect, where appropriate, but also enhance the agri-based economy and rural lifestyle.

1. AGRICULTURAL AREAS

The following objectives and policies have been adopted by Flagstaff County relating to agricultural areas:

OBJECTIVE: ENSURE WORKING LANDSCAPES REMAIN A VIABLE COMPONENT OF THE REGIONAL ECONOMY AND CULTURE

1. Most of Flagstaff County is designated as Agriculture Area, as shown on **Map 6 - Future Land Use**.
2. The Agriculture Area is to be, for the most part, conserved for agricultural and agriculture-related uses.
3. Industrial, commercial, and residential uses may be allowed in the Agricultural area where provided for in the Flagstaff County Land Use Bylaw.
4. While the primary use of the Agriculture Area is for extensive agriculture and confined feeding operations involving the production of feed grains, cereal grains, forage crops, specialty crops, livestock, and other animals on a commercial basis, other uses that (in the opinion of Council) do not adversely affect present or future agricultural pursuits may also be permitted on a discretionary basis provided that the development will not adversely affect the agricultural community.

GOAL

Flagstaff County will be a welcoming community for a wide variety of agricultural activities and support businesses.

5. Within the Agriculture Area, a wide range of resource utilization uses may also occur provided that such uses do not negatively impact other surrounding uses.
6. The County will give due consideration to the protection of good quality agricultural land and the location of existing agricultural operations when applications for Land Use Bylaw amendments or subdivisions are being determined.
7. The minimum parcel size for extensive agricultural uses will normally be a half quarter section (32.0 ha) less any permitted Country Residential or Agricultural Small Holdings Subdivisions.
8. Notwithstanding **Policy 7.1.7**, extensive agricultural parcels may be less than a half quarter section in area where the parcel is fragmented by reason of one or more: public roadways, railways, rivers, creeks, or other natural barrier which impedes the crossing of cultivation equipment.

OBJECTIVE: MINIMIZE NEGATIVE IMPACTS OF AGRICULTURAL OPERATIONS ON THE ENVIRONMENT & ADJACENT LAND USES BY ENCOURAGING GOOD LAND STEWARDSHIP PRACTICES

9. The County will provide information to the agricultural community regarding Beneficial Management Practices (BMPs) and other conservation practices that conserve or enhance the health of soil resources.
10. Input shall be provided to the Natural Resources Conservation Board (NRCB) in responding to application for new or expanded Confined Feeding Operations (CFOs) based on the technical and locational merits of each application. The County's policy is that all such confined feeding operations and manure storage facilities must fully satisfy all the requirements and regulations adopted under the *Agricultural Operation Practices Act*, specifically the minimum distance separation requirements and the land base requirements.
11. Minimum distance separations for CFOs shall conform to standards set out in the *Agricultural Operations Practices Act*.
12. In addition to the minimum distance separation requirements provided through regulations adopted under the *Agricultural Operation Practices Act*, the County's policy is that CFOs requiring registration or approval and manure storage facilities requiring authorization under *the Act* shall not be allowed within 3.2 km (2.0 mi) of the corporate boundaries of any urban municipality within Flagstaff County or within 0.8 km (0.5 mi) of the Growth Node Area Overlay designated on **Map 6 - Future Land Use**, which areas shall be considered an urban fringe when calculating the regulations approved under the *Agricultural Operation Practices Act*.
13. CFOs will be discouraged from locating in environmentally sensitive areas where slope instability and or groundwater contamination may be of concern.
14. In addition, for the purposes of implementing the regulations adopted under the *Agricultural Operation Practices Act*, the policies of any other statutory within Flagstaff County respecting confined feeding operations shall also be applied, in addition to the policies of this plan.

2. COUNTRY RESIDENTIAL DEVELOPMENT IN AGRICULTURE AREAS

Country residential development is the most common form of subdivision requested in Flagstaff County. Demand for country residential parcels exists throughout the County and is primarily for single parcel developments.

The County recognizes that country residential development in the Agricultural Use area can provide a desirable lifestyle for people wishing to reside in a rural area and an economic boon to members of the agricultural community wishing to

subdivide their land. This Plan strives to achieve a balance between providing additional opportunities for country residential development while still supporting the livelihood and quality of life of the existing and future agricultural community. As such, country residential living will be supported in the agricultural area in a limited way by regulating the location and number of developments allowed per quarter section in the agricultural area.

Managing country residential development within agricultural areas in the County will discourage inflation of the price of agricultural land and minimize the potential for conflicts between the agricultural community and acreage and/or recreation property owners.

OBJECTIVE: PROVIDE OPPORTUNITIES FOR LOW NET ENVIRONMENTAL IMPACT COUNTRY RESIDENTIAL DEVELOPMENT IN THE AGRICULTURAL USE AREA WITHOUT UNNECESSARILY FRAGMENTING WORKING LANDSCAPES

1. Country residential development will be allowed within the Agriculture Area shown on **Map 6 - Future Land Use**, subject to the policies noted below.
2. Country residential subdivisions should be located in proximity to gas, electrical, and telephone lines which have existing capacity to sustain the additional usage.
3. Country residential development will be cognizant of the need to preserve resource extraction, recreation, historical, and archaeological features. It is the County's policy that the effect a country residential development may have on the environment will be an important consideration in dealing with country residential subdivision and development proposals and Land Use Bylaw amendments.
4. Where a subdivision for country residential purposes is proposed, the developer shall be required to enter into a development agreement with the County wherein the developer agrees to be responsible for all the costs associated with the subdivision and development.
5. Subdivisions shall not be approved where access to existing graded and graveled or paved roads does not exist, or where construction of roadways and accesses to County standards to the site are not undertaken primarily by the landowner/developer. Where subdivisions do not have direct access to existing maintained roads, it shall be the responsibility of the developer to register a new road and construct or pay for construction of roads, to County standards.
6. Documentation indicating that satisfactory arrangements have been made regarding the development's sewage disposal system may be a condition of approval for country residential development and/or subdivisions.
7. The assessment of the suitability of a proposed country residential subdivision will not take into consideration required setbacks for private sewage disposal systems. Rather, if a subdivision results in the reduction of setbacks between an existing or proposed private sewage disposal system and a property line, the developer will be required to ensure that the existing or proposed private sewage disposal system conforms to all relevant provincial regulations affecting private sewage disposal systems.
8. Spatial buffers or setbacks may be required between country residential uses and adjacent uses which may, in the opinion of the approving authority, be incompatible.
9. The subdivision of a naturally fragmented parcel shall not be approved for any use, unless the fragmented parcel is fragmented by reason of one or more public roadways, railways, rivers, or creeks.

10. In addition to the criteria indicated in **Policy 7.2.9**, a natural fragmentation may also be considered to be a barrier to the crossing of cultivation equipment created by substantial topography, such as a ravine or gulley. The determination that such a topographic barrier is a natural fragmentation for the purpose of a subdivision shall be at the sole discretion of the Subdivision Authority.
11. The County may refuse to approve an application that proposes to subdivide a fragmented parcel if:
 - a. in the opinion of the municipality, the construction and maintenance of the roadway adjacent to the parcel would serve no greater or long-term public interest; and
 - b. the municipality is responsible for the maintenance of the roadway upon completion of its construction or upgrading.
12. In the case where another policy of this plan would allow for a subdivision to occur and the subject site also contains a fragmenting feature as described in **Policies 7.2.9, 7.2.10, and 7.2.11**, and where the fragmented area contains adequate developable area, the County will encourage the developer to subdivide the fragmented area, as the first subdivision from the subject site.
13. 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.
14. The maximum number of country residential lots, including fragmented parcels, vacant lots, abandoned farmstead separations and farmstead separations, permitted per unsubdivided quarter section is three (3).
15. Notwithstanding the policies listed 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 shall 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 directly adjacent to the property line or quarter section line, whichever the case may be; or
 - c. the lengthy narrow section is at least 100 m from the property line or quarter section line, whichever the case may be.
16. In order to limit negative impacts on the agricultural capability of the agricultural parcels, vacant country residential parcels shall be located in the corners of the quarter section or on land with lower agricultural capability.
17. Where a subdivision would result in a second country residential parcel, and the proposed parcel is vacant, the proposed parcel shall be located adjacent to an existing country residential parcel or on land that is not conducive to agricultural use.
18. The subdivision authority shall not approve vacant country residential parcels that unnecessarily fragment or otherwise negatively impact the agricultural use of the remnant part quarter section.
19. Country residential development will be prohibited in those areas which are too close to sour gas facilities, in accordance with Provincial legislation and regulations.
20. Documentation indicating that arrangements satisfactory to the County have been made regarding the development's water supply, sewage disposal, and storm water management systems, including access to the systems for maintenance and any necessary easements, may be conditions of approval for multi-lot country residential development.

21. The maximum area of a vacant country residential (acreage) use lot shall be 4.0 ha (10.0 ac).
22. A maximum of one (1) vacant country residential use parcel (acreage) shall be allowed per quarter section.
23. Normally, a maximum of 6 ha (15 ac) per quarter section will be allowed for country residential subdivisions or for farmstead separations.

3. SINGLE PARCEL SEPARATION

1. Normally, subdivision of a quarter section for a country residential use will be allowed without requiring an amendment to the Land Use Bylaw on the basis of the following:

- a. subdivision of the quarter section based on an equal split of the quarter section (commonly called an '80 acre split'); or
- b. subdivision of the quarter section on the basis of a natural or man-made fragmentation by a river, railroad, or road; or
- c. subdivision of one farmstead or one country residential parcel from the quarter section.

2. The maximum number of parcels per quarter section in the agricultural use area is four (4). This includes agricultural parcels, country residential parcels and fragmented parcels. Additional parcels will not be permitted without a Land Use Bylaw amendment.
3. Notwithstanding Policies 7.3.1 and 7.3.2, the maximum number of country residential parcels permitted per quarter section is dependent upon the number of agricultural parcels and fragmented parcels on the subject quarter section.

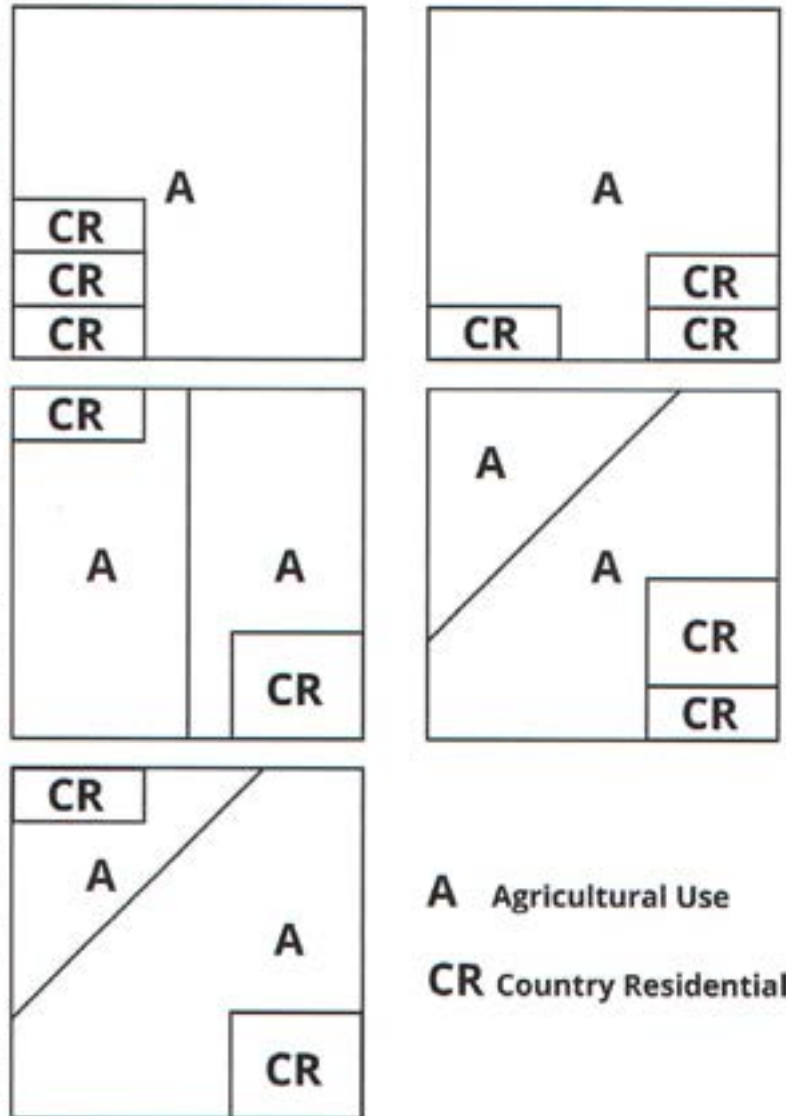


FIGURE 15: Single Parcel Separation Examples

Conversely, the number of allowable agricultural parcels is dependent upon the number of country residential parcels and fragmented parcels on the subject quarter section. **Figure 15** presents the maximum number of country residential parcels per quarter section.

8 | HAMLETS



There are two hamlets within Flagstaff County: Galahad and Strome. Both hamlets are former villages which have traditionally provided support and soft services to the agricultural community within the County. In recent years the commercial and service provision opportunities within these hamlets has decreased and the population of the hamlets has dropped substantially.

Flagstaff recognizes that the social and economic drivers that have contributed to population and economic decline within the hamlets persist and as a result, until such time that the viability of the hamlets improves, the County's economic development efforts will be focussed in locations that are more conducive to growth and development.

GOAL

The hamlets of Flagstaff County will be developed in an orderly manner and will serve as community hubs for local residents and visitors.

OBJECTIVE: PROMOTE ORDERLY AND ECONOMIC DEVELOPMENT WITHIN THE HAMLETS.

1. Flagstaff County supports contiguous development that is adjacent to existing development in order to accommodate growth in an orderly and economical manner.
2. Council shall encourage the development of vacant lots and underdeveloped opportunity sites and the redevelopment of older buildings within the hamlets, provided that the infill development or redevelopment will not adversely affect the surrounding areas.
3. Council may allow the expansion of hamlets, on lands contiguous with developed areas, preferably onto lower capability agricultural land, if additional area is needed to accommodate growth.



Figure 16: Community Parade
Source: Flagstaff County

OBJECTIVE: OPTIMIZE THE USE OF EXISTING SERVICES AND INFRASTRUCTURE AND TO STRENGTHEN THE LONG TERM VIABILITY OF ALL HAMLETS.

4. The County will only allow development in hamlet areas which will be compatible with the current capabilities and capacities for water supply and sewage disposal systems.
5. **Map 6 - Future Land Use** illustrates the location of hamlets in Flagstaff County, which are included in the Growth Node Area Overlays. These areas are characterized by:
 - a. the proximity to compatible land uses;
 - b. the proximity to existing or proposed community facilities;
 - c. accessibility to transportation infrastructure; and
 - d. municipal servicing that can be provided in an efficient and economical manner.
6. New development in the hamlets that does not have access to piped municipal potable water and piped sanitary sewer service systems should be planned and designed so that the lot size and lot configuration will permit re-subdivision to a higher density should municipal potable water and piped sanitary sewer service become available.

9 | MULTI-LOT COUNTRY RESIDENTIAL



Flagstaff County has experienced limited multi-lot country residential development outside of the hamlets. However, interest in this type of development is anticipated to increase with regional demand for country residential developments. This trend affects the social, economic, and environmental community of the County.

Generally, multi-lot country residential developments are not connected to municipal sewer or water services while the urban residential developments do have access to municipal water and sewage disposal systems.

This Plan strives to achieve a balance between providing opportunities for multi-lot country residential development while still supporting and preserving the livelihood and quality of life of the existing and future agricultural community, the physical environment, and the existing hamlet communities.

Multi-lot country residential developments may be allowed in Flagstaff County subject to the following policies:

OBJECTIVE: TO PROVIDE OPPORTUNITIES FOR LOW-IMPACT MULTI-LOT COUNTRY RESIDENTIAL DEVELOPMENT IN APPROPRIATE LOCATIONS

1. A multi-lot country residential subdivision will be considered to be any subdivision which will create five (5) or more parcels on a quarter section.
2. Multi-lot country residential subdivisions will be controlled by County Council through the process of Land Use Bylaw amendments.
3. The County will require an Area Structure Plan or a Development Concept Plan be prepared and approved 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 greater than 6.06 ha (15.0 ac) in size, except that the County may require the preparation of a conceptual plan or outline plan 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, at full build out, are equal to or less than 6.06 ha (15.0 ac) in size.
4. Multi-lot country residential subdivision and/or development shall be discouraged:
 - 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;

GOAL

Country residential development in Flagstaff County will be located and designed to respect local agricultural practices, and to preserve the natural environment.

- c. 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
 - d. 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. Multi-lot country residential subdivision and/or development shall be prohibited within a 100-year flood plain or flood fringe areas. If the flood plain or flood fringe area has not been delineated the developer will be responsible for providing the required information, at no cost to the County, at time of application.
 6. Multi-lot country residential subdivisions should be located in proximity to gas, electrical, and telephone lines which have existing spare capacity to sustain the additional usage.
 7. Multi-lot country residential subdivisions shall have direct access to existing maintained roads, at the cost of the developer. Multi-lot country residential subdivisions shall be encouraged to locate in proximity to paved County roads or provincial highways. If a road needs to be improved to meet current County standards then the costs for required improvements will be borne by the developer.
 8. Documentation indicating that satisfactory arrangements have been made regarding the development's sewage disposal system may be a condition of approval for country residential development.
 9. Spatial buffers or setbacks shall be maintained between country residential uses and adjacent uses which may be incompatible for any reason.
 10. A multi-lot country residential subdivision shall be considered to be any subdivision which will create five (5) or more parcels for residential and/or agricultural use on a quarter section.
 11. Where provided for in the Land Use Bylaw, the minimum lot size in residential area may be as low as 0.4 ha (1.0 ac), provided that the entire lot is suitable for residential development.
 12. Multi-lot country residential developments will be discouraged, but not prohibited, from locating on good quality agricultural land, and shall be encouraged (but not required) to locate on poorer quality agricultural land.
 13. Council's consideration of Land Use Bylaw amendments for multi-lot country residential use development will include the following criteria:
 - a. The site should possess features such as trees, ravines, hilly terrain, or other topographical features which would provide an attractive residential environment. When the amendment is to allow a currently vacant parcel from a quarter section, the site should not normally include cultivated land or good quality agricultural land. Where a site is fully or partially treed, all possible means will be undertaken to retain the maximum amount of tree cover, including the use of Conservation Easements.
 - b. The density of development shall be directly related to the development capability of the land resources, such as potable water supply, topography, vegetation, wetlands, soil and drainage. In this regard, proponents for multi-lot country residential development may be required to provide the County with an assessment of environmental constraints on the site and the means whereby negative impacts on the natural environment may be mitigated.

- c. Access to individual multi-lot country residential lots will be provided by internal roads or service roads developed to standards acceptable to the County. Direct access onto Provincial Highways or County grid roads will not be permitted.
- d. There shall be an adequate supply of potable water for the development as proposed. The supply may be provided by wells or by other options, such as by hauling or by communal systems, in accordance with Provincial regulations. If the well option is to be considered, the Council will ask that the report required under the *Water Act* for multi-lot country residential subdivisions be provided at the Land Use Bylaw amendment stage for its consideration. If the communal system is to be considered, Council will require that the creation or expansion of such systems be undertaken at the developer's cost, and not at the County's cost.
- e. Sanitary sewage shall be treated and/or disposed of in accordance with Provincial requirements. In this regard, the Council will ask that information be provided at the Land Use Bylaw amendment stage for its consideration. If a communal system is to be considered, Council will require that the creation or expansion of such systems be undertaken at the developer's cost, and not at the County's cost.

OBJECTIVE: ENCOURAGE MULTI-LOT COUNTRY RESIDENTIAL DEVELOPMENTS IN LOCATIONS THAT GENERATE NO OR LOW IMPACTS ON THE COUNTY'S WORKING AND CULTURAL LANDSCAPES

- 14. Multi-lot country residential developments will adhere to the following conservation design-based principles in order to mitigate potential negative impacts:
 - a. The ecology of the subject site must be considered. Environmentally sensitive lands and working landscapes should be left undisturbed wherever possible, but incorporated into the overall development. Wildlife corridors or connections between habitat areas should be maintained wherever possible, including through the use of Conservation Easements.
 - b. Development will be directed to lands within the subject site that are deemed by the County to be of lesser environmental and/or agricultural significance.
 - c. The natural landscape and topography should be considered and incorporated into the overall design of the development.
 - d. Wetlands will be avoided.
- 15. Multi-lot country residential developments should be clustered or grouped to reduce potential land use conflicts and minimize servicing costs. Conservation Easements may be used to help achieve a clustered form of development.

OBJECTIVE: MINIMIZE MUNICIPAL SERVICING COSTS ASSOCIATED WITH MULTI-LOT COUNTRY RESIDENTIAL DEVELOPMENTS

- 16. The County will require the proponent of country residential developments 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 a development 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,

including the provision of internal roadway systems to County standards and the upgrading of other County roads leading to the site in order to provide good access to the residential site will be the responsibility of the developer.

17. The development process for multi-lot country residential development shall ensure that storm water is managed in accordance with good engineering practices and both Provincial and County requirements.
18. The County may consider alternative means of providing municipal services, such as through the use of linear corridors.
19. Documentation indicating that arrangements satisfactory to the County have been made regarding the development's water supply, sewage disposal, and storm water management systems, including access to the systems for maintenance and any necessary easements, shall be conditions of approval for country residential development.



FIGURE 17: Aerial Image of Fish Lake Multi-Lot Country Residential Subdivision
Source: Google Maps (2017)



1. COMMERCIAL DEVELOPMENT

An intent of the Plan is to accommodate commercial development, primarily adjacent to highways, secondary road systems, within established hamlets, and in appropriate locations relative to recreation and multi-lot country residential developments. Commercial development provides a service to the agricultural community, local residents, highway traveling public, and tourists to the region.

GOAL

Commercial and industrial businesses that provide services to the region will be developed in a safe and efficient manner, and capitalize on local infrastructure.

The County will not support commercial developments that 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.

OBJECTIVE: ENCOURAGE APPROPRIATE COMMERCIAL DEVELOPMENT IN ENVIRONMENTALLY SUITABLE LOCATIONS.

1. Commercial development will be allowed within the Agriculture Area and Commercial Area, as shown on **Map 6 – Future Land Use**.
2. Commercial uses will be encouraged to avoid locating in areas of critical wildlife habitat wherever possible.
3. The County shall consider proposals for commercial development:
 - a. that will not unnecessarily fragment the working landscape;
 - b. that avoid environmentally significant features and areas; and
 - c. that do not conflict with adjacent land uses.
4. Commercial subdivision and development that, in the opinion of Council, could have a significant impact on the community and environment, shall be controlled by the County Council through the process of a Land Use Bylaw amendment to an appropriate Commercial District in the Land Use Bylaw and, in areas where there is an Intermunicipal Development Plan or an Area Structure Plan, by amendment to the appropriate Plan, if required.
5. Commercial uses shall be encouraged to locate on lower capability agricultural land wherever possible.
6. In consideration of a proposal for a Commercial development, an assessment of the proposed development may be required which:
 - a. precisely defines the boundaries of the proposal;
 - b. designates suitable building sites;
 - c. ensures the functional integrity of the adjacent roads is maintained through the use of service roads and limited access points;
 - d. defines standards of development which may include architectural, landscaping and sign controls;
 - e. identifies methods and facilities for servicing; and

- f. includes groundwater and soil permeability tests.
- 7. Highway Commercial uses will be allowed in the Agricultural Use Area, in areas adjacent to Highways in appropriate locations at the discretion of the Development Authority.
- 8. Highway commercial uses shall include those uses (primarily established adjacent to highways or secondary roads) that provide service requirements for the highway traveling public. Such uses include service stations, bulk oil sales, restaurants, motels and campsites.
- 9. Highway commercial uses shall include those uses that primarily serve the agriculture community, resource extraction industries, or County residents. Such uses include retail and wholesale sales, personal and equipment services, restaurants, offices, and financial and entertainment establishments.

OBJECTIVE: MINIMIZE CONFLICTS WITH ADJACENT LAND USES

- 10. The County will normally require site design standards be followed and that buffers be located between commercial developments and other existing and future land uses and transportation routes in order to provide visual or acoustic screening. The expansion potential of commercial development should be considered in determining the required buffer.

OBJECTIVE: MINIMIZE MUNICIPAL SERVICING COSTS ASSOCIATED WITH COMMERCIAL DEVELOPMENT

- 11. Council shall encourage commercial development adjacent to all urban municipalities if the resultant servicing requirements do not exceed local servicing capabilities negatively impact the character of the community.
- 12. The Development Authority shall require the developer 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 borne by the developer.

2. INDUSTRIAL DEVELOPMENT

For the purpose of this Municipal Development Plan, the term "industry" refers to manufacturing, processing, and/or warehousing and storage, and includes: rural, light, medium and heavy industry as well as natural resource extraction industries. Natural resource extraction industries, such as gravel pits and oil and gas wells, are addressed in greater detail in Section 11 - Natural Resources of this Plan.

Most of Flagstaff County's economic base focuses on the agriculture and resource sectors. Historically, the continuation and expansion of the County's industrial base has been limited due to a finite land base and the non-renewable nature of the mining and petroleum resource sector. The County recognizes that industrial developments can be of benefit to the County by providing greater employment, assessment, and additional services to County residents. The Plan encourages industrial development and the clustering together of compatible industrial uses in rural industrial parks.

This Plan supports the diversification of the County's economic base by identifying land and policies to support the development of a diverse range of industrial developments within the County.

OBJECTIVE: ENCOURAGE INDUSTRIAL DEVELOPMENT IN APPROPRIATE LOCATIONS

1. Industrial development will be allowed in the Agriculture and Commercial Areas, as shown on **Map 6 – Future Land Use**.
2. Industrial uses shall be encouraged to locate on lower capability agricultural land, in proximity to paved County roads or provincial highways, and in areas with access to existing water and three phase power services wherever possible.
3. Industries will be encouraged to avoid areas of critical wildlife habitat, and environmentally significant features and areas wherever possible.
4. Notwithstanding **Policies 10.2.2 and 10.2.3** above, industrial uses shall be encouraged to locate in areas that are designed and serviced to accommodate industrial development.
5. Further to **Policy 10.2.4**, new industrial developments will be discouraged from locating within 100 m of existing residential buildings in the Agriculture Area.
6. Before approving a development proposal (Municipal Development Plan or Land Use Bylaw amendment, development permit, subdivision) for an industrial use, the County may require the provision of a Cumulative Effects Assessment including 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.
7. Industrial uses (including industrial parks) shall not result in any additional costs to the County, unless the County agrees to share costs.
8. All industrial uses shall obtain the approvals and permits required by provincial and federal regulators (as required) and a development permit from the County.
9. Industrial uses 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.
10. Industrial uses shall not be located in areas where the use is likely to subject residences, hospitals, schools, or other noise sensitive uses to high levels of noise.
11. The County will normally require that site design standards be followed and that buffers be provided between industrial development and other land uses and transportation routes in order to provide visual or acoustic screening. The expansion potential of the industrial development should be considered in determining the required buffer.
12. Council will consider proposals for the development of lands for industrial uses near hamlets, and developed urban municipalities, if the proposal is for a light industrial use, and the industry would not be considered noxious. All proposals for light industrial development near urban areas will be circulated to the urban municipality for comment and review.

OBJECTIVE: ENCOURAGE INDUSTRIAL DEVELOPMENT REQUIRING MUNICIPAL SERVICES TO LOCATE WHERE ACCESS TO SERVICING EXISTS

13. Council shall only consider proposals for the development of lands for industrial uses in a hamlet if the proposal is for a light industrial use.
14. Industries that require urban services shall not be permitted except where such services are available from the County or a joint development/servicing agreement between the County and an adjacent urban municipality has been finalized.
15. Industrial subdivision and development which, in the opinion of Council, could have a significant impact on the community and environment, shall be controlled by the County Council through the process of a Land Use Bylaw amendment to an appropriate industrial land use district in the Land Use Bylaw and, in areas where there is an approved statutory plan, by amendment to the appropriate plan.
16. 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 may be negotiated by the County and be settled within a development agreement which shall be a condition of subdivision or development approval.
17. All proposals for industrial development (including industrial parks) will:
 - a. not, in the opinion of the County, conflict or jeopardize with surrounding land uses;
 - b. be considered only in accordance with either an approved outline plan or, an approved Area Structure Plan and be developed in accordance with the *Municipal Government Act*. Outline Plans/Area Structure Plans for industrial uses will address:
 - i. the impact on adjacent land uses;
 - ii. transportation;
 - iii. provision of water and sewer services;
 - iv. storm drainage;
 - v. the provision for municipal reserve;
 - vi. the impact on community services, such as fire protection;
 - vii. the municipal servicing costs associated with the development;
 - viii. landscaping;
 - ix. impacts on environmentally significant features and areas;
 - x. risk assessment; and
 - xi. any other matters identified by the County.
 - c. not be allowed to locate in close proximity, as determined by the County, to a hamlet, an urban centre or a multi-lot residential subdivision;
 - d. be accompanied by an identification of all municipal costs associated with the proposal;
 - e. meet all provincial requirements and obtain a development permit from the County prior to construction; and
 - f. be encouraged to locate near or adjacent to provincial highways.

11 | NATURAL RESOURCES



Sand, gravel, coal, oil, and gas are important non-renewable natural resources in Flagstaff County. In order to benefit the County's and the region's economy, these resources must be managed and extracted efficiently and responsibly, and not at the risk of irreparably damaging the local agricultural community, residential and urban areas, or the natural environment. It is the intent of the MDP to encourage the utilization of extractive natural resources in areas of least detrimental impact, and to reclaim the land for other productive uses once completed.

GOAL

Resource exploration, extraction, and transportation will be undertaken safely, efficiently, and with respect to the natural environment and agricultural operators.

Flagstaff County believes that natural resources must be protected from surface developments, particularly if such development has the effect of making natural resource exploration and processing expensive, difficult, or impossible. On land where economically-viable deposits of natural resources exist, Flagstaff County will allow subdivision only for farm site separations or the creation of intensive agricultural parcels. Flagstaff County Council may relax this requirement in areas where the economic value of a particular natural resource has yet to be established.

OBJECTIVE: ENCOURAGE THE UTILIZATION OF EXTRACTIVE NATURAL RESOURCES IN AREAS OF LEAST DETRIMENTAL IMPACT

1. The developer of a resource extraction industry or activity will be required at the time of the application for development permit, to demonstrate to the satisfaction of the County, that any necessary provincial permits and approvals pertinent to the development have been obtained.
2. Resource extraction industries shall seek to avoid environmentally significant features and areas in Flagstaff County.
3. Development permits for sand, gravel, clay, or marl extraction will not be issued until any necessary approvals are obtained in accordance with Provincial legislation.
4. Any resource extraction industry that requires a development permit, unless exempted by Provincial legislation, may be required to enter into and abide by a development agreement with the County, to deal with, among other matters, road use and maintenance.
5. Development permits for gravel extraction should be issued on the basis of whether the proposed use will fully and efficiently utilize the capability of the deposit. Deposits suitable for construction aggregates should be reserved for that use.
6. Applicants for commercial aggregate resource extraction development shall be required to submit to the County a survey prepared by a qualified professional that identifies the total working area of an extraction site. If the site (taking into consideration expansions to the preliminary working area boundary) is, or would be larger than 2.02 ha (5.0 ac), the applicant must comply with the requirements for the provincial approval of a Class I pit.
7. The developer of a gas or oil well site will be required to obtain approval from the County regarding the construction, upgrading and maintenance of access roads.

OBJECTIVE: ENSURE THAT LAND DISTURBED BY RESOURCE EXTRACTION ACTIVITY IS RECLAIMED TO AN ACCEPTABLE STANDARD.

8. The County shall require, in connection with sand, gravel, and other mineral extraction operations and may make provisions for the:
 - a. reclamation of the land that was disturbed to its former agricultural capability or to a post-extractive use (whichever Council feels is more beneficial);
 - b. control of on-site noise, dust, and weeds;
 - c. storage of topsoil;
 - d. separation of the resource extractive operation from any multi-lot residential subdivision, hamlet, or urban municipality with a suitable open space buffer;
 - e. designation of all aggregate haul roads to reduce noise, excessive maintenance costs, and dust problems; and
 - f. if required by the County, the provision of security (such as a Reclamation Deposit) to ensure reclamation will be completed.
9. Before a development permit is issued, the County may require the proponent of a resource extraction development to post a performance bond or similar security for the purpose of ensuring reclamation is completed where no similar requirement is made by a Provincial agency.
10. Land which is underlain by a commercial deposit of gravel or coal will not be used for purposes which would prevent subsequent extraction until the deposit has been removed and the land has been reclaimed.

OBJECTIVE: MINIMIZE MUNICIPAL COSTS ASSOCIATED WITH RESOURCE EXTRACTION DEVELOPMENT.

11. The County will not approve a development permit application or approach permit for resource extraction until the developer enters into a haul road agreement with Flagstaff County.
12. The developer of a natural gas or oil well site shall be required to obtain approval from the County regarding the construction, upgrading and maintenance of access roads.
13. Resource industries which utilize County infrastructure shall be required to participate in the maintenance and upgrading of that infrastructure if the need arises, as determined by the County.

OBJECTIVE: ENSURE THAT RESOURCE EXTRACTION AND RESOURCE PROCESSING GENERATE A LOW NET NEGATIVE IMPACT ON LOCAL CULTURAL AND HERITAGE RESOURCES.

14. The County may not support resource extraction development proposals in areas that are known to possess unique historical and/or scientific or environmentally significant features that would be disturbed or destroyed by resource extraction.
15. Developers may be required to contact the Heritage Branch of the Alberta Government in order to determine if a Historical Resource Impact Assessment (HRIA) is required.
16. If an HRIA is required and the HRIA identifies the presence of historical resources then the developer will be required to take appropriate mitigating measures, to the satisfaction of the appropriate provincial agency, prior to development approval.

OBJECTIVE: LIMIT CONFLICTS BETWEEN USES THAT ARE INCOMPATIBLE WITH RESOURCE EXTRACTION ACTIVITIES.

17. Areas that may have high potential for resource extraction, specifically areas of sand, gravel, and aggregate deposits are identified for information purposes on **Map 5 – Natural Resources**.
18. Haul routes for resource extraction developments shall meet the current County road design standards and be located, to the satisfaction of the County, in such a manner that impacts on agricultural uses and existing residential developments are minimized.



FIGURE 18: Pumpjacks
Source: Flagstaff County



1. RECREATION

As the demand for recreational land for both public and private use increases, so does the need for planned recreational facilities and areas. This Plan recognizes and encourages local recreational uses based on the capabilities of an area to sustain intensive or extensive recreation development. Recreation development should be located in areas and under circumstances where it does not adversely affect the agricultural economy and community, or the natural environment.

Recreation can also form an important component of the tourism potential of the region, and is to be encouraged as much as possible within the term of this Plan, provided, of course, that the tourist activities or facilities do not threaten the potential development of additional economic activities, the agricultural economy and community, or the natural environment.

The following objectives and policies have been adopted by Flagstaff County relating to recreation, and apply to land within all Future Land Use Areas identified on **Map 6 – Future Land Use**:

OBJECTIVE: ENSURE THAT THE COUNTY HAS AN ADEQUATE SUPPLY OF LAND AND RESOURCES FOR RECREATIONAL USES

1. The County will generally take the full amount (10%) of Municipal Reserves owing as a result of subdivision, in accordance with Provincial legislation. Where it is deemed that Municipal Reserve land is not necessary for the residents of the area, money-in-lieu (or a combination of land and money-in-lieu) will be taken.
2. Prior to disposing of any Municipal Reserve, Council will review the applicability and effect of such disposition on surrounding land uses and the area's recreational potential.
3. School Reserves, if necessary, will be provided at the time of subdivision in accordance with agreements between Flagstaff County and the relevant School Divisions.

OBJECTIVE: ENCOURAGE RECREATIONAL DEVELOPMENT IN AREAS THAT WILL NOT IMPACT WORKING LANDSCAPES

4. Council shall encourage the development of public serving recreational facilities/uses that are:
 - a. compatible with the capabilities of a site or surrounding areas;
 - b. on lower capability agricultural lands, unless Council decides that the benefits to the community justify the use of higher capability agricultural lands; and/or

GOAL

Flagstaff County will support the development of recreation and tourism amenities that accommodate the diverse needs of local residents and visitors.

- c. located near or adjacent to a lake or river if the proponent can demonstrate, to the satisfaction of the Development Authority, that the proposal is compatible with the lake/river environment.

OBJECTIVE: ENSURE THAT RECREATIONAL USES ARE COMPATIBLE WITH THE ENVIRONMENT AND SURROUNDING LAND USES

5. 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 a land suitability assessment for the specific site;
 - b. The design shall be directly related to the site's topography vegetation, soil, and drainage characteristics. In this regard, the development proposal shall include a detailed analysis of the environmental constraints of the site and the means by which the proposal will protect and harmonize with the natural environment;
 - c. The design shall protect wildlife habitat and environmentally significant features and areas; and
 - d. The design shall protect, maintain and re-establish, where necessary, cover, and maximize the quality of the natural features.
6. Council encourages the development of recreational lands and facilities in appropriate locations such as some areas adjacent to the Battle River, Fish Lake, Byers Lake, and Sedgewick Lake. In these areas, Council will encourage recreation agencies to identify land needs and support development opportunities for public use.

OBJECTIVE: MINIMIZE MUNICIPAL COSTS ASSOCIATED WITH RECREATIONAL DEVELOPMENTS

7. 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.

OBJECTIVE: PROTECT AND ENCOURAGE TRAIL DEVELOPMENT WHILE ALSO PROTECTING ADJACENT LAND OWNERS FROM POTENTIAL NEGATIVE IMPACTS THROUGH THE CAREFUL REGULATION OF THE RECREATIONAL USE OF RIGHTS-OF-WAY

8. Multi-lot country residential developments may be required to provide multi-modal trail networks to the satisfaction of the Subdivision Authority at time of subdivision.
9. Where trails are provided as part of a multi-lot country residential development, buffering measures within the trail right-of-way shall be provided to reduce noise, dust and the potential for trespassing on private property.

2. TOURISM

Flagstaff County supports tourism initiatives and encourages the development of local hospitality operations, museums, churches, cultural centers, golf courses, and other special events including special event facilities.

The following objectives and policies have been adopted by Flagstaff County relating to tourism:

OBJECTIVE: SUPPORT AND PROMOTE CULTURAL TOURISM INITIATIVES WITHIN THE COUNTY

1. The County will encourage the utilization and/or development of cultural, historic and recreational resources to promote tourism, where appropriate.
2. The County will endeavor to assist in the identification and classification of significant heritage and legacy lands.

OBJECTIVE: SUPPORT AND PROMOTE EXISTING TOURISM DESTINATIONS WITHIN THE COUNTY

3. The County will endeavour to promote existing tourism destinations within the County and nearby recreational tourism opportunities.
4. Recreation facilities (such as campgrounds or parks) shall not be converted to work camps without specific permission from Flagstaff County.

OBJECTIVE: COOPERATE WITH REGIONAL PARTNERS TO ENCOURAGE LOCAL AND REGIONAL TOURISM

5. The County will co-operate with area tourism groups, municipal neighbours, and tourism zones in promoting local tourism linkages with neighbouring communities.
6. The County shall encourage private sector developers to facilitate tourism development, and may assist in accessing government funding programs to develop new, or upgrade existing tourism attractions.
7. 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.
8. Flagstaff County will co-operate with area tourism groups, municipal neighbours and tourism zones in promoting local tourism linkages with neighbouring communities.
9. The County will promote and encourage new developments within Flagstaff County and among its regional partners that benefit local and regional tourism initiatives.
10. 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 (A) District and the Agricultural (A1) Small Holdings District.



FIGURE 19: Horse Racing
Source: Flagstaff County



The development of transportation and utility systems can have a significant impact on land use within Flagstaff County. Although the County does not have the authority to regulate Provincial highways, pipelines, transmission lines, and similar installations that are under provincial control, Council is given an opportunity to comment on the proposed locations of these facilities. It is Council's intention to encourage the appropriate authorities to have regard for this Plan.

GOAL

Flagstaff County will develop, support, and maintain safe, efficient, and effective transportation and utility systems.

Flagstaff County is also responsible for a wide variety of infrastructure assets. This includes everything from rural roads throughout the County, to sanitary services in local hamlets. As a provider of local infrastructure, Flagstaff County must ensure that these assets are operating safely and efficiently, and to the benefit of County residents.

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

OBJECTIVE: DISCOURAGE THE FRAGMENTATION OF RURAL AGRICULTURAL LANDSCAPES BY BUILT INFRASTRUCTURE

1. Council shall encourage transportation, communication, or utility facilities and services to locate so that they:
 - a. minimize impacts on working landscapes;
 - b. minimize the fragmentation of land, and/or the creation of fragmented parcels;
 - 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.
2. Where land is taken for roads, rail lines, pipelines, or other transmission lines, the County shall endorse only those proposals which minimize fragmentation.

OBJECTIVE: MINIMIZE CONFLICTS BETWEEN TRANSPORTATION, COMMUNICATIONS, UTILITY FACILITIES, AND OTHER LAND USES

3. Council shall encourage high voltage power lines and high pressure pipelines to locate away from residential areas.
4. Council may consider the establishment of a Dangerous Goods Route when Council feels that dangerous goods are being transported on County roads in sufficient quantity to be a significant hazard to the travelling public.

5. Where proposed transportation and utility lines and facilities may adversely affect adjacent lands or land uses, the County 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 may require future subdivision or development proposals adjacent to transportation and utility lines and facilities to provide such buffering as deemed appropriate.
7. 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.
8. The co-location of multiple devices on wireless communication facilities is preferred. Where appropriate, new facilities should be built to standards to accommodate multiple devices. Individual facilities are strongly discouraged. If co-locations do not prove feasible, clustering of wireless communication facilities will be preferred.
9. Direct access from private property onto all County roads shall normally be controlled, following the County's approved access and approach design standards.

OBJECTIVE: ENSURE THAT THE CONTINUED OPERATION OF LOCAL AIRPORTS AND AIRSTRIPS IS NOT RESTRICTED BY ADJACENT FUTURE LAND USE AND DEVELOPMENT ACTIVITIES

10. In order to minimize safety hazards and land use conflicts around airports, the County shall encourage the regulation of building heights in the areas around all publicly licensed and paved airports in the County.
11. Detailed regulations for developments that may negatively impact the operations of the airport because of height intrusions will be incorporated into the County's Land Use Bylaw.

OBJECTIVE: ENCOURAGE REGIONAL COOPERATION IN THE PROVISION, OPERATION, AND MAINTENANCE OF INFRASTRUCTURE

12. The County shall endeavour to cooperate with other municipalities in the upgrading of intermunicipal roadways.
13. The County shall endeavour to cooperate wherever possible with other municipalities and/or the provincial government with planning, development and operation of sanitary waste disposal facilities and sewage lagoons.
14. The County shall endeavour to cooperate with other municipalities and Alberta Transportation to ensure bridge infrastructure within the County is maintained.

OBJECTIVE: ENSURE THAT ALL SUBDIVISION AND DEVELOPMENT CONFORMS TO MUNICIPAL AND PROVINCIAL ROAD STANDARDS

15. Subdivision shall not be allowed where 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.
16. Development shall not be allowed where 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.

OBJECTIVE: ENSURE THAT MUNICIPAL SERVICES AND UTILITIES ARE PROVIDED IN AN ECONOMICAL AND EFFICIENT MANNER AND ARE REFLECTIVE OF NEED, ENVIRONMENTAL CONSTRAINTS, LAND USE CONSIDERATIONS, AND EXISTING INFRASTRUCTURE

17. Service roads adjacent to Provincial Highways in the County shall be considered as local internal subdivision roads and developed to appropriate standards.
18. The County shall require that land use adjacent to the Provincial Highways and their associated accesses conform to the Access Management Guidelines as outlined by Alberta Transportation. As well, the County's system of collector and arterial roads shall be afforded a similar level of protection from encroachment and proliferation of direct access.
19. 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 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.
20. The County shall implement a program of maintenance and improvement for local roads designed to enhance traffic flow. Through the subdivision and development processes, the County shall endeavour to make the most efficient use of existing roadway facilities. Developments with the potential for substantial road impact (high traffic volumes or heavy trucks) will be directed to those roads that are designed and constructed to accommodate such development.
21. Direct access from private property onto Provincial Highways shall be discouraged and limited wherever possible, especially where access onto local roads is available. Application for subdivision in the Agriculture Use Area will be specifically designed to minimize accesses onto Provincial Highways and local arterial roads through the use of service roads or redesigning the subdivision boundaries to redirect accesses onto local roads. The cost of consolidation or service roads and the costs of resolving all of Alberta Transportation's concerns with respect to access to the Provincial Highway will be the responsibility of the developer.
22. Resource extraction developments will be encouraged to utilize identified haul roads and enter into haul route agreements with the County.

OBJECTIVE: ENCOURAGE ALL LEVELS OF GOVERNMENT AND THEIR AGENCIES TO PROVIDE SAFE, RELIABLE TRANSPORTATION ROUTES

23. The County will encourage rail service to future industrial areas to improve industrial developments' accessibility to markets.
24. The County will encourage the Province of Alberta to improve and maintain highways through Flagstaff County connecting to major industrial and commercial centres in the province.
25. The County will encourage the federal government, its agencies, and rail operators to improve and maintain existing corridors to ensure safety, and to encourage economic opportunities for rail-dependent industries within the County and in the wider region.
26. The County will cooperate wherever appropriate with other municipalities and/or the provincial government with planning, development, and operation of sanitary waste disposal facilities and sewage lagoons.

27. The County will explore opportunities for increased infrastructure funding at multiple levels of government to maintain and improve municipal infrastructure.



FIGURE 20: Road Maintenance
Source: Flagstaff County

14 | EMERGENCY PREPAREDNESS



The County requires that emergency preparedness be a consideration in the approval of new developments throughout the County. Requiring emergency preparedness measures to be a consideration in the design and approval of new developments will best ensure the safety of all County residents.

The following objective and policies have been adopted by Flagstaff County relating to emergency preparedness:

GOAL

Future land use and development in Flagstaff County will have high regard for public safety and risk management.

OBJECTIVE: NEW DEVELOPMENTS SHALL BE DESIGNED TO INCLUDE EMERGENCY PREPAREDNESS WITHIN A RURAL CONTEXT

1. The County shall encourage the use of effective wildfire prevention techniques and the development of on-site firefighting measures to reduce the risk of wildfires resulting from development.
2. The County shall consider the following as conditions for approval for development which is too remote to be adequately serviced by existing firefighting services:
 - a. the provision of a suitable on-site water supply for firefighting purposes;
 - b. the use of fire resistant building methods;
 - c. the installation of spark arrestors on chimneys; and/ or
 - d. the removal of trees, shrubs, and fuels in proximity to certain developments.
3. The County may ask developers to provide for appropriate fire protection measures in an application for development, subdivision, or an Area Structure Plan.
4. The County will discourage the development of forested lands in significant wildfire hazard areas.
5. The County may require the provision of an emergency access to multi-lot developments in forested areas.
6. Residential development will be prohibited in those areas that are too close to sour gas facilities, in accordance with Provincial legislation and regulations.
7. The County may refer applications for subdivision and development to Alberta Environment and Parks or a local fire department for comment in evaluating the suitability of a site for development.

15 | INTERMUNICIPAL COOPERATION



The County supports a proactive approach to fostering cooperation with its municipal neighbours and other levels of government, and improving communication on land use and related issues. The development pressures anticipated in the County and region makes the need for cooperative approaches with other jurisdictions increasingly important.

A focus on intergovernmental cooperation will better connect the County with surrounding municipalities and ultimately senior levels of government. Benefits should include more coordinated planning efforts, increased regionalization, regional service provision, and more investment in the County.

GOAL

Flagstaff County will work with neighbouring municipalities to promote compatible and complimentary land use patterns and infrastructure.

OBJECTIVE: WORK WITH NEIGHBOURING MUNICIPALITIES AND THE PROVINCE OF ALBERTA TO PURSUE OPPORTUNITIES THAT BENEFIT THE FLAGSTAFF COUNTY REGION

1. Notwithstanding that the use may be listed as a discretionary use in the District affecting the subject lands, the County shall discourage development within 3.2 km (2.0 mi) of an urban area that would adversely affect the urban centre unless, if in the opinion of the County, appropriate measures are taken to mitigate adverse effects and/or the use is provided for in an approved intermunicipal development plan.
2. Apply a minimum 3.2 km (2.0 mi) rural fringe area adjacent to the boundaries of neighbouring rural municipalities. Refer all applications for redistricting, subdivision, and development within the rural fringe area, as well as all proposed statutory plans and non-statutory documents and amendments.
3. Pursue opportunities to negotiate transportation and utility servicing agreements with adjacent municipalities and First Nations.
4. Support the continuing use of intermunicipal agreements and regional partnerships as means of delivering services, such as affordable housing, recreation, and emergency and community services in a co-operative manner.
5. Actively pursue new intergovernmental initiatives that will benefit Flagstaff County residents. These include: Intermunicipal Collaboration Frameworks and/or Intermunicipal Development Plans, environmental assessments, and other opportunities.

16 | PLAN IMPLEMENTATION



Pursuant to the *Municipal Government Act*, R.S.A., 2000 as amended, this Plan shall be adopted by Flagstaff County, as the Flagstaff County Municipal Development Plan. The subdivision, development, and re-development of lands within Flagstaff County by the municipality and general public shall be in accordance with the provisions of this Plan. Council shall encourage the Provincial and Federal governments to have regard for the provisions of this Plan in the development and re-development of crown lands, and in the formulation and implementation of Provincial and Federal policies and programs within Flagstaff County.

GOAL

The Flagstaff County Municipal Development Plan will responsibly guide land use and development decisions in Flagstaff County.

OBJECTIVE: ENSURE THAT ALL COUNTY STATUTORY AND REGULATORY PLANNING DOCUMENTS ARE CONSISTENT AND UP-TO-DATE, AND TO CONDUCT REVIEWS AND CONSIDER AMENDMENTS TO THE PLAN AS REQUIRED

1. When this Plan or any part thereof takes effect, the Land Use Bylaw of Flagstaff County shall be amended, if necessary, to conform to this Plan.
2. The *Municipal Government Act* outlines the procedure for an amendment to the Municipal Development Plan. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the plan goal and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the Plan's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
3. Planning is a continuous process and it is important that the Municipal Development Plan be monitored, reviewed, and updated in order to ensure that the planning needs of the County are being met. A review may be appropriate when:
 - a. changes in economic, social or technical developments occur;
 - b. a new Council is elected; or
 - c. an amendment to the plan is made.
4. A major review should be undertaken at least once every five (5) years.
5. Should changing conditions necessitate an amendment to this Plan, the amendment will 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 goals, objectives and policies of the Plan may be evaluated, the following criteria will apply to consideration of an amendment, which is not initiated by Council itself:
 - a. a formal request for amendment will be submitted to Council;
 - b. the request will be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the goal, intent, objectives and policies of the Plan;

- c. during deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment; and
 - d. Council may request such information as it deems necessary to reach a decision on the proposed amendment.
- 7. County Administration will develop a method for monitoring, evaluating, and analyzing the effectiveness, viability, and relevance of this Plan.
- 8. The County will encourage communication and consultation with adjacent municipalities either within or surrounding the County on all land development matters.
- 9. To that end, the County 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; and
 - b. in the planning of those lands adjacent to the County within those municipalities.
- 10. As well, the County will circulate applications for proposed subdivisions and for proposed major developments to adjacent municipalities for input into the decision-making process.

17 | MAPS



1 - REGIONAL LOCATION

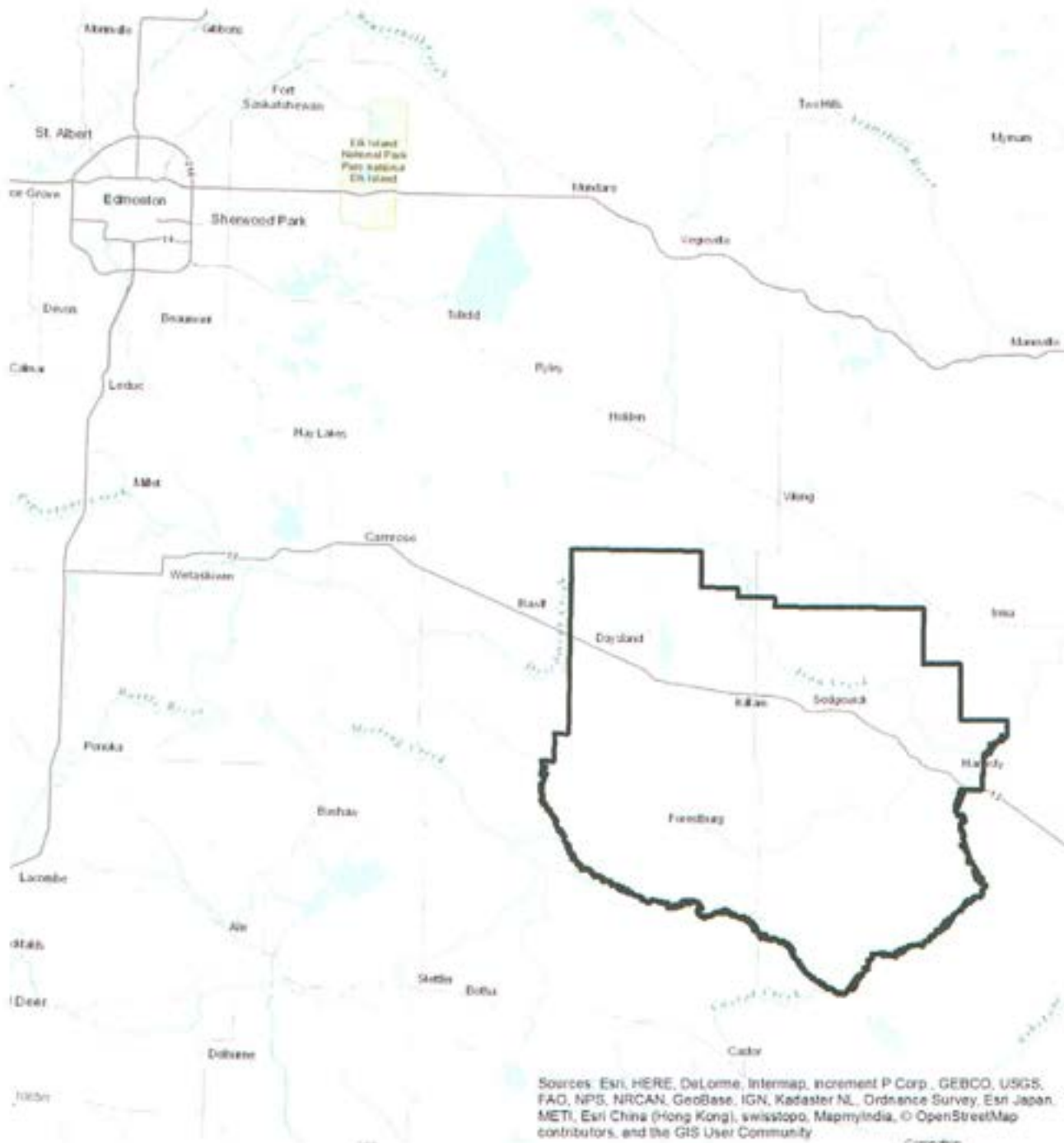
2 - WATERSHED REGIONS

3 - AGRICULTURE

4 - ENVIRONMENT

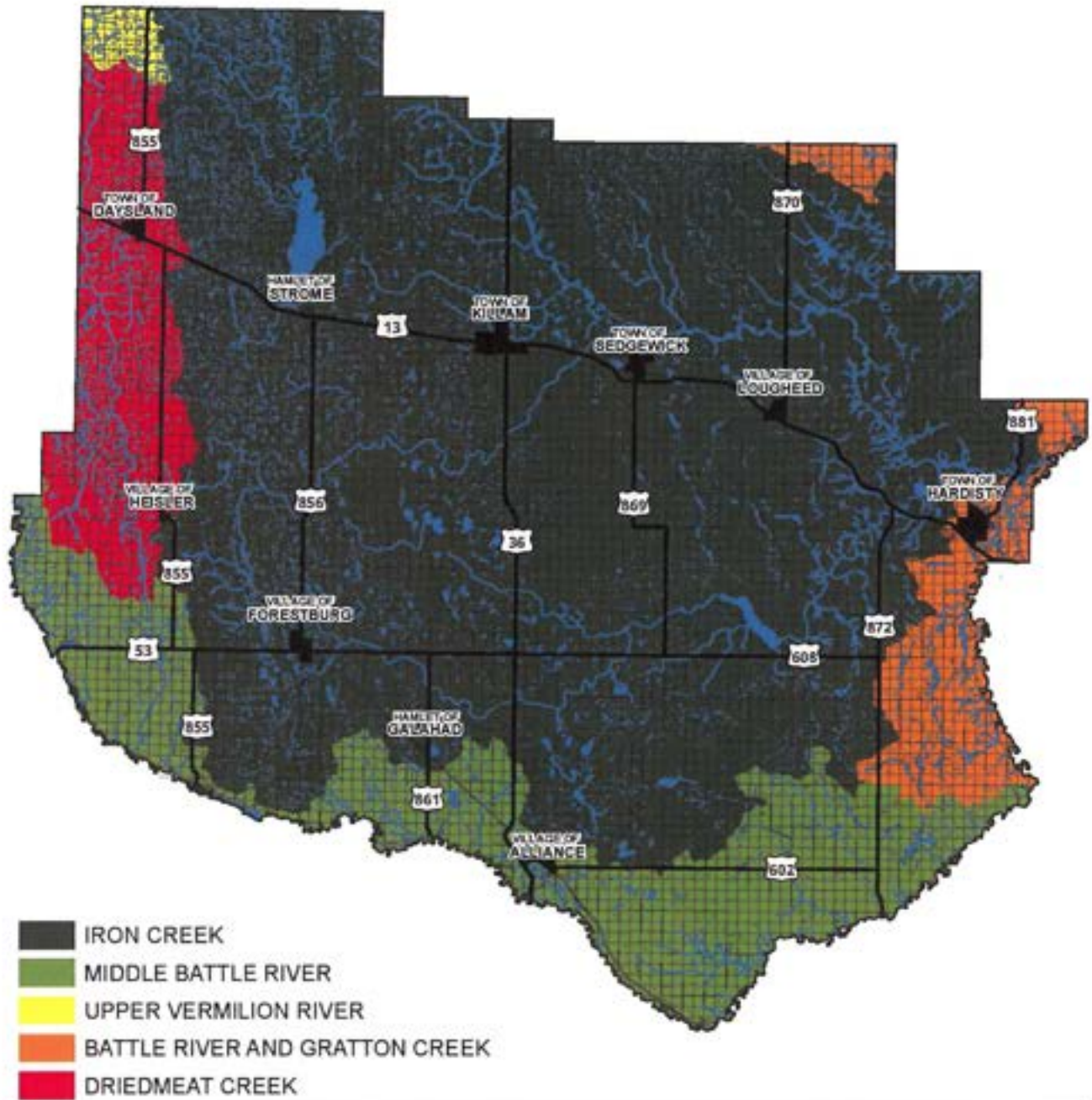
5 - NATURAL RESOURCES

6 - FUTURE LAND USE



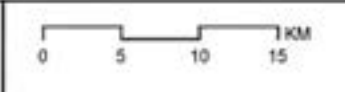
MAP 1 REGIONAL LOCATION

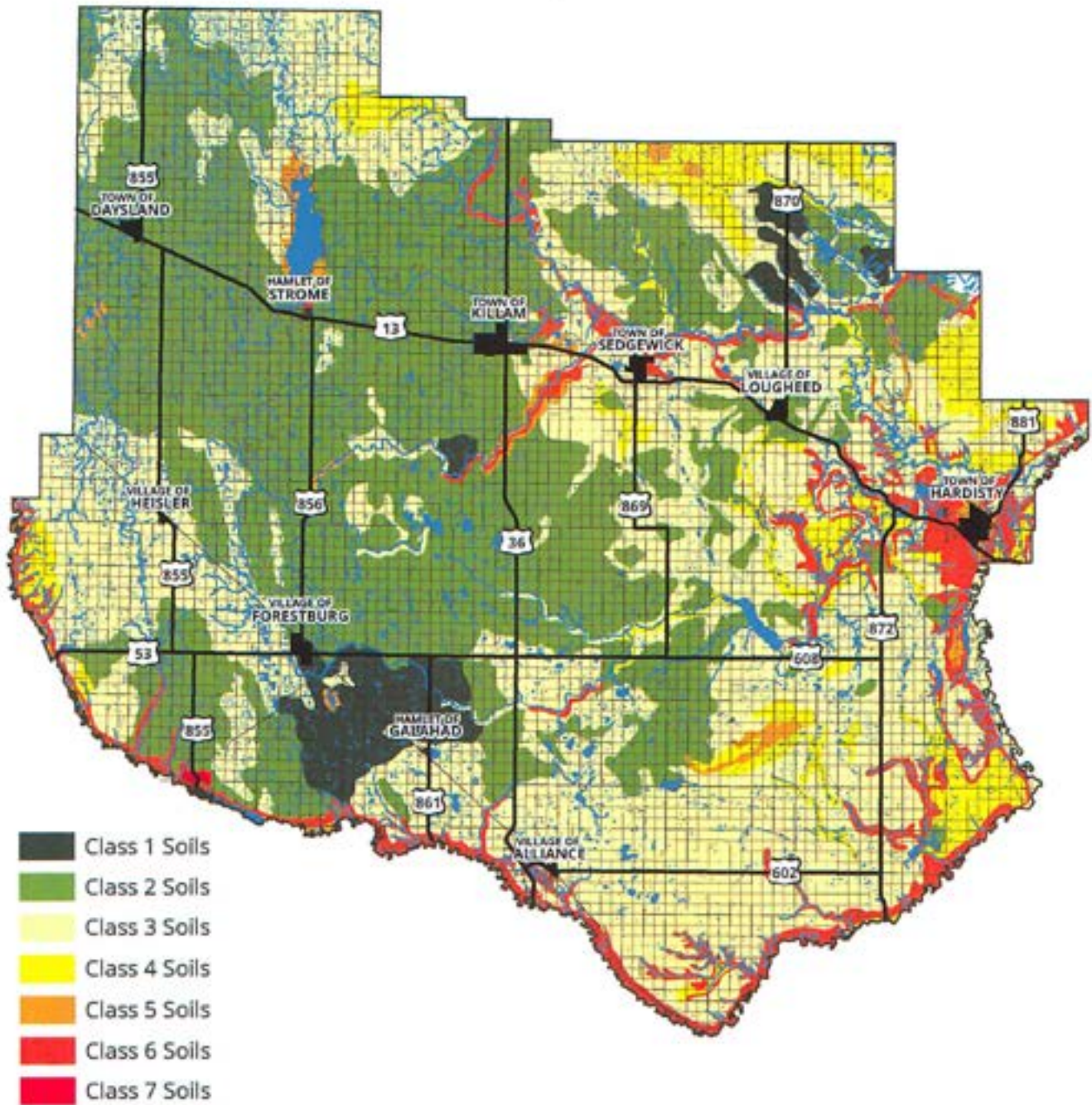
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MAP 2 WATERSHED REGIONS

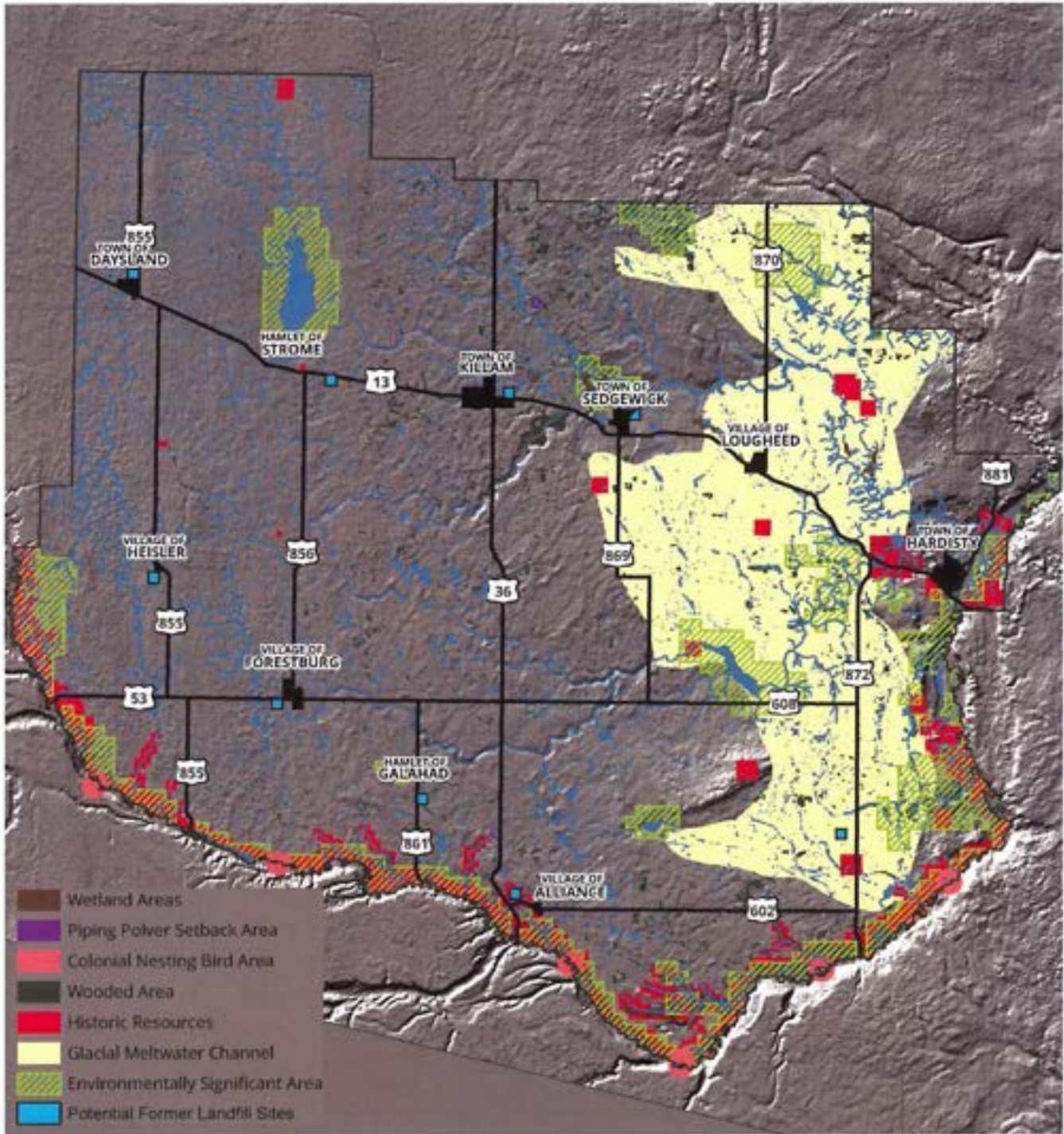
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MAP 3 AGRICULTURE

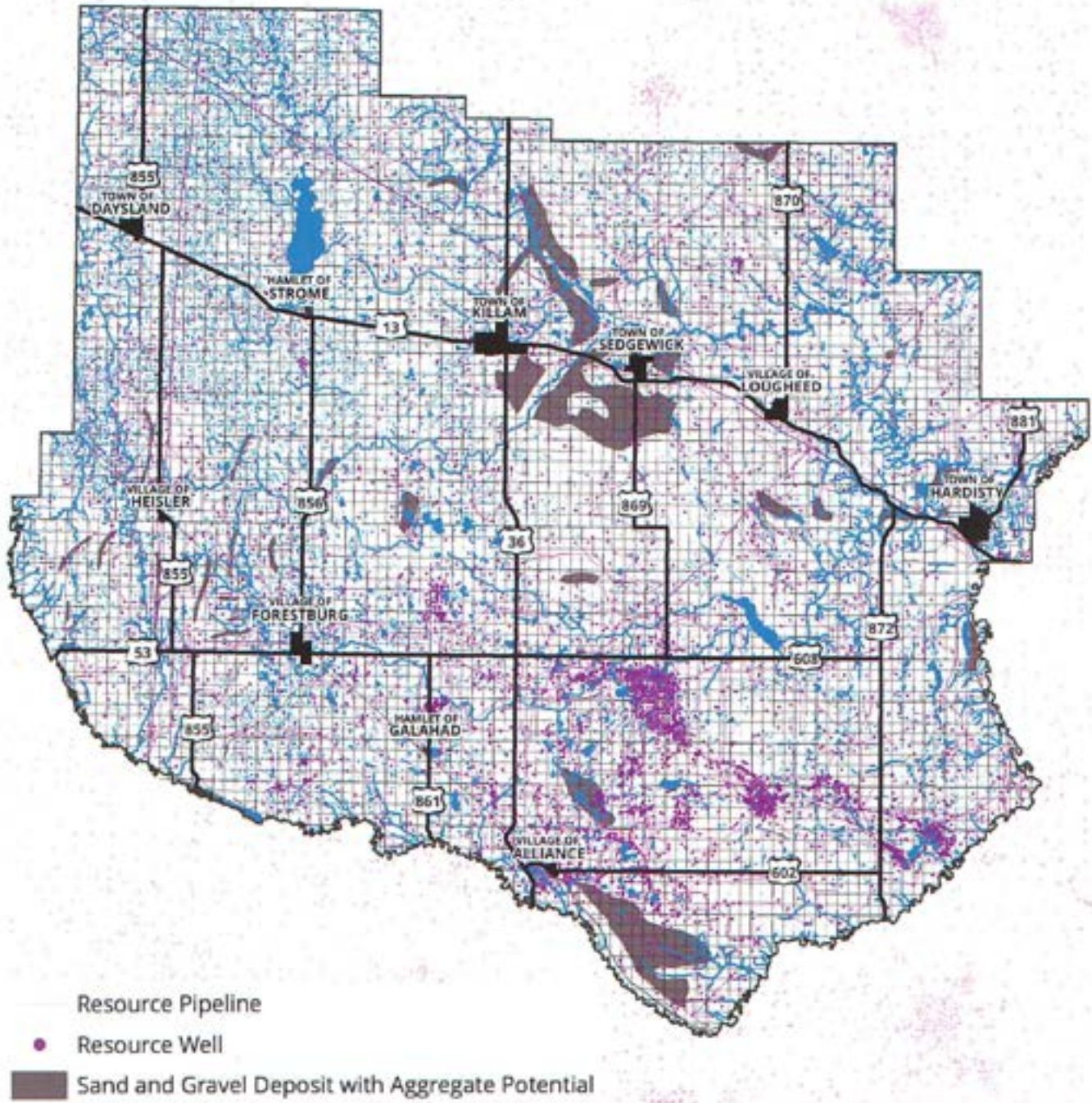
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MAP 4 ENVIRONMENT

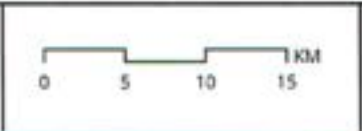
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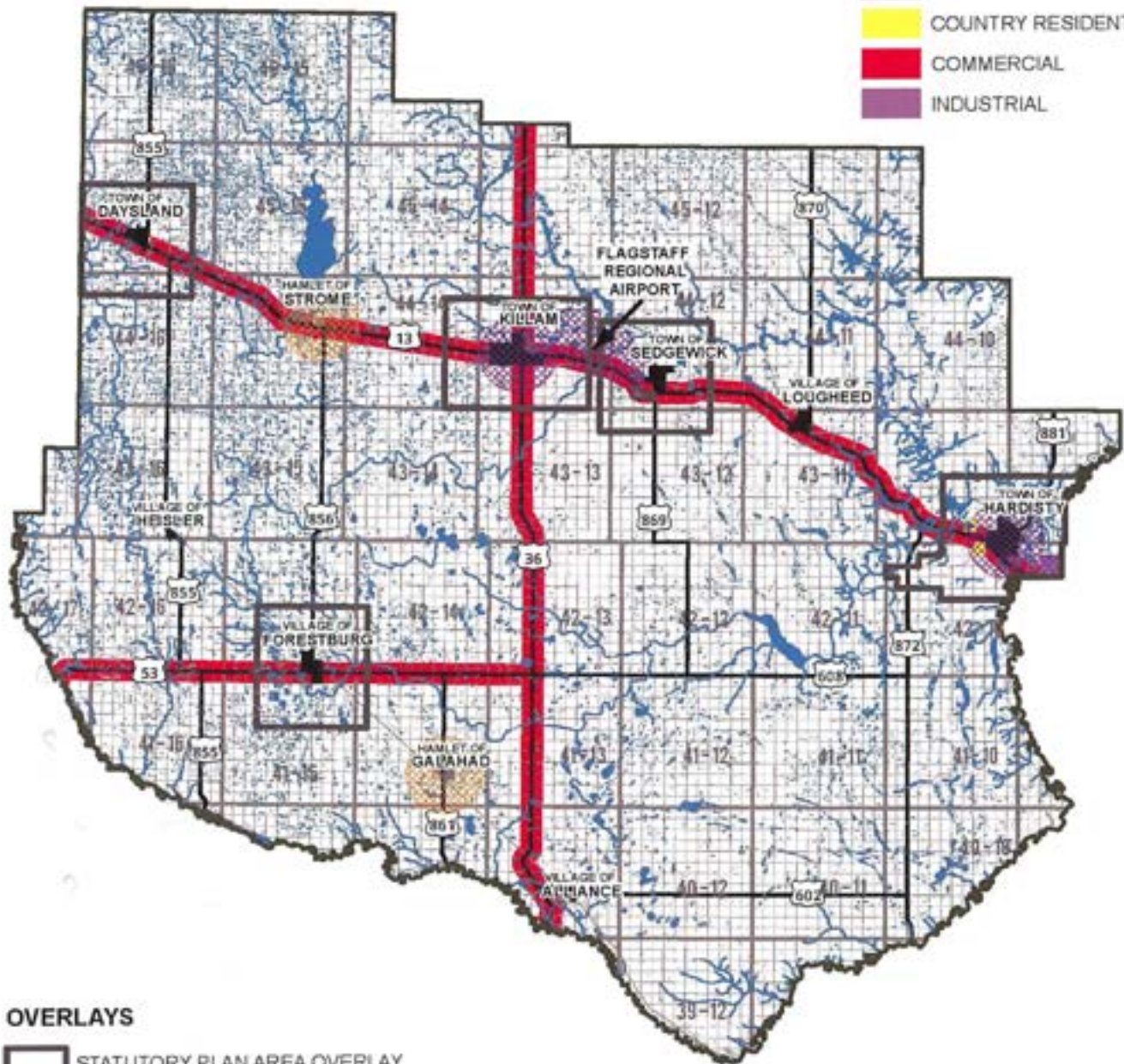
MAP 5 NATURAL RESOURCES

Digital Information: Geogratis and Altalis
 Projection: UTM NAD 83 12N






LAND USE DESIGNATIONS

-  AGRICULTURE
-  COUNTRY RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL



OVERLAYS

-  STATUTORY PLAN AREA OVERLAY
-  RESIDENTIAL GROWTH NODE AREA
-  COMMERCIAL/INDUSTRIAL GROWTH NODE AREA

MAP 6 FUTURE LAND USE

Digital Information: Geogratis and Aitalis
 Projection: UTM NAD 83 12N



**FLAGSTAFF COUNTY MUNICIPAL DEVELOPMENT PLAN
BYLAW 10/18**

A Bylaw of Flagstaff County, in the Province of Alberta for the purpose of repealing Bylaw # 07/12 and adopting a Municipal Development Plan for Flagstaff County.

WHEREAS a Municipal Development Plan has been prepared for Flagstaff County based on public input and studies of land use, development and other relevant data; and

WHEREAS the Council of Flagstaff County deems it desirable to adopt a new Municipal Development Plan;

NOW THEREFORE the Council of Flagstaff County, duly assembled, and pursuant to the authority conferred upon it by the Municipal Government Act R.S.A. 2000, c. M-26 as amended, enacts as follows:

1. The Council of Flagstaff County hereby adopts the Flagstaff County Municipal Development Plan.
2. Bylaw # 07/12, the Flagstaff County Municipal Development Plan, is hereby repealed.
3. This Bylaw may be amended by Bylaw in accordance with the Municipal Government Act R.S.A. 2000, c. M-26, as amended.

READ A FIRST TIME IN COUNCIL THIS 15 DAY OF August, A.D. 2018

Reeve

S. Armstrong
Chief Administrative Officer

READ A SECOND TIME IN COUNCIL THIS 26 DAY OF September, A.D. 2018

Reeve

S. Armstrong
Chief Administrative Officer

READ A THIRD TIME IN COUNCIL THIS 26 DAY OF September, A.D. 2018

Reeve

S. Armstrong
Chief Administrative Officer