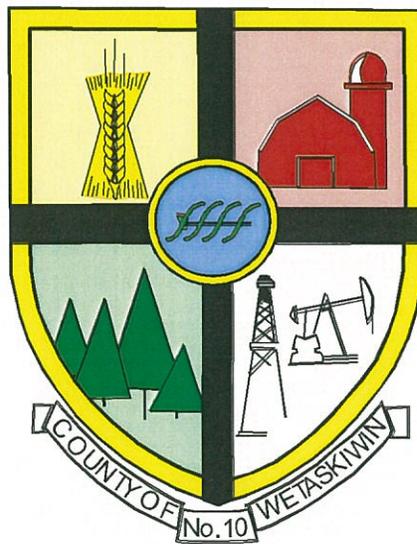


# County of Wetaskiwin No. 10

## Municipal Development Plan



**2010**

Amended by Bylaw 2016/55

Prepared by:  
Scheffer Andrew Ltd.



- c) land currently used for grazing.
- 1.2.2 Area structure plan or rezoning will not be considered if the land is classified as productive agricultural land as defined above except as allowed elsewhere in the Municipal Development Plan.
- 1.2.3 Agricultural uses that do not depend on good soil quality or a large tract of land are encouraged to locate:
- a) where the Canada Land Inventory (CLI) soil class for agricultural capability or farmland assessment rate (FAR) value is low (CLI class 4 and lower, FAR below 30%); or
  - b) on a previously subdivided quarter section.

### **Objective 1.3 Raise public awareness and share the responsibility of protecting farmland in the County**

Farmland is not only used for food production but also fosters various public goods such as open landscape; clean air and water; and wildlife habitat and riparian areas. Although it is difficult to quantify these benefits, it is recognized by most Canadian provinces, including the Province of Alberta, through "right to farm" legislation. The County will continue to foster a positive stature of farming with other land uses.

The general public benefits from the environmental value and also enjoy the beautiful landscape of farmland, but the responsibility of maintaining healthy farmland is primarily carried by the farmers and ranchers. Seasonal variation of earnings or its susceptibility to the weather and other external factors make it hard to maintain a steady income for farmers. Subdividing the farmland is one of the few ways to create lump-sum cash when needed, such as for retirement.

- 1.3.1 The County may provide regular public notices through various media to inform the public that the farming operation in the County may cause slow moving traffic, noise, dust, odour, aerial spraying, extended working hours, and manure production and application.
- 1.3.2 The County may require a caveat to be registered on title for a new lot to advise of the impacts of farming operations such as slow moving traffic, noise, dust, odour, etc. in the County.
- 1.3.3 The County may consider introducing programs to protect farmland from subdivision or conversion to non-agricultural uses. Such programs may include the transfer of development credit, tax rate freezes for agricultural land in high-demand areas, conservation easement incentives, and cluster zoning provision.
- 1.3.4 The County will continue to recognize the importance of agriculture in its planning documents.



### **3 Environmental Protection**

Protecting the natural environment from over-development is another focus of this Plan. Concerns regarding lake water contamination, fish population decrease and ground water decline were expressed by the public during the Plan preparation.

Although there are concerns over the negative impact of resource industries, the oil and gas activities are regulated by the Province and outside of the County's jurisdiction.

#### **Objective 3.1 Protect environmentally sensitive areas of the County**

Maintaining proper distance from environmentally sensitive areas will protect the County residents from potential damage as well as ecological integrity of the area. A professionally prepared report determines the environmental value or the geotechnical integrity of the land and identifies appropriate impact mitigation measures. While it would initially add to the cost of development, this is an important component that would ultimately benefit the County and future residents of the development.

3.1.1 Prior to the approval of a rezoning, subdivision and/or development application, the developer may be required to prepare environmental reports such as biophysical report, slope stability report, or environmental site assessment, prepared by a qualified professional:

- a) near environmentally sensitive areas such as lakes, water courses, steep slopes, flood plains, or protected species habitat; or
- b) on land with potential contamination from the previous or adjacent uses.

3.1.2 The environmental report for the purpose of the above policies should address:

- a) the suitability of the site for proposed development;
- b) the impact on wildlife and plant species habitats; and
- c) conservation or mitigation measure recommendations.

3.1.3 Natural areas, including creeks, natural drainage channels, ponds, ravines, springs, and wetlands should be dedicated as environmental reserves, in accordance with the Act, Provincial Guidelines, or as recommended by a professional report.

3.1.4 The owner of the land adjacent to an environmental reserve must act responsibly to ensure these reserves remain natural.

3.1.5 When a significant area of environmental reserve is dedicated, Council will consider reducing the municipal reserve contribution.

3.1.6 Council may consider proposals from ratepayers or public groups for the maintenance and protection of reserve land.

3.1.7 The County may use other conservation tools such as environmental reserve easements, conservation easements and restricted covenants to achieve the purpose stated in 3.1.3.