



MUNICIPAL DEVELOPMENT PLAN

BYLAW 1905

Month Day, 2024

SCHEDULE "A"

What we heard...



EFFECTIVE DATE

This Bylaw came into effect upon the date of it being passed.

Bylaw No. 1905

Read a first time this 8th day of October, 2024.

Read a second time this 26th day of November, 2024.

Read a third time and passed this # day of Month, Year.

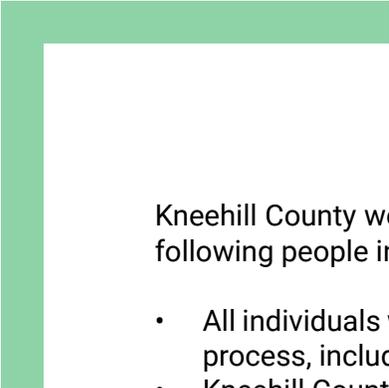
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Kneehill County would like to acknowledge the contributions of the following people in preparing this document:

- All individuals who offered input through the public consultation process, including the working groups and working suppers.
- Kneehill County Council
- Kneehill County Staff
- Kneehill County Planning & Development Team

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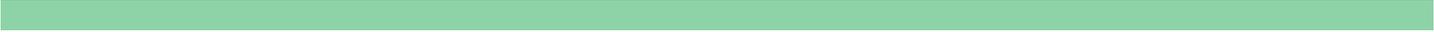


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TABLE OF CONTENTS

1. INTRODUCTION	1
Purpose	2
Community Profile	3
Enabling Legislation	4
The 2024 Municipal Development Plan Review Process	5
2. GLOSSARY OF ACRONYMS	6
3. CONTEXT & INTERPRETATION	8
Interpretation of the MDP	9
Hierarchy of Plans	11
Overview	12
4. POLICIES	14
Agriculture	15
Residential	18
Hamlets	20
Economic	22
Growth Management	25
Environmental	26
Recreation	28
Core Services	30
Natural Resources	33
Renewables	35
Development Phasing	38
Cooperation	39
Reserve Lands	41
Implementation - Plan Monitoring	43
5. DEFINITIONS	46
6. MAPS	53



SECTION 1.
INTRODUCTION



Purpose

The overall purpose of the Kneehill County Municipal Development Plan (MDP) is to provide guidance and clarity to ensure that future growth is sustainable, orderly, appropriate, complementary, efficient, and enhances the quality of life for the citizens of Kneehill County. The MDP is a policy document that is general in nature and long range in its outlook. However, it is important to note that the achievement of the goals and objectives of the Municipal Development Plan are subject to budgetary consideration by County Council.



Community Profile

Situated in the heart of central Alberta, Kneehill County is a progressive rural municipality comprised of approximately 845,045 acres of land and a population of 4992.

Within Kneehill County's boundaries are the Towns of Three Hills and Trochu, the Villages of Acme, Carbon, and Linden, four hamlets (Torrington, Huxley, Swalwell, and Wimborne) and the neighbourhoods of Allingham, Hesketh and Sunnyslope. The trade area includes over 11,000 people.

Geographically, the eastern border runs along the Red Deer River Valley down to the Town of Drumheller in the heart of the Canadian Badlands. The Badlands shine on a world stage making tourism a viable market opportunity.

Kneehill County's central locality provides residents and businesses with convenient access to larger centres while maintaining its rural quality of life. Primary access to the region is provided via the Highway 21 and Highway 27 corridors, CN Rail, and the Three Hills Municipal Airport. Calgary, Red Deer, Stettler, Strathmore, and Drumheller can all be accessed within an hour's drive of the County.

Today, agriculture remains the backbone of the local economy with the majority of our land zoned for agricultural uses allowing us to enjoy a rural way of life and community. Located at the centre of a high-volume grain and **livestock** production area, the region is ideally situated to grow its footprint in agricultural product processing. Based on the raw materials produced in the region, sophisticated food or plant processing operations, including growing niche categories of specialized food, has been identified as a strong growth sector.

Oil and gas are the other major industries in our region. Kneehill County is located in the Western

Canadian Sedimentary Basin (WCSB) which contains one of the world's largest reserves of conventional oil and natural gas. We are the 7th fastest growing oil production municipality in Alberta. Our production has been expanding while it is declining in other municipalities. The County has an integrated network of gas pipelines, numerous operating natural gas wells, and over 14 gas processing facilities.

While Council intends to protect this rural way of life, they also want to be proactive in enhancing it. This opens the door to new vision, new opportunities, and new dreams to be achieved, as opportunities to create something unique are realized.



Enabling Legislation

Kneehill County's Municipal Development Plan has been prepared in accordance with Section 632 of the Municipal Government Act which indicates that a municipal development plan:

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

The **2024** Municipal Development Plan Review Process

The Municipal Development Plan is a long-term document that should reflect the values and priorities of the residents within the municipality it serves. This plan is intended to provide strategic perspective to help inform development decisions. Council agreed to a robust public consultation process that was comprised of several working groups that included members at large as well as several working suppers that were open for all residents to participate. The review of this document was an opportunity to review the current reality and identify emerging trends. The policies contained in this MDP are the result of many hours of consultation both with working groups and during the working suppers.

Kneehill County has never implemented a public engagement that has been this extensive. In the past, engagements consisted of surveys and open houses, but none of them had the uptake which this MDP public engagement did. We appreciate and want to thank everyone that participated in this #-month project.





SECTION 2.
**GLOSSARY OF
ACRONYMS**



GLOSSARY OF ACRONYMS

AUC

Alberta Utility Commission

ARP

Area Redevelopment Plan

ASP

Area Structure Plan

CFO

Confined Feeding Operation

CLI

Canada Land Inventory

ER

Environmental Reserve

ERE

Environmental Reserve Easement

ESA

Environmentally Significant Area

IDP

Intermunicipal Development Plan

GMSS

General Municipal Servicing Standard

LSRS

Land Suitability Ranking System

LUB

Land Use Bylaw

MDP

Municipal Development Plan

MGA

Municipal Government Act

MPC

Municipal Planning Commission

MR

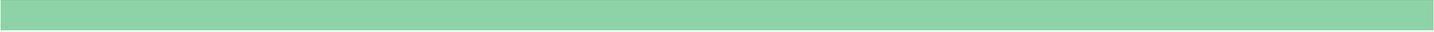
Municipal Reserve

SDAB

Subdivision and Development Appeal Board

SMR

Small Modular Reactors



SECTION 3.
**CONTEXT AND
INTERPRETATION**



Interpretation of the MDP

When interpreting the content and policy wording of this document, the words below have the corresponding meaning:

Shall, Require, Must, or Will	Directive terms that indicate the actions outlined are mandatory and apply to all situations.
Should or Encouraged	A directive term that indicates a preferred outcome or course of action but one that is not mandatory.
May or Could	A permissive and/or discretionary term that denotes a choice in applying the course of action or policy.





STRATEGIC PLAN

The Strategic Plan is the highest order policy which guides organizational efforts and helps staff formulate the various recommendations that it brings forward to Council for debate, deliberation and decision-making. The Strategic Plan documents Council's key priorities and sets the direction for Kneehill County into the future. This strategy guides policy, programs, levels of service, capital investment and funding approaches. The Vision is a high-level description of "where we are going". The Values represent "what we believe in". Strategies and Outcomes, describe "how we expect to get there".

MUNICIPAL DEVELOPMENT PLAN

A Municipal Development Plan (MDP) is a key policy plan that communicates the long-term (20-30 year) desired land use for your community. It is a high-level blueprint that shows how your community is expected to change over time and the shape it will take in the future. It is often described as the "view from 30,000 feet" which reflects the conceptual, big picture role of the plan. It serves as a guiding policy document for future decisions regarding the use of land and the infrastructure and services that are needed to support the intended uses. It is a statutory document, adopted by bylaw and the direction it sets, should be followed.

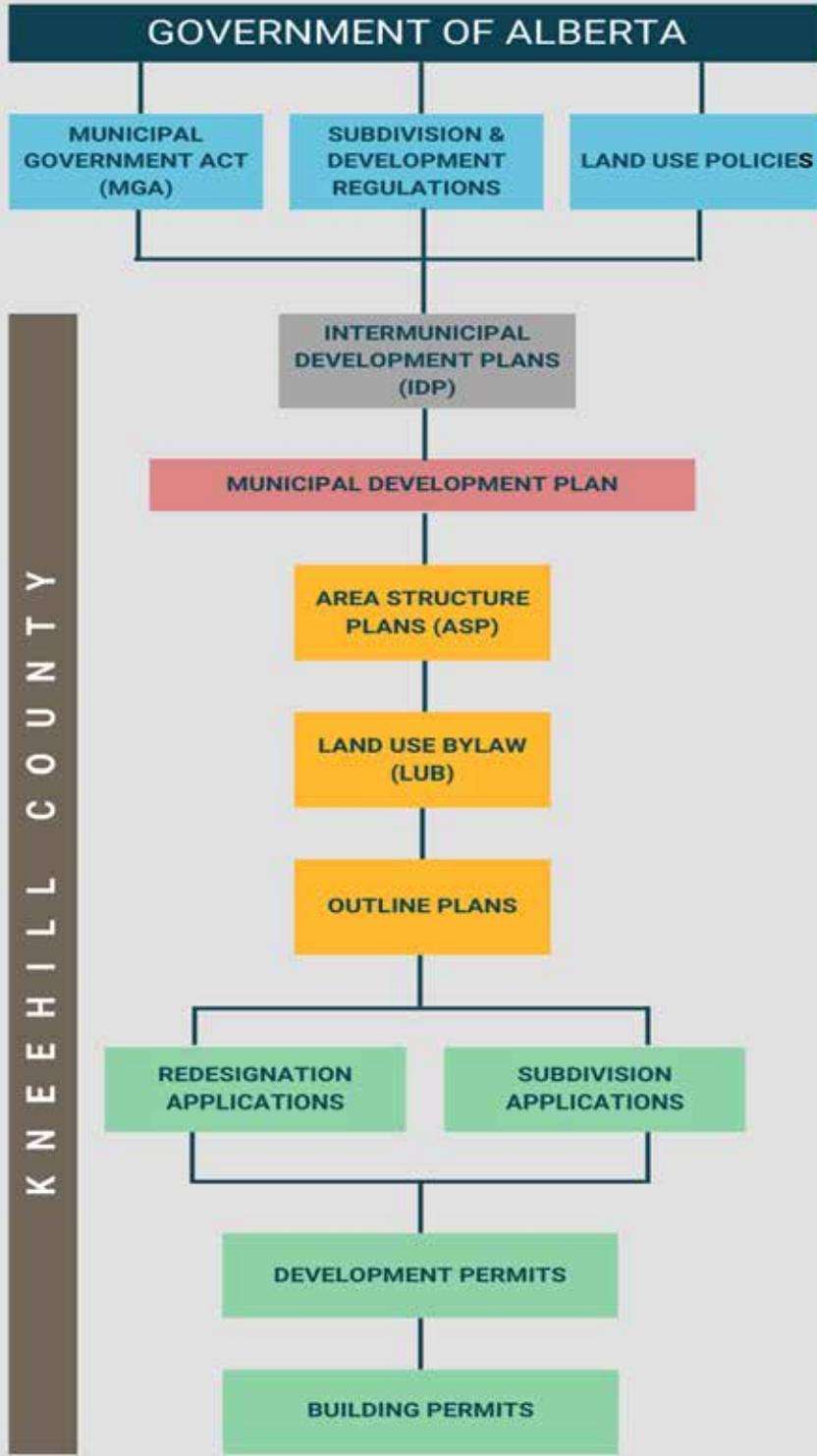
AREA STRUCTURE PLAN

Area Structure Plans (ASPs) provide more specific policy direction for existing and future development within a specific area of the County. It lays out the types of land uses proposed for an area and addresses water supply, sewage disposal, storm water drainage, environmental issues, fire suppression, and other elements of development. ASPs are a statutory plan adopted by bylaw and used as a guide by administration in processing applications received for the subject lands.

LAND USE BYLAW

A Land Use Bylaw establishes the specific rules and regulations for land development within a municipality. It ensures development occurs in an orderly, economical and beneficial way within the municipality. It outlines the process of decision making for developments and subdivisions. This includes detailing the roles of the Development Authority and the method for making decisions on applications. Land Use Bylaws must be consistent with the Municipal Government Act and the Municipal Development Plan.

HIERARCHY OF PLANS, PROCESS



Overview



Agriculture

Agriculture continues to be an important economic activity and lifestyle in Kneehill County. The County will continue to preserve the agricultural nature of the County while balancing it with new farming practices and specialty farming as we shift the traditional farming practices.



Residential

Demand for alternative forms of housing has increased due to the rising costs of land and our aging population. There is also a growing trend to have the space to grow your own food and create a family lifestyle more in tune with nature. Current residential development is scattered across the landscape interjected by hamlets and a few country residential developments. Kneehill County strives to be proactive in meeting the changing needs by creating opportunities for families to stay within the rural setting.



Hamlets

Further growth in the hamlets may be considered provided such expansion can be supported by regional/municipal water and/or wastewater and other community facilities. Hamlets provide reasonable housing prices while being within commuting distance of larger centres.



Economic Development

Kneehill County realizes the importance of creating a diversified landscape which allows a variety of economic development prospects in order to provide balance to the tax base. This will boost local employment opportunities helping promote a healthy and stable economy. Industrial and commercial development will be encouraged to locate near major transportation routes and adjacent to municipal servicing when possible.

Kneehill County also realizes the importance of tourism as an economic driver and strives to assist in promoting the development of recreation and tourist destinations.



Environmental/Hazard Lands

Kneehill County has a wide range of Environmentally Significant, Environmentally Sensitive Lands, and Hazard Lands. These have been defined as per the attached map and the 2010 Summit Report, as well as Provincial designations done in 2014 by Fiera Biological Consulting.



Parks & Recreation

Outdoor recreation and nature appreciation is a vital part of quality of life. Kneehill County region offers many recreational opportunities such as golf courses, campgrounds, parks, and hiking. The purchase and enhancement of Horseshoe Canyon has allowed it to become a public park that is accessible and creates an environment that enriches the visitor experience for all to appreciate one of our most notable natural features.



Transportation & Utilities

Access and transportation corridors are critical for any municipality but even more so for a rural municipality. Kneehill County has developed a hierarchy of roads and standards supported by a number of road studies. It is also recognized that economic development is dependent on good access and transportation routes.

In addition to roads, the County has seen to the provision of safe water in portions of the County. The County is committed to monitoring and improving these services to further benefit rural residents as feasible.

Overview



Natural Resources

Kneehill County is limited in aggregate resources. However, the County will encourage natural resource extraction in areas where appropriate through our LUB.

Kneehill County realizes the importance of alternative renewable energy solutions. Wind, solar and geothermal energy are options that are available to developers in the County. While these energy solutions are regulated on a federal and provincial level, Kneehill County wants to ensure the development of these energy sources complement our region.



Growth Management

As Kneehill County grows it becomes increasingly important that the County balances development, agriculture and a rural lifestyle. Kneehill County has identified potential growth centres. Identification as a growth centre does not imply that these lands will be developed within the lifespan of this MDP, nor does it imply that the landowner must develop this land.

This MDP requires long term planning and identifies the areas where development is logical, advantageous, and appropriate. The market, landowners, and the County will decide when the time is right for the actual development of the land. In general, this future growth is planned adjacent to existing development and along transportation and servicing infrastructure corridors. Development applications are subject to the same requirements as any other relative application, and development of these lands is not guaranteed. Applications for development outside of these growth centres will still be considered on their own merit.



Development Phasing

The potential for future development is difficult to predict. The determination of the phasing will occur as a result of the direction of market demand, the servicing available, and the infrastructure the developer is willing and able to install, and approval through County planning processes. Kneehill County recognizes these factors in the determination of the phasing of development.



Intermunicipal Planning & Cooperation

Kneehill County has five urban municipalities within its borders: Acme, Carbon, Linden, Three Hills, and Trochu. It is important that the County works cooperatively with these urban municipalities, as well as the adjacent rural municipalities, to plan for regional issues including planning and land use. **through Intermunicipal Development Plans: Intermunicipal Development Plans and Intermunicipal Collaboration Frameworks are two of the many tools utilized.**





SECTION 4. **POLICIES**



AGRICULTURE

Agriculture continues to be an important economic activity and lifestyle in Kneehill County. The County will continue to preserve the agricultural nature of the **County region** while balancing it with new farming practices and specialty farming as we shift the traditional farming practices. There has been an increase in operations that can be viable on much smaller parcels of land. It is recognized that flexibility in allowing non-traditional intensive agriculture is something that needs to be supported **edive-of** as the **needs changing-needs** of agriculture **are changing**. Allowing larger subdivisions for specific agriculture uses to encourage farm enterprise is needed. Encouraging agriculture businesses, home based and minor businesses to augment farm income will continue to be allowed. Agriculture businesses should be encouraged to locate along transportation corridors.

Much of the County's population derives its livelihood from agriculture, and has for many generations. Agriculture is an industry that is becoming much more complex than the traditional family farm of the past. New technologies, practices, and the need for economies of scale, have resulted in larger-sized farms. The conservation of farmland and ranchland is very important to the history and character of the County. The County has also noted a growing trend for smaller specialty farms. In the past, many planning tools focused on the actual protection of farmland, however, more recent strategies promote productivity of the agriculture sector by providing maximum flexibility for farm operations and ensuring agricultural uses are able to integrate into an increasingly diverse economy.

Goals

1. To preserve the agricultural heritage of the County.
2. To ensure that agriculture continues to be a viable and thriving component of the County's economy.
3. To encourage diversification and innovation in the agriculture sector.
4. To encourage all agricultural operations to employ best management practices.
5. To minimize potential conflicts between agricultural and non-agricultural uses.

Objectives

1. To permit alternative farming practices, providing they meet required federal and provincial regulations.
2. To encourage the agriculture industry to employ practices that protect and enhance the environment, and natural resources such as water, air and soil.
3. To work with urban partners to promote value-added agricultural manufacturing industries within the region.
4. **To continue to facilitate and participate in the Agriculture Service Board.**



Policies

1. All lands in the County are designated to be agricultural lands unless otherwise designated by the Municipal Development Plan, an approved statutory plan, the Land Use Bylaw, or provincial legislation.
2. The County shall continue to support a viable agricultural economy by allowing farm operators to engage in different types and sizes of agricultural operations.
3. Kneehill County supports the balance of new and existing agricultural operations.
4. Subdivision approvals for developed farmsteads shall be a minimum of 0.8 ha (2 acres) and may incorporate shelterbelts, ancillary buildings, on-site sewage disposal, water systems, and access.
5. The “first parcel out” of a previously unsubdivided quarter section is not by right, but shall be generally supported by the County for the creation of one additional parcel.
6. Subdivision of lots should not be allowed where, in the opinion of the Development Authority, potential conflicts with adjacent or surrounding land uses would result.
7. Subdivision of lands will not be allowed where the resulting parcel(s) would remain landlocked, or undevelopable due to setbacks or other requirements.
8. The maximum number of titles per quarter section in the Agriculture District **within the boundary of Kneehill County** shall be three (3) including the remnant.
9. Both the proposed parcel and the remnant parcel shall have direct legal and physical access to a public road. Access may be arranged through a **easement or** panhandle road or other method acceptable to the Development Authority.
10. Large parcel subdivisions will be considered for uses within the Agricultural Business District. These subdivisions may have a minimum 4.05 ha (10 acres) and a maximum 16.18 ha (40 acres) requirement. Agriculture business uses requiring more than 40 acres will be considered on their merit and evidence to justify additional land must be provided by the applicant.
11. All new titles created in the Agricultural District for a non-agricultural use, shall require a redesignation to the appropriate land use district.
12. No new or expansion of existing confined feeding operations (CFOs), will be allowed in the following:
 - i. In Hazard Lands or Environmentally Sensitive Lands as defined by the province and the 2010 Summit Report.
 - ii. Within 1.6 kilometers (1 mile) of any hamlet ~~or grouped Country Residential development, or~~
 - iii. **Within an IDP boundary of an urban, or 1.6 kilometers (1 mile) of the urban boundary, whichever is greater. Where a portion of the quarter falls within the mile exclusion zone, the entire quarter has been included in the exclusion zone. Please see Maps 3, 4, 5, 6, and 7 for specific lands.**
13. Secondary suites and/or additional dwellings shall be considered appropriate in the Agriculture District, as per the LUB.
14. Development considered to be creative architecture as defined by the Land Use Bylaw shall be considered appropriate in the Agriculture District.
15. Approval may be given to an application for subdivision for a parcel of land that is separated from the balance of the landholding by a road or railway, abandoned railway, or a permanent naturally occurring creek or body of

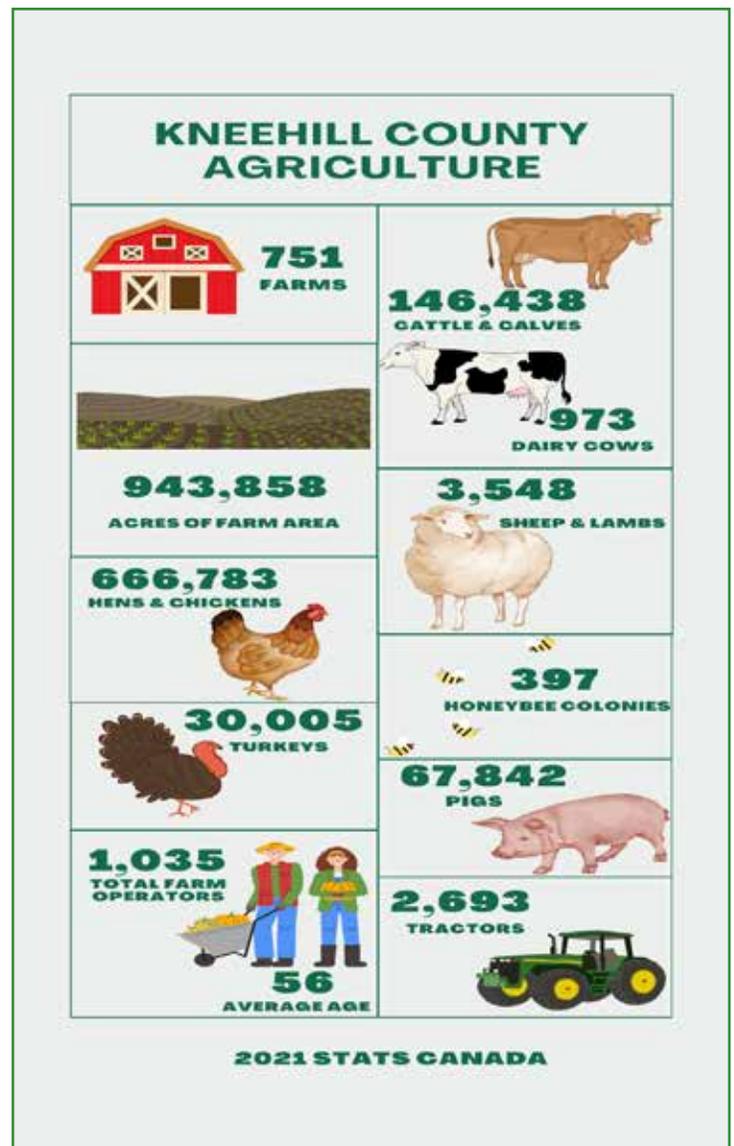
Policies

water. Each new parcel including the remnant parcel must contain a building site suitable for and development and servicing requirements and have direct physical or legal access (registered on title) to a public road satisfactory to the Development Authority.

16. Larger subdivisions, where the use is agricultural, may be considered when the subject lands being contemplated have two or more well-defined existing uses that are distinct.
17. Subdivision of land adjacent to an existing municipal water line will be required to follow current County Policy regarding water riser installation.
18. The County is generally supportive of agriculture operations and recognize that agricultural producers following generally accepted agricultural practices will not be prevented from carrying on the agricultural activity because it causes or creates a nuisance. Accepted practices and activities for similar sized operations will be considered when dealing with nuisance complaints and potential impact to adjacent landowners.
19. **Consideration will be given to the Land Suitability Ranking System (LSRS) when processing applications for non-agricultural uses. Lands with higher numerical class or more marginal lands will be preferred.**
20. Canada Land Inventory (CLI) will be utilized for all other land uses and when calculating municipal and/or school reserves.
21. Emerging trends and technologies in the agricultural sector may trigger a review of our planning documents for changes to existing uses or additions of new uses.
22. The County will consider support of agriculture programming through the Agriculture Service Board.
23. Agricultural supporting industries will be encouraged to locate as cluster developments

within the proposed growth centres where feasible.

24. The County will encourage producers to utilize environmental farm plans to help identify and mitigate environmental risks and help assess and steward natural habitats located on their property.
25. The County will be supportive of programs that encourage youth retention in agricultural activities. This may include 4-H, the Green Certificate Program and other educational sponsorship opportunities.



RESIDENTIAL

Kneehill County recognizes that the demand has increased for alternative forms of housing.

To encourage development in areas with existing services, the County has reduced the size of the property required for more than one dwelling.

They have also made provisions for Garden Suites, which would allow a smaller dwelling **on agriculturally zoned properties** to accommodate aging parents, etc.

Goals

1. To allow for affordable, diverse housing options.
2. To support the rural lifestyle while maintaining a balance between urban and rural residential, and agricultural land uses.
3. To ensure that residential needs associated with agricultural land uses are accommodated in a reasonable manner.

Objectives

1. To minimize conflicts with agricultural uses and incompatible non-residential uses.
2. To ensure future residential development occurs in continuation with compatible existing development.
3. To encourage live-work opportunities that do not harm adjacent uses.
4. To provide a range of residential land uses which ensures affordable housing, including Garden Suites, exists.



Policies

1. Subdivisions in agriculturally zoned areas shall not result in more than three (3) titles per quarter section **within the boundary of Kneehill County**. The remnant will be considered the third (3) title. Subdivisions in agricultural areas shall be subject to the LUB.
2. New undeveloped lots should be sited on the quarter section in a manner that allows for the most amount of agricultural land to be preserved.
3. Development of residential lots along coulees or other natural features may be considered, if provisions of the LUB are satisfied.
4. Multi-lot Country Residential development will be required to submit an Outline Plan which at a minimum shall include the development concept, proposed servicing strategy (including water, sewer and access), adjacent land use and policy framework.
5. **Country Residential developments that are fully serviced by regional systems can have a minimum 0.5-acres (0.20 ha) lot size. Maximum lot size is 4-acres (1.62 ha) within this district.**
6. **Minimum density for Country Residential developments is 5 lots. Proof of water must be provided with the redesignation of land application.**
7. Residential development shall not be permitted within the floodplain or flood fringe of any watercourse.
8. Home Occupations, in keeping with the residential area are considered appropriate in rural residential areas, providing they are approved through the LUB.
9. Bare parcel subdivisions for residential purposes shall be a minimum of two (2) acres and a maximum of five (5) acres unless other provisions apply. (i.e. fragmented)
10. **Service roads into multi-lot subdivisions need to be consistent in surfacing with the municipal road to them. (i.e. if coming off pavement, they should be paved; if coming off gravel, they should be graveled).**
11. **Location of fire service should be considered when developing new residential areas.**
12. **In order to protect Environmentally Significant Areas, grouped residential development around or adjacent to Environmentally Significant Areas should utilize Environmental Reserve Easements to ensure large portions of these lands remain in their natural state.**
13. **Access easements are not permitted for new multi-lot residential developments. Each parcel must have both legal and physical access to a dedicated municipal county road or provincial highway. A service road developed as per the General Municipal Servicing Standard is an acceptable option.**
14. **Secondary suites are an option in all residential districts (Hamlet Residential, Country Residential District) as well as the Agriculture District.**



HAMLETS

Kneehill County recognizes 4 hamlets within our policy documents, each with unique characteristics that epitomize the rural quality of life. Huxley, Swalwell, Torrington and Wimborne are the noted hamlets. These hamlets offer a diverse range of housing that provide more affordable options for residents. The County provides parks, water, sewer and garbage collection as the amenities to meet the day-to-day needs of the residents.

Goals

1. To facilitate appropriate and sustainable residential and non-residential development in hamlets.
2. To encourage infill development which would include residential, commercial, and **light** industrial development.

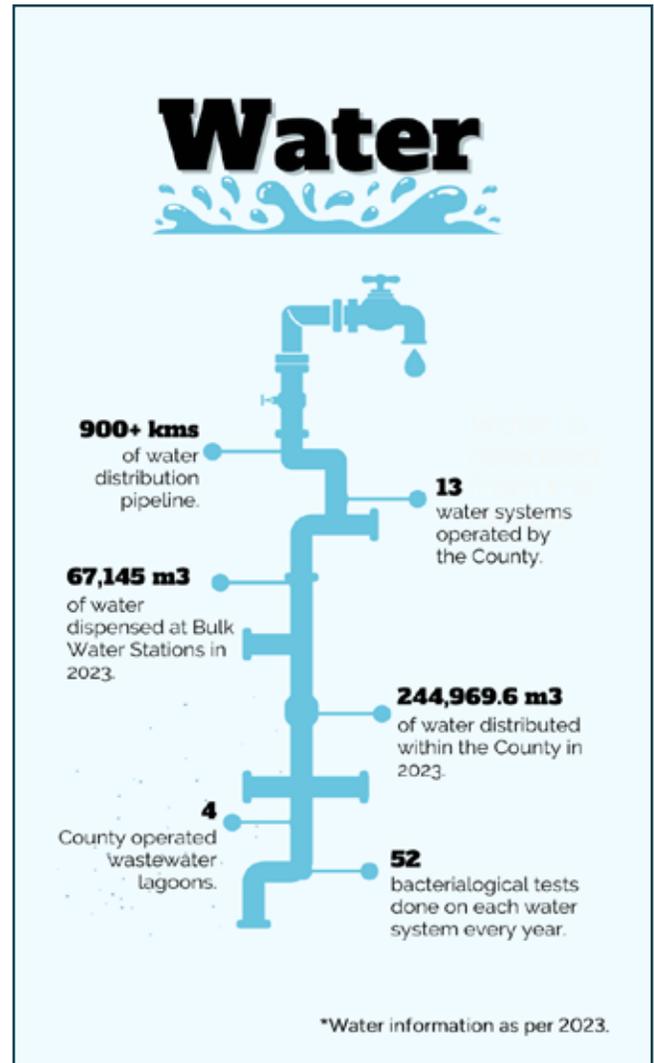
Objectives

1. Make more efficient use of existing infrastructure and services.
2. Ensure that developments in hamlets tie-in to existing water and sewer services where available.
3. To provide for a range of appropriate residential, community, commercial, and **light** industrial land uses **(as defined by the LUB)** within hamlets.
4. To maintain hamlets as local centres serving the surrounding agricultural communities.



Policies

1. The County may assess the future direction of development for each hamlet.
2. Further growth in the hamlets may be considered provided such expansion can be supported by regional/municipal water and/or wastewater and other community facilities.
3. The County will encourage the infilling and redevelopment of all hamlets.
4. The County will allow, through provisions in the Land Use Bylaw, for a range of **light** industrial and commercial uses compatible with available infrastructure and the residential character and local service role of individual hamlets.
5. Residential developments in hamlets must tie-in to existing regional/municipal water and sewer services.
6. Kneehill County recognizes that each of our hamlets is a unique community, and the focus needs to be specific to each community.
7. It is important that the rural character of the community be considered in planning for the future.
8. Growth beyond the existing boundaries of a hamlet may be considered if supported by regional servicing and limited developable lots within the hamlet.
9. The County will continue to be supportive of gathering places and park spaces for our residents within our hamlets.
10. In order to encourage entrepreneurs and economic diversity, the County will consider Home Occupation, Majors for limited uses within a hamlet district in accordance with the LUB.
11. Viable long-term growth opportunities require a well thought out plan that includes access and serviceability. The County will highlight areas where existing infrastructure will require less investment to contribute to growth.
12. The County is open to mixed use development (i.e. residential and retail space) in a logical manner. Approvals will be dependent on the location, adjacent land uses and the feasibility of the proposed uses.
13. The County will encourage commercial development that services the area residents.
14. Hamlet studies specifically focused on infrastructure and servicing will be completed in the next few years, and priorities will be set based on the results of these studies.



ECONOMIC

Kneehill County recognizes the importance of a balanced tax base, and strives to create opportunities for commercial, agricultural, industrial, and tourism growth. Agriculture and oil and gas have been the drivers for our economy; however, tourism, recreation, commercial and industrial business all have potential for growth both in a rural and urban context.

Goals

1. To **attain** ~~consider~~ the necessary infrastructure to retain, expand and attract business and industry.
2. To create opportunities that will provide a variety of development options to diversify and strengthen the County's economy.
3. To encourage tourism as one of the thriving business opportunities within Kneehill County.
4. To create a positive and competitive business environment.

Objectives

1. To encourage economic development in identified growth centres and hamlets to maximize the use of municipal servicing and infrastructure.
2. To **create** ~~encourage~~ employment opportunities for the local population.
3. To balance economic development opportunities that are adjacent and compatible along transportation corridors.
4. To ensure all appropriate development standards are achieved.
5. To attract visitors, investors and investment to the County through the development of tourism and recreation destinations, attractions, and services.



**Ghost Pine
Coffee Roasters**



Kirks Alpaca Farm



**The
Hillside
Farmers**

Policies

1. ~~Business Commercial~~ and industrial parks will be encouraged to locate in specified growth centres in Kneehill County.
2. An ASP will be required for Industrial Parks with three (3) or more lots. ~~The following is a list of some of the information that must be provided with the Area Structure Plan for an Industrial Park.~~
 - a. multiple lot plan
 - b. shared access
 - c. servicing strategy which includes water, wastewater, stormwater, transportation and shallow utilities
 - d. compatible uses
 - e. signage strategy
 - f. landscaping/screening plan
 - g. parking
 - h. Emergency Response Plan
3. ~~Clustering of commercial and industrial uses in proximity to highways and/or railways and serviced areas is encouraged.~~
4. ~~A Fire Protection Plan must be submitted as part of the building permit application. This may include onsite water storage for fire suppression as required by Alberta Safety Codes.~~
5. ~~Isolated commercial or industrial development not located within a specified growth centre may be considered and assessed on the individual merits of the application.~~
6. ~~The County will consider proactively rezoning lands within the growth centres to land use districts that align with our Intermunicipal Development Plans and any adopted Area Structure Plans.~~
7. Any use not in keeping with the character and nature of the adjacent uses within a growth centre, ~~shall~~ may not be permitted.
8. The County shall continue to recognize home based business as a viable lifestyle and economic opportunity option, which is appropriate in both residential and agricultural areas in accordance with the LUB.
9. ~~New commercial and industrial parks will be encouraged to utilize alternative and renewable energy wherever possible.~~
10. All commercial and industrial uses will maintain high standards for visual appearance and will provide integration with surrounding land uses. (This may include but not be limited to; screening/buffering, storm water management, noise restrictions, and Traffic Impact Assessments).
11. ~~Applications for redesignation, subdivision, and development may be submitted simultaneously for consideration.~~
12. Through the LUB, the County shall ensure that negative impacts are mitigated through adequate buffers or transitional land between industrial and non-industrial uses.
13. ~~Urban and adjacent rural municipalities will be notified, and their comments considered for any development that occurs in the border lands as noted in the Intermunicipal Development Plan.~~
14. ~~The County will consider partnerships with urban municipalities for servicing developments that are adjacent or fall within close proximity of the urban boundary where feasible.~~
15. ~~The County may consider partnering with a developer to share in the costs of road upgrades and water service where the upgrades will potentially increase development opportunities for the area. This will be reviewed on a case-by-case basis and at the request of the developer.~~
16. ~~Tax incentives may be considered where cost-sharing has not been requested if developers~~

Policies

are looking at LSRS lands classed 4-6.

- 17. Supporting the expansion and marketing of existing businesses will be encouraged.
- 18. The County recognizes the importance of tourism promoting the local economy and strives to build a culture that fosters tourism opportunities.
- 19. The County recognizes that some of the success for tourism is a regional approach where multiple stakeholders promote area tourism sites.
- 20. The County is supportive of local businesses the “buy local” efforts and will continue to stand behind the markets businesses that showcase our local goods.



GROWTH MANAGEMENT

This MDP identifies the areas where development is logical, advantageous and appropriate. Growth centres should be located where municipal services capable of supporting development are present, or at locations which are well connected to major transportation routes and can be serviced by standards acceptable to the County.

Goals

1. To identify growth centres in strategic locations in the County.
2. To allow for a variety of development opportunities for residents and landowners.

Objectives

1. To accommodate economic growth.
2. To enhance the existing infrastructure and facilities in existing communities where feasible.
3. To accommodate sustainable residential, commercial, industrial, and/or mixed-use neighbourhoods.
4. To recognize the opportunities provided by economic development partnerships between the urban centres and the County.
5. To recognize the future demand for second homes, home offices, and subsidiary occupations.

Policies

1. Growth centres should be located where accessible by existing and planned roads and municipal infrastructure.
2. The County shall encourage mixed-used development ensuring compatibility of uses.
3. Outline Plans may be required to obtain greater detail of the proposed development and its future impact on adjacent lands.
4. An ASP shall be required prior to approval of three or more parcels intended for industrial use.
5. An Outline Plan will be required for three or more parcels intended for commercial use.
6. An Outline Plan will be required for five or more parcels intended for residential use.
7. Where a mixed-use development for five or more parcels is proposed, an ASP will be required.



ENVIRONMENTAL

Kneehill County provides a wide range of landscapes. Within these landscapes, there are many areas that are considered to be Environmentally Significant, Sensitive, or environmentally hazardous.

The County desires to protect these lands as well as to protect people and property from development on Hazardous Lands.

Goals

1. To protect and conserve Environmentally Significant and Sensitive Lands. **These boundaries will be** as defined by the province and the 2010 Summit Report. (Map 4)
2. To mitigate environmental impact by ensuring development meets or exceeds provincial **and municipal** legislated requirements.
3. To provide and promote responsible access and use of public areas.

Objectives

1. To protect from subdivision and development lands that are, or potentially are, hazardous because of slope or erosion concerns.
2. To minimize conflicts between development and Environmentally Significant and Sensitive Areas.
3. To contribute to the protection and sustainable utilization of water resources **within the limits of provincial legislation.**



Policies

1. The County shall require an Environmental Review for developments considered to have a moderate or high likelihood of having a detrimental impact on environmental features of importance as per the **Land Use Bylaw**.
2. When considering subdivision or development applications on lands considered Environmentally Significant and/or Sensitive, the County shall be satisfied that appropriate mitigation measures will be used to protect the environmental integrity of these lands.
3. **Area Structure Plans** shall identify hazardous areas, Environmentally Significant and/or Sensitive Areas, critical wildlife habitat and travel corridors, and potential sites of historic and archeological significance.
4. Environmentally Significant and/or Sensitive lands may be protected via the dedication of land as Environmental Reserve, Conservation Easement, Environmental Reserve Easement, or restrictive covenant on the lands deemed to be Environmentally Significant and/or Sensitive subject to the provisions of the MGA.
5. Where not previously done by the Province, flood mapping should be undertaken to establish the 1:100-year flood lines prior to subdivisions and development, or in areas characterized by inherent physical characteristics which pose severe limitations to development.
6. **Development of permanent structures shall generally be prohibited in the floodplain and flood fringe. Applicants must submit a report written by a qualified professional who can demonstrate by science if they want the floodplain boundary changed, or a variance granted.**
7. Development shall not be permitted on lands which have characteristics of hazardous development, or in areas characterized by inherent physical characteristics which pose severe limitations to development.
8. The County may require at the time of subdivision, that an Environmental Reserve or Environmental Reserve Easement be taken for lands not suitable for development and where public access is required.
9. Hazard Lands may include areas subject to: ground subsidence, flooding, soil contamination, unstable slopes, groundwater contamination, and/or abandoned oil and gas wells.
10. In keeping with Alberta's legislative direction, the County shall endeavor to cooperate with provincial agencies and neighbouring municipalities to protect watersheds and maintain the water quality of surface and groundwater systems.
11. **The County will utilize overlays to identify areas that are subject to greater risk. These lands will be protected from inappropriate development. Some recreational development may be considered appropriate for these lands. These will be reviewed on a case-by-case basis.**
12. **The County will continue to be supportive of workshops that educate our ratepayers on methods of protection for our watersheds.**
13. **The County will encourage the development of Environmental Farm Plans.**
14. **The County is supportive of lighting that minimizes light pollution and developers being proactive in lighting that promotes dark sky compliance. This applies to the long-term operation of the development.**
15. **Proposed methods for stormwater management may be the development of wetlands which can improve the quality and quantity of water released into an area. It also helps reverse the decline of natural wetland systems.**
16. **The County is aware of the necessity of protecting our Historic Resources for their valuable cultural benefits. While these resources fall under the *Historical Resources Act*, this history is an integral part of our community, and we want to ensure that the developer is aware of the permits that may be required for development applications in these lands.**



RECREATION & TOURISM

Recreation is recognized for its ability to attract and retain residents, and as such, Kneehill County is committed to providing high quality recreation opportunities for its residents to enjoy. Kneehill County's greatest asset in terms of tourism development is its landscape. The diversity of landscape types including the Red Deer River, badlands, and rolling prairie create a variety of opportunities for recreation and tourism.

Goals

1. To promote recreational opportunities that are accessible and affordable.
2. To provide recreational opportunities for residents and non-residents alike.

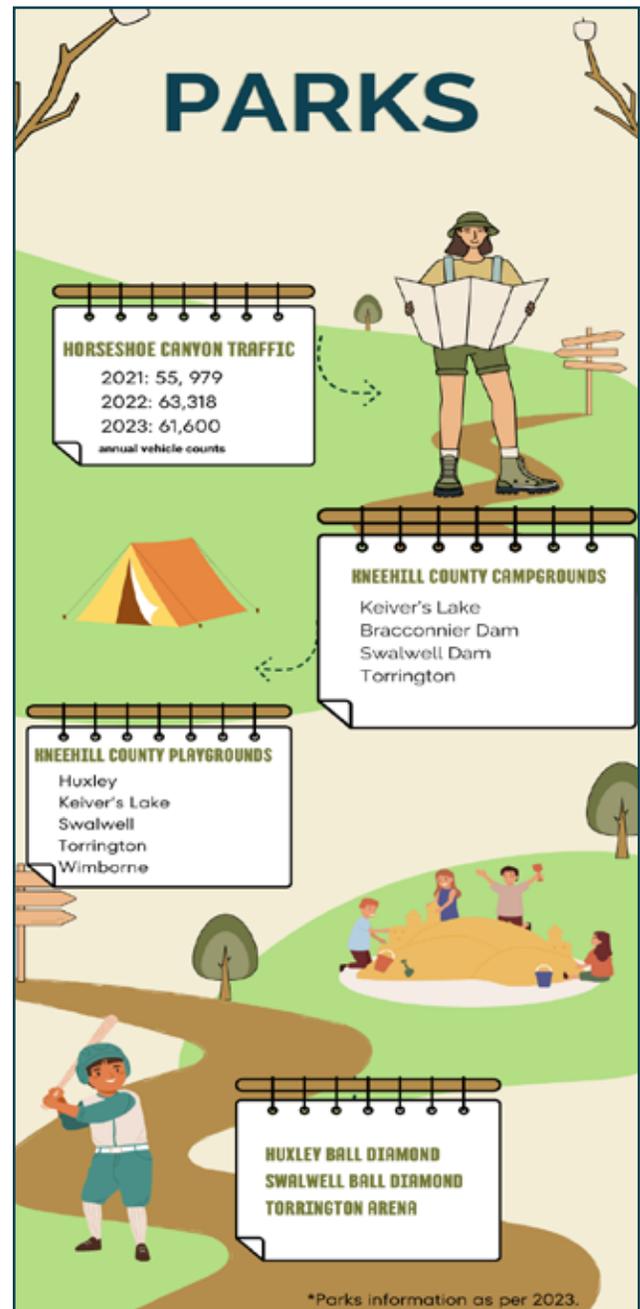
Objectives

1. Increase residents' quality of life through effectively delivering recreation services.
2. Establish a tourism economy through the development of tourism sites and programs.
3. To establish development regulations for recreational areas near natural areas.
4. To prepare and implement a Tourism and Recreation Master Plan.



Policies

1. Commercial recreational development in the rural area may include, but is not limited to: campgrounds, rodeo grounds, resorts, golf courses, tourism operators, and other forms of recreational operations that are operated for commercial gain.
2. Recreational development applications should include community consultation with land owners, residents, administration, and Council.
3. Recreational development shall have access, where required, to existing or future transportation, and servicing infrastructure.
4. The County shall maintain a recreational inventory and development strategy that directs recreational development in the County.
5. The County will develop a comprehensive marketing strategy in conjunction with adjacent tourism partners and tourism operators.
6. Minimum setbacks from waterbodies, wetlands, top of banks, and escarpments, as regulated by Alberta Environment and Parks or the LUB, shall be applied to recreational development adjacent to natural areas.
7. The County shall encourage a regional approach to support recreational services within our urban communities.
8. We recognise our unique history and will continue to be supportive of the existing community associations.
9. The County is supportive of the “buy local” efforts and will continue to stand behind the markets that showcase our local goods.
10. Trails will be encouraged to locate within hamlets, in a way that does not interfere with private property rights.
11. Continued enhancement of the existing trails in Horseshoe Canyon will be supported.
12. Kneehill County will continue to support local recreational opportunities through community grant programs or through the Intermunicipal Collaboration Framework.
13. Kneehill County recognizes that volunteer organizations are vital to the health, well being and social development of our community. Kneehill County will continue to offer support to organizations that support local arts, culture and sports.



CORE SERVICES

Kneehill County is serviced by three primary highways and several secondary highways as well as a network of well-developed gravel roads. Access is crucial for a municipality, especially in rural areas. Kneehill County has developed a plan which includes both a hierarchy of roads and the standards of construction for each level. It is the intent of this plan to protect transportation corridors, propose appropriate development and access management for these corridors, and to ensure a long-range strategy for the construction and maintenance of the road system.

In addition to roads, the County has recognized that the quality of life for residents and the potential for economic development is also dependent on the provision of safe and effective water and sanitary sewer systems, along with the management of surface drainage runoff and stormwater. The services will be provided to the standards identified by the County and/or Alberta Environment.

Goals

1. To provide **convenient reasonable** access to agricultural, residential, commercial, and industrial development and recreational facilities.
2. To prepare a long-range strategy for road construction and maintenance.
3. To prepare a long-range strategy for potable water which will support the growth and development in the County.
4. To prepare a long-range strategy for hamlet servicing.
5. To improve the quality of life of the residents, visitors, and business owners in the County.

Objectives

1. To establish standards for acceptable servicing and infrastructure development in the County.
2. To work with neighbouring municipalities to develop improved water and wastewater services to County residents and businesses.
3. To ensure that existing and future land use and development does not interfere with the operation of or the ability to expand transportation or utility infrastructure.



Policies

1. To prepare a long-range water and sewer servicing strategy for the growth centres and hamlets to be incorporated into all long-range land use plans.
2. Land uses and developments that are likely to have a significant impact on the road system should be located near roads that are capable of accommodating such use.
3. **The County may require developers enter into a Road Use Agreement to ensure haul routes are designated and these agreements may include maintenance, dust control and other matters relevant to the impacts to municipal roads.**
4. The County shall ensure all utility servicing is safe and up to municipal servicing standards.
5. The County shall work with utility services to improve the telecommunications network.
6. The County will continue to negotiate with adjacent urban municipalities and service commissions for potential extension of services into the rural area.
7. All roadways and municipal infrastructure shall be required to comply with the General Municipal Servicing Standards, as may be updated from time to time.
8. The County shall recommend that future rights-of-way for pipelines and power lines avoid residential areas whenever possible and minimize the impact on agricultural lands by sharing or paralleling existing pipeline and utility corridors or following property lines.
9. It is the general policy of the County to retain undeveloped road allowances, **however, the sale of old road diversions and/or road allowances that have been replaced by another developed road may be considered.**
10. The County may approve certain developed roads as “seasonal only” whereby the County would not be responsible for seasonal maintenance, (i.e. winter maintenance).
11. Proposed new developments or subdivisions that access via an undeveloped road (i.e. not a graveled all-weather road constructed to County standards) shall not be permitted unless, at the discretion of the County, formal arrangements have been made with the County to upgrade the road as per current County policy.
12. Proposed new developments on existing roads which may not be to the appropriate standard for the density or type of traffic to be incurred, may be required to upgrade the road to a higher standard as per County policy.
13. Access to common and emergency services will be taken into account when evaluating subdivisions and development proposals.
14. The preparation of stormwater management plans shall be required, as necessary, to regulate stormwater discharge and water quality according to Alberta Environment and County policies.
15. All new multi-lot development that requires access off a provincial highway shall develop the access or service road to the standards of Alberta Transportation. **Service road rights-of-way must be surveyed and dedicated at the time of subdivision.**
16. **The County will consider methods other than enforcement to help protect and maintain our road infrastructure. (i.e. could consider more arterial roads to take the pressure off, traffic counters, road use agreements for more than industrial use, road levy, etc.)**
17. **New or proposed developments within County hamlets shall be required to connect to municipal water and wastewater systems. Private systems shall not be allowed.**



Additional Water Policies

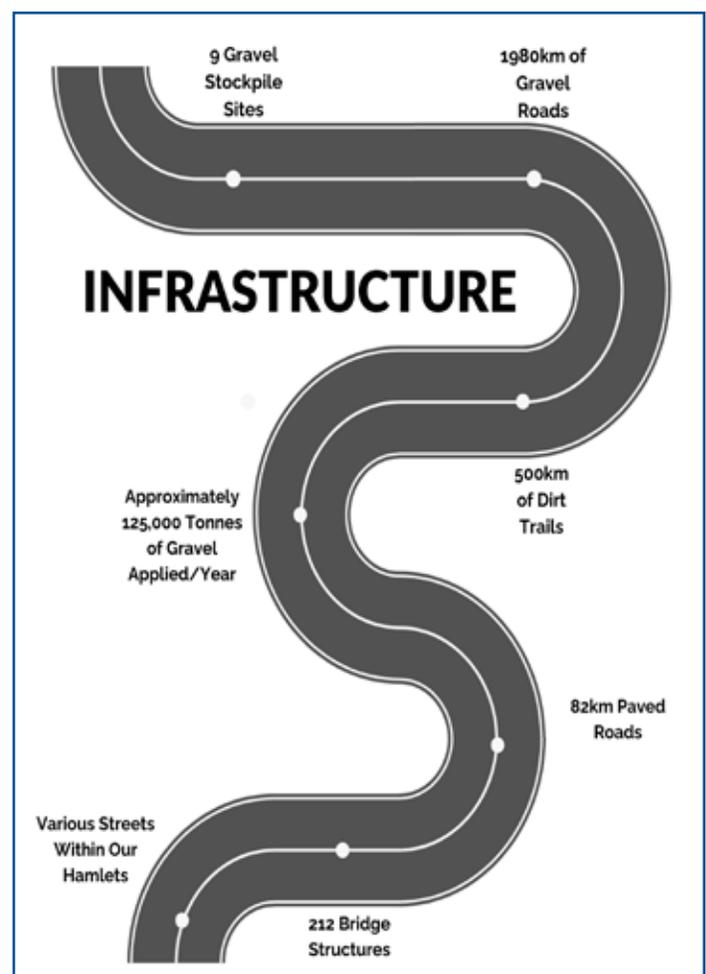
1. The County will encourage constructed wetlands to be incorporated into stormwater management facilities where appropriate and to Alberta Environment standards.
2. The County will encourage water conservation and may consider locations for enclosed water storage facilities. These facilities could be used for fire suppression.
3. The County is supportive of regional water and the potential expansion of existing systems where feasible and where expansion can be taken into new areas of the County.
5. The County recognizes the importance of available health care for residents and will continue to be supportive of methods which will help provide stability to this service.
6. Family and Community Support Services (FCSS) is an important regional program in Kneehill County. As such, continued support and funding will be provided to ensure its success in meeting the needs of the communities it serves.
7. The County will continue to provide grant funding opportunities for youth sponsorships and local non-profit organizations.
8. The County will continue to coordinate the provision of protective and emergency services. This includes partnerships with neighbouring municipalities to develop plans and agreements for fire services.

Solid Waste

1. The County will continue to encourage the use of waste diversion strategies to reduce the impact on existing landfills.
2. The County will support the exploration of new technologies for solid waste disposal.

Community Services

1. The County recognizes that core services are not limited to strictly transportation and utilities but include a wide variety of services. These additional services enhance the quality of life for our residents.
2. The County will continue to be supportive of our regional Marigold Library system.
3. In order to provide long-term infrastructure planning and sustainability, the County will implement asset management processes that will help guide municipal capital investment.
4. The County will support the expansion of efficient and accessible telecommunication networks.



NATURAL RESOURCES

Kneehill County has limited natural resources. The extracting and/or harvesting of these resources are generally controlled through provincial legislation.

The transportation of these resources utilizes both County and provincial roads. It is important for the County to maintain communication with the resource companies and provincial legislative bodies to allow for the planned and managed extraction of resources to ensure the social and environmental impacts are minimized and mitigated.

Goals

1. To recognize extraction of resources as an interim land use.
2. To encourage appropriate utilization of renewable and non-renewable natural resources.
3. To minimize impacts on neighbouring uses.

Objectives

1. To facilitate the timely and economic extraction/harvesting of natural resources, with the minimum amount of impact on neighbouring lands and infrastructure.
2. To facilitate a high level of ongoing communication with all resource companies operating in the County.
3. To ensure the industry shall be responsible for road construction and/or maintenance and any potential damage to County roads as a result of resource related activity.



Policies

1. Resource extraction activities shall, whenever possible, be located away from existing residential areas and on lands of lower agricultural capability where feasible.
2. All applications for resource extraction shall be required to address potential impacts on adjacent land uses including but not be limited to dust and other airborne pollutants, noise, hours of operation, traffic generation, groundwater, dark sky, and viewscapes.
3. All natural resource extraction operations shall adhere to provincial standards and regulations. A reclamation certificate from Alberta Environment shall be required.
4. As part of the development approval process, the County may require a developer of a resource extractive to enter into a Development Agreement or Road Use Agreement to address such issues as gravel haul routes, road upgrades, access control, traffic, visual and light intrusion, dust control, noise, and hours of operation.
5. ~~The County may, as part of the development approval process, require the proponent of an industrial or resource extractive use to provide a reclamation plan along with a performance bond or similar security for the purpose of ensuring reclamation is completed to the County's satisfaction once the approved use ceases.~~
6. Buffering between the natural resource extraction industry and adjacent uses may be required when development permits are applied for. This may include increased setbacks to hamlets, unique historical and/or environmental features that could potentially be disturbed during the extraction.
7. Reclamation plans are subject to the Code of Practice for Pits as set out by the Province. ~~may include returning the land to a developable state, rather than to the natural and original state, especially if the lands are located in a growth centre.~~
8. The County recognizes that natural resources such as sand and gravel are often located close to Environmentally Significant Areas. The County will encourage the protection of water sources through the development permitting process.
9. Recreational areas and land with significant features of importance require additional protections to ensure the potential impact from natural resource extraction is minimized. This can be done by increased buffers or screening, or other mitigating measures proposed by the developer.
10. Water quantity and quality has become a regional concern. Kneehill County recognizes the importance of conservation and protection of these natural resources.
11. The County may consider constructing additional water storage facilities where feasible.
12. The County will require that oil and gas development facilities meet setbacks as outlined in the Land Use Bylaw for the subject district.
13. Abandonment and reclamation of water wells must be completed as per the provincial requirements.
14. The County shall require that development and subdivision applications in close proximity to sour gas facilities, and other oil and gas facilities including wells and pipelines either active or abandoned meet Provincial legislation, directives, guidelines, and any Regulation.
15. The County considers the following to be features of importance where the viewcape may be protected from some types of development. The Kneehills, Horseshoe Canyon, Keiver's Lake, Bigelow Dam, Orkney Viewpoint, Braconnier Dam, Swalwell Dam, and Dry Island Buffalo Jump.



RENEWABLES ALTERNATIVE ENERGY

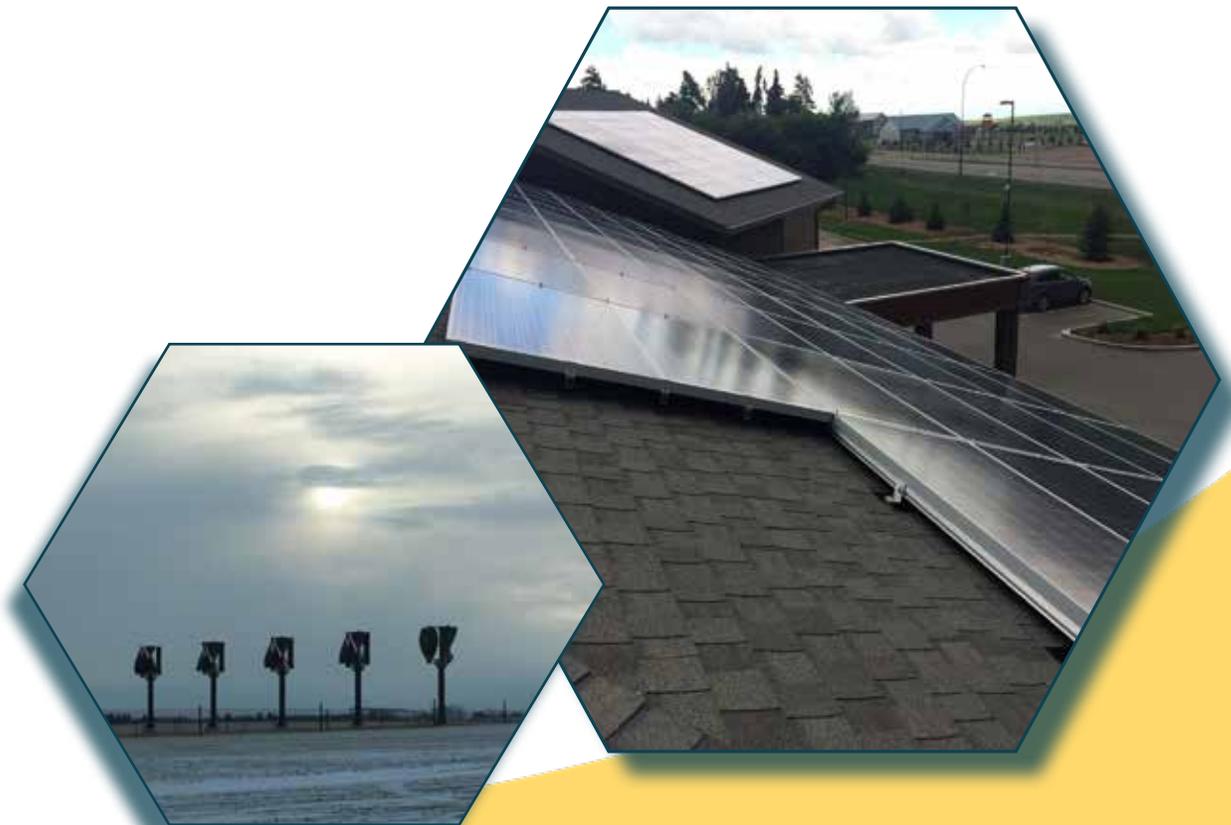
Kneehill County will ~~support~~ evaluate the development of renewable alternative energy sources, ~~such as wind, geothermal and solar energy systems~~; however, the County may also taking into consideration the location of the ~~resource~~ proposed development.

Goals

1. To encourage the use of alternative energy sources where feasible.

Objectives

1. To facilitate the timely and economic development of alternative energy resources, with the minimum amount of impact on neighbouring lands and infrastructure.
2. To facilitate a high level of ongoing communication with all resource companies doing work in the County **ensuring our ratepayers are included.**
3. To ensure the industry shall be responsible for road construction and/or maintenance and any potential damage to County roads as a result of resource related activity.



Policies

1. Before the County will make a decision regarding a ~~wind or solar farm application~~ **commercial alternative energy facility**, the proponent must conduct a public presentation where the proponent outlines the size, type, location and nature of the proposed ~~wind farm facility~~. The public presentation must be conducted in a manner approved by the County, and **notification must be advertised include** all landowners within two miles of the proposed development site.
2. The proponent must submit, as part of an application, an environmental impact assessment (EIA), prepared by a qualified professional, which addresses possible impacts on the landscape and wildlife, including avian species. ~~Other studies and submissions may be required as per the Land Use Bylaw.~~
3. The County is protective of high-quality agricultural lands and encourages commercial wind energy conversion systems and solar energy systems to locate on marginal land as per the Land Use Bylaw.
4. The County will continue to encourage landowners to participate in the provincial approval process for alternative energy applications.
5. ~~The County may require that the proponent enter into a development agreement, which addresses the development, and future removal, of all proposed structures, which are to be associated with the wind or solar farm.~~
6. As part of the development approval process, the County may require a developer of an alternative energy source to enter into a Development Agreement and/or Road Use Agreement to address such issues as gravel haul route, road upgrades, access control, traffic, visual and light intrusion, dust control, noise and hours of operation.
7. The County will encourage the use of private use Category 1 solar and wind energy sources as per the Land Use Bylaw.
8. Applications for rooftop solar systems are allowed on existing buildings, however, proof of engineering is required to be submitted with the Building Permit to ensure the structure can handle the additional weight capacity.
9. The County will be supportive of research and development of new technologies that have the potential to provide additional ~~electrical~~ energy sources.
10. The County will continue to supply educational materials for landowners looking to lease their lands for commercial energy projects.
11. The County may seek to participate in the Alberta Utility Commission (AUC) process for applications that fall within Kneehill County.
12. The County will encourage the AUC to consider our MDP and Land Use Bylaw requirements specific to commercial energy developments.
13. The County is supportive of lighting that minimizes light pollution and developers being proactive in lighting that promotes dark sky compliance. This applies to the long-term operation of the development.

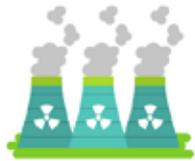


Policies Alternative Energy Definitions

ALTERNATIVE ENERGY

GEOTHERMAL ENERGY

Geothermal energy is heat within the earth. Geothermal energy is a renewable energy source because heat is continuously produced inside the earth. People use geothermal heat for bathing, for heating buildings, and for generating electricity.



HYDROPOWER ENERGY

Hydropower, or hydroelectric power, is a renewable source of energy that generates power by using a dam or diversion structure to alter the natural flow of a river or other body of water.



SMALL MODULAR REACTORS (SMR)

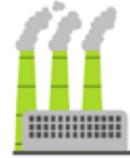
Small modular reactors (SMRs) are advanced nuclear reactors that have a power capacity of up to 300 MW(e) per unit, which is about one-third of the generating capacity of traditional nuclear power reactors. SMRs, which can produce a large amount of low-carbon electricity, are:

- Small – physically a fraction of the size of a conventional nuclear power reactor.
- Modular – making it possible for systems and components to be factory-assembled and transported as a unit to a location for installation.
- Reactors – harnessing nuclear fission to generate heat to produce energy.



BIOMASS ENERGY

Most electricity generated from biomass is produced by direct combustion. Biomass (organic materials that come from plants and animals) is burned in a boiler to produce high-pressure steam. This steam flows over a series of turbine blades, causing them to rotate. The rotation of the turbine drives a generator, producing electricity.



BIOGAS ENERGY

Biogas is a renewable fuel that's produced when organic matter, such as food or animal waste, is broken down by microorganisms in the absence of oxygen. This process is called anaerobic digestion. For this to take place, the waste material needs to be enclosed in an environment where there is no oxygen. The main difference between biomass and biogas is that biomass is a solid material, whereas biogas is a gaseous compound created through the process of anaerobic digestion. Biogas and biomass are two types of biofuels.



CO-GENERATION

Co-generation is a system that produces heat and electricity simultaneously in a single plant, powered by just one primary energy source, thereby guaranteeing a better energy yield than would be possible to achieve from two separate production sources.



TRI-GENERATION

Tri-generation refers to the production of three useful forms of energy from a single energy input. The most typical Tri-generation system found, CCHP (combines cooling, heating and power), and will simultaneously generate electricity, heating and cooling from the combustion of a fuel.



DEVELOPMENT PHASING

While potential future development is difficult to forecast, Kneehill County wants to be proactive in identifying areas where servicing and infrastructure can be easily tied into for large developments.

This will occur at the direction of Council and is contingent upon market demand, budgetary allowances, and the servicing required by the developer.

Goals

1. To facilitate the logical, economical, and orderly development of land in Kneehill County.

Objectives

1. To encourage development that utilizes existing infrastructure and to extend infrastructure in a logical way.
2. To provide services and infrastructure for new development, where feasible.

Policies

1. An ASP or Outline Plan will be required for all development within the identified growth centres, where three (3) or more non-residential lots are considered for development.
2. All development proposals outside the identified growth centre, will be required to submit ASPs and Outline Plans in compliance with the MDP, LUB and any other applicable regulatory standards.
3. An application for a higher density subdivision outside the identified growth centre will be subject to the requirements in the LUB. Growth centres are identified in Maps 14, 16, 20, 22, and 23.



COOPERATION

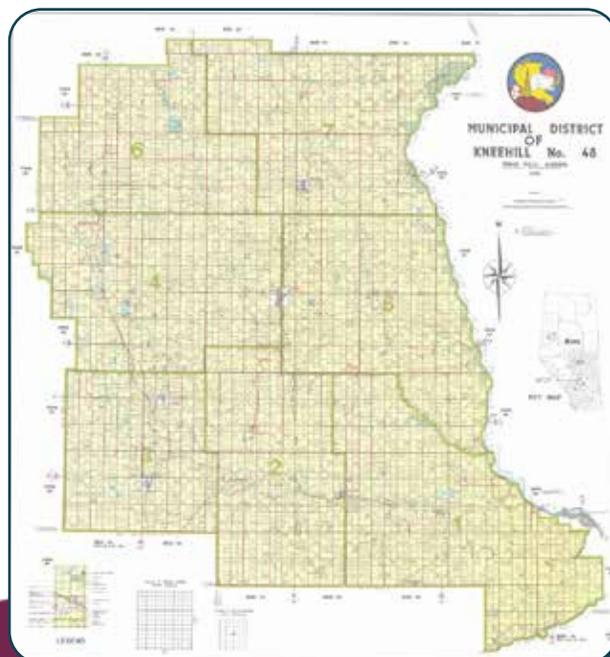
Kneehill County has five (5) urban municipalities located within its borders. It is critical that Kneehill County works cooperatively with these five municipalities, as well as the adjacent bordering municipalities.

Goals

1. To promote sound planning and development decision making in intermunicipal borderlands and to create and maintain an atmosphere of mutual respect, trust and recognition.

Objectives

1. To coordinate or enable the provision of social and recreational facilities and resources, in cooperation with neighbouring municipalities in order to provide efficient programs and services to residents.
2. To provide adequate protective and emergency services in cooperation with neighbouring municipalities.
3. To investigate and pursue potential shared services, enhancing cooperation and partnerships.
4. To maintain open lines of communication to resolve problems and identify opportunities for collaboration.
5. To engage in joint planning with neighbouring municipalities to establish planning frameworks and land use patterns that are mutually beneficial.
6. To ensure open dialogue and cooperation with all neighbouring municipalities to address issues of mutual interest.



Policies

1. The County shall maintain ongoing dialogue with its neighbouring municipalities in order to coordinate development and to minimize potential conflicts.
2. The County shall strive to work with neighbouring municipalities to prepare and adopt Intermunicipal Development Plans (IDPs) to address all matters identified in the *Municipal Government Act*, to effectively coordinate land uses, future growth patterns, transportation systems and municipal infrastructure and services.
3. The County shall endeavour to refer to relevant neighbouring municipalities for comment, all proposed statutory plans and plan amendments, Outline Plans and amendments, Land Use Bylaw amendments, and subdivision applications located either adjacent to a municipal boundary or in areas agreed to between the County and the affected municipality where such items are deemed to be of significance.
4. The County recognizes that an urban municipality may wish to annex land from the County where growth of that urban municipality warrants it. The County may accept the annexation of land by an urban municipality if an annexation agreement can be amicably achieved to address any impact on the County.
5. The County strives to maximize infill potential before considering an annexation into County lands.
6. The County will regularly review any Intermunicipal Development Plans and identify current trends in development as well as outline any opportunities that will be beneficial from a regional perspective.
7. An IDP may include policies that defer policy direction to the subject MDP. As such, the applicable policies of the relevant jurisdiction MDP shall apply.
8. The County will continue to work with our neighbouring municipalities to review our Intermunicipal Collaboration Frameworks (ICFs) as required by the MGA.



RESERVE LANDS

The *Municipal Government Act* allows a municipality to take Municipal Reserve (MR) lands where there is a community benefit, or cash-in-lieu where it is more appropriate.

The purpose of Municipal Reserves is to provide parks, open spaces, natural areas, schools, and buffer strips separating incompatible land uses. The municipality may also take Environmental Reserve (ER) to ensure that environmentally sensitive natural features are protected and preserved.

Kneehill County is supportive of protecting Environmentally Significant, Sensitive and Hazardous Lands through the dedication of ER, MR, and alternative protection mechanisms. These mechanisms may include Conservation Easements, Environmental Reserves, Environmental Reserve Easements, Restrictive Covenants, and caveats.

Goals

1. To **identify**, protect, and conserve Environmentally Significant and Sensitive Lands.
2. To provide land for schools, parks, and recreational lands.

Objectives

1. To take land as Environmental Reserve where appropriate.
2. To take land as municipal or school reserve through land dedication and/or cash-in-lieu.
3. To plan for and manage open space, school reserve, and recreational facilities in the County.



Policies

1. At the time of subdivision, Environmental Reserve (ER), or Municipal Reserve (MR) may be taken to the extent allowed by the *Municipal Government Act* to protect open spaces and significant environmental areas.
2. The aggregate amount of Municipal Reserves (MR) that may be provided shall not exceed ten (10) percent of the parcel of land less land required to be provided as Environmental Reserve (ER) and the land made subject of an Environmental Reserve Easement (ERE).
3. Municipal Reserves will be taken as per Kneehill County policy, and amendments from time to time.
4. As per the *Municipal Government Act Section 664 (1)*, Environmental Reserve may be taken by the County without compensation at the time of subdivision if it consists of:
 - a. a swamp, gully, ravine, coulee, or natural drainage course,
 - b. land that is subject to flooding or is, in the opinion of the subdivision authority, unstable, or
 - c. a strip of land, not less than six (6) metres in width, abutting the bed and shore of any body of water.
 - d. 664(1.1) A subdivision authority may require land to be provided as Environmental Reserve only for one or more of the following purposes:
 - i. to preserve the natural features of land; where in the opinion of the subdivision authority, those features should be preserved;
 - ii. to prevent pollution of the land or of the bed and shore of an adjacent body of water, or
 - iii. to ensure public access to and beside the bed and shore; of a body of water lying on or adjacent to the land;
 - iv. to prevent development of land where, in the opinion of the subdivision authority, the natural features of the land would present a significant risk of personal injury or property damage occurring during development or use of the land.
5. The County will consult with adjoining municipalities and school authorities to ensure that adequate land, or cash-in-lieu of land is dedicated or paid to meet the needs for school reserves.
6. All cash-in-lieu for Municipal Reserves shall be paid to the County. It will be held and used for the same purposes as Municipal Reserve land could be used.
7. If the owner of a parcel of land that is the subject of a proposed subdivision and the municipality agree that any or all of the land that is to be taken as Environmental Reserve is instead to be the subject of an Environmental Reserve Easement for the protection and enhancement of the environment, an easement may be registered against the land in favour of the County at a Land Titles Office as per the requirements of the MGA.
8. The County may consider utilizing a Conservation Reserve for lands located within a Provincial or National ESA. A Conservation Reserve under the MGA means a reserve taken by the municipality whereby the County must pay the landowner compensation for the lands. This compensation must be in an amount equal to the market value of the land at the time the application for subdivision approval was received by the subdivision authority.
9. The County will encourage voluntary efforts on private land to conserve Environmentally Significant Areas and water sources.

IMPLEMENTATION - PLAN MONITORING

Consistency with this Municipal Development Plan will ensure that orderly, effective and beneficial development can be achieved. This plan is intended to be a living document which will need to be monitored over time to respond to the changing needs and conditions of the County. Where changes are required, it is important that they are considered through an open and transparent process that gives opportunities for the public to express their concern.

The County will implement the Municipal Development Plan through its Land Use Bylaw, other statutory and non-statutory plans and other outcomes and decisions that affect planning and development. However, it is important to note that the achievement of the goals and objectives of the Municipal Development Plan are subject to budgetary consideration by County Council.

Goals

1. To ensure that the policies of this plan are relevant and reflect the goals of a growing and changing municipality by regular review.
2. To ensure that the goals, objectives, and policies are followed in future development related decisions.

Objectives

1. To maintain consistency between the MDP and other statutory and non-statutory documents.
2. To facilitate regular reviews of the MDP.



Policies

1. The County shall implement the policies of the MDP through the LUB and other statutory and non-statutory documents.
2. The County shall review and monitor the MDP **every five years as required** to make appropriate amendments.
3. Administration shall record comments, suggestions, and ideas for possible improvements to the MDP.
4. Administration shall maintain records of redesignation, subdivision, and development permits, and will prepare an annual report to Council. This report will monitor the effectiveness of the MDP's policies.
5. **Any Area Structure Plans adopted prior to this MDP shall process any redesignations, subdivisions, or developments based on that Area Structure Plan.**
6. **Amendments to any existing Area Structure Plans will be considered in accordance with the intent of this MDP.**
7. Amendments to the MDP shall be in accordance with the provisions of the *Municipal Government Act*.
8. The County shall provide opportunities for public input in any amendment to the MDP.







SECTION 3. **DEFINITIONS**



DEFINITIONS

Access: Is a means of legally and physically entering or exiting a property to a developed municipal road acceptable to the Municipality.

Agriculture: Means the science, art, or occupation concerned with cultivating land, raising crops, and feeding, breeding, and raising livestock. Also known as the practice of farming.

Agriculture Business: Means a business associated with the production, processing, and distribution of agricultural products.

Agriculture Business District: A district created to provide opportunities for subdivisions larger than the bare parcel limits for residential purposes and where specific agricultural uses for non-traditional agriculture or commercial purposes can be accommodated on a smaller scale.

Agriculture District: Means a district created to accommodate and support an evolving agricultural industry and associated rural lifestyles.

Alternative Farming Practices: Is a term applicable to agricultural production methods, agricultural enterprises, and/or crops that are different from traditional or conventional ones.

Annexation: Means to incorporate a portion of land into another municipality.

Area Structure Plan (ASP): Means a statutory plan, adopted by Council pursuant to the *Municipal Government Act*, providing a framework for subsequent subdivision and development of an area.

Buffer Strip: Means an area within a property or site, generally adjacent to and parallel with the property line, either consisting of existing natural vegetation or created by the use of trees, shrubs and/or fences which is designed to either reduce impact to an adjacent body of water, or to limit views and sound from affecting the development tract adjacent to the property.

Canada Land Inventory Classification: Means classification of land capability and use for regional resource and land-use planning through a

comprehensive federal-provincial survey established under the Agricultural Rehabilitation and Development Act in 1961.

Cash-in-lieu: The contribution of money to the Municipal Reserve (MR) fund equivalent to the market value of the land required to meet the 10% Municipal Reserve dedication requirements under the *Municipal Government Act*; the acceptance of the contribution of cash-in-lieu of land dedication is at the discretion of Council.

Code: Means the Alberta Building Code and Safety Codes Act.

Confined Feeding Operation: Has the same meaning as in the *Agricultural Operations Practices Act*, as amended.

Conservation Easement: Means a voluntary legal agreement defined in the *Environmental Protection and Enhancement Act* between a landowner and a government or conservation agency. The easement agreement is intended to protect the natural values of the land by giving up all or some of the rights to develop the land.

Conservation Reserve: Is a planning tool that allows for the purchase of Environmentally Significant Lands by a municipality to form a Conservation Reserve in accordance with Section 664.2 of the *Municipal Government Act*.

County: Means Kneehill County.

Developer: Means any person including the landowner or a corporation undertaking activities involving the division of a parcel into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure; or of any mining, excavation or landfill; and any change in the use of any building or other structure, or land, or extension of the use of land.

Development Agreement: An agreement that the applicant of a subdivision or development will enter into with the municipality as per Section 655 of the *Municipal Government Act*.

DEFINITIONS

Development Permit: Means a document authorizing a development issued under the County's Land Use Bylaw.

Development Regulations: Means the regulations set out in the Kneehill County Land Use Bylaw 1808 as amended.

Direct Control District: Means a district, defined in the Land Use Bylaw, for which detailed guidelines are established by council for control over the use and development of a specific site, pursuant to the provisions of the *Municipal Government Act*.

Environmental Farm Plan: Is a voluntary whole farm self assessment tool to identify potential environmental risks on your farm.

Environmental Impact Assessment: Means a report prepared by a current member of the Alberta Professional Engineers, Geologists, and Geophysicists of Alberta (APEGGA) that identifies, predicts, and assesses the effects or impacts that a proposed use or development is likely to have on the environment and may include recommended actions to remediate or minimize the effects or impacts.

Environmental Reserve: Means land dedicated (given) to a municipality during the subdivision process for environmental reasons in accordance with the provisions of the *Municipal Government Act*. Environmental Reserve may include areas such as wetlands, ravines, drainage courses, and steep slopes.

Environmental Reserve Easement: Means a caveat registered with Land Titles in favour of the municipality for lands that would be normally taken as Environmental Reserve in accordance with the *Municipal Government Act*.

Environmental Review: Means a review of a proposed development within a defined geographic area prepared by a qualified environmental professional (QEP) that identifies and assesses the environmental significance and sensitivity of existing vegetation, wetlands and other water features, wildlife habitat, and unique physical features. Recommendations on terms and

conditions to be included in the development permit regarding the protection of the environmental features listed in the defined geographic area must be provided. Only those environmental features that are listed in the defined geographic area as being of importance to that location may be considered in an environmental review. Further specifics are noted in the Land Use Bylaw.

Environmentally Significant Area (ESA): Means an area considered to have environmental features of importance to Kneehill County as defined by the province and the 2010 Summit Report, and amended from time to time.

Environmentally Sensitive: Refers to lands in their natural or altered state, due to their fragile characteristics or ecological significance that are unusual and perform a natural function that is of importance beyond the site. Included are lands having limitations with development due to naturally occurring conditions or processes such as flooding, erosion or slumping.

Extensive Agriculture: Means the raising of crops or the rearing of livestock, either separately or in conjunction with one another and includes buildings and other structures incidental to the operation.

Farmstead: Means an established residential site that previously contained or currently contains a dwelling and other improvements used in connection with an agricultural operation such as quonsets, grain bins, sheds, and ancillary structures such as corrals, dugouts storage areas for farm machinery, equipment and products.

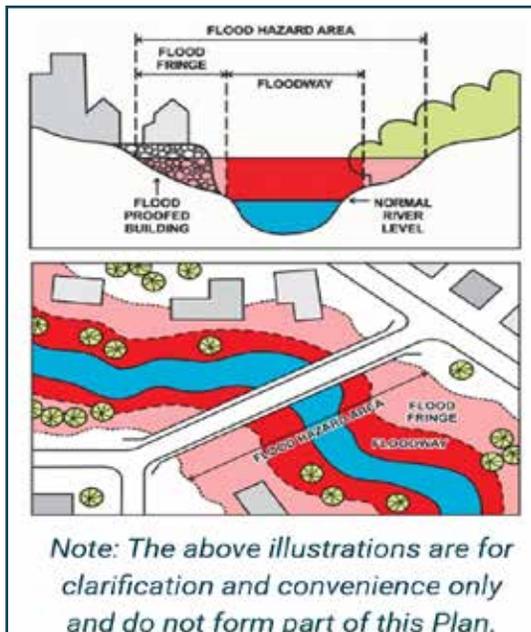
Fire Protection Plan: A Fire Protection Plan as per the Alberta Safety Codes Act is required to ensure adequate improvements to support fire suppression in the case of an emergency within the proposed development area. The Fire Protection Plan must be prepared and submitted to Kneehill County authority for review and approval. Once approved, the owner is responsible for implementing those improvements as outlined within the approved fire protection plan. Where required, the findings of this report should

DEFINITIONS

be incorporated within the servicing study and/or engineering plans and specifications requested in support of the proposed development.

First Parcel Out: Means a single lot/parcel created from a previously unsubdivided quarter section and includes quarter sections where a lot for public use may have previously been removed.

Floodplain: Means low-lying land next to a watercourse that is subject to periodic inundation (see figure below). A 1:100-year floodplain, which is the result of a flood having a 1 percent chance of being equaled or exceeded in any given year, is used for purposes of development. In the absence of information that identifies the 1:100-year floodplain elevation, the best available information, as determined by a qualified professional able to perform flood hazard mapping study, must be used to establish the historic high-water level for a water body. The floodplain can be divided into two zones once a flood hazard mapping study has been completed.



Floodway: Means the area within which the entire design flood can be conveyed while meeting certain water elevation rise, water velocity and water depth criteria. It is the portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area.

Flood Fringe: Means the land along the edges of the flood risk area that has relatively shallow water (less than 1 metre deep) with lower velocities (less than 1 meter/second).

Fragmented Parcel: Means a parcel or lot that contains one or more areas, which are separated from the remainder of the parcel or lot by either a road or railway, or a physical feature that, in the opinion of the County, severely restricts or prohibits access from one portion of the parcel or lot to the remainder.

Fringe Area: Means an area adjoining the boundary between two or more municipalities. Specific fringe areas are determined through negotiation between relevant municipalities.

General Municipal Servicing Standard (GMSS): Provides the minimum specific requirements to assist the County and a potential developer in the design, preparation and submission of plans and specifications for approval and/or construction of municipal improvements and systems that will meet the servicing requirements for commercial, industrial and residential subdivision and development within the County.

Growth Centres: Means areas designated for future potential growth which will be primarily residential, commercial, industrial or recreational development.

Hamlet: Means an unincorporated area as defined by the *Municipal Government Act* and designated as such by Council.

DEFINITIONS

Hazard Land: Means lands which may be prone to flooding, shoreline erosion, or slope instability hazards or any hazard that may result in life loss or injury, property damage, or environmental degradation and lands in proximity to water bodies and water courses with slopes greater than 10%.

Historic Object: Means any historic resource of a movable nature including any specimen, artifact, document, or work of art.

Historic Resource: Means any work of nature or of humans that is primarily of value for its paleontological, archaeological, prehistoric, historic, cultural, natural, scientific, or esthetic interest including, but not limited to, a paleontological, archaeological, prehistoric, historic or natural site, structure or object.

Historic Site: Means any site that includes or consists of an historical resource of an immovable nature or that cannot be disassociated from its context without destroying some or all of its value as an historical resource and includes a prehistoric, historic, or natural site structure.

Home Occupation: Means any occupation, trade, profession, or craft carried on by an occupant of a residential or accessory building as a use secondary to the residential or accessory building use, and which does not change the character thereof.

Infrastructure: Means the foundation and facilities that are needed to service communities (e.g. roads, utilities).

Intermunicipal Development Plan (IDP): Means a plan accepted or adopted by two or more Councils of two or more municipalities pursuant to Section 631 of the *Municipal Government Act*.

Internal Access Road: Means a private internal access allowance within a campground, manufactured home park, or medium density housing development, which is suitable for vehicular use.

Land Use Bylaw (LUB): Means the current Land Use Bylaw, and amendments thereto, of Kneehill County.

Land Suitability Ranking System (LSRS): Means the procedure for rating suitability of land for agricultural spring-seeded small grains and hardy oilseeds.

MGA: Means the *Municipal Government Act, RSA 2000, CM-26, as amended*.

Municipal Development Plan (MDP): Means a statutory plan adopted by Council pursuant to the *Municipal Government Act*, which contains policies for the future development and use of land in the municipality.

Municipal Reserve: Refers to land provided as part of a subdivision by the developer, without compensation, for parks, buffering trails, and school purposes in accordance with the provisions of the *Municipal Government Act*. Municipal reserves may alternately be provided by cash-in-lieu or a combination of the two. When subdividing an area larger than two acres up to a 10% reserve dedication is required.

Municipal Planning Commission: Means the Municipal Planning Commission appointed by Council.

Municipality: Means Kneehill County.

Municipal Government Act (MGA): Means the *Municipal Government Act, RSA 2000, CM-26, as amended*.

Natural Features: Means the original undeveloped geographic features of a site that have evolved over time without direct influence from people.

Open Space: Means a publicly owned (municipal, provincial, or federal) parcel of land that the public is entitled to access. There may be

DEFINITIONS

restrictions on access and activities on such lands.

Outline Plan: Means a detailed land use plan for an area of land that is typically smaller than the land covered by an Area Structure Plan and which conforms to all Statutory Plans. An Outline Plan is adopted by resolution of Council, pursuant to Part 17 of the Act, and is otherwise equivalent to a “Conceptual Scheme” as described in the Act. This is a non-statutory plan.

Owner: Means the person(s) registered under the Land Titles Act as the owner of the fee simple estate in land and, in respect of any other property other than land, the person in lawful possession of it.

Paleontological Resource: Means a work of nature consisting of or containing evidence of extinct multicellular beings and includes those works of nature or classes of works of nature designated by the regulations as paleontological resources.

Parcel: Means the aggregate of one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office.

Redesignation: Means a change of land use redesignation, approved through a public hearing process as per the *Municipal Government Act*, by County Council.

Restrictive Covenant: Means a condition or covenant under which land, or any specified portion of land, is not to be built on, or is to be or not to be used in a particular manner, or any other condition or covenant running with or capable of being legally annexed to land. It may be registered by caveat under the *Land Titles Act*.

Road: Means land used or surveyed for use as a public highway or road, and includes a bridge forming part of a public highway or road and any structure incidental to the public highway or road or bridge, subject to the direction, control and management of the County.

Road Use Agreement: Is a tool used to protect

municipal roads by helping the County monitor heavy vehicle traffic, manage wear and tear on the roads, and plan for future maintenance. They are designed to provide guidelines and procedures for road use by individuals or companies with extensive or continuous haul projects.

Solar Facility: Is an installation or area of land in which a large solar energy system is installed in order to generate electrical heat energy for commercial sale to off-site customers.

Statutory Plan: Means an Intermunicipal Development Plan (IDP), Municipal Development Plan (MDP), Area Structure Plan (ASP), or Area Redevelopment Plan (ARP) adopted by Council by bylaw in accordance with the requirements of the *Municipal Government Act*.

Subdivision: Means the division of a parcel of land by an instrument that creates separate titles.

Suitable Development Area: Means that portion of a lot or parcel (excluding areas that are subject to yards, setback or separation distance), which has no serious constraints to development such as a high water table, steep slopes, risk of flooding, erosion, or slumping or other factors impeding development and attendant essential facilities such as a well and a private disposal system.

Traffic Impact Assessment: In order to evaluate the traffic impact of proposed developments, a traffic impact assessment is required. The traffic impact assessment must be prepared by a qualified professional engineer accredited by APEGGA, which assesses the potential effects of traffic generation caused by the proposed development on regional and local roadway systems. The traffic impact assessment shall identify and define the study area, the planning horizon and analysis period, the existing traffic conditions, and the estimated traffic demand. Furthermore, a safety analysis, site access analysis, traffic collision analysis, and sight distance evaluation should be conducted. The assessment shall also identify mitigation measures and provide overall recommendations for addressing local and regional traffic impacts.

DEFINITIONS

Where required, the findings of this report shall be incorporated within the servicing study and/or engineering plans and specifications requested in support of the proposed development.

Unsubdivided Quarter Section: Means a titled area of 160 acres (64.7 hectares) more or less but excluding previous subdivisions for roads, road widening, school sites and other public and quasi-public uses.

Wetlands: Means an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support vegetation that is adapted for life in saturated soil conditions. Wetlands are protected through a variety of federal and provincial regulations.

Wind Conversion Energy System: Is a power plant consisting of a group of wind turbines and related facilities connected to the same substation or metering point used for the production of electric power. The wind facility boundary is defined by all titled parcels participating in the project.

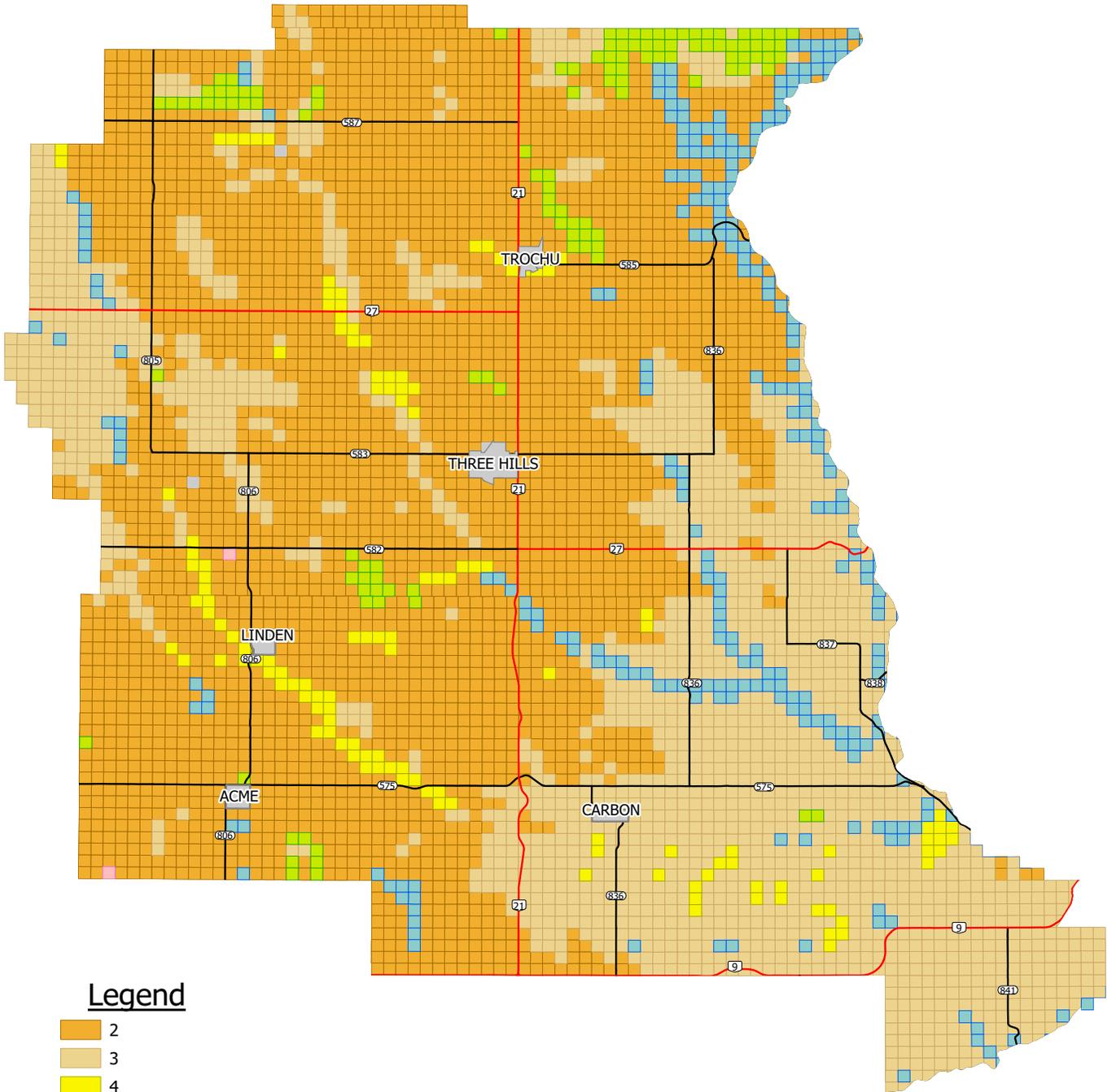
Wind Turbine: Means a wind powered turbine designed to convert wind energy into mechanical or electrical energy.



SECTION 5. **MAPS**



MAP 1: AGRASID DOMINANT LSRS

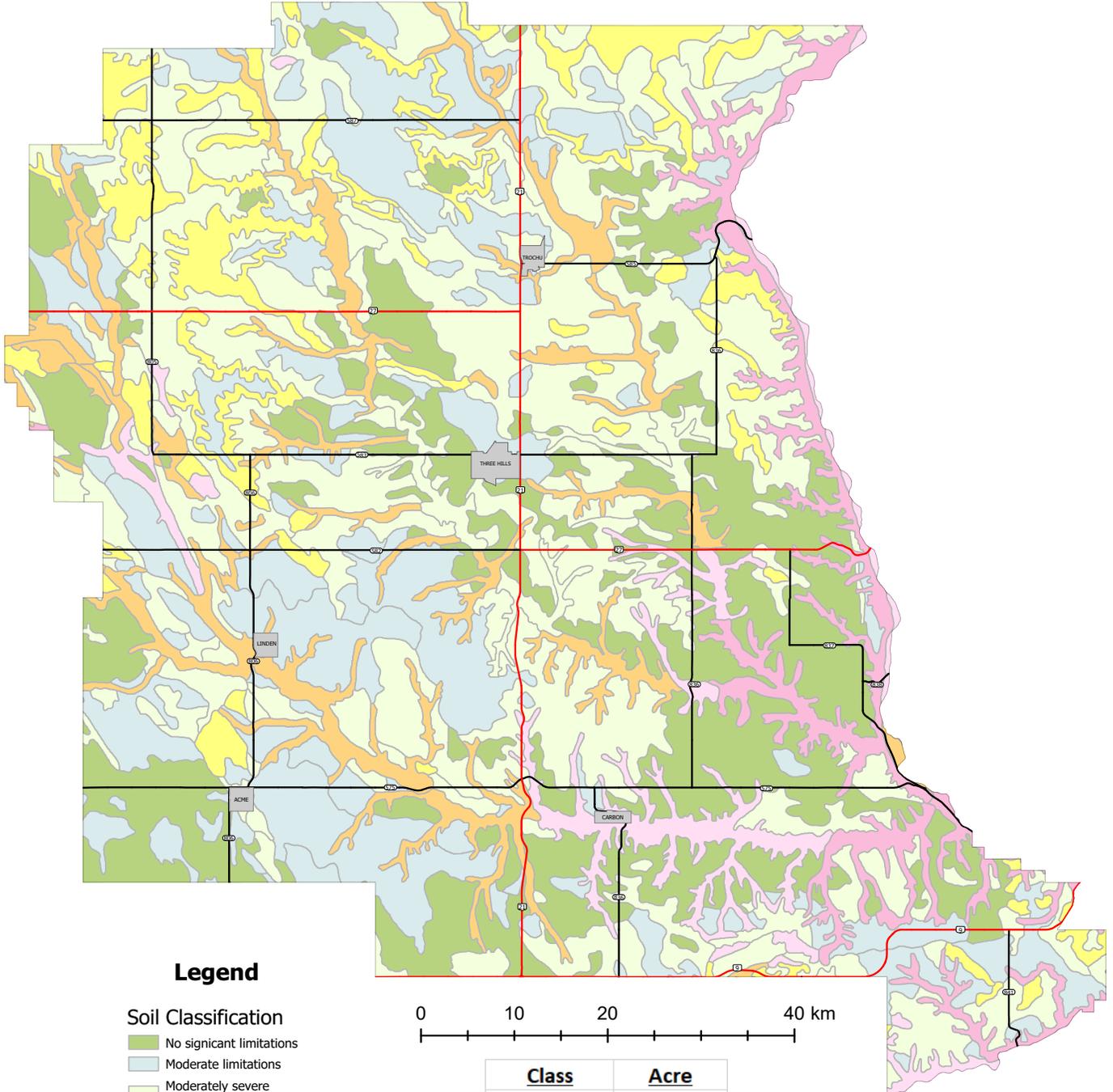


Legend

-  2
-  3
-  4
-  5
-  6
-  7
-  NR-Not Rated

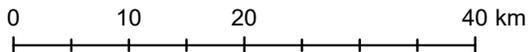
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MAP 2: CANADA LAND INVENTORY (CLI)



Legend

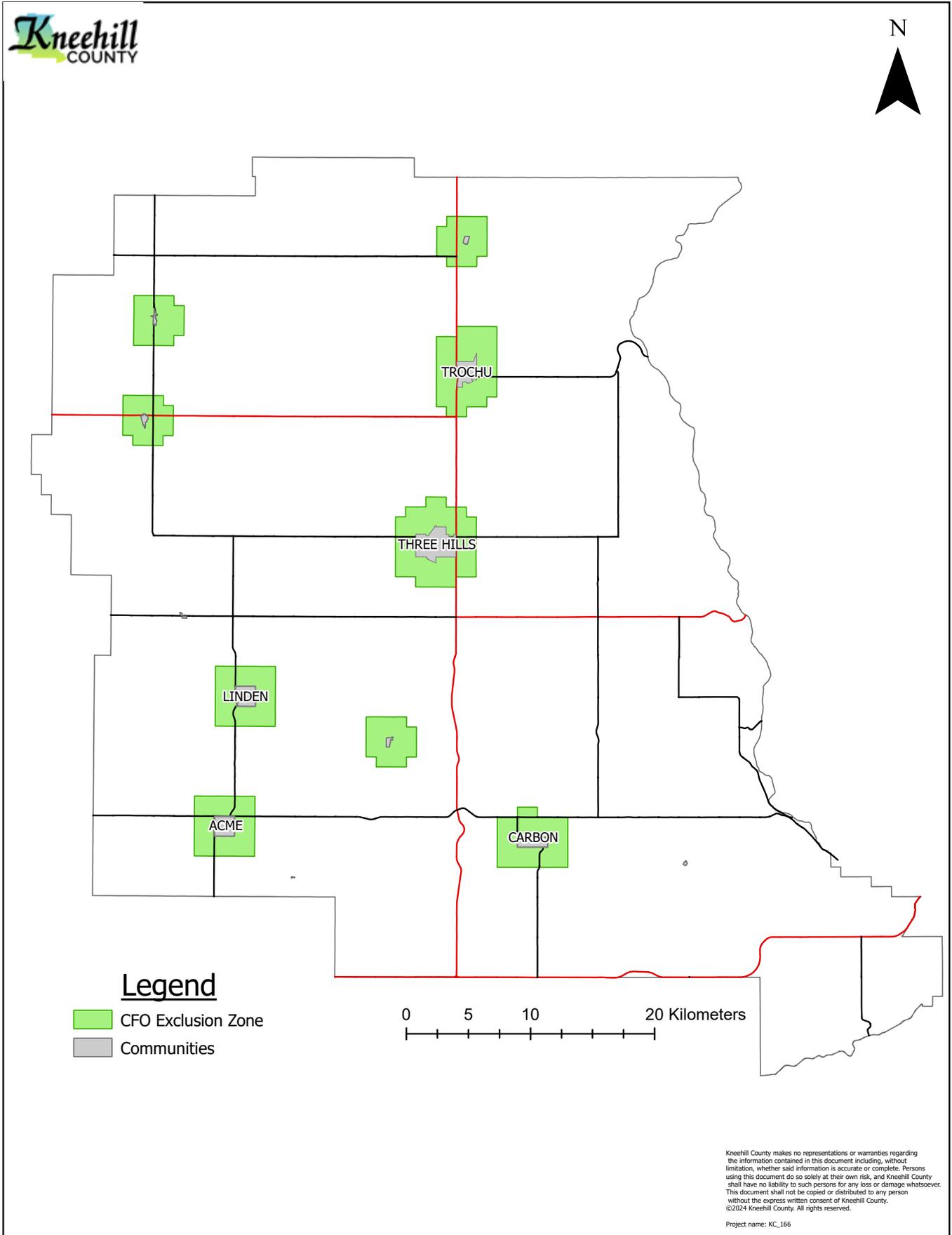
- Soil Classification**
- No significant limitations
 - Moderate limitations
 - Moderately severe limitations
 - Severe limitations
 - Very severe limitations
 - Perennial forage crops only
 - no capacity



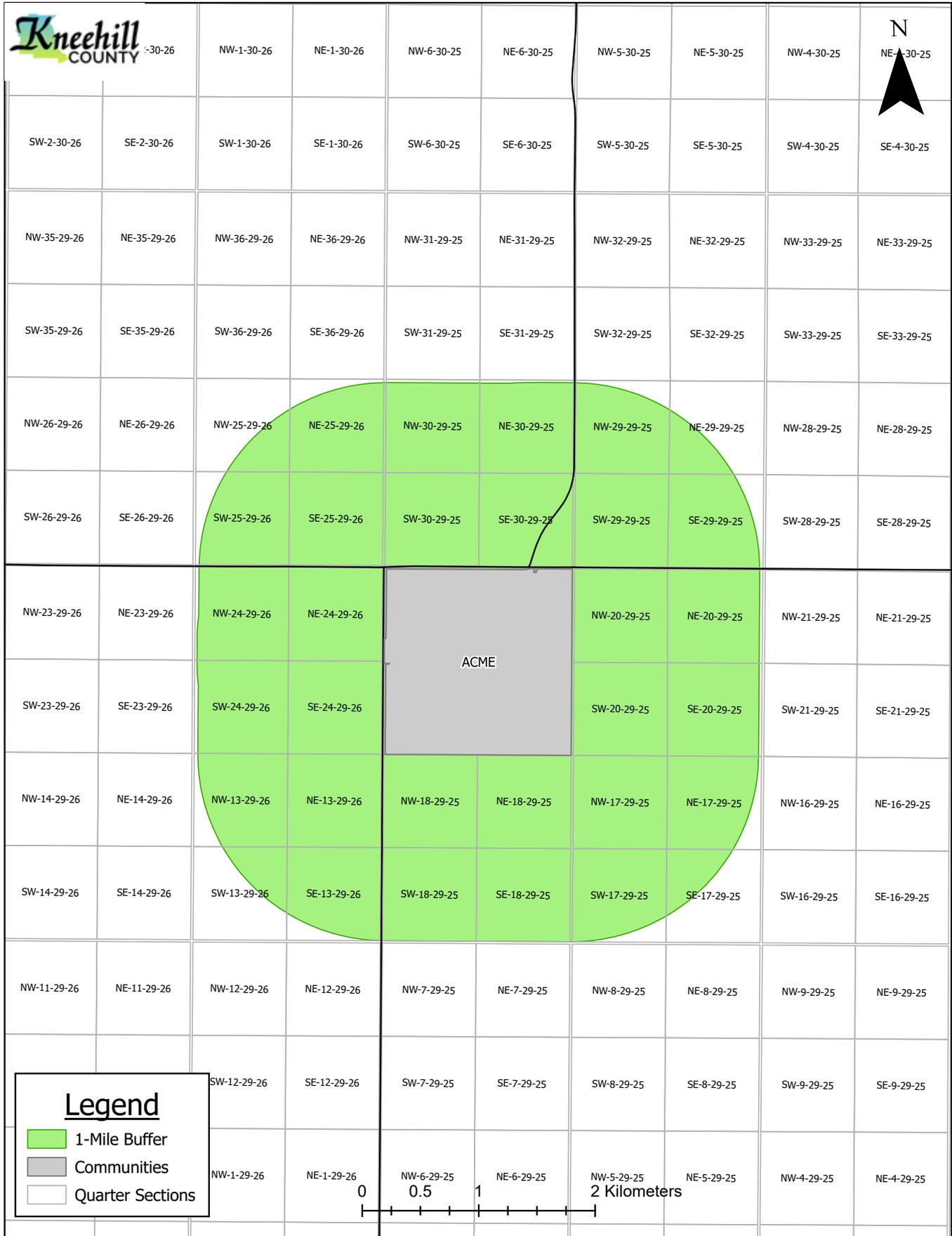
<u>Class</u>	<u>Acre</u>
1	173,882
2	168,922
3	284,278
4	68,072
5	71,682
6	33,749
7	43,309

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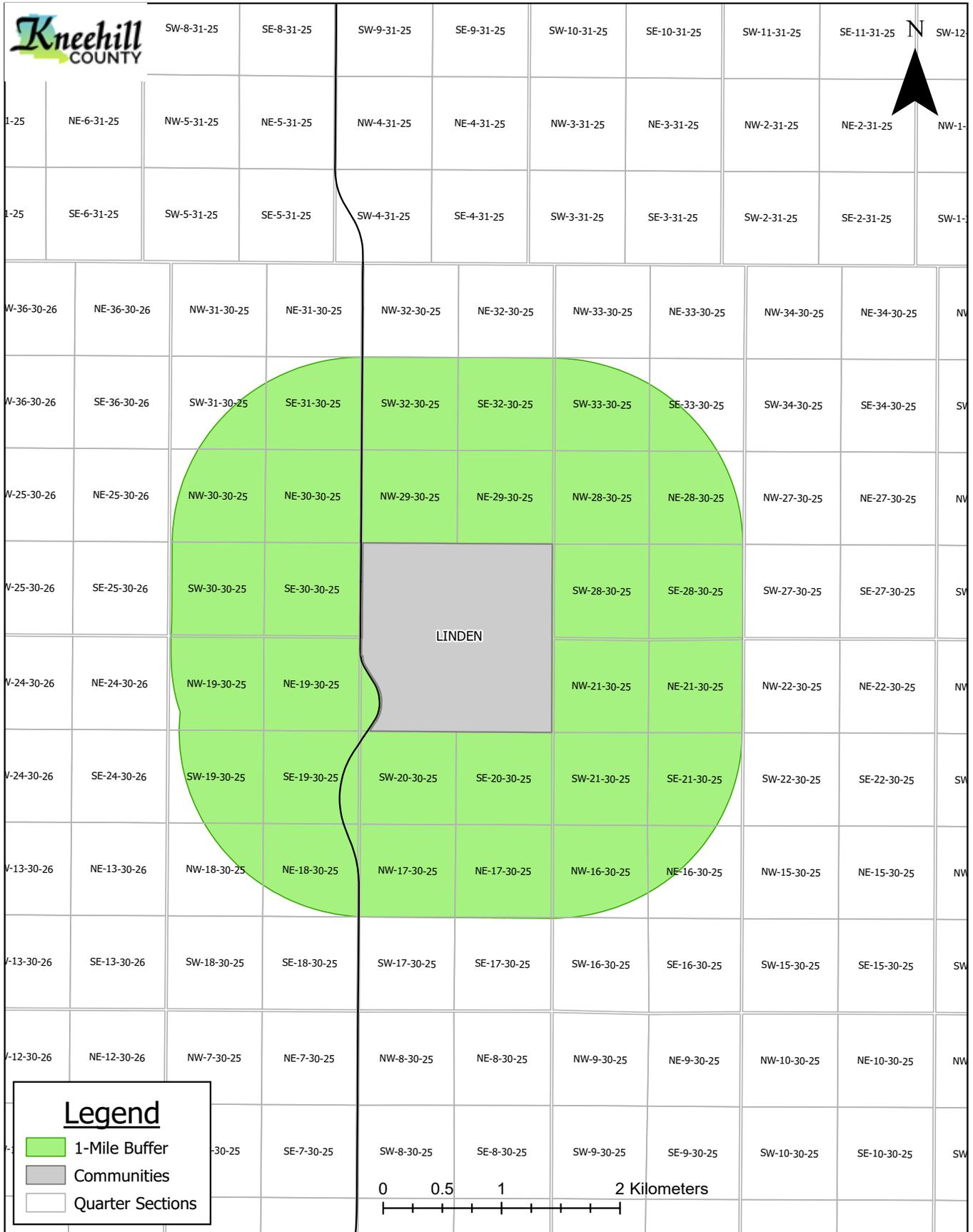
MAP 3: CONFINED FEEDING OPERATION EXCLUSION ZONES



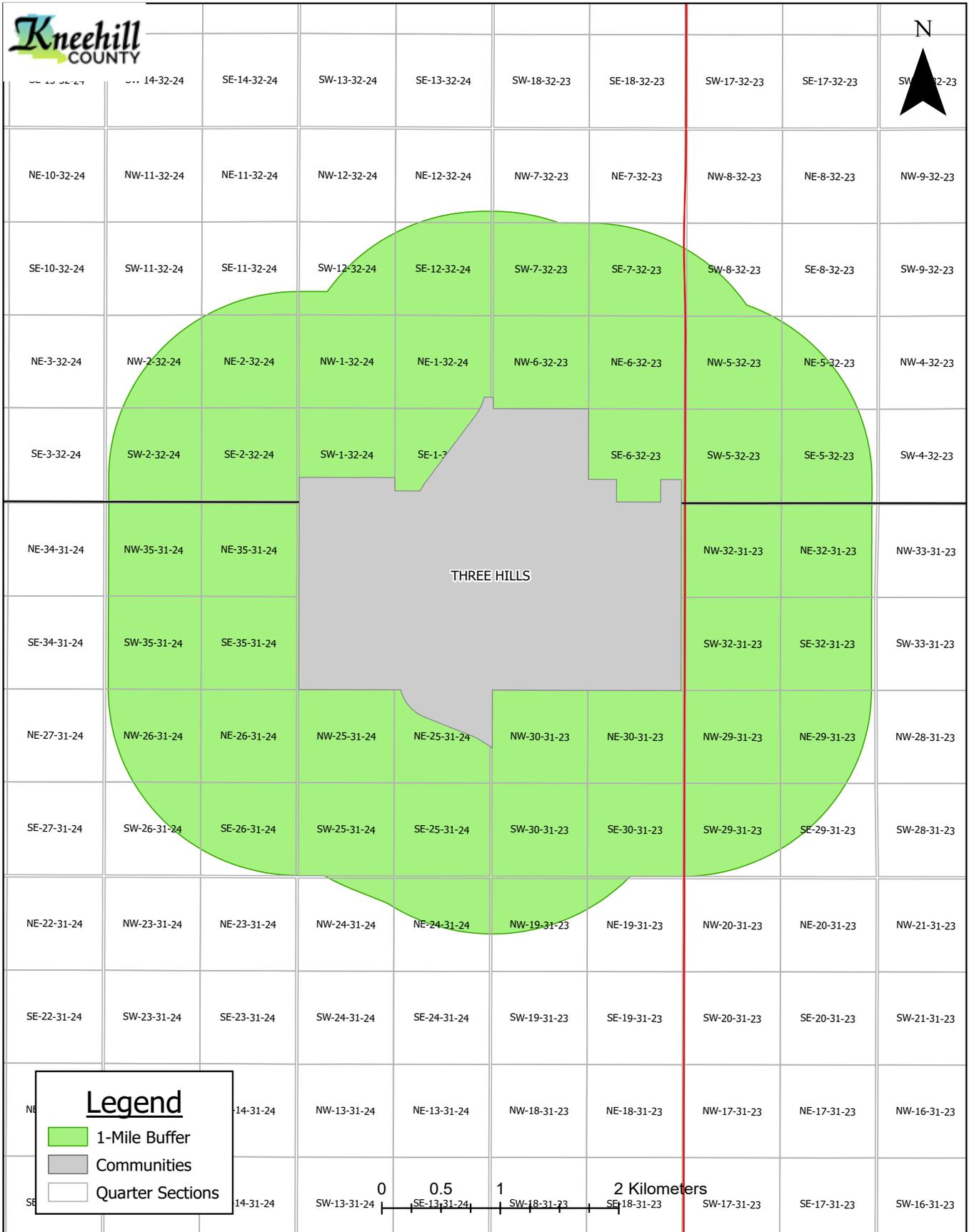
MAP 4: ACME CFO EXCLUSION ZONE



MAP 5: LINDEN CFO EXCLUSION ZONE



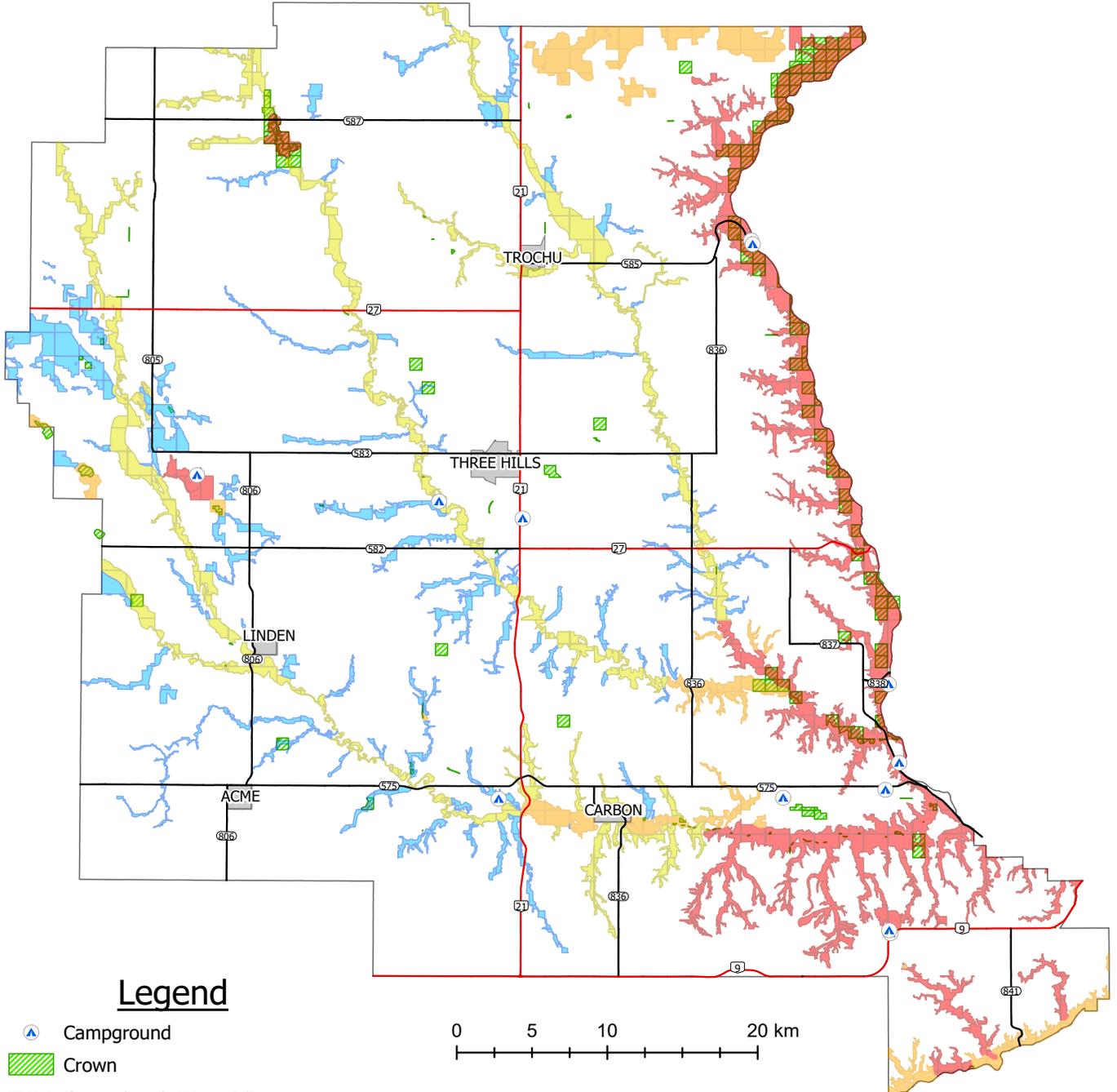
MAP 6: THREE HILLS CFO EXCLUSION ZONE



MAP 7: TROCHU CFO EXCLUSION ZONE



MAP 8: ENVIRONMENTALLY SIGNIFICANT AREAS

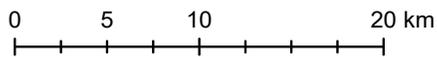


Legend

-  Campground
-  Crown

ESA level of Significance

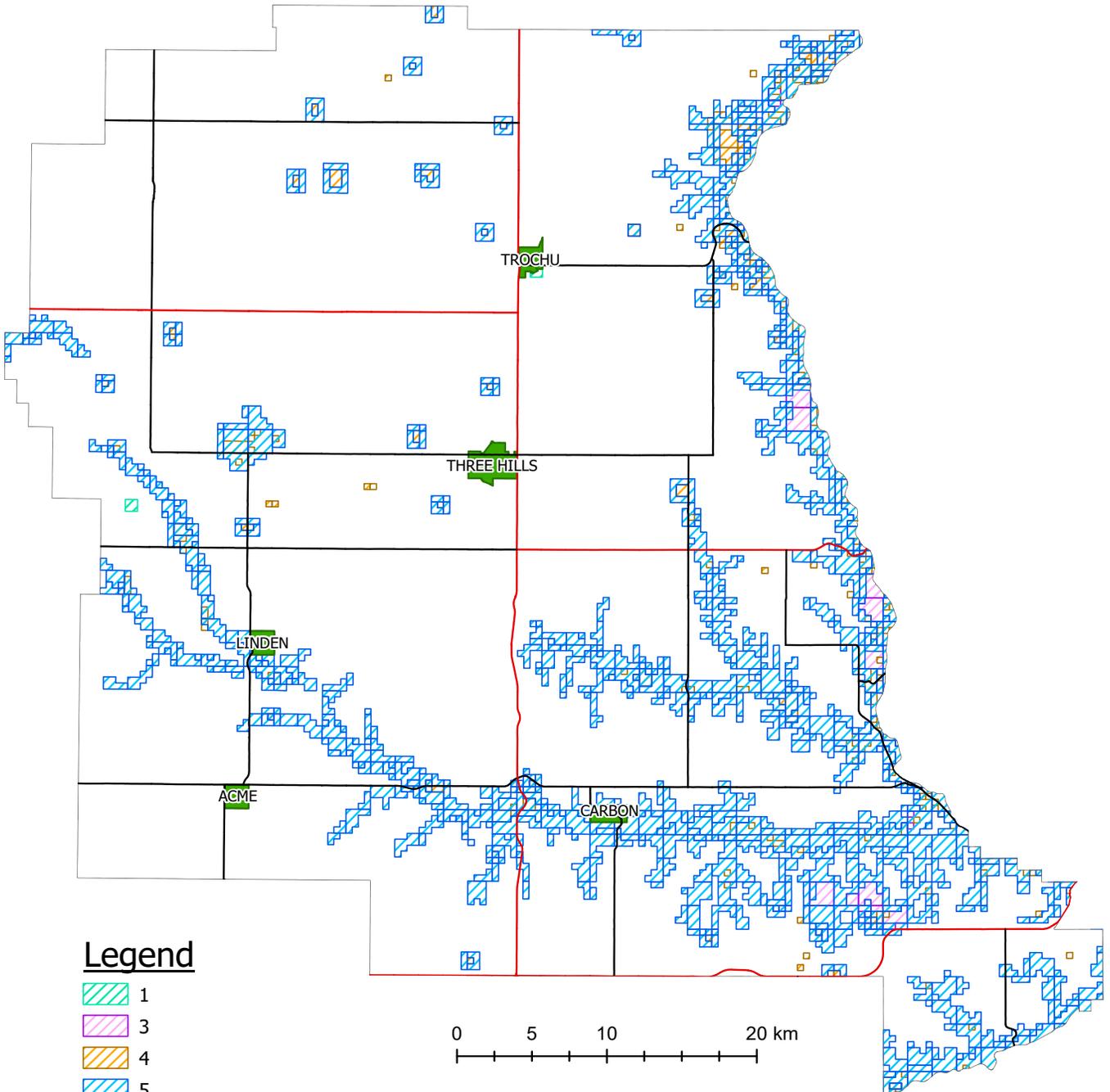
-  1 (Very High)
-  2 (High)
-  3 (Moderate)
-  4 (Low)



ESA Value	Acre
1	43,262
2	15,572
3	30,419
4	24,072

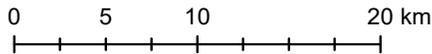
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MAP 9: HISTORICAL AREAS



Legend

-  1
-  3
-  4
-  5



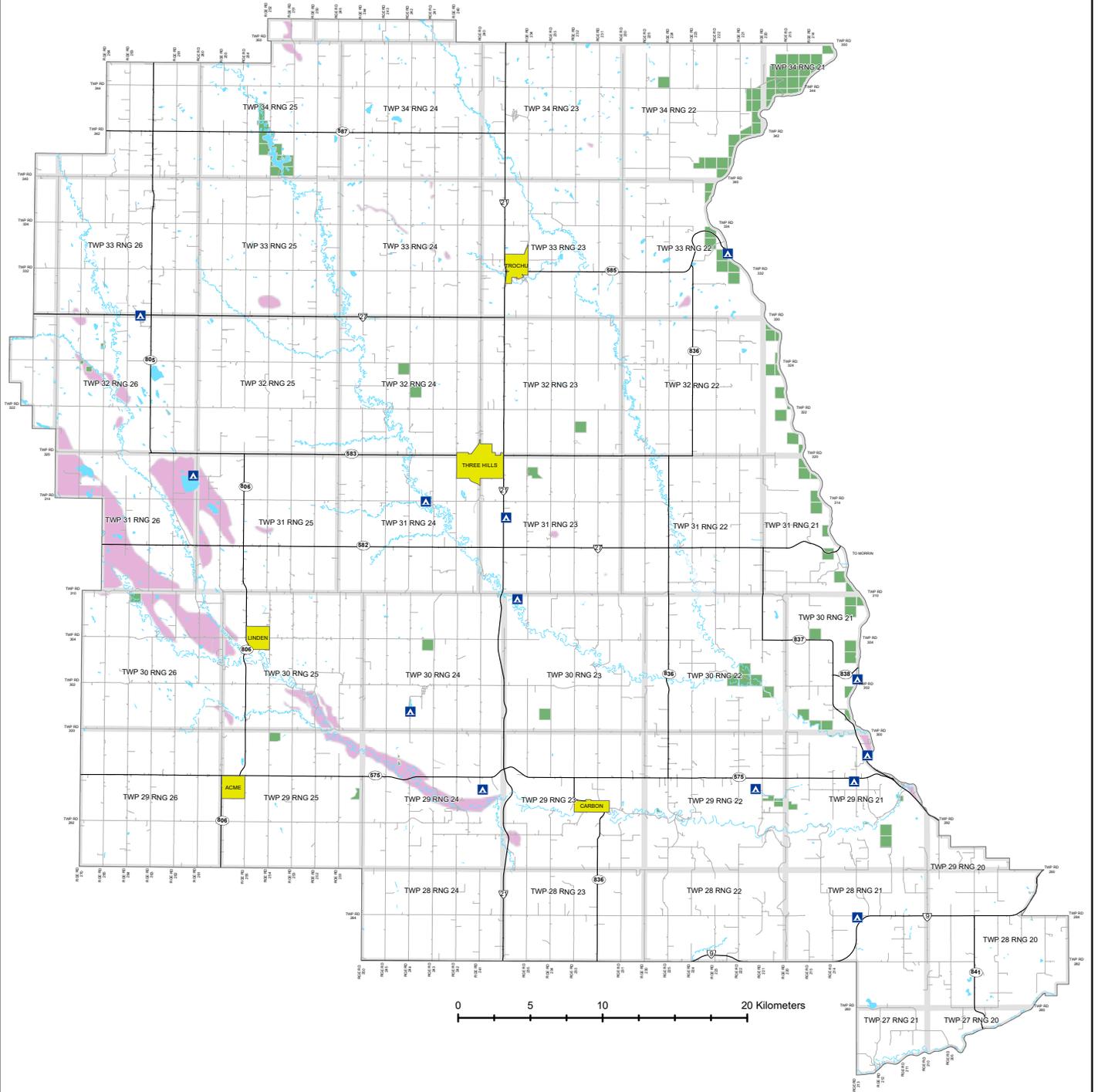
HRV	Acre
1	294
3	5,563
4	15,538
5	134,967

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MAP 10: POTENTIAL GRAVEL & SAND DEPOSITS



N



Legend

 Sand and Gravel Deposits

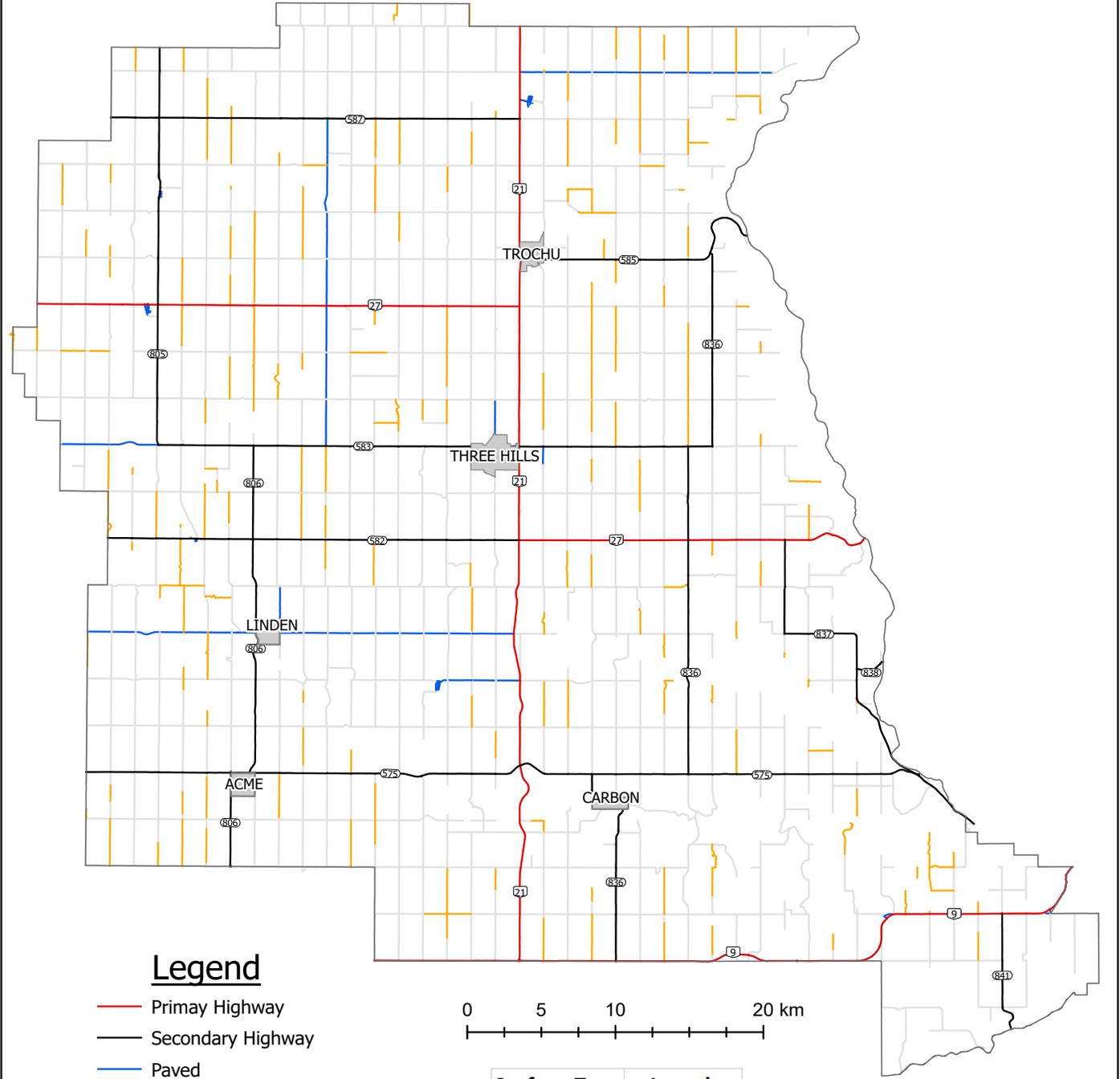
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Data was Obtained from the Alberta Geological Society. <https://ags.aer.ca/publication/lam-002>

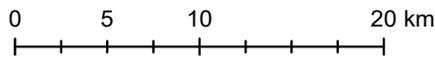
Project Name : KC_0070

MAP 11: ROADS



Legend

- Primary Highway
- Secondary Highway
- Paved
- Gravel
- Dirt



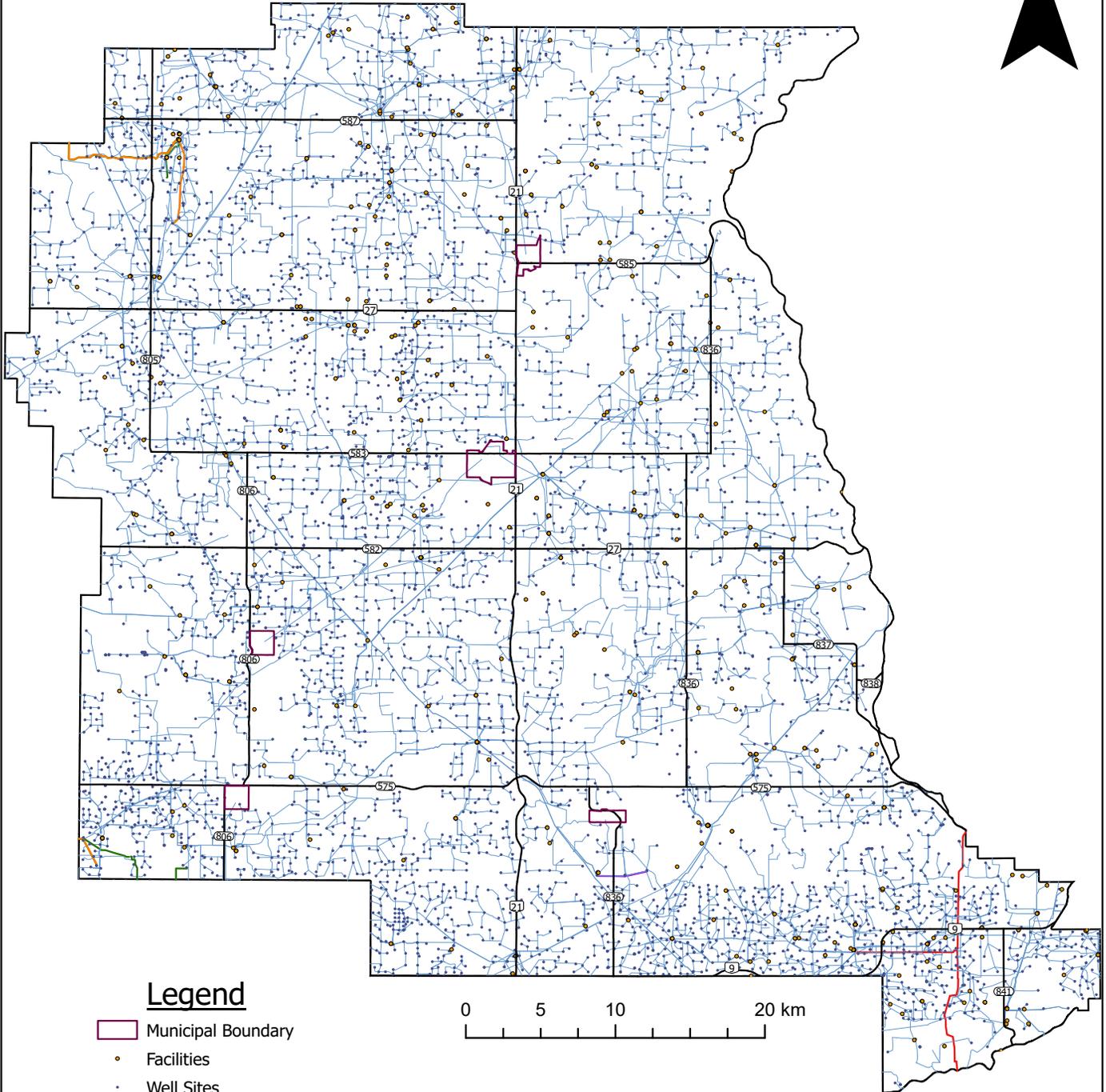
Surface Type	Length
Paved	98 km
Gravel	1963 km
Dirt	370 km

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MAP 12: OIL & GAS



N



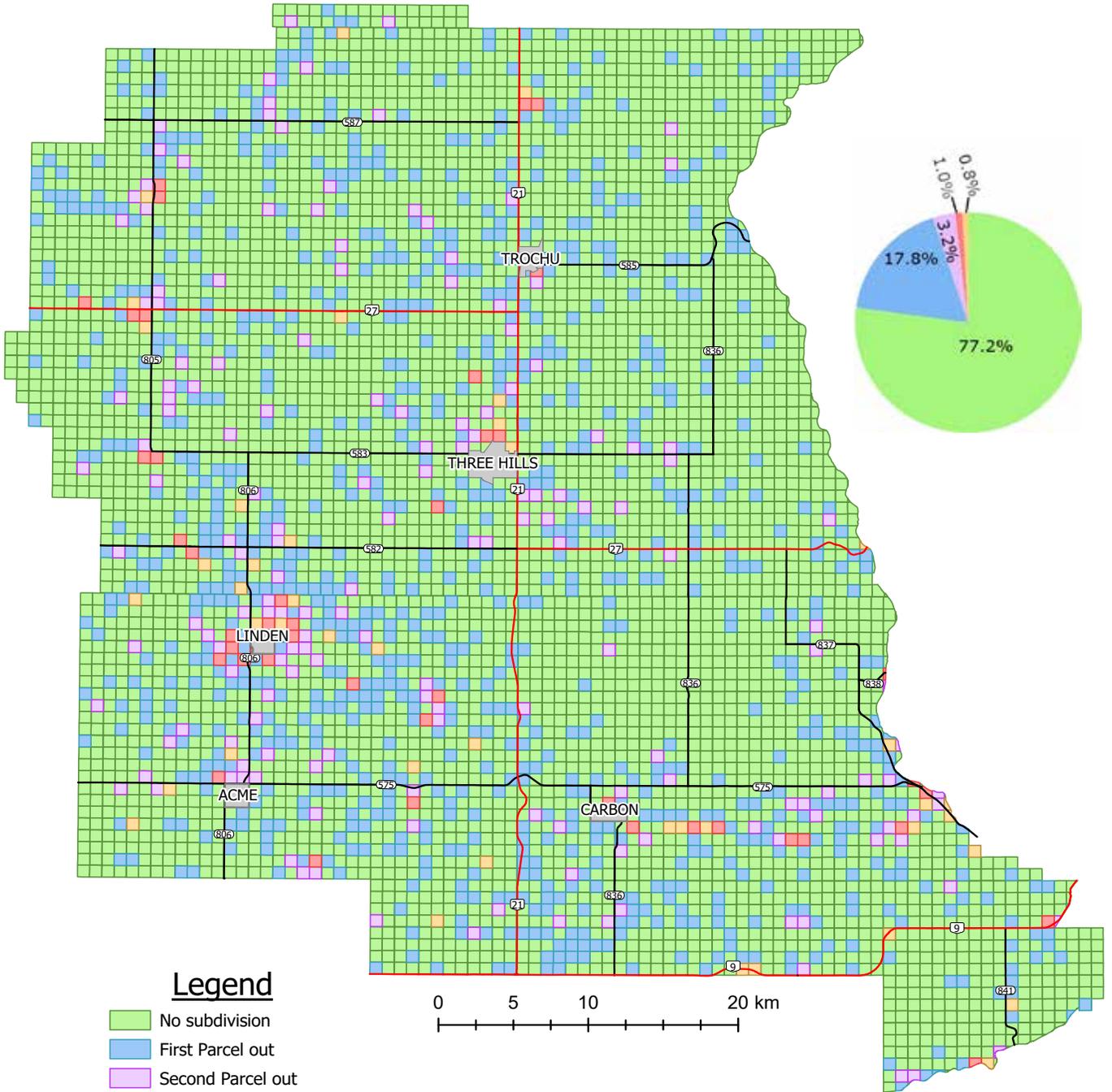
Legend

- Municipal Boundary
- Facilities
- Well Sites
- Crude Oil
- Fuel Gas
- LVP Products
- Natural Gas
- Sour Natural Gas

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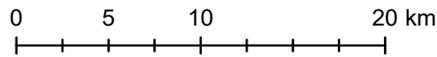
project name: KC:0151

MAP 13: PARCEL DENSITY



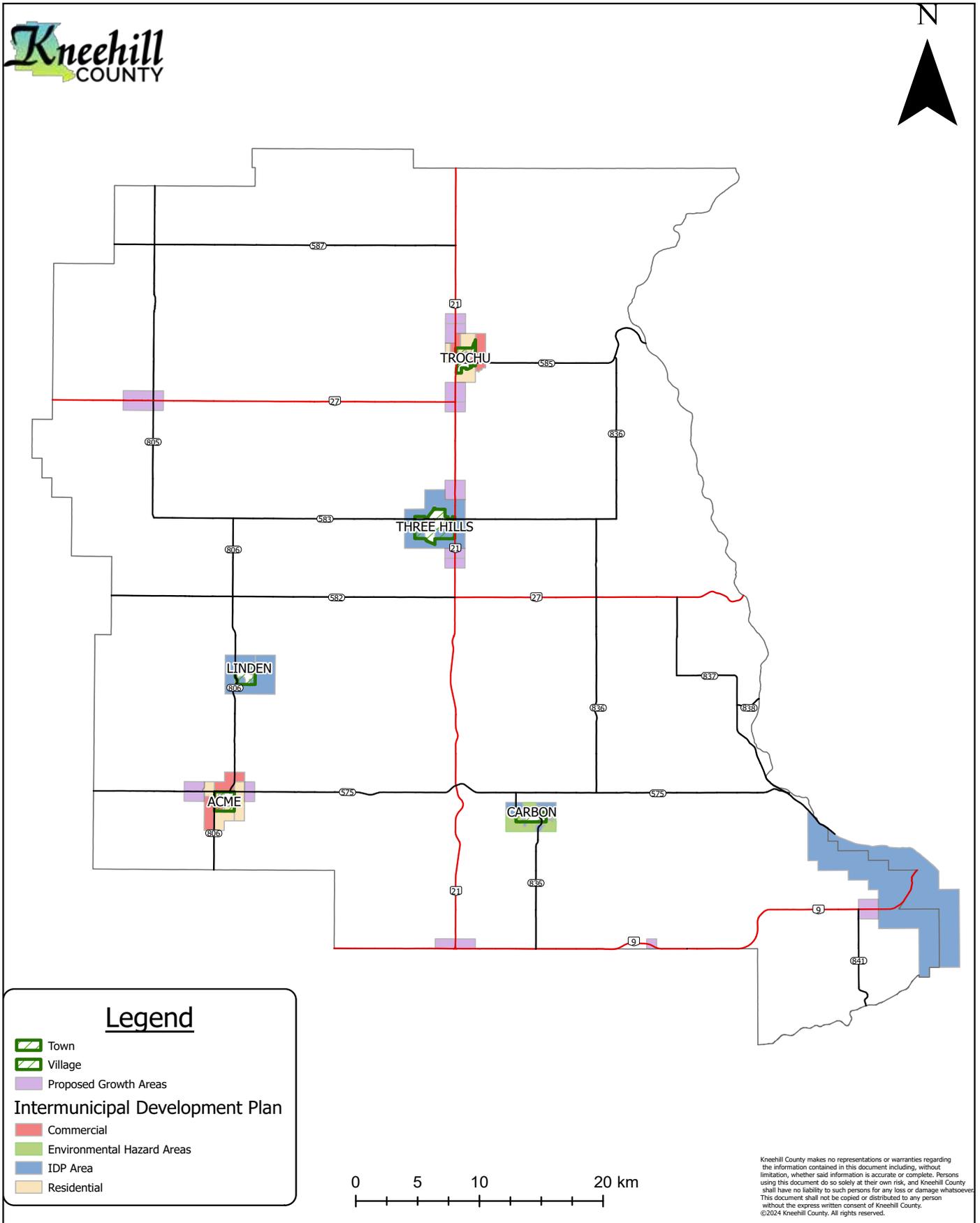
Legend

- No subdivision
- First Parcel out
- Second Parcel out
- Third Parcel out
- More than 4 Parcel out

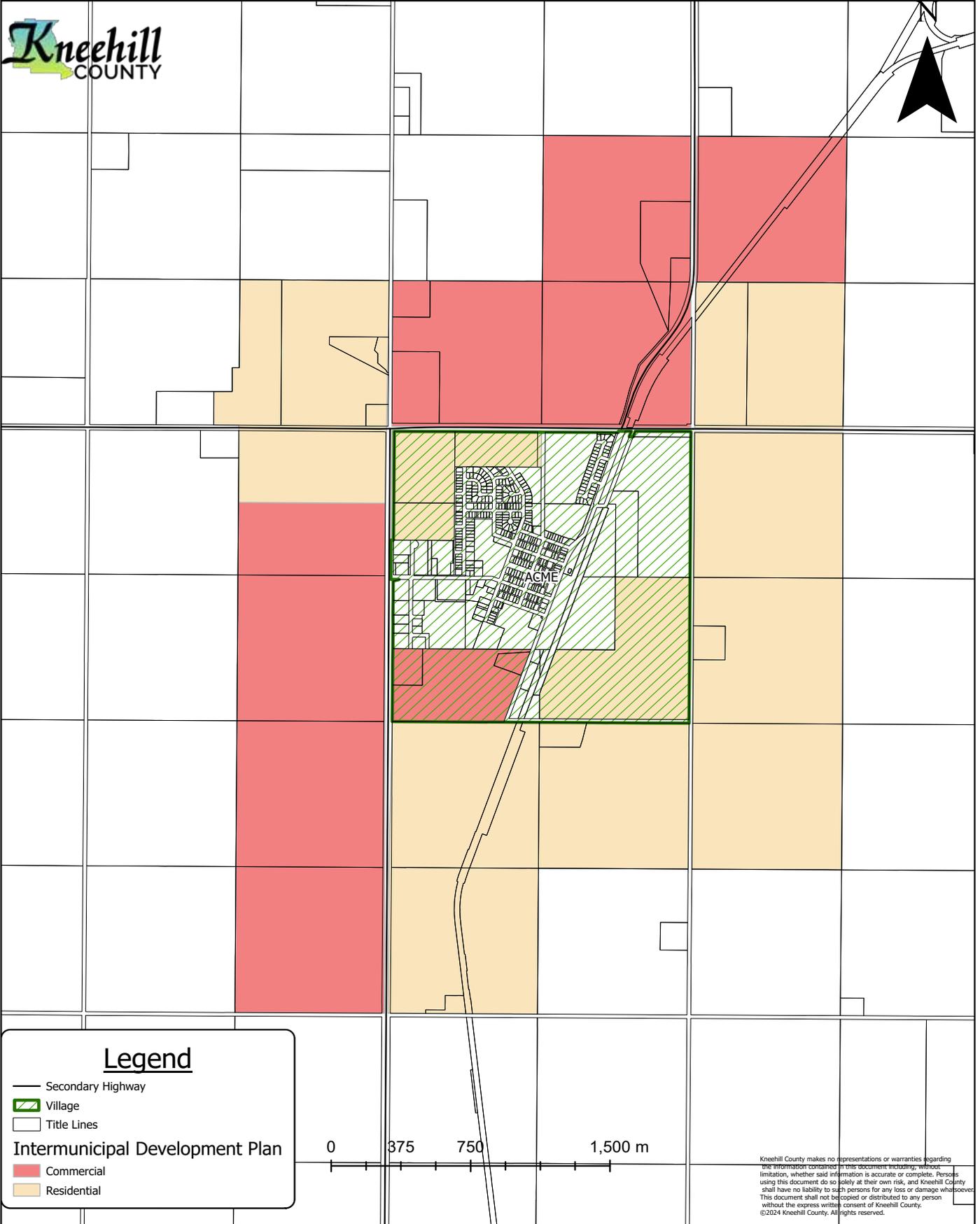


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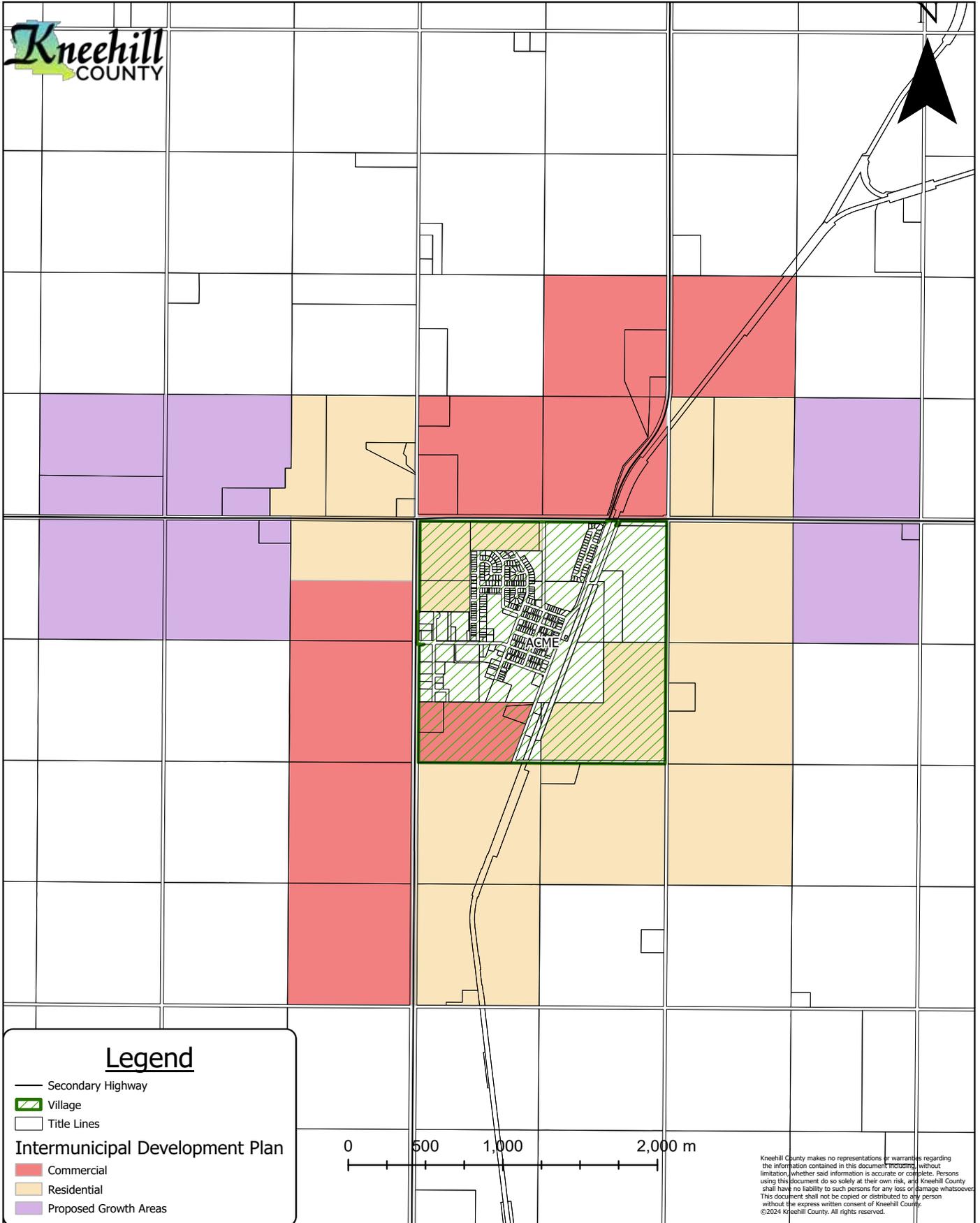
MAP 14: OVERVIEW OF GROWTH CENTRE WITH IDP'S



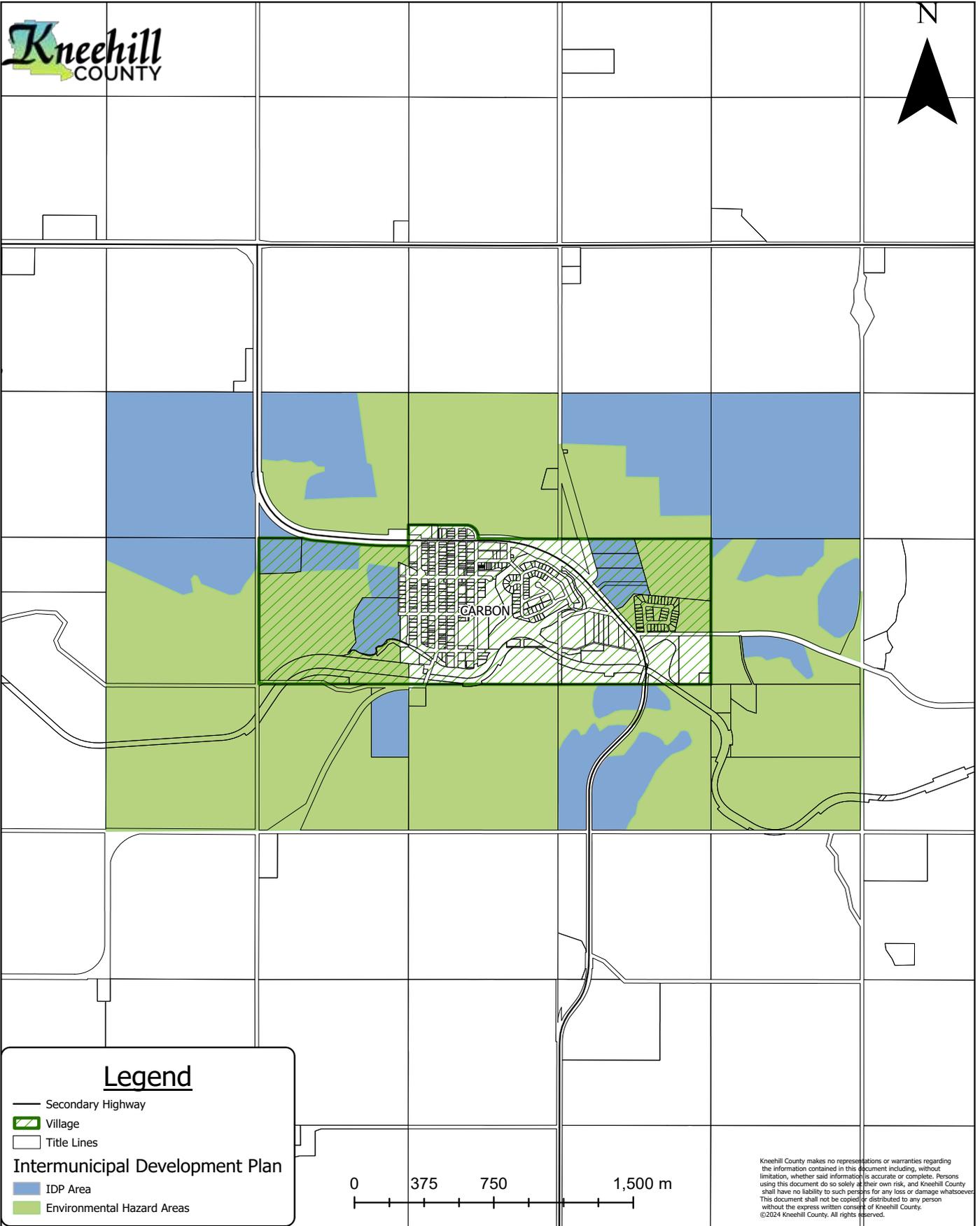
MAP 15: ACME IDP



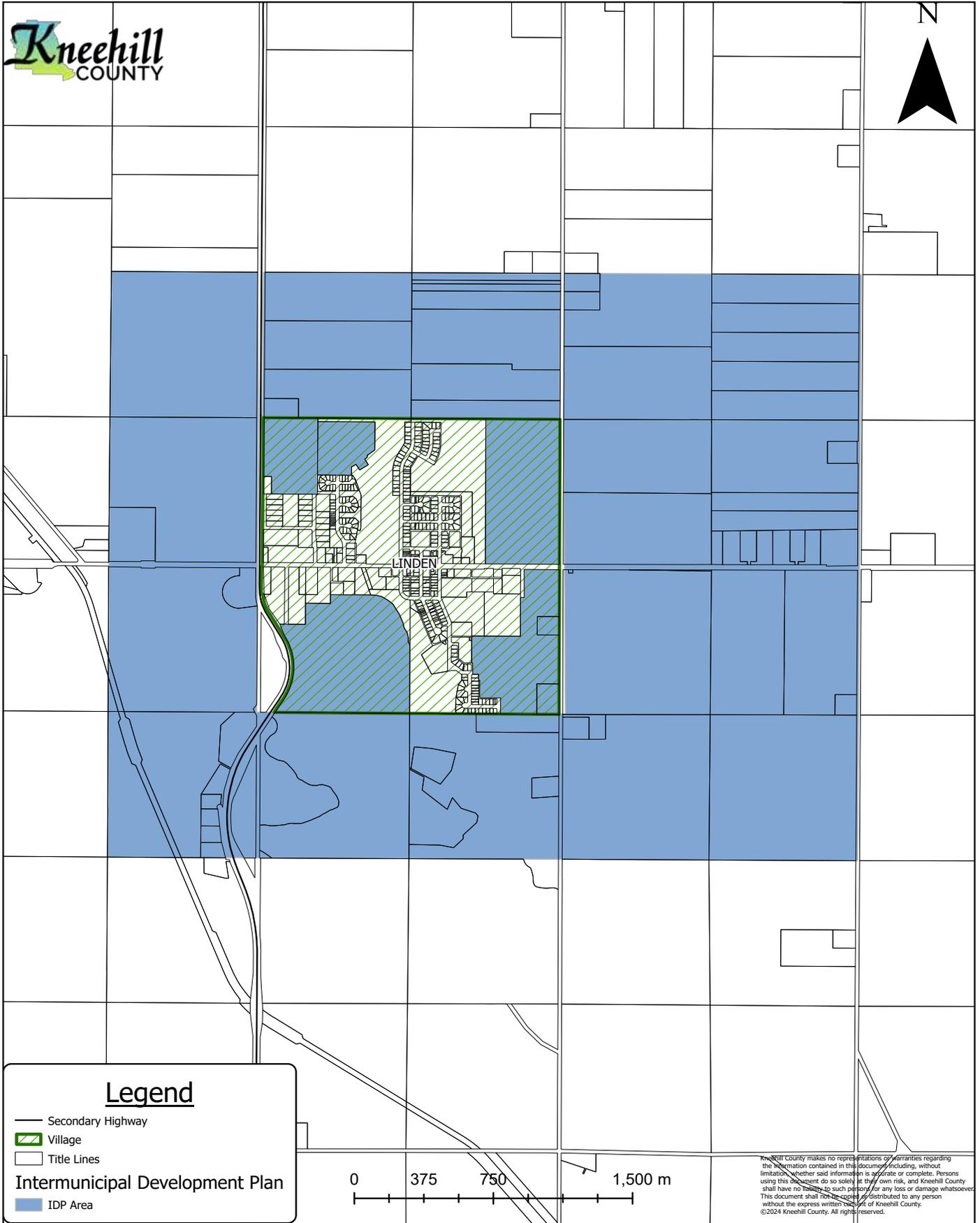
MAP 16: ACME PROPOSED GROWTH



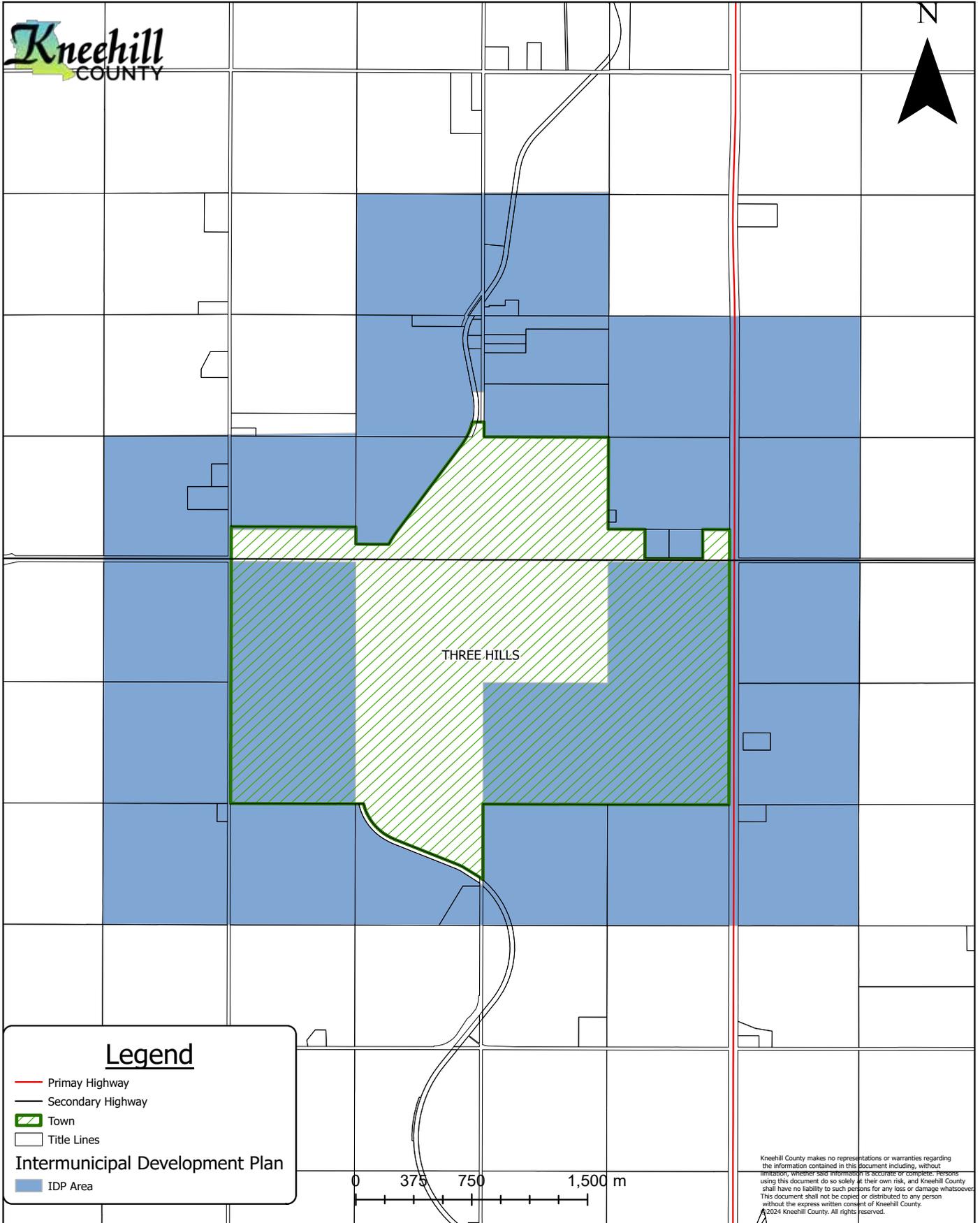
MAP 17: CARBON IDP



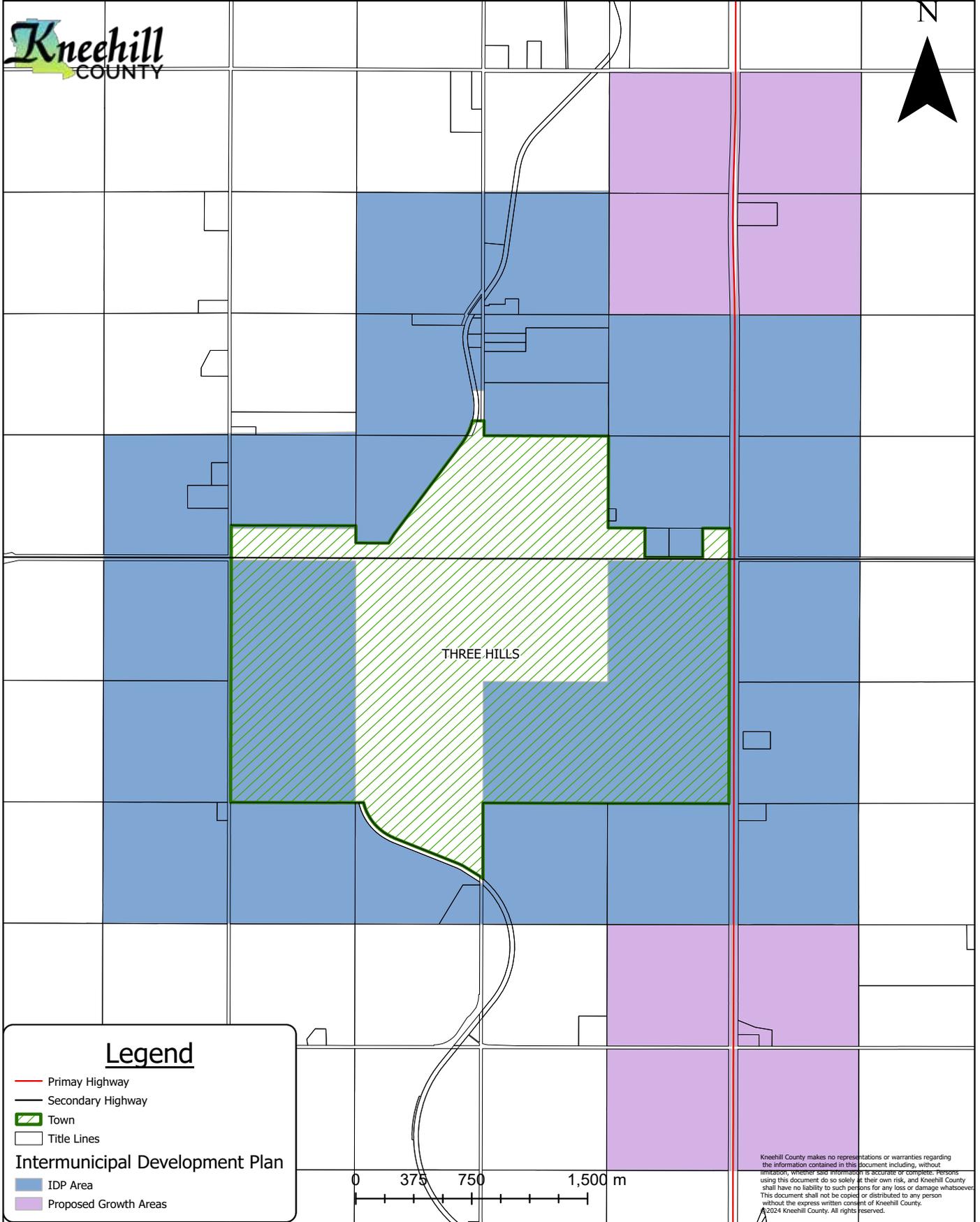
MAP 18: LINDEN IDP



MAP 19: THREE HILLS IDP



MAP 20: THREE HILLS PROPOSED GROWTH AREA

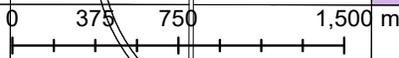


Legend

- Primary Highway
- Secondary Highway
- Town
- Title Lines

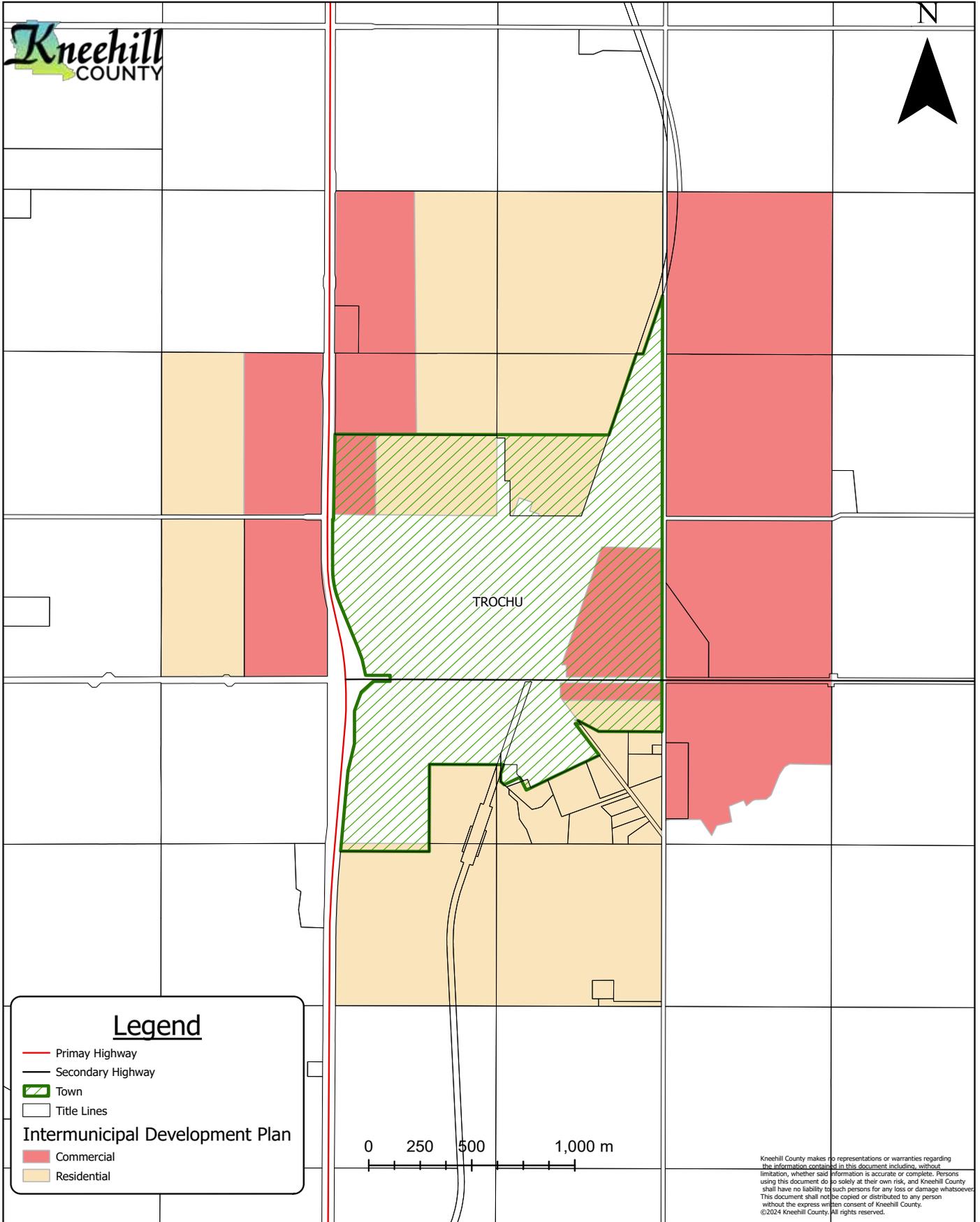
Intermunicipal Development Plan

- IDP Area
- Proposed Growth Areas

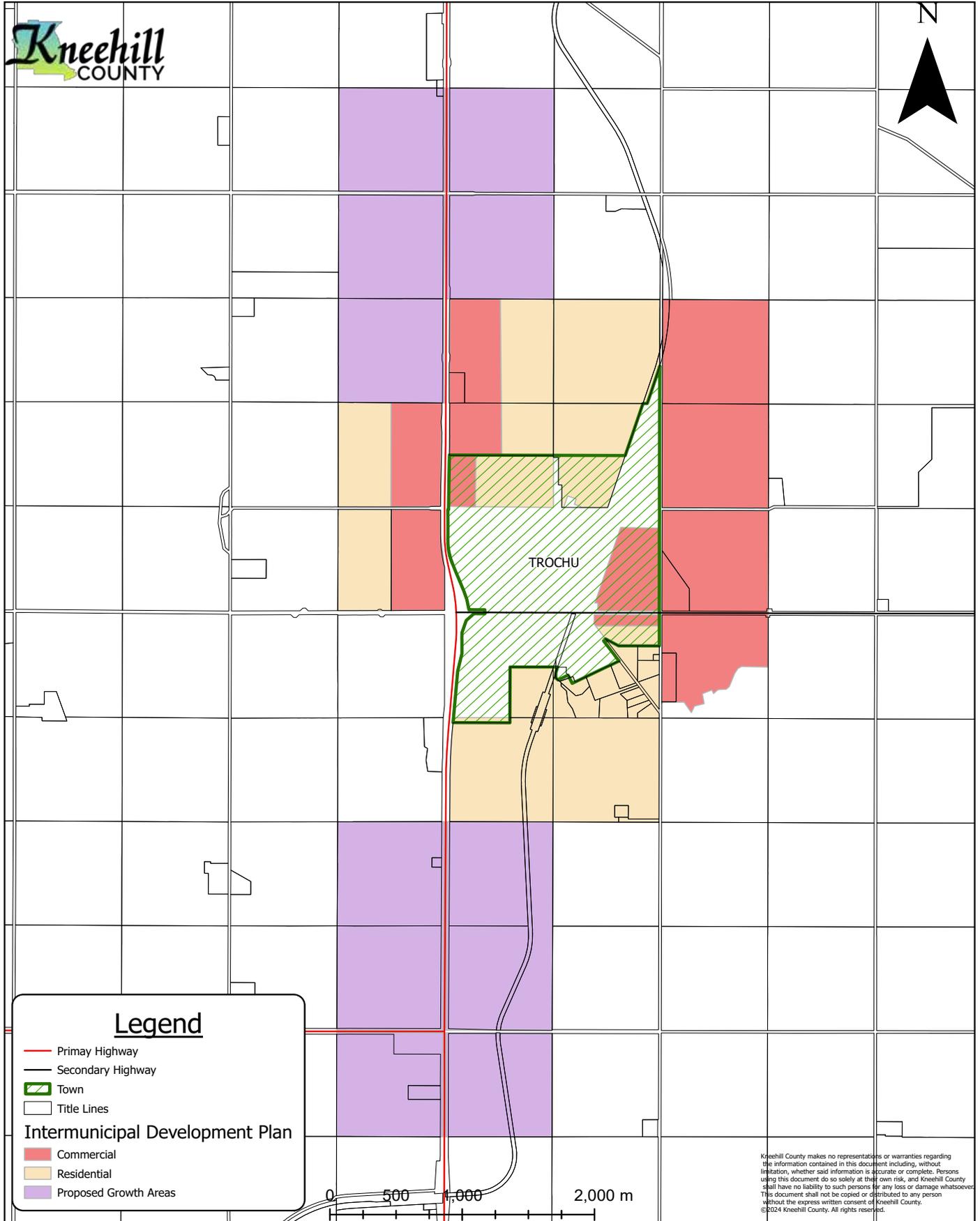


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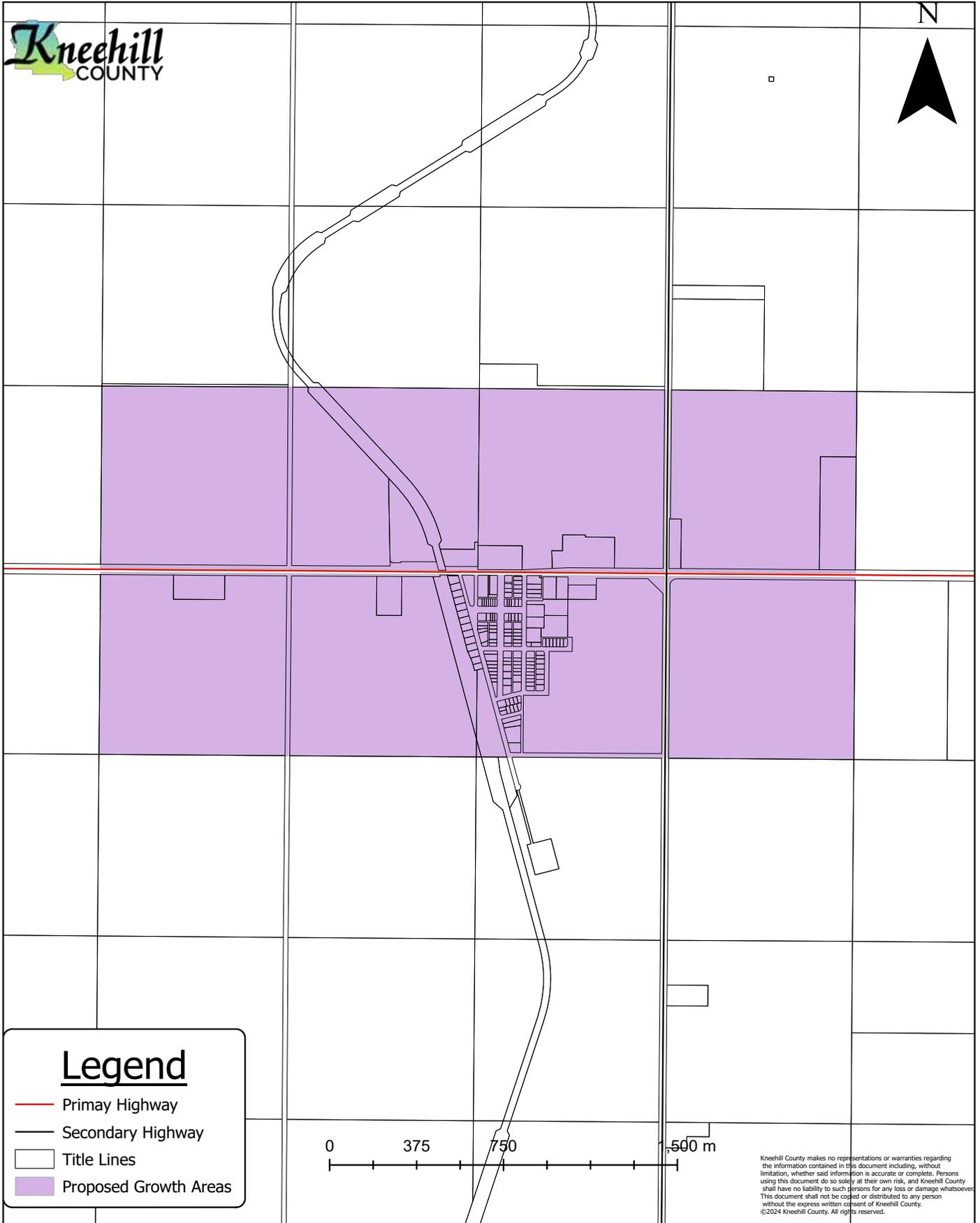
MAP 21: TROCHU IDP



MAP 22: TROCHU PROPOSED GROWTH



MAP 23: TORRINGTON PROPOSED GROWTH





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