

ATIM CREEK NORTH AREA STRUCTURE PLAN Bylaw No. 26-2002

August 2002



Prepared by
**PARKLAND
COMMUNITY
PLANNING
SERVICES**



parkland
county

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CONSOLIDATION SUMMARY

Bylaw	Date	Subject
26-2002	27/08/2002	Adoption of Atim Creek Area structure Plan
23-2003	04/04/2003	Amendment to 7.5.1 Concerning Sewage <i>(Only at SW 22-53-27-W4M)</i>
44-2004	12/07/2004	Amendment to Section 7.1.1 concerning subdivision <i>(Only at Pt. SE 17-53-27-W4M)</i> Amendment to Map 5 <i>(Fringe area to Country Residential Core at Pt. SE 17-53-27-W4M)</i>
12-2009	14/07/2009	Amendment to Section 7.1.3 concerning multiple housing units <i>(Only at Pt. NW 35-53-27-W4M)</i> Amendment to Section 7.2.1 concerning money in place of reserve <i>(Only at Pt. NW 35-53-27-W4M)</i>

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ATIM CREEK NORTH AREA STRUCTURE PLAN

1.0 INTRODUCTION

1.1 Regional Context and Area

The Atim Creek North Area Structure plan area is located in the northeast corner of Parkland County (see Map 1). The plan area contains approximately one township (36 square miles) and is bounded by Highway 44 on the east, Highway 16 on the south, Highway 779 on the west and Sturgeon County on the north. The City of Spruce Grove and the Town of Stony Plain are to the south and southwest, while the City of Edmonton is four miles to the east.

The Atim Creek North Area Structure plan area has a key location within Parkland County. The area has excellent access via major highways and secondary roads, and is in immediate proximity to Edmonton, Parkland County's Acheson Industrial Area, Spruce Grove, Stony Plain and St. Albert. There is also an abundance of visual amenities and natural features, which make it attractive for country residences, there already being a significant number of grouped subdivisions in the area.

1.2 Plan Impetus

The Municipal Development Plan indicates that upon completion of a drainage study, which was completed in 2000, the Atim Creek North area should have an area structure plan. The preparation and adoption of the Atim Creek North Area Structure Plan (hereinafter also referred to as the ASP) is mindful of the planning directions in the Municipal Development Plan adopted in 1998 by the County.

Given the area's location, accessibility and amenities, Parkland County anticipates continued and potentially increased development pressure in the coming years. The County wishes to be proactive to guide development through the adoption of a land use strategy and related policies that provides for the expansion of country residential development and the retention of agriculture until development occurs.

1.3 Purposes of the Plan

The purposes of the area structure plan are:

- (1) to provide a land use strategy and related policies which provide a framework to guide the use of land in the plan area;
- (2) to promote the effective implementation of the land use strategy and policies, including cooperation with adjoining municipalities.

2.0 PLANNING PROCESS AND CONSULTATION

2.1 Planning Process

The planning process to prepare the Atim Creek North Area Structure Plan consisted of five phases. Phases 1 and 2 commenced in April 2001. These phases included background research and initial contacts with agencies and stakeholders to identify planning issues and opportunities for the area. Phase 3 was oriented to public participation, primarily through a landowner questionnaire and public meetings. The Atim Creek North Background Report presented the results of the research, contacts and public participation during phases 1 to 3.

Phase 4 focused the preparation of the draft area structure plan. This included further consultation with landowners, the general community, agencies and other stakeholders.

In Phase 5 the comments and suggestions received on the draft plan were used by the Steering Committee to evaluate the draft plan. Where felt appropriate by the Steering Committee, the draft plan was revised and subsequently recommended to Council as the proposed area structure plan. Following first reading of the bylaw to adopt the proposed area structure plan, a public hearing was held in accordance with the requirements of the Municipal Government Act. Unlike input received during the earlier phases of the plan process, submissions at the public hearing were more in favor of forms of non-agricultural development and outnumbered the submissions that supported the proposed plan. Based upon feedback at the public hearing, Council directed that the proposed plan be revised to accommodate country residential development throughout most of the plan area and provide for some highway commercial development in the southeast corner.

2.2 Consultation

Stakeholder consultation was a major part of the plan preparation process. The term 'stakeholder' is used in the broadest sense, and refers to landowners, community groups, farm based associations, environmental interest groups, government departments and agencies and municipalities.

Throughout the planning process, the objectives of stakeholder consultation were:

- To build public awareness and interest in the area structure plan;
- To utilize various mechanisms to involve the public throughout the planning process;
- To identify pertinent planning issues;
- To identify land use opportunities in the plan area;
- To identify a community vision and land use strategy for the planning area;
- To identify planning goals and policies related to the vision and land use strategy; and
- To build understanding of the recommended/adopted area structure plan.

During the initial phases of the plan preparation process, various consultation formats were used to encourage and facilitate widespread public involvement. These included news releases, contact letters, personal meetings/interviews, a mail-out

questionnaire to all landowners and two public open houses combined with community meetings. The questionnaire was mailed to nearly 1,500 landowners within the County in and immediately adjacent to the plan area. There were 201 completed responses to the questionnaire, representing a 14% response. Two community meetings were also held, with 77 residents in attendance. Public input from the questionnaire responses and community meetings was used to draft the planning vision for the area (see Section 1.4) and to outline a land use strategy generally favored by a strong majority of the participants.

Departments and agencies contacted for background information, views and insights included: Parkland School Division #70, Evergreen Catholic Separate Regional Division No. 2, Westview Regional Health Authority, Telus Access Planning, UtiliCorp, Alberta Agriculture, Food and Rural Development, Alberta Environment, Alberta Transportation, Alberta Community Development, and Alberta Energy and Utilities Board. Adjacent municipalities consulted were the City of Spruce Grove, the Town of Stony Plain and Sturgeon County.

Other stakeholders contacted for information and views on the draft plan were: the City of St. Albert, the City of Edmonton, Edmonton Regional Airport Authority (including NavCanada and Transport Canada), Alberta Capital Regional Wastewater Commission, Capital Region Parkland Water Services Commission, Parkland Village Community Association, Muir Lake Community Group, Alberta Fish and Game Association, Big Lake Environmental Support Society (BLESS), Wagner Bog Environmental Association, Spruce Grove Chamber of Commerce, Edmonton Real Estate Board, R.C.M.P., Parkland Ambulance Authority, and Alberta Sand and Gravel Association, as well as cattle and seed cleaning associations, the regional library and Spruce Grove Gun Club.

At the draft area structure plan stage, consultation was also multi-faceted. Included were news releases, the mail-out of the draft plan to all landowners and one public open house combined with community meetings, as well as referral of the draft plan to adjacent municipalities and government departments. The input received during this phase was used to review and revise the draft area structure plan.

An open house and public meeting were held on March 5, 2002 at the Parkland Village School. A total of 88 people attended. An opportunity for discussion and questions was provided. Attendees also were provided the opportunity to submit comments and suggestions for changes to the plan on comment sheets. Of the 34 returned comment sheets, 14 expressed support for the draft plan, 15 raised objections to certain aspects of the plan, and 5 stated neutral or general views.

The Phase 4 Report provides a thorough synopsis of the discussions and feedback on the draft plan. The majority of input related to the land use concept, most often in the context of country residential development (where and how much) within the agricultural portions of the plan area. Comments on the lack of commercial nodes along Highway 16 were also raised.

In general there was considerable support for the plan, but a number of respondents requested changes in the land use allocation for their property (i.e. the majority from agricultural to country residential, with some from agricultural to tourism/commercial). Others questioned the use of the potential overlay district.

Following the review of public feedback, the Steering Committee reviewed the draft plan's land use concept, goals and policies in light of the responses and made changes consistent with the Plan's vision and guiding principles. The Steering Committee recommended that the revised area structure plan be considered by Council for adoption as the Atim Creek North Area Structure Plan.

Following first reading of the bylaw to adopt the proposed area structure plan, a public hearing was held in accordance with the requirements of the Municipal Government Act. Unlike input received during the earlier phases of the plan process, submissions at the public hearing were more in favor of forms of non-agricultural development and outnumbered the submissions that supported the proposed plan. Based upon feedback at the public hearing, Council directed that the proposed plan be revised to accommodate country residential development throughout most of the plan area and provide for some highway commercial development in the southeast corner.

3.0 PLANNING FRAMEWORK

3.1 Enabling Legislation

Section 633(1) of the Municipal Government Act (Statutes of Alberta, 1994, Chapter M-26.1) provides for a municipality to adopt an area structure plan for the purpose of providing a framework for the subsequent subdivision and development of an area of land. The section prescribes that an area structure plan must describe the land uses proposed for the area, either generally or with respect to specific parts of the area, the proposed sequence of development, the density of population and the location of major transportation routes and public utilities. An area structure plan may also contain other matters pertinent to the planning framework for the plan area.

3.2 Parkland County

3.2.1 Municipal Development Plan

The Municipal Development Plan states Parkland County's Planning Intent is:

To facilitate choices for rural residential living and beneficial economic development, including measures to promote the continued viability of agriculture, through the allocation of compatible land uses, the conservation of resources and the environment, and the effective provision of municipal services and infrastructure.

The Atim Creek North Area Structure Plan responds accordingly to this strategic community planning intent, mindful of the location, resources, land uses, activities and residents - both present and future - in the plan area.

The strategic planning intent is further defined by seven key strategies. These are reviewed in Section 5.2 of this area structure plan, including how each relates to the Atim Creek North plan area.

A major planning direction in the MDP is to separate rural residential opportunities from productive farmland areas. This is reflected in the MDP Land Use Concept, which designates broad core areas for country residential development, primarily within the northeast and southeast corners of the County. By allocating country residential lands within existing core country residential areas, the plan promotes the protection of productive agricultural lands elsewhere in the County from encroachment by country residential subdivisions. The Land Use Concept also recognizes the need for alternate country residential areas by assigning other areas within the County as future country residential areas.

The MDP Land Use Concept allocates three general land use areas within the Atim Creek North plan area. These are the country residential core area in the west portion of the plan area, an urban fringe area along Highway 16 and the country residential future area, which covers the remainder of the plan area.

The general purpose of the Country Residential Core area is to provide for multi-lot country residential development, while recognizing extensive agriculture and forms of horticultural operations are compatible in this area. As such, the northwest portion of the Atim Creek North plan area is one of the broad areas within the County that should be the primary focus of country residential development.

The Fringe Area is a strip of land, one-half mile wide, along the north side of Highway 16 of intermunicipal importance to both the County and the City of Spruce Grove. The Fringe Area is restricted to agricultural uses unless otherwise provided for in an amendment to this area structure plan or through another more site specific area structure plan. In either case, the process will require extensive participation by the City of Spruce Grove.

The general purpose of the Country Residential Future area is to maintain the lands therein as a productive agricultural area until multi-lot residential development is approved, in the longer-term, by the County. For the Atim Creek North plan area, the allocation of the large Country Residential Future area within the Municipal Development Plan was subject to a drainage study for Big Lake drainage basin and a future area structure plan. Therefore, the Country Residential Future allocation in the MDP was subject to change pursuant to the completion of the Water Management Plan for the Upper Big Lake Basin and the Atim Creek North Area Structure Plan.

3.2.2 Adjacent Parkland County Area Structure Plans

Glory Hills Area Structure Plan (1979)

The country residential area west of the Atim Creek North plan area is within the Glory Hills ASP. These lands are predominantly districted for rural residential living. As well, the ASP makes provision for open space areas, potential future school sites, servicing and municipal reserves.

Big Lake Area Structure Plan (1991)

The Big Lake ASP provides a land use planning framework for the area of Parkland County east of the Atim Creek North area. It sets aside the majority of the plan area for country residential development. The major exception is the lands along Big Lake and Atim Creek, which are allocated for agriculture and nature conservation since these are significant environmentally sensitive lands.

Acheson Area Structure Plan (1997)

The Acheson Industrial Area is one of six major industrial areas in metropolitan Edmonton. Lying to the southeast of the Atim Creek North area, the Acheson Area Structure Plan allocates most of the area for industrial development, although portions are to remain in agriculture. The portion of the Wagner Bog ecosystem, which lies within the northwest corner of the ASP, is allocated for conservation open space. The Acheson Industrial Park area is the primary focus area for industrial development on serviced land in Parkland County.

Fifth Meridian Area Structure Plan (2001)

The Fifth Meridian Area Structure Plan area is to the southwest of the Atim Creek North plan area. This ASP provides a planning framework for a portion of the fringe lands south of Highway 16 adjacent to Stony Plain and Spruce Grove. It allocates lands for various densities of country residential development and accommodates business industrial areas, including on lands along the south side of Highway 16. Also, open space areas are provided for along Atim Creek and its tributaries.

3.2.3 Land Use Bylaw

The Parkland County Land Use Bylaw No. 15-00 divides the County into Land Use Districts. Each District specifies the permitted and discretionary uses of land, as well as standards, regulations and other provisions to administer the use, development and subdivision of land within the district. In the Atim Creek North plan area, five land use Districts are designated. These include: AGG – Agricultural General District; AGR – Agricultural Restricted District; AIL – Agricultural Intensive Livestock District; CRC – Country Residential Core District; and MHR – Mobile Home Residential District. The primary land use intent for each district is clear from the name of the district, being either general (extensive) agriculture, intensive agriculture, country residential or manufactured home community.

3.3 Adjacent Municipalities

City of Spruce Grove

The City of Spruce Grove borders the plan area for three miles along Highway 16. Within the City, the Municipal Development Plan designates future residential development and environmental management areas. The latter category includes the environmentally significant Atim Creek, the terrain immediately adjacent to the creek and some upland areas along the stream course. A portion of the residential lands includes open space for the existing golf course. The City of Spruce Grove MDP contains policies that promote intermunicipal co-operation and communication on development matters. The goal is to foster cooperation where mutual interests are at stake. Some of the objectives include the conservation of shared natural environmental assets, to encourage the protection of rural vistas outside the City's boundary, to discourage incompatible land uses in the fringe areas and to ensure continuity in transportation systems.

Sturgeon County

The Future Land Use concept in Sturgeon County's Municipal Development Plan allocates land adjacent to the Atim Creek North plan area mostly for agriculture. Land use designations along the north side of Big Lake include Environmental Protection and Recreation. Recently, the County adopted the Calahoo-Villeneuve Sand and Gravel Extraction Area Structure Plan for an extensive area north of the Atim Creek North plan area. This new area structure plan allocates the lands adjoining Parkland County for agriculture, but also provides for potential sand and gravel resource extraction in the area south of Highway 633, including in the vicinity of Gladu Lake.

4.0 PRESENT SITUATION

4.1 Land Use

Map 2 presents the existing land uses (June 2001) in the plan area. Agricultural lands predominate, including farmstead and first parcel out sites. Farming operations are mostly extensive in nature (mixed, grain, cattle, horse operations), but there are six dairy operations and a number of nurseries and greenhouses.

Grouped country residential areas are primarily clustered in the northwest portion of the plan area, essentially west of Campsite road, although there are other grouped developments scattered throughout the plan area. Parcel sizes normally range from 0.40 to 1.21 ha (one to three acres). In these grouped subdivisions, each parcel usually has individual private water and sewer services. In the plan area, there currently are approximately 770 residential parcels in grouped subdivisions, not all of which are developed.

Most grouped subdivisions have municipal or environmental reserve. There is only one small municipal park in the plan area, located on the northeast shore of what is locally referred to as Muir Lake (NW 32; 53-27-W4). Facilities include picnic tables and privies.

The Parkland Village manufactured home community, north of Spruce Grove on Century Road, is a higher density rural residential development. Containing 623 sites, it has common water and sewer services. There are three recreation vehicle storage sites along Highway 16 and a construction business located south of Muir Lake.

4.2 Natural Features

The most significant natural features in the plan area are shown on Map 3. The Atim Creek 1:100 year floodplain and floodway are very important features in land use planning for the area. Other wetland features include lakes, sloughs and lands that are poorly drained, including those lands which are north of the neighbouring Wagner Natural Area. Other features include the hilly lands in the northwest corner of the plan area from which there are many vantage points to view the countryside, Spruce Grove, Stony Plain and, even, Edmonton. There are also extensive treed areas within the plan area, including clusters and corridors.

4.3 Soil Ratings

The Municipal Development Plan for Parkland County does not differentiate between higher and lower, or better and poorer, soils. Instead, in order to preserve the integrity of productive agricultural areas and the conservation of agricultural land, all land in the County is deemed to be agricultural unless it has a non-agricultural designation in the Land Use Bylaw.

Lands with higher quality soils, being classes 1, 2 and 3, are generally located on the lower, gently undulating lands in the southern half of the plan area, as shown on Map 3. As well, there is an area of very high soil quality in the northeast corner

of the plan area. The remaining lands in the plan area have lower capability soils, generally being associated with steeper slopes or poorly drained lands.

4.4 Groundwater

While municipal water systems are close by, the distances (and therefore the costs) involved in extending municipal water system and the density of development required to justify the costs, are not compatible with the land use strategy for the Atim Creek north area outlined in this plan. Therefore, like most rural areas the availability of groundwater in the Atim Creek North plan area is very important.

Background groundwater reports for Parkland County indicate that the plan area has some of the highest yielding groundwater aquifers in the County. Key aquifers are associated with the buried Beverly valley (generally coincides with the Atim Creek plain) and linear bedrock lows. In the plan area, groundwater yields in the vicinity of Atim Creek can exceed 45 imperial gallons per minute (300 m³ per day). However, groundwater yields can be extremely variable from location to location. Yields are usually much lower, and more variable, in the hilly lands in the northwest corner of the plan area, which is the primary core country residential area, and thus the impact of country residential development on groundwater resources is an important planning consideration.

4.5 Roads

The plan area is completely bordered by paved highways (Map 2). Highway 16 (the Yellowhead Highway) forms the south boundary and Highway 44 the east boundary. Along the west and north boundaries are Highways 779 and 633. Through the plan area, Highway 16 is twinned, divided and has expressway status, such that in the future all local access to the highway will be closed. All access and egress will be limited to major interchanges. There currently are three interchanges (Highway 44, Century Road and Highway 779). Another is planned for Campsite Road.

Map 2 shows where service roads 'along' Highway 16 have been built. The back service road between Century Road and Highway 44 is paved, as is the frontage service road between Highway 779 and Golf Course Road. The other existing service road links are gravel.

The municipal road system consists of local roads in subdivisions and municipal and collector roads (Map 4) along the township grid pattern. In the newer grouped country residential subdivisions, the local roads are paved, while in the older subdivisions the local roads are graveled. The local and minor collector roads are usually oiled (cold mix) but portions are graveled. The arterial collector north of Spruce Grove past Parkland Village is paved (seal coat) but gravel further to the north. The municipal roads are a combination of cold mix (usually the higher traveled roads serving the concentrated country residential areas) and gravel.

4.6 Energy Infrastructure

As shown on Map 4 there is a major high voltage transmission line that transects the plan area. Running parallel to Highway 16, this line is located along the quarter

section boundaries one-half mile north of the highway. Also shown on Map 4 are major oil/gas pipelines (non-sour) running through the plan area.

4.7 Utility Services

Significant utility infrastructure is located within the plan area are shown on Map 4, one being a major fibre optic line that zigzags from the northeast corner of the plan area to Century Road.

The Capital Region Sewage Line, which serves Stony Plain, Spruce Grove, the Acheson Industrial Area and the Fifth Meridian development area. To date, other than the Parkland Village manufactured home community, there are no developments in the Atim Creek North plan area that utilize the regional line. A sewage transfer site is located where the line leaves the eastern boundary of the plan area.

Although still operational, the Spruce Grove's wastewater treatment site and related outfall line from Spruce Grove are not used except for back-up purposes.

4.8 Community Services

There are a number of community facilities within the plan area. An elementary school is located in Parkland Village, although the Muir Lake School is immediately adjacent to the west boundary of the plan area. Parkland Village also contains a community recreation centre and fire hall. There is a small County recreation facility on the northeast shore of Muir Lake. Health facilities, middle and senior schools, police and ambulance services are located nearby in Spruce Grove and Stony Plain.

4.9 Major Planning Issues

During the course of community consultation a number of land use and related planning issues were identified. The more significant are summarized below by general category.

Considerable development pressure

- proximity to cities and towns and accessibility via paved highways
- scenic rural amenities attractive for country residential development
- cost implications for the County regarding road upgrades and other infrastructure improvements
- for sites that have limitations for farming, but often similarly for development
- marginal agricultural lands interpreted as having high potential for non-agricultural development

Utilities

- adequacy of private sewage disposal systems
- future use of existing sewage lagoons; setback implications
- regional water and sewer lines have capacity for additional use
- sufficiency of groundwater supplies

Security of Agriculture

- increasing land value (inhibits farm expansion; promotes sale of land for non-farm uses)
- fragmentation of agricultural land
- encroachment by non-farm uses on farm operations and lands
- increasingly difficult for intensive livestock operations to expand and establish

Environmental impacts, including on:

- Atim Creek, its floodplain and tributary channels
- Big Lake drainage area
- Wagner Bog Natural Area
- Big Lake sensitive environments
- groundwater
- localized habitat and amenity areas

Transportation

- need to eliminate level crossings and accesses along Highway 16
- Highway 44 widening and access management
- conflict between farm and non-farm traffic
- increasing traffic and maintenance costs
- County road standards and maintenance

Services

- accessibility for emergency and protective services – police, fire, ambulance
- growth requires increase in emergency services
- school capacities and locations
- accessibility to health care facilities.

5.0 PLAN CONTEXT AND STRATEGIC DIRECTIONS

5.1 MDP Strategic Planning Intent

Parkland County's Municipal Development Plan (Bylaw #38-98) emphasizes the following strategic community planning intent for the County as a whole:

“Parkland County intends to facilitate choices for rural residential living and beneficial economic development, including measures to promote the continued viability of agriculture, through the allocation of compatible land uses, the conservation of resources and the environment, and the effective provision of municipal services and infrastructure.”

The Atim Creek North Area Structure Plan responds accordingly to this strategic community planning intent. While mindful of the location, resources, land uses, and activities in the plan area, the plan emphasizes country residential expansion recognizing the excellent highway access to the plan area and its proximity to major urban centres and the County's Acheson Industrial Area.

5.2 Key County Planning Strategies

The community planning intent is elaborated in the Municipal Development Plan through seven key strategies. These strategies are presented below, together with a synopsis of the land use strategy and policy directions in the Atim Creek North Area Structure Plan that respond to these strategies.

MDP – Residential Strategy: To maintain in existing and potential country residential areas the rural characteristics which are desirable and attractive for healthy, safe and enjoyable rural living.

Area Structure Plan: provides for expansion of country residential subdivisions throughout the majority of the plan area, thus endorsing country residential development on most of the lands identified provisionally in the Municipal Development Plan as a future country residential area.

MDP – Agriculture Strategy: To maintain the significance of agriculture to the economy and way of life of the County, and therefore encourage the enhancement of the viability of the agricultural industry through the conservation of productive farmlands and the diversification of the agricultural industry.

Area Structure Plan: provides for a variety of farming activities as a transition use until lands are developed for residential or other non-agricultural uses.

MDP - Economic Development Strategy: To strengthen the County's economic base by accommodating in appropriate locations the expansion and diversification of beneficial industrial and commercial land uses.

Area Structure Plan: while supporting 'economic activity' nodes and areas in other parts of the County, the plan provides for some highway commercial development along Highway 16 in the southeast corner of the plan area.

MDP - Infrastructure and Services Strategy: To provide and maintain an effective roadway network and appropriate level of utility services, as well as convenient access to health and education facilities.

Area Structure Plan: promotes the protection and maintenance of the network of roads in the plan area, thus assisting emergency services to readily access the entire plan area, and for residents to access school and health facilities located mostly outside the plan area. In promoting lower density residential areas typical of rural locations, the use of private, mostly individual water and sewer systems is advocated.

MDP – Environment Strategy: To maintain and enhance environment quality throughout the municipality by managing and conserving the lands, features and resources that have greater sensitivity, implications of risk or higher public value.

Area Structure Plan: the plan identifies sensitive environmental features and areas; policies advocate the appropriate management of land uses in response to the level of sensitivity of the feature or area.

MDP - Intermunicipal Cooperation Strategy: To establish and maintain cooperative mechanisms with adjoining municipalities to facilitate compatible land use planning and municipal growth, the development and use of infrastructure and the conservation of the environment.

Area Structure Plan: the plan endorses the cooperative planning for the strip of land (five mile long and one-half mile deep) along the north side of Highway 16 which is of common interest to the County and Spruce Grove. Unless other land uses are approved in one or more area structure plans for the lands within this fringe area, the lands are allocated for agricultural use.

MDP - Implementation, Review and Amendment Strategy: To implement the Municipal Development Plan policies through the administration of the Land Use Bylaw and other County statutory plans.

Area Structure Plan: serves to implement the Municipal Development Plan by establishing a land use strategy and supportive policies for the Atim Creek North area; to achieve consistency between the Atim Creek North Area Structure Plan and the Municipal Development Plan, a number of amendments to the Municipal Development plan are advised.

6.0 LAND USE STRATEGY AND POLICIES

6.1 Key Elements

The key elements of the Atim Creek North Area Structure Plan land use strategy are:

- (1) to provide for country residential expansion in a manner compatible with the infrastructure and water resources of the area;
- (2) to provide for a variety of agricultural operations until the lands they occupy are developed for residential or other non-agricultural uses;
- (3) to conserve sensitive environmental features;
- (4) to protect major transportation and utility infrastructure from encroachment.

While the key element of the Plan is to provide for the expansion of country residential areas, the elements reflect the diversity of the area's topography, amenities and sensitive features while providing for agriculture as a transition use.

6.2 Land Use Strategy

The Land Use Strategy for the plan area is shown on Map 5.

6.2.1 Land is allocated among six Land Use Policy Areas, as shown on Map 5, in which the use and management of land are to be consistent with the policies in Sections 6 and 7 of this Plan. The Land Use Policy Areas are:

- (a) Country Residential Core Area;
- (b) Fringe Area;
- (c) Atim Creek Floodplain Area;
- (d) Manufactured Home Community Area;
- (e) Highway Commercial Cluster Area; and
- (f) Open Space Area.

6.2.2 The boundaries between the Land Use Policy Areas generally follow property lines. Where the boundary does not follow a property line or where there is uncertainty regarding the location of a boundary, the specific boundary location may be determined only by:

- (a) the Council of Parkland County; or
- (b) the County subdivision authority, but only with respect to Open Space Area boundaries when an open space area is to be provided around Muir Lake or Gladu Lake through dedication of municipal reserve, environmental reserve, or both.

6.2.3 Amendments to the Land Use Strategy Map will not be required for:

- (a) minor property boundary adjustments;
- (b) boundary variations acceptable to the County based upon information supplied in specific studies, outline plans or other relevant source materials.

6.3 Country Residential Core Area

Of the approximate 36.5 square miles (94.5 km²) in the Atim Creek North plan area, all but approximately 5.5 square miles (14.25 km²) is allocated for country residential development.

6.3.1 The primary use of land in the Country Residential Core Area is country residential. Country residential development in the Atim Creek North plan area will be directed to the Country Residential Core Area.

6.3.2 Extensive farming operations and horticultural uses are compatible within this Area.

6.4 Fringe Area

The Fringe Area covers lands deemed to be of intermunicipal interest to the County and Spruce Grove. Unless otherwise specifically provided for by an amendment to this area structure plan or through a more site specific area structure plan that supercedes the provisions in the Atim Creek North Area Structure Plan, the lands in the Fringe Area are for agriculture, preferably extensive in nature, dairy operations or horticulture.

6.4.1 The use of land within the Fringe Area will be for agriculture, unless otherwise specifically provided for by an amendment to this area structure plan or through a more site specific area structure plan that supercedes the provisions in the Atim Creek North Area Structure Plan.

6.5 Atim Creek Floodplain Area

The Atim Creek Floodplain covers the 1:100 year flood plain of Atim Creek. Compatible forms of extensive agriculture and horticulture uses should prevail within these areas, although forms of recreation and/or tourism uses may also be compatible on appropriate lands.

6.5.1 The use of land within the Atim Creek Floodplain Area shall be for extensive agricultural purposes or habitat conservation.

6.5.2 Confined feeding operations are not compatible with the nature of the lands within the Atim Creek Floodplain.

6.6 Manufactured Home Community Area

The Manufactured Home Community Area recognizes that Parkland Village provides an optional form of rural residential living.

6.6.1 The Parkland Village manufactured home community may be allowed to expand to the full potential of the site presently districted Mobile Home Residential District.

- 6.6.2 Only one manufactured home community is to be permitted in the plan area, that being Parkland Village. No land in the plan area may be redistricted to Mobile Home Residential District, except the NE 15; 53-27-W4, being the quarter section on which Parkland Village is located.

6.7 Highway Commercial Cluster Area

The Highway Commercial Cluster Area is applied to the two quarter sections of land in the southeast corner of the plan area, being those lying west of Highway 44 and between Highway 16 and the back service road. In this plan area, highway commercial and related land uses will need to be serviced to the satisfaction of the County by a common water distribution system and a common sewage collection system.

- 6.7.1 Within the Highway Commercial Cluster Area, highway commercial and related land uses may be developed on land in accordance with the provisions of the highway commercial related district applied to the land by the County. One of the requirements of highway commercial and related land use development is that the development will need to be serviced to the satisfaction of the County by a common water distribution system and a common sewage collection system.
- 6.7.2 In this plan area, subdivision and development proposals will require the submission of an outline plan and supporting planning, engineering and transportation studies for consideration and approval by the County and Alberta Transportation.

6.8 Open Space Area

The Open Space Area includes the existing County recreation facility at Muir Lake, and lands for potential expansion thereto, as well as potential public open space around Gladu Lake, including a possible 'node' on the south shore. These areas are limited in both size and potential, thereby being for day-use activities only.

- 6.8.1 The policies in this Section and the applicable policies in Section 7 apply only to public land in the Open Space Area. Presently, the policies only apply to the County recreation site in the northeast corner of Muir Lake, but will apply to other lands around Muir Lake and Gladu Lake if dedicated as municipal or environmental reserve, or purchased by the County or other government authority for open space purposes. Until these other lands become public, if ever, they shall be considered as agricultural land.
- 6.8.2 The lands allocated as Open Space Area on Map 5 are general. The exact size, shape and boundaries of an open space area may vary and may be determined as part of a subdivision application approval, through dedication of municipal and/or environmental reserve, or by land purchase, or both.
- 6.8.3 The use of land within the Open Space Area is to be for day use only outdoor recreation, and may include picnic sites, trails and other low impact facilities appropriate to the capability and capacity of the site.

7.0 GENERAL POLICIES

7.1 Residential Development

Introduction

One of Parkland County's community planning strategies is to facilitate choices for rural residential living, but in doing so to maintain in existing and potential future country residential areas the rural characteristics which are desirable for healthy, safe and enjoyable living. In the plan area there is a variety of rural residential choices. These include a large number of residences on farms, 'first parcel out' residences separated from farm parcels, residences on large parcels (i.e. 4 to 16 ha) usually created in the 1950s to 1970s, residences in small and large multi-lot subdivisions, and manufactured home community residences.

The Atim Creek North land use strategy provides continued opportunity for the creation of single residential parcels from unsubdivided quarter sections and a minor expansion of Parkland Village. By far the majority of opportunities for rural residential living will be in multi-lot country residential subdivisions.

In the Municipal Development Plan, the northwest corner of the plan area is allocated as a Country Residential Core Area, and therefore already one of the focus areas in the county for country residential subdivisions in the short to medium term future. One of the key directions from Council for this Plan is that the majority of the remainder of the plan area also be allocated as Country Residential Core (see Map 5).

Goals

The residential development goals are:

- (1) To provide for the expansion of country residential development.
- (2) To encourage country residential subdivision and development to be mindful of the attractive attributes in the plan area while promoting healthy, safe and enjoyable rural living.

Policies

- 7.1.1 A single residential parcel, either a developed or undeveloped site, may be subdivided from an unsubdivided quarter section in accordance with the Municipal Development Plan.

Bylaw 44-2004 Notwithstanding the foregoing, the County may consider subdividing more than one residential parcel, only on Blocks 1 & 2, Plan 5760 RS, Lot 1, Block 3, Plan 8822401, and Block 3, Plan 7820018, all in Pt. SE 17-53-27-W4M.

- 7.1.2 Only one manufactured home community is to be permitted in the plan area, that being Parkland Village. Other than the remainder of the NE 15; 53-27-W4, being the quarter section on which Parkland Village is located, no other land in the plan area may be redistricted to Mobile Home Residential District.

- 7.1.3 In the plan area multiple unit housing shall not be permitted. Only single detached dwellings will be allowed, including mobile or manufactured homes where provided for in the Municipal Development Plan or Land Use Bylaw.

Bylaw 12-2009 Notwithstanding the foregoing, the County may consider multiple unit housing (duplex only) on Pt. NW 35-53-27-W4M.”

- 7.1.4 As part of an application for a multi-lot country residential subdivision, the County will require the submission of a comprehensive outline plan prepared to a professional standard by a person or persons qualified to do so. Normally the County will require the outline plan to cover the entire quarter section in which the land being proposed for subdivision is located, but may allow the outline plan to cover a smaller area if in the opinion of the County circumstances so warrant.

- 7.1.5 An outline plan must address those matters identified in the Municipal Development Plan and Land Use Bylaw and when required by the County be supported by geotechnical, engineering and other reports. Without restricting the requirements for information addressed elsewhere in this Plan and the Municipal Development Plan, the information and reports required by the County include:

- (a) the nature of the proposed use or uses;
- (b) the suitability of the site for the proposed use or uses;
- (c) site design;
- (d) parcel sizes;
- (e) density;
- (f) impact on the site, on adjacent lands and land uses thereon;
- (g) impact on the environment;
- (h) traffic impacts;
- (i) provisions for road widening, road improvements and intersection improvements for access roads leading to the site;
- (j) provisions for potable water and sewage disposal;
- (k) provisions for stormwater management; and
- (l) open space provisions.

- 7.1.6 The County will require residential development to not exceed the capability of the site. In the opinion of the County, where site conditions are such that the standards in the Country Residential Core District provide for a total number of lots, lot sizes and/or density of lots that may exceed the capability of the site, the County may designate an overlay direct control district in order to apply specific standards and requirements to the area covered by the overlay direct control district.

7.2 Community Open Space

Introduction

The presence of open space adds to the diversity of the settled landscape, helps to maintain the quality of the environment and enhances the quality of life of people

who have the opportunity, both real and perceived, of enjoying the open space. Enjoyment may be both active – playing or picnicking, and passive – such as simply taking a casual stroll to enjoy the scenery or view wildlife. Public feedback during the preparation of this plan confirmed that residents expect open space to be provided when subdivisions are approved, in large part to maintain and enhance the natural beauty of the area.

Community open spaces are public land. This area structure plan provides for two levels of community open space in the plan area. The majority of these are 'local level' lands, usually provided through the dedication of municipal reserves and environmental reserves, to offer open space nodes and corridors within country residential subdivisions. These mostly serve residents in the immediate vicinity. The second is county level open space, intended to provide for recreational enjoyment by people from throughout the plan area and County. In the Atim Creek North area county level sites include the existing lands and facilities at Muir Lake, which have potential for expansion, and a potential area along the south shore of Gladu Lake.

Goals

The community open space goals are:

- (1) To provide for a variety of recreation opportunities in the plan area.
- (2) To assist in the conservation of sensitive features.

Policies

7.2.1 In approving a multi-lot country residential subdivision, the County normally will require the dedication of ten per cent of the developable area as municipal reserve. If the dedication of land as municipal reserve is not warranted due to site characteristics, the proposed low density of the subdivision and the unlikelihood of the expansion or intensification of the subdivision, the County may require money-in-lieu of reserve lands.

Bylaw 12-2009 Notwithstanding the foregoing, the County may consider money-in-place of municipal reserve for a portion of the ten percent of the developable area of municipal reserve owing from Pt. NW 35-53-27-W4M.

7.2.2 The County strongly encourages that the design of a multi-lot residential subdivision provides municipal reserve on lands that merit use as open space, whether for recreation areas, habitat areas, or both. These should be located and aligned, wherever possible, with existing or potential future open space in adjoining subdivisions and unsubdivided lands. Drainage courses to Atim Creek, and associated wetlands, provide opportunities for linking open space while also doubling as habitat corridors.

7.2.3 In place of environmental reserve dedication, where the County deems that circumstances so warrant, the County may accept the registration by caveat of an environmental reserve easement in favor of the County.

7.2.4 The County will require the dedication of environmental reserve or an environmental reserve easement for the following:

- (a) a swamp, gully, ravine, coulee and natural drainage course;
- (b) land that is subject to flooding;
- (c) land that is considered unstable; and
- (d) land that is abutting the bed and shore of a lake, river, stream or other body of water.

7.2.5 Muir Lake and Gladu Lake are to be considered as significant county level open space resources.

7.2.6 When considering the approval of the subdivision of land around and in the immediate vicinity of Muir Lake, the County will require the dedication of reserve lands to add to the land base of the existing County recreation facility. To assist the consideration of reserve land dedication, the County may prepare a conceptual plan for a County park around the entire lake, with potential connections to the small pothole lake to southeast.

7.2.7 The County may consider the preparation of a concept plan, in cooperation with Sturgeon County, for the shorelands of Gladu Lake that illustrates the potential of a continuous open space area around the lake, possibly associated with backland country residential development. The open space area could include a circumference trail, nodes for low impact day-use only, and canoe only accessibility to the lake. If lands adjacent to Gladu Lake within the Parkland County are approved for subdivision, a condition of approval will require the dedication of reserve lands to help form part of a public open space area and system around the lake.

7.3 Commercial and Industrial Development

Introduction

One of Parkland County's key community planning strategies is to strengthen its economic base. The Municipal Development Plan indicates this is to be accomplished, in part, by directing the development of beneficial industrial and commercial land uses to the Acheson Industrial Area and highway commercial cluster sites identified in the MDP Land Use Concept Map (Map 2). Commercial land uses may also be directed to other commercial cluster sites provided for in area structure plans adopted by the County, such as the lands identified for commercial use in the Fifth Meridian Area Structure Plan. For the North Atim Creek Area Structure Plan, Council directed that two quarter sections of land in the southeast corner of the plan area be allocated as a highway commercial cluster area.

Goals

The commercial and industrial goals are:

- (1) To accommodate in the plan area a highway commercial cluster area.
- (2) To prevent scattered industrial and commercial development.

Policies

- 7.3.1 In the Highway Commercial Cluster Area, the County will require a proposal for subdivision and development approval to include the submission of an outline plan and supporting planning, engineering and transportation studies, each prepared to a professional standard by a person qualified to do so, for consideration and approval by the County and Alberta Transportation. Normally the County will require the outline plan to cover the entire quarter section in which the land being proposed for subdivision is located, but may allow the outline plan to cover a smaller area if in the opinion of the County circumstances so warrant.
- 7.3.2 In the Highway Commercial Cluster Area, highway commercial and related land use development will need to be serviced to the satisfaction of the County by a common water distribution system and a common sewage collection system connected to the regional sanitary trunk sewer.
- 7.3.3 An outline plan must address those matters identified in the Municipal Development Plan and Land Use Bylaw and when required by the County be supported by geotechnical, engineering and other reports. Without restricting the requirements for information addressed elsewhere in this Plan and the Municipal Development Plan, the information and reports required by the County include:
- (a) the nature of the proposed use or uses;
 - (b) the suitability of the site for the proposed uses or uses;
 - (c) site design, including parcel sizes;
 - (d) impact on the site, adjacent lands and land uses thereon;
 - (e) impact on the environment;
 - (f) traffic impacts;
 - (g) provisions for road widening, road improvements and intersection improvements for access roads leading to the site;
 - (h) provisions for a common water distribution system and a common sewage collection system;
 - (i) provisions for stormwater management; and
 - (j) provisions for the dedication of municipal reserves or money-in-lieu of land.
- 7.3.4 The County will require commercial development to not exceed the capability of the site. In the opinion of the County, where site conditions are such that the standards in the Highway Commercial District or another appropriate commercial district created by the County provide for a total number of lots, lot sizes and/or density of lots that may exceed the capability of the site, the County may designate an overlay direct control district in order to apply specific standards and requirements to the area covered by the overlay direct control district.
- 7.3.5 In the Country Residential Core Area, Manufactured Home Community Area and Fringe Area, the County may approve a commercial land use if:

- (a) the proposed site is suited for the proposed commercial use;
- (b) the proposed site is separated from other commercial uses to avoid the creation of a commercial node;
- (c) the proposed commercial use is compatible with land uses in the vicinity;
- (d) the subject parcel is designated with a land use district which accommodates the commercial land use; and
- (e) the proposed development is consistent with the provisions of this Plan.

7.3.6 The only industrial use that may be allowed in the plan area is a natural resource extraction operation.

7.4 Highways and Roadways

Introduction

The plan area has excellent access from all directions, it being bounded on all sides by highways. Access management is especially important for Highway 16, which is an important interprovincial highway and international transport route. Highway 44 has become a major truck route for hauling sand and gravel from major nearby extraction operations in Sturgeon County. A series of collector and municipal roads provide access into the plan area. Country residential subdivisions are served internally by local roads, for which construction standards have increased such that new country residential areas now have paved roads.

Goals

The transportation infrastructure goals are:

- (1) To promote an effective and safe roadway network.
- (2) To encourage high development standards along major roadways.

Policies

7.4.1 Accesses to and setbacks from highways will be in accordance with the requirements of Alberta Transportation.

7.4.2 Access to Highway 16 will be limited to interchange locations as shown on Map 5. Upon completion of the Campsite Road interchange, the County encourages the closure as soon as possible of the remaining level accesses and crossings within the plan area, and the completion of the Highway 16 north service road network.

7.4.3 From time to time the County will review its roadway classifications and may consider adding to the collector road system in the Atim Creek North area, as outlined on Map 5. Notwithstanding the existing and potential collector road system shown on Map 5, based upon changes of traffic patterns and volumes in the plan area the County may designate other roadways as collectors or eliminate any existing collector road from designation as a collector road.

7.4.4 As a condition of subdivision approval the County may require:

- (a) land to be provided for the widening of all or any portion of a highway, collector and municipal road adjacent to the land proposed to be subdivided;
- (b) rights-of way dedication for internal roads and the construction thereof, including accesses thereto;
- (c) upgrading of municipal roads and intersections that provide access to the subdivision and intersections; this provision may also apply as a condition of development approval; and
- (d) in consultation with Alberta Transportation, improvements to highway intersections affected by the subdivision or development.

7.4.5 The provision of noise attenuation measures and screening may be required by the County as a condition of development approval along highways and collector roads.

7.4.6 The County may consider the adoption of ‘entranceway’ standards for development along Highway 16 in order to promote higher visual appeal of development along this major interprovincial travel corridor. If adopted, these standards will be applied to development along Highway 16 and may also be applied to development along Highway 44 and along collector roads within one-half mile of Highway 16.

7.5 Utility Services and Corridors

Introduction

It is important that utility services are provided, and maintained, in a manner that facilitates healthy living environments and protects the environment – especially water resources. Since this Plan primarily provides for farming and detached homes in country residential areas, parcels are to be serviced by individual utility systems in accordance with the rural, low density nature of the area. The major exception is Parkland Village.

Goals

The goals related to utility services and corridors are:

- (1) To require the provision and maintenance of utility services which maintain public health, as well as minimize impacts on the environment.
- (2) To apply stormwater management standards that meet Alberta Environment Standards and regional requirements for the Big Lake watershed area.
- (3) To protect significant utility, energy and telecommunication corridors from encroachment.

Policies

7.5.1 Except in the Highway Commercial Cluster Area and the Manufactured Home Community Area, unless otherwise approved by the County the development of a parcel is to be individually serviced by:

- (a) an on-site private water well, which may be supplemented by an on-site cistern, and
- (b) an on-site sewage disposal system that must be in accordance with provincial standards.

Bylaw 23-2003 (c) Notwithstanding the foregoing, the County may consider approving a multi-parcel residential subdivision serviced by a common sewage collection system connected to the regional sanitary trunk sewer only on SW 22-53-27-W4M.

7.5.2 In the Highway Commercial Cluster Area and the Manufactured Home Community Area, development will need to be serviced to the satisfaction of the County by:

- (a) a common water distribution system; and
- (b) a common sewage collection system connected to the regional sanitary trunk sewer, unless otherwise approved by the County.

7.5.3 The County recognizes the need for a unified approach to stormwater management in the Upper Big Lake Basin and will continue to participate in the Big Lake Drainage Task Force until recommendations for stormwater management are accepted by the affected municipalities and Alberta Environment.

7.5.4 Development within the plan area will be required to regulate stormwater to not exceed the pre-development flow standard established by Alberta Environment. If the present standard applied by Alberta Environment to development in the plan area is revised based upon the findings and recommendations of the Big Lake Drainage Task Force, upon agreement with the revised pre-development flow standard the County will apply the revised standard to development in the plan area.

7.5.5 The developer will be required to cover the cost of all utility services, including any applicable off-site costs, unless otherwise approved by the County.

7.5.6 Existing major utility, energy and telecommunication corridors will be protected from encroachment that might affect the operation of the infrastructure or the safety of the public.

7.5.7 New pipelines and transmission lines are encouraged to locate within existing pipeline and transmission corridors.

7.6 Community Services

Introduction

Although there is a sizeable rural population residing in the plan area, the majority of community services, including schools, health centres and emergency services are located in or delivered out of nearby urban locations. Within the plan area, there is an elementary school and fire hall within Parkland Village. With continued rural population growth, it will be important that the County monitors the impact of growth on education, health, police, fire and ambulance services and facilities.

Goals

The community services goals are:

- (1) To monitor the impacts of land uses change on education, health and protective services.
- (2) To cooperate with service provider authorities and adjoining municipalities to promote the availability and delivery of community services to enhance the quality of life in the plan area.

Policies

- 7.6.1 The County will cooperate with school authorities to monitor the availability of classroom space to accommodate the school age children anticipated to reside in the plan area. If future demands warrant a new school in the plan area, the County will cooperate with school authorities to determine potential locations.
- 7.6.2 If an identified potential school location is within a parcel of land which is the subject of an application for outline plan, subdivision or development approval, the County will require the application to allocate a site which has location, size and access suitable for the potential school.
- 7.6.3 The County may exercise its subdivision authority to dedicate municipal and/or school reserve land to accommodate a school site.
- 7.6.4 The County will continue to monitor policing services in the plan area with regards to matters related to traffic and unlawful acts affecting persons and properties.
- 7.6.5 As subdivision and development continue in the plan area, the County will continue to monitor the ability of fire and ambulance services to meet generally accepted response times. Monitoring may include, but not be limited to, seeking input from residents in the plan area.
- 7.6.6 The County will continue to seek opportunities to share protective and emergency services with adjoining municipalities. Through consultation with other municipalities and service providers, the County may consider the sharing of the provision of protective and emergency serves.

7.7 Extractive Resources

Introduction

While extensive deposits of sand and gravel occur to the north in Sturgeon County, none have been identified in the plan area to date. Should economic deposits be located, consideration should be given to protect these resources for their future use.

Goal

The extractive resources goal is:

- (1) To consider the protection of sand and gravel resources for future use.

Policies

- 7.7.1 In considering an application to subdivide or develop land, the application may be refused if the subdivision or development would compromise the future recovery of sand and gravel deposits.
- 7.7.2 A resource extractive operation may be approved in the plan area, but any approval shall be with conditions that minimize effects on a sensitive feature, whether on-site, nearby or downstream, and the enjoyment of the use of nearby land.
- 7.7.3 Parkland County may request the Province, Alberta Sand and Gravel Association or other group to study the plan area with the purpose of identifying deposits of sand and gravel. If economic deposits are identified, the County may consider the adoption of an overlay land use district to help ensure that the future extraction of the resource is not compromised.

7.8 Groundwater

Introduction

During the community consultation process, concerns were expressed regarding diminishing groundwater yields in the area. Groundwater supplies in the plan area are variable, generally being the highest along the Atim Creek plain and the lowest in the hilly uplands. The availability of groundwater for farming operations and non-farm land uses is very important. Continued development in the plan area should not be permitted to jeopardize the ability of groundwater to sustain farming operations and existing domestic water wells in the area. More dense forms of land use may require the provision of a common water distribution system.

Goals

The groundwater goal is:

- (1) To provide for development in a manner consistent with the sustainability of groundwater resources.

Policies

- 7.8.1 As part of an application for approval of a proposed subdivision or development that is to be served by groundwater, the County shall require a geotechnical report to be submitted outlining the intended method or methods of water supply and the availability of groundwater supplies. The report must be prepared by a person or persons qualified to do so in accordance with guidelines set out by Alberta Environment.
- 7.8.2 The County will not approve a subdivision or development if the intended supply of water, including where applicable the sufficiency of groundwater, does not meet the requirements of the *Water Act* or is not to the satisfaction of the County.
- 7.8.3 The County may require that water be supplied and/or be supplemented by the use of a cistern or cisterns, and where they do so will require the registration of a restrictive covenant against each parcel so affected.

7.9 Agriculture and Agricultural Land

Introduction

Agriculture is important to the economic base of the County and a desired way of life choice for many County residents. While the majority of the Atim Creek North plan area is allocated for country residential use, farming is viewed as a vital transition use.

Goals

Agriculture and agricultural land goals are:

- (1) To maintain farming as a transition land use, and thereby its contribution to the economic base of the County.
- (2) To provide for agriculture operations to continue on lands whose owners desire to retain farming as a source of income and way of life.
- (3) To provide for diversification of the agricultural industry.

Policies

- 7.9.1 For the purposes of this plan, excepting land on which a non-agricultural use has been approved by the County, agricultural lands are all the lands within the:
 - (a) Atim Creek Floodplain Area, unless otherwise excluded by provisions in this Plan and the Municipal Development Plan;

- (b) Fringe Area, unless an area structure plan adopted by the County in accordance with the provisions of this Plan allocates some or all of the land for non-agricultural uses;
- (c) Highway Commercial Cluster Area, except any land allocated for highway commercial and related land uses in an outline plan approved by the County and Alberta Transportation;
- (d) Country Residential Core Area, except any land allocated for country residential and related land uses in an outline plan approved by the County or land that is subdivided into parcels of 4.04 ha (10 acres) or less in size;
- (e) Open Space Area, unless the land is public land.

7.9.2 A variety of agricultural uses are encouraged in the plan area, but agricultural operations should be consistent with the sustainable use of the lands on which they operate, and practiced in a manner compatible with surrounding land uses and the environment.

7.9.3 Where agricultural operations are in accordance with generally accepted agricultural practices, these operations should not be required to cease or significantly reduce their operation because of objections from other agricultural or non-agricultural uses in the vicinity.

7.9.4 In accordance with the Municipal Development Plan, the basic parcel size for agricultural land is the quarter section. Therefore, on land which is considered as agricultural land in Section 7.9.1 a subdivision to accommodate a non-agricultural use should not be approved except as otherwise provided for in the Municipal Development Plan and Land Use Bylaw, these exceptions including:

- (a) a first residential parcel from an unsubdivided quarter section;
- (b) a non-agricultural use approved in accordance with the provisions the Municipal Development Plan and Land Use Bylaw;
- (c) a small farm pursuant to Section 7.9.5.

7.9.5 The subdivision of agricultural land into parcels of no smaller than 16.2 ha (40 acres) in size for smaller, more specialized farming operations (e.g. nurseries, greenhouses, specialty crops) may be allowed by the County if the following criteria are met to the satisfaction of the County:

- (a) the soil, microclimatic and other conditions related to the proposed agricultural use are conducive to the proposed use;
- (b) the submission of a business plan, or similar document acceptable to the County, which outlines the nature of the operation, including existing and proposed investments in facilities, infrastructure and equipment, and demonstrates the likely viability of the specialized farming operation;
- (c) the operation will not have adverse impacts on neighbouring land uses or the environment;
- (d) the shape of the parcel is closer to square than rectangular.

- 7.9.6 On land which is considered as agricultural land in Section 7.9.1, when approving a subdivision or development for a non-agricultural use the County will seek to conserve agricultural land by minimizing the parcel size and area to be developed for the non-agricultural use.
- 7.9.7 In accordance with the *Agricultural Operation Practices Act*, the authority for the approval of new confined feeding operations and expansions to existing operations lies with the Natural Resources Conservation Board. Because the plan area is primarily allocated for country residential use, the County prefers that confined feeding operations not be approved in the plan area, but does not oppose the expansion of existing operations if, in the opinion of the County, the enlarged operation would not have a deleterious effect on the environment or land uses in the vicinity.

7.10 Conservation of Sensitive Features

Introduction

Parkland County desires to maintain and enhance the quality of the environment throughout the municipality. While conservation does not necessarily preclude development, the County recognizes that conservation measures to protect sensitive features not only add to the rural ambience of the County but also to the overall quality of life of County residents.

The residents of the Atim Creek North area, through the community consultation mechanisms used to prepare this Plan, enunciated the importance of protecting sensitive features, especially the Atim Creek floodplain, wetlands, stream courses and the adjacent Wagner Natural Area. These features are valued as habitat for fish, waterfowl, migratory birds and upland game. Therefore, development is encouraged to be environmentally responsible, including the recognition of hazard lands, sensitive features and historical resources.

Goals

The conservation goals are:

- (1) To protect sensitive features from inappropriate use and encroachment.
- (2) To conserve the natural amenities of the area.
- (3) To promote environmentally responsible development.

Policies

7.10.1 For the purposes of this Plan, sensitive features include:

- (a) Atim Creek, its tributary stream courses and their immediate shorelands;
- (b) the Atim Creek 1:100 year flood plain;
- (c) lakes, and their immediate shorelands;
- (d) wetlands and poorly drained areas; and

- (e) any other features determined by the County to be a sensitive feature based on a report, study or other form of information provided by or to the County, including any submitted to the County as part of an application process for approval of an outline plan, subdivision or development.
- 7.10.2 Map 3 identifies the sites of sensitive features within the plan area. On this map the locations and boundaries of the sensitive features are general, and within the plan area all sensitive features may not be shown. The presence of features and their boundaries need to be determined through detailed site studies.
- 7.10.3 The County encourages that the design for the subdivision and development of a site:
 - (a) integrates sensitive features into the design to promote their conservation while enhancing the aesthetics of the subdivision or development;
 - (b) promotes continuity among adjacent sites through the conservation or provision, wherever possible, of habitat and/or open space corridors;
 - (c) protects other site amenities, such as views, steep slopes and drainage courses, to enhance the subdivision or development.
- 7.10.4 Development will be directed away from hazard lands, being:
 - (a) lands that are susceptible to erosion, subsidence or slumping;
 - (b) flood prone lands; and
 - (c) lands in proximity to sour gas facilities, if any should be located in the plan area.
- 7.10.5 In the 1:100 year flood plain of Atim Creek, extensive agriculture uses shall predominate. Sites and facilities for habitat conservation and viewing may be provided, but non-agricultural development shall not be permitted unless otherwise provided for in this Plan. No permanent buildings will be permitted within the 1:100 year flood plain.
- 7.10.6 As part of an application for approval of a proposed outline plan, redesignation, subdivision or development, the applicant may be required to provide an environmental review, undertaken by a person or persons qualified to do so, to assess the impacts of the proposal and the means by which impacts may be mitigated. An environmental review may be required to address any or all of the following:
 - (a) a description of the proposed undertaking, including its purpose and staging requirements;
 - (b) a description of the features and resources of the site, adjacent properties and nearby lands that may be affected;
 - (c) a description of the environmental sensitivity of these features and resources;

- (d) a description of the predicted effects during construction on the features and resources, including the nature of the impacts on land, vegetation, water, including the quality of water in Atim Creek, wildlife and fish;
- (e) the nature of the impacts of land use activities on land, water, including the quality and quantity of water in Atim Creek, wildlife and fish upon completion of the development, including phases thereof identified by the County;
- (f) an indication of the limitations of the review, criteria used in predicting effects, and interests consulted;
- (g) an environmental mitigation/protection plan to alleviate any adverse impacts, monitor the performance of the mitigation/protection measures and identify the residual impacts and their significance on land, vegetation, water, wildlife and fish;
- (h) a presentation of the results in a framework that can assist decision makers in determining the final course of action; and
- (i) any other matters required by the County.

7.10.7 In a manner consistent with the provisions of Section 7.10.6, the County also may request an applicant to submit information, provided by a person or persons qualified to do so, that:

- (a) identifies impacts on Atim Creek, including but not limited to its flow, downstream habitats and the shoreland environment of Big Lake, and the proposed means to mitigate any adverse impacts;
- (b) identifies impacts on the Wagner Natural Area, including its ecosystems, and the proposed means to mitigate any adverse impacts; and
- (c) identifies impacts on any other sensitive features, and the proposed means to mitigate any adverse impacts.

7.10.8 Where required by the Province, the County will require an application for subdivision or development approval to include a historic resource assessment prepared by a person qualified to do so. If a significant historic resource is identified in the assessment, the site plan must identify the measures that will be used to protect, conserve and/or study the resource as required by provincial legislation or advised by Alberta Community Development and agreed to by the County.

8.0 ADMINISTRATION AND IMPLEMENTATION POLICIES

8.1 Authority of the Plan

The authority for the Atim Creek North Area Structure Plan is through Section 633 of the *Municipal Government Act*. Section 633(1) of the *Municipal Government Act* provides for a municipality to adopt, by bylaw, an area structure plan for the purpose of providing a framework for the subsequent subdivision and development of an area of land.

The Atim Creek North Area Structure Plan has been prepared pursuant to Section 9.4(c) of the Municipal Development Plan to assist the implementation of policies in the MDP in the Atim Creek North plan area. Section 9.4(b) of the Municipal Development Plan indicates the County may adopt an area structure plan to provide for land use changes in the Fringe Area north of Highway 16. The Atim Creek North Area Structure provides guidance that limits land use changes in this area, but in doing so is consistent with Section 9.4(b) of the MDP.

- 8.1.1 The County will administer this Plan to guide the use and subdivision of land, the retention of farming as a transition land use and the conservation of resources in the plan area, thereby assisting the administration of the Municipal Development Plan.

8.2 Consistency Among Plans

Section 638 of the *Municipal Government Act* directs that all statutory plans adopted by a municipality must be consistent with each other. There is consistency among the policies in this Plan and policies in the Municipal Development Plan.

However, the land use allocations in the Land Use Concept (Map 2) of the Municipal Development Plan were generalized for the Atim Creek North plan area awaiting direction from this Plan. Following the study of the plan area and community consultation, the Land Use Strategy (Map 5) in this Plan varies in places from the Land Use Concept (Map 2) in the Municipal Development Plan. In order to have land use concept/strategy consistency, some amendments to the MDP Land Use Concept Map are required.

- 8.2.1 Regarding the area covered by the Atim Creek North Area Structure Plan, the Municipal Development Plan Land Use Concept (Map 2) will require to be amended as follows:
 - (a) add to the Agriculture/Environmentally Significant land use area all lands allocated on the Land Use Strategy Map (Map 5) in this Plan as Atim Creek Floodplain Area, except for the portion within the Fringe Area;
 - (b) add as a potential highway commercial cluster all lands allocated on the Land Use Strategy Map (Map 5) in this Plan as Highway Commercial Cluster Area;
 - (c) add to the Country Residential Core land use area all lands allocated on the Land Use Strategy Map (Map 5) in this Plan as Country Residential Core Area;

(d) add to the Country Residential Core land use area all lands allocated on the Land Use Strategy Map (Map 5) in this Plan as Manufactured Home Community Area and Open Space Area, with these lands being pursuant to the provisions in Section 8.2.2 and 8.2.2(a).

8.2.2 The provisions in the Atim Creek North Area Structure Plan for the lands in the Manufactured Home Community Area and Open Space Area shall take precedence over provisions in the Municipal Development Plan for the Country Residential Core land use area.

(a) The subdivision and development of land for country residential uses are not to be approved in the Manufactured Home Community Area and Open Space Area.

8.2.3 In the implementation of this Plan, when considering an application to approve an outline plan, redesignation, subdivision or development, the County:

- (a) may require a geotechnical report pursuant to Section 9.6 of the Municipal Development Plan and the provisions of this Plan, and
- (b) without limiting the provisions of this Plan should consider the matters listed in Section 9.7 of the Municipal Development Plan.

8.3 Implementation through the Land Use Bylaw and Studies

As a day-to-day tool to put into effect the policies of the County, including those contained within statutory plans, the administration of the Land Use Bylaw is vital to the achievement of the strategies, goals and policies of the Atim Creek North Area Structure Plan.

8.3.1 The Land Use Bylaw will be used to implement the policies of this Plan. A bylaw to redesignate land in the plan area may be adopted by the County where the redesignation is consistent with the Land Use Strategy and the policies of this Plan.

8.3.2 In the opinion of the County, where site conditions are such that the standards in a land use district provide for a subdivision or development that may exceed the capability of the site, the County may designate an overlay direct control district in order to apply specific standards and requirements to the parcel or parcels of land affected by the development. The County will require that any subdivision or development to not exceed the capability of the site on which the subdivision or development is to be located.

8.3.3 The County may study density bonusing for country residential development where the parcels to be subdivided will be serviced with advanced sewage disposal systems that utilize new technologies whereby on-site sewage treatment requires less land is less impactive on the environment.

8.4 Intermunicipal Cooperation

Parkland County desires to maintain cooperative mechanisms with adjoining municipalities to facilitate compatible land use planning, the appropriate development and use of infrastructure, and the conservation of the environment.

- 8.4.1 The County confirms its desire to work cooperatively with adjacent municipalities in a manner in keeping with the provisions of Section 8 of the Municipal Development Plan.

8.5 Plan Monitoring and Review

Because factors affecting land use, development, settlement, farming and resource use are dynamic, the effectiveness and continued relevance of this Plan will be reviewed from time to time.

- 8.5.1 The County will monitor the effectiveness of this Plan:

- (a) as the plan's policies are applied in processing proposed outline plans and applications to redesignate, subdivide and develop land; and
- (b) in communications with other municipalities and authorities dealing with matters of common interest that affect the plan area.

- 8.5.2 The County will review this Plan in accordance with the provisions in the County's Strategic Plan as adopted by Council.

8.6 Plan Amendment

- 8.6.1 The Council of Parkland County or a person or persons having an interest in land in the plan area may initiate an amendment to the Atim Creek North Area Structure Plan.

- 8.6.2 If an amendment is initiated by a person or persons having an interest in land in the Plan area, prior to commencement of the bylaw amendment process the County may require the initiators to support the proposed amendment with a report or reports and other background information.

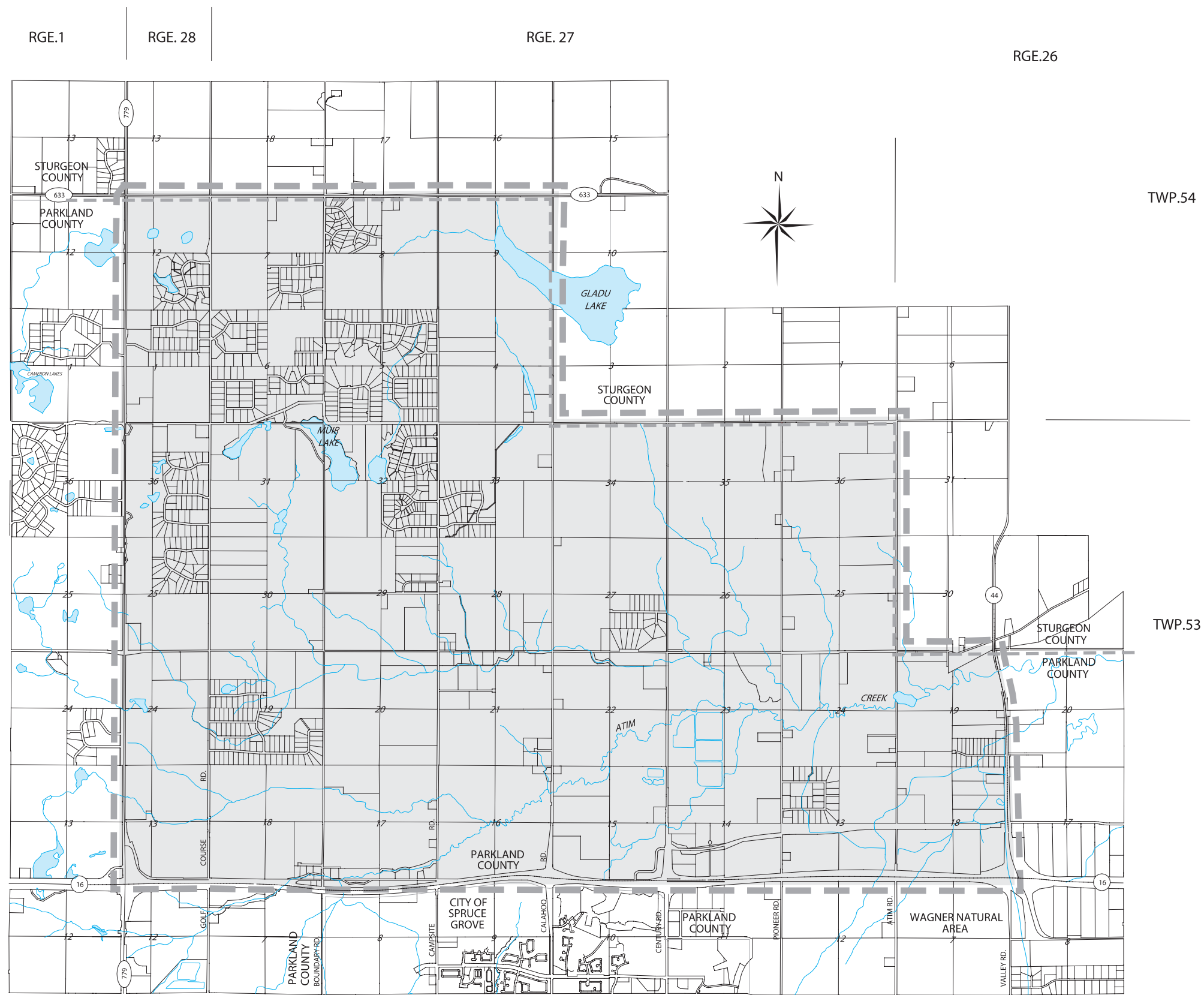
- 8.6.3 The process to approve a proposed amendment to the Plan will be in accordance with the process required in the *Municipal Government Act*. When considering a proposed amendment, the County will:

- (a) consult affected adjoining municipalities in a manner in keeping with Section 8 of the Municipal Development Plan; and
- (b) refer the amendment to any adjoining municipality, school authority, provincial department and agency, and any other person, group or agency the County feels the amendment may affect.

8.7 Plan Repeal

If the County feels that circumstances affecting the plan area have significantly changed, the County may repeal the Plan and may or may not replace the Plan with one or more area structure plans that cover all or only parts of the Atim Creek North plan area.

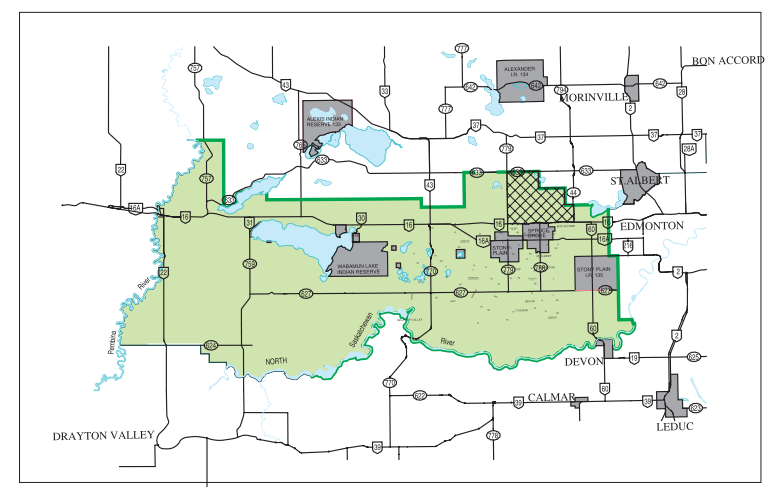
- 8.7.1 The County may take action to repeal Bylaw 26-2002, and amendments thereto, being the bylaw adopting the Atim Creek North Area Structure Plan.
- 8.7.2 The County will provide the City of Spruce Grove and Sturgeon County at least sixty (60) days notice of the County's intention to pass a bylaw to repeal Bylaw 26-2002, and amendments thereto.
- 8.7.3 The County may provide at least sixty (60) days notice to any school authority, provincial department and agency, other authority, agency, group or persons of its intention to pass a bylaw to repeal Bylaw 26-2002, and amendments thereto.



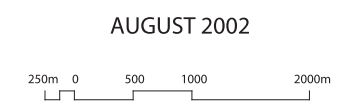
Atim Creek North Area Structure Plan

MAP 1 LOCATION AND REGIONAL CONTEXT

- PLAN AREA
- MUNICIPAL BOUNDARY
- HIGHWAY
- LAKES AND SLOUGHS

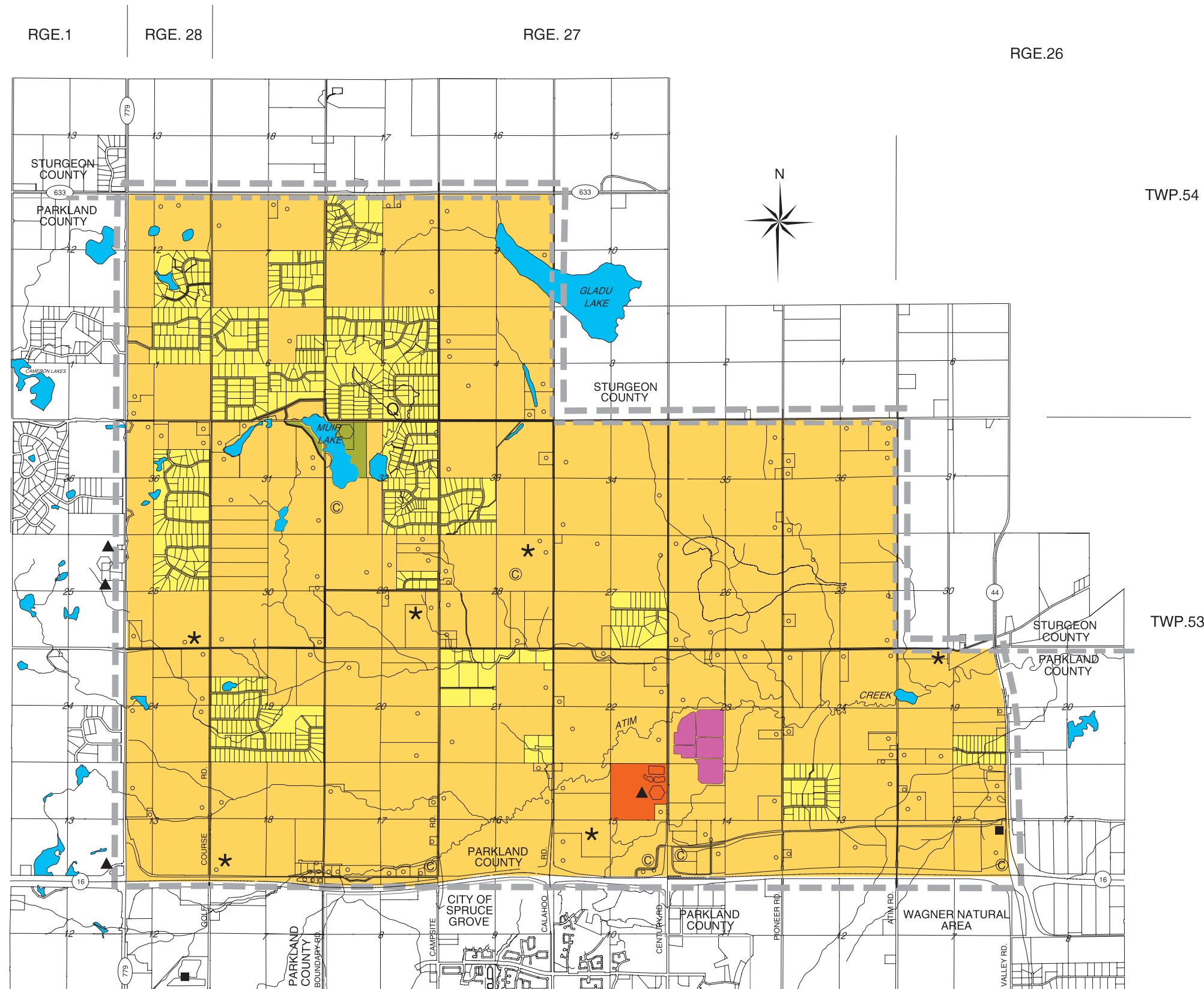


PLAN AREA



Atim Creek North Area Structure Plan

MAP 2 EXISTING LAND USE (SUMMER 2001)

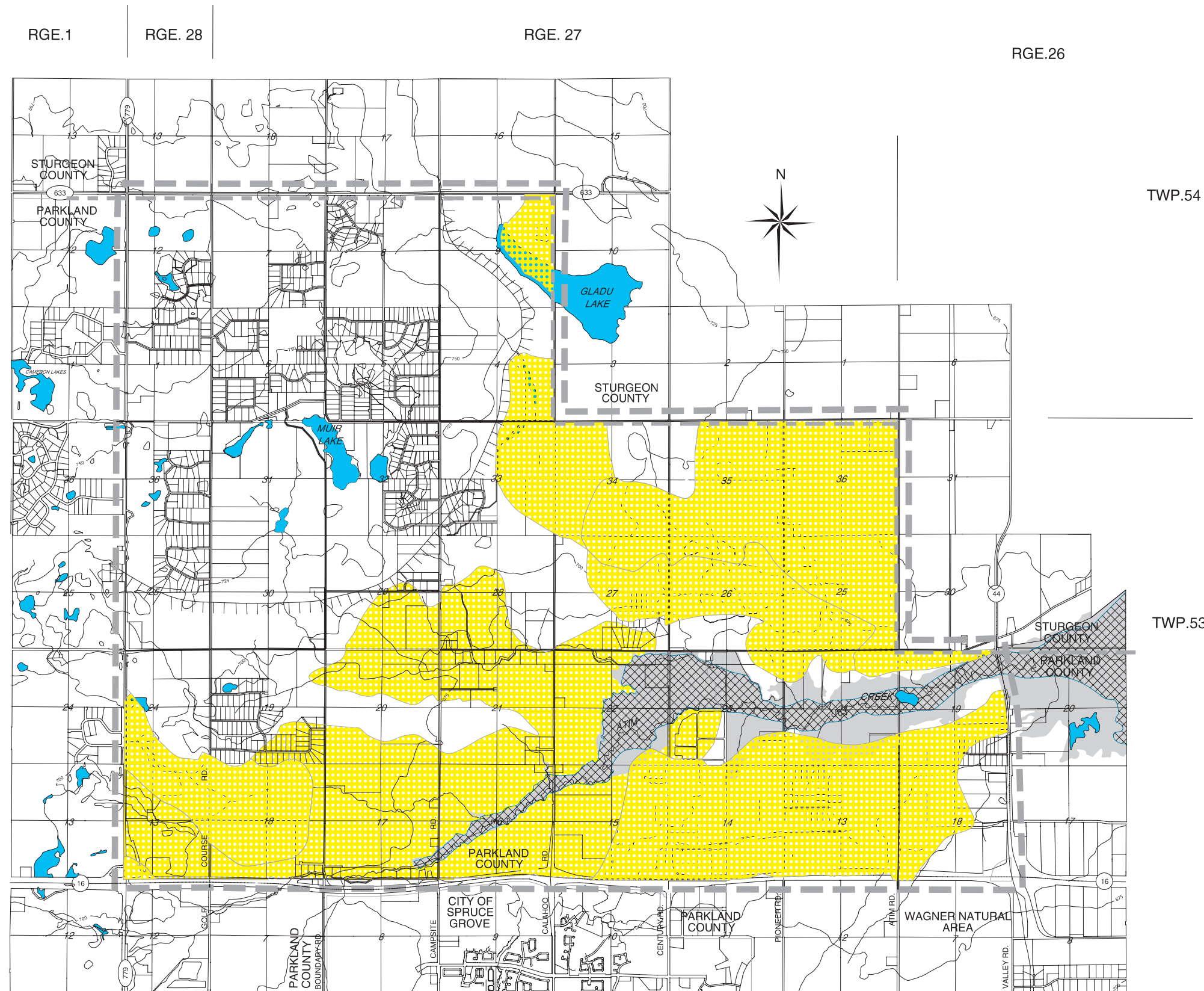


-  PLAN AREA
-  MUNICIPAL BOUNDARY
-  HIGHWAY
-  ROAD
-  LAKES AND SLOUGHS
-  RESIDENCE
-  GROUPED RESIDENTIAL
-  MANUFACTURED HOME RESIDENTIAL
-  COUNTY RECREATION FACILITY
-  AGRICULTURAL
-  COMMUNITY RECREATION FACILITY
-  INSTITUTIONAL
-  DAIRY OPERATION
-  PUBLIC UTILITY
-  COMMERCIAL

250m 0 500 1000 2000m

Atim Creek North Area Structure Plan

MAP 3 NATURAL FEATURES



- PLAN AREA
- MUNICIPAL BOUNDARY
- HIGHWAY
- SENSITIVE FEATURES
 - 1:100-YEAR FLOOD PLAIN
 - 1:100-YEAR FLOODWAY
 - LAKES AND SLOUGHS
 - CREEKS AND DRAINAGE COURSES
- OTHER NATURAL FEATURES
 - CONTOUR (25-m interval)
 - HILLY UPLANDS
 - SOIL CLASSES 1-3

NOTE:
Boundaries for wetlands and drainage course alignments are approximate. All features may not be shown. The presence of features and/or the boundaries thereof are subject to site verification.

250m 0 500 1000 2000m

Atim Creek North Area Structure Plan

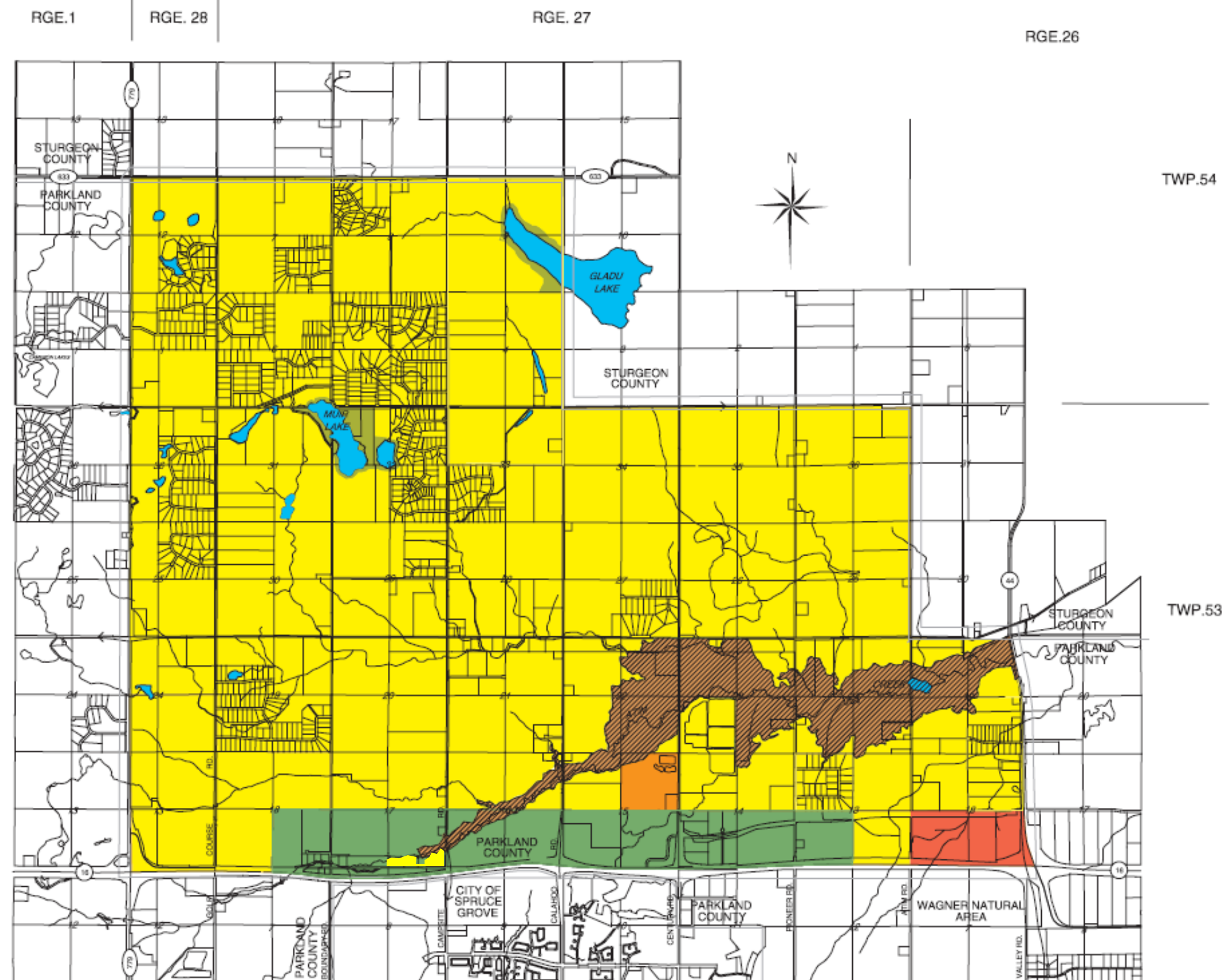
MAP 4 MAN-MADE FEATURES



-  PLAN AREA
-  MUNICIPAL BOUNDARY
-  HIGHWAY
-  EXISTING COLLECTOR ROAD
-  EXISTING INTERCHANGE
-  FUTURE INTERCHANGE
-  FUTURE ACCESS REMOVAL
-  SEWAGE LAGOON w/300m SETBACK
-  SEWAGE TRANSFER STATION
-  OIL/GAS WELL/BATTERY
-  MAJOR OIL/GAS PIPELINE
-  TRANSMISSION RIGHT OF WAY
-  SEWER/SEWAGE OUTFALL LINE
-  FIBRE OPTIC LINE

Atim Creek North Area Structure Plan

MAP 5 LAND USE STRATEGY



- | | |
|---|----------------------------------|
|  | PLAN AREA |
|  | MUNICIPAL BOUNDARY |
|  | HIGHWAY |
|  | EXISTING COLLECTOR ROAD |
|  | POTENTIAL COLLECTOR ROAD |
|  | LAKES AND SLOUGHS |
|  | COUNTRY RESIDENTIAL CORE AREA |
|  | HIGHWAY COMMERCIAL CLUSTER AREA |
|  | MANUFACTURED HOME COMMUNITY AREA |
|  | FRINGE AREA |
|  | ATIM CREEK FLOODPLAIN AREA |
|  | OPEN SPACE AREA |

250m 0 500 1000 2000m