

CLEAR HILLS COUNTY

MUNICIPAL DEVELOPMENT PLAN

Bylaw No. 48

Adopted:

February, 2000

(including amendments to February 2009)

Prepared by:

Clear Hills County Council

and the

Mackenzie Municipal Services Agency



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SECTION 1
INTRODUCTION

1.1 PURPOSE OF THE PLAN

The purpose of this Municipal Development Plan is to minimize land use conflicts and to guide the future growth and development of the Municipal District in an efficient and orderly manner.

The planning area to be covered by the Plan will include all lands within the corporate boundaries of the Municipal District on the date of the adoption of the Plan. The Plan will serve as a guide for the Municipal District, residents, developers, government departments and agencies.

The Municipal District's Municipal Development Plan has been prepared in accordance with the provisions of the Municipal Government Act, as well as the Provincial Government's Land Use Policies.

1.2 INTERPRETATION OF THE PLAN

The Municipal Development Plan is intended to provide general policy directions for the future planning of the Municipal District and is not intended to be fixed or inflexible in its implementation. Minor adjustments to the Plan will not require a formal amendment so long as the "spirit and intent" of the plan is not compromised. However, when an amendment to the Plan is required, it shall be carried out in accordance to the Municipal Government Act.

1.3 THE PRIORITY OF AGRICULTURE

The Municipal District of Clear Hills is an agricultural community, and one which strongly desires the retention and maintenance of the agricultural sector. The Municipal District wishes to see all landowners respect the farming operations and to act accordingly. It should be realized by everyone that the first priority use for all lands capable of agricultural production should be for farming. All residents of the Municipal District must recognize that the normal sights, sounds and smells of agricultural operations are part of the character of the rural municipality.

The Municipal District intends to protect the agricultural base. While it is recognized that some agricultural land will be used for other purposes and that some land uses will affect the farming operations, every attempt will be made to keep these losses to a minimum.

1.4 **PROTECTION OF AGRICULTURAL OPERATIONS AND NOTICE**

(1) The Municipal Development Plan for the M.D. of Clear Hills No. 21 is based largely on the principle supremacy of agriculture, including the protection of better agricultural land and existing farming operations.

(2) **Agriculture Priority Policy Statement**

In accordance with the principle that agricultural and activities associated with sustainable agricultural practices in all its forms have priority in rural areas, no legitimate activity, related to the production of agricultural products should be curtailed solely because of objections of near-by residents. The production of agricultural products may involve the use of irrigation pumps and equipment, aerial and ground seeding and spraying, tractors and motors, the raising of livestock and poultry, and the application of such inputs as chemical and natural fertilizers, and pesticides including insecticides, herbicides and fungicides. When conducted in accordance with generally accepted agricultural practices, these activities, may occur on holidays, Sundays, and weekdays, at night and in the day; and noise odours, dust and fumes caused by them are permitted as part of the activities directed to the production of agricultural products. This policy statement is a reminder to those who live in the country that they should be aware that agriculture is of vital importance and that agricultural procedures shall be permitted to do those things necessary for the production of agricultural products.

(3) The Municipal District strongly supports the intent of the Agricultural Operations Practices Act, and similar “right to farm” legislation which exempts agricultural operations from nuisance claims provided the farming operation follows generally accepted practices, and is in compliance with the Municipal District’s Land Use Bylaw and applicable Provincial regulations.

(4) In accordance with the Farming Practices Protection Statute Amendment Act, the Municipal District will utilize a variety of means to notify residents and owners situated adjacent to farming operations.

Methods of notification may include any or all of the following:

- a) Official notifications on development, land use bylaw amendment applications and development permits, where applicable.
- b) Pamphlets, circulars, special notices with tax notice mailings, newsletters, local newspapers, radio and television stations, and municipal websites.
- c) Special notices to persons who have been issued a residential development permit.
- d) Requiring as a condition of subdivision approval, subdividers of country residential development to provide new purchasers of lots, with a special notice or bulletin provided by the Municipality.

- e) **Periodic publications.**
- f) **In association with the adjacent municipalities, Chamber of Commerce and other economic development agencies, and the Alberta Department of Agriculture, Food and Rural Development, publishing a directory of agricultural operations.**
- g) **Presentations of materials at annual ratepayer meetings.**
- h) **Considering posting of signs on or adjacent to agricultural operations**
- i) **Other means of notice as deemed appropriate.**
- Bylaw 102/07 j) **In the case of a Confined Feeding Operation application a Committee of primarily adjacent landowners will be formed by the applicant to both obtain information and provide feedback.**

1.5 GOALS - FUTURE PLANNING

The Municipal District has established the following goals for the administration and implementation of this Plan:

- A. To conserve and enhance the Municipal District's agricultural and rural character;
- B. To minimize the negative impacts of growth and development;
- C. To facilitate a modest growth rate throughout the entire Municipal District;
- D. To minimize land use conflicts in the Municipal District;
- E. To encourage activities and facilities which support the agricultural sector;
- F. To encourage the preservation and enhancement of wildlife and recreational areas and provide rural recreational opportunities for the surrounding communities;
- G. To support the development of an efficient transportation system;
- H. To operate the Municipal District in an efficient and economical manner;
- I. To support the development of urban areas which act as service centres to the agricultural community, including the continued development of the Hamlet of Worsley and the Hamlet of Cleardale; and
- J. To continue efforts of inter-municipal cooperation with the Village of Hines Creek and the Municipal District.

SECTION TWO

LAND USE AND TRANSPORTATION

2.0 INTRODUCTION:

The following section will outline the policies and objectives for the future land use in the Municipal District, as well as the development of the transportation system.

2.1 AGRICULTURE:

Better agricultural land is considered to possess a Canada Land Inventory rating of class 1, 2, 3 and better parts of 4. In the Rural Farmland Assessment Rating, this would be the equivalent of 35% and up. Soil capability will be assessed on a site specific basis.

2.1.1 Objective: To protect better agricultural land for agricultural uses.

The Municipal District shall:

- a) discourage the removal from production of better agricultural land;
- b) encourage the preservation of top soil; and
- c) support and encourage the use of good farming practices.

2.1.2 Objective: To allow for some flexibility in the subdivision and development of better agricultural land where no reasonable alternatives exist and the positive benefits from the development off set the negative effects.

The Municipal District may:

- a) allow for the subdivision and development of better agricultural land for:
 - (i) public uses;
 - (ii) uses which are site specific such as natural resource extractive industries;
 - (iii) agricultural industries which directly benefit and serve the agricultural area; and
 - (iv) uses which have unique site requirements and/or transportation requirements which make their location elsewhere unpractical.

- 2.1.3 Objective: To facilitate the development of services and facilities which support agricultural operations.

The Municipal District shall:

- a) encourage the development of agricultural industries both within the Municipal District and in the area; and
- b) support the continuation of the agricultural support sector activities (ie: Alberta Agricultural programs, etc).

- 2.1.4 Objective: To minimize the conflicts between agricultural and non-agricultural uses.

The Municipal District shall:

- a) encourage concentration of non-agricultural uses away from areas of high agricultural potential; and
- b) evaluate the impacts on any existing or future agricultural operations in their consideration of subdivision and development proposals.
- c) encourage all residents to recognize normal agricultural practices
- d) **Encourage the development of local CFO's in appropriate areas that are not impacted by the exclusionary zones map or other restrictive policies.**
- e) **Ensure that the CFO exclusionary zones map – Figure 4 is followed to clearly determine locations where new CFO's are not to be located unless advanced use of appropriate proven technology is applied to reduce the setback.**
- f) **Restrict the development of new CFO's to a minimum of 1.6 km from an existing country residential development unless advanced use of appropriate proven technology is applied to reduce the setback.**
- g) **Restrict the location of new CFO's to a minimum of 3.2 km from all intensive recreation areas unless advanced use of appropriate proven technology is applied to reduce the setback.**

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Municipal District of Clear Hills No. 21
Municipal Development Plan

2.1.5 Objective: To ensure that parcels of land are of appropriate size for the use intended.

The Municipal District shall:

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- a) encourage the maintenance of the entire 160 acre quarter (or entire river lot in title) as the basic farm unit;
- b) **Limit confined feeding operations to that size necessary to support the activity as per the guidelines stated in the Code of Practice; and**
- c) discourage the fragmentation of agricultural parcels by all land users (farmers, residents, government agencies, utility companies etc.)

2.1.6 Objective: To minimize the environmental and nuisance impacts of new or expanding livestock operations.

The Municipal District shall utilize the suggested guidelines in the Code of Practice to:

- a) Encourage responsible manure management by promoting manure as a valuable land nutrient resource;
- b) Protect groundwater, surface water and soil resources by setting attainable limits for manure storage and application on land;
- c) Ensure proper siting from neighbouring land uses;
- d) Ensure proper site evaluation and design of manure handling facilities; and
- e) Encourage good neighbour practices.

2.2 RECREATION

2.2.1 Objective: To provide a diversity of recreation facilities and services to the area within the financial limitations of the Municipal District.

The Municipal District should:

- a) accommodate the development of extensive rural recreation facilities such as parks, campgrounds, wilderness parks tourist facilities and other agencies and organizations;
- b) communicate with surrounding municipalities to coordinate recreational opportunities in the area; and
- c) protect areas with identified as having significant recreation

potential from incompatible developments.

2.3 NATURAL ENVIRONMENT

2.3.1 Objective: To protect and enhance the natural environment.

The Municipal District should:

- a) ensure that all developments, to the extent that is possible, respect and protect the natural environment;
- b) identify and take measures to conserve key wildlife habitat and unique natural resource areas; and
- c) discourage incompatible development which may have a negative impact on the resources.

2.3.2 Objective: To ensure rational use of lands prone to flooding, erosion or subsidence.

The Municipal District shall:

- a) discourage subdivision or development of such lands unless special conditions are attached to the approval to rectify any potential problems;
- b) consider the use of such lands for recreational, extensive agricultural or similar such uses not requiring permanent structures; and
- c) take steps to minimize any potential liability to the Municipal District for development of such lands.

2.3.3 Objective: To protect environmentally sensitive areas such as lake and river shorelands and valley slopes.

The Municipal District should:

- a) support the preservation, and where suitable, the enhancement of sensitive areas;
- b) evaluate all subdivision and development proposals in environmentally sensitive areas considering any potentially negative effects on the environment;
- c) direct activities, which may damage such areas, to other locations;

- d) strive to maintain public accessibility to lakes and major rivers through the use of reserves at the time of subdivision;
- e) maintain adequate setbacks from lakeshores and river valley breaks; and
- f) identify and recognize protective notations located in the Municipal District.

2.3.4 Objective: To protect the significant groundwater recharge areas known as the Grimshaw Gravels, the Montageuse Valley Gravels and the Bear Canyon Gravels.

The Municipal District may:

- a) request additional information from Prairie Farm Rehabilitation Administration, Alberta Environmental Protection or any other agency or organization for all development and subdivision proposals in this area to assess the impacts on the groundwater characteristics;
- b) discourage any development which could have a negative effect on water quality or quantity; and
- c) put forward the recommendations of the Special Places Committee to the Minister.

2.4 THE GREEN ZONE

2.4.1 Objective: To encourage the appropriate use of the Green Zone.

The Municipal District should:

- a) pursue discussions with relevant government agencies to ensure full awareness of future use of the Green Zone;
- b) encourage the compatible use of the Green Zone for agricultural activities; and
- c) support the use of the Green Zone for public recreational purposes where such use would not conflict with agricultural pursuits such as grazing.

2.4.2 Objective: To facilitate public access to the Green Zone areas where suitable.

The Municipal District should:

- a) encourage the continued access to the Green Zone for

- b) passive public recreational purposes; and encourage the formation of a sound strategy for public access to crown land by the appropriate agencies.

2.5 COUNTRY RESIDENTIAL

- 2.5.1 Objective: To accommodate farmstead separations throughout the Municipal District.

The Municipal District shall:

- a) allow for the separation of an existing farmstead from an unsubdivided quarter section;
- b) encourage the development of new farmsteads on poorer agricultural parcels of land; and
- c) ensure that the size of any subdivision for farmstead separation purposes shall be kept to the minimum size required to accommodate the proposed use.

- 2.5.2 Objective: To accommodate single lot country residential developments.

The Municipal District:

- a) may allow for the separation of a vacant country residential parcel from an unsubdivided quarter section;
- b) shall encourage the location of undeveloped parcels to poorer agricultural land and/or locations which would minimally interfere with farming operations; and
- c) shall allow the subdivision of cut-off parcels which in the opinion of the Municipal District are impractical to farm.

- 2.5.3 Objective: To minimize the negative effects of single lot country residential developments.

The Municipal District should:

- a) encourage all parcels to be located on poorer agricultural land;
- b) ensure that new parcels will not adversely affect the surrounding land uses;
- c) ensure that all developments are adequately serviced;
- d) keep all lots to the minimum size necessary;

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- e) discourage the concentration of country residential subdivisions in agricultural areas; and
- f) allow for the development of minor agricultural or industrial storage as ancillary uses on larger parcels.
- g) **Restrict all single lot country residential development to a minimum of 1.6 km from an existing confined feeding operation unless advanced use of appropriate proven technology within the CFO is able to be applied to reduce the setback.**
- h) **Restrict all multi-lot country residential development to a minimum of 1.6 km from an existing confined feeding operation unless advanced use of appropriate proven technology**

2.5.4 Objective: To minimize the negative effects of multi-lot country residential developments in relation to hamlet expansion.

The Municipal District:

- a) should approve new multi-lot country residential developments only when the demand warrants them, after consideration of available lots and location choices;
- b) should ensure that all adequate servicing exists with a strong preference for on site servicing;
- c) should ensure that any development minimizes negative impacts on the road system;
- d) should ensure that developments do not interfere with farming operations;
- e) should ensure that multi-lot developments are in suitable locations (ie: scenic sites, topographic features, etc.);
- f) shall not permit the development of multi-lot country residential uses on better agricultural land;
- g) may require an area structure plan for all such development proposals; and
- h) shall evaluate density restrictions on multi-lot proposals after site specific consideration of servicing capabilities.

2.6 INDUSTRIAL

2.6.1 Objective: To support the enhancement of the rural industrial base in the area.

The Municipal District:

- a) should facilitate developments which support agriculture;
- b) should support natural resource extractive operations;
- c) should allow for non-labour intensive industries which require large tracts of land; and
- d) should provide for industries which are not suitable for urban locations.

2.6.2 Objective: To support a concentrated pattern of industrial development wherever feasible.

The Municipal District:

- a) shall encourage all industrial development to locate in industrial parks; and
- b) may allow for exceptions to this preferred pattern of concentration only for industries with unique site requirements.

2.6.3 Objective: To cooperate with other municipalities in supporting necessary industrial activities.

The Municipal District should:

- a) communicate with adjacent municipalities to ensure that industries which require rural locations can be accommodated; and
- b) explore joint ventures which may be necessary to support industrial developments.

2.6.4 Objective: To minimize the negative effects of rural industrial development.

The Municipal District:

- a) should encourage the location of industrial uses based on the following criteria:

- (i) locations compatible with existing and future development;
 - (ii) locations serviced by a well established transportation network;
 - (iii) sites suitable to the provision of all required services;
 - (iv) locations which minimize impacts on the surrounding agricultural activities;
 - (v) the site is not better agricultural land.
- b) should encourage the use of surface water for large industrial users;
 - c) may require an area structure plan to be prepared for any site proposed to be developed as a rural industrial park.

2.7 RESOURCE EXTRACTION

2.7.1 Objective: To protect significant resources for subsequent development.

The Municipal District should:

- a) record known deposits of natural resources; and
- b) discourage developments which would interfere with the future use of resources.

2.7.2 Objective: To ensure the safe and efficient extraction of the resources (i.e. gravel pits, oil and gas deposits, diamonds, iron ore etc.).

The Municipal District shall:

- a) ensure adequate plans and permits are obtained from the appropriate government agencies to carry out the proper construction of facilities;
- a) ensure adequate plans and permits are obtained from the appropriate government agencies to carry out environmentally sound site reclamation practices;
- c) monitor all developments to ensure they do not result in unnecessary negative impacts on adjacent land use activities and services; and
- d) ensure that sour gas facility located on BLANK

LOCATION(S) and all other future sour gas developments comply with the policies contained in the Subdivision and Development Regulation concerning sour gas facilities.

2.8 COMMERCIAL

2.8.1 Objective: To facilitate the development of rural commercial operations which support and serve the travelling public and the rural area.

The Municipal District:

- a) may allow for commercial activities in the rural areas as home occupations and farm subsidiary occupations, secondary to the principle use; and
- b) support the development of highway commercial sites adjacent to major roadways with consideration to:
 - (i) impacts on the transportation system;
 - (ii) the location of the proposed development in relationship to other commercial uses;
 - (iii) the servicing requirements of the proposal;
 - (iv) impacts on existing and future land uses in the area.

2.8.2 Objective: To identify suitable locations for highway commercial developments.

The Municipal District should:

- a) communicate with Alberta Transportation and Utilities and urban centres in regards to needed highway commercial facilities;
- b) identify best locations for such facilities; and
- c) encourage highway commercial developments to locate in the identified areas.

2.9 URBAN FRINGE

2.9.1 Objective: To support inter-municipal cooperation in regards to planning for and developments in the urban fringe areas.

The Municipal District should:

- a) communicate with adjacent rural municipalities on issues of common interest; and
- b) continue to monitor and work within the policies of the Municipal District of Clear Hills No. 21 and the Village of Hines Creek Inter-Municipal Development Plan.

2.9.2 Objective: To ensure developments which occur in the urban fringe do not cause unnecessary problems in the future.

The Municipal District should:

- a) carefully review and evaluate proposals to ensure compatibility with future land uses;
- b) identify future annexation areas with urban centres;
- c) initiate communication with urban centres and affected land owners to minimize the negative effects on all parties of future annexations; and
- d) discourage the premature conversion of agricultural land to nonagricultural uses both within the Municipal District and in urban centres

2.10 HISTORIC RESOURCES

2.10.1 Objective: To make residents and the travelling public aware of the Municipal District's historic significance.

The Municipal District should:

- a) recognize the St. John Trail, the Russian Orthodox Church, and the Native Cemetery at George Lake as valuable historical sites in the area; and
- b) cooperate with Alberta Culture in protecting and enhancing identified sites.

2.10.2 Objective: To encourage activities and developments which support the recognition of the area's historic, archeological and cultural resources.

The Municipal District should:

- a) support groups and individuals who are striving to ensure that these special resources are not lost.

2.11 TRANSPORTATION

2.11.1 Objective: To protect the integrity of the road network.

The Municipal District should:

- a) monitor developments adjacent to roads;
- b) evaluate new proposals to ensure minimal impact on road systems;
- c) maintain close contact with Alberta Transportation and Utilities;
- d) require service roads where necessary;
- e) generally protect, where possible, the transportation network; and

2.11.2 Objective: To protect the integrity of other transportation systems.

The Municipal District should:

- a) evaluate development proposals in the proximity of railway or other transportation facilities to ensure minimal negative impacts; and
- b) communicate and cooperate with adjacent municipalities and interested government agencies with regard to protecting these systems.

2.12 HAMLETS

2.12.1 Objective: To support the continued growth and development of Worsley and Cleardale.

The Municipal District should:

- a) encourage such activities as home industries, commercial activities, farm service developments and residential uses to locate in the Hamlets;
- b) continue to plan for a modest growth rate in the Hamlets;
- c) develop an area structure plan if and when the need arises;

2.12.2 Objective: To discourage the development of new Hamlets.

The Municipal District shall:

- a) discourage the subdivision and development of mixed uses in a concentrated location which may result in the creation of a new Hamlet.
- b) discourage potentially hazardous or unsightly development near community water wells and other community facilities such as schools, post offices, or churches.

2.13 SERVICING

2.13.1 Objective: To ensure that all developments are adequately serviced.

The Municipal District should:

- a) evaluate each development and subdivision proposal to ensure servicing needs are met;
- b) maintain close contact with relevant agencies;
- c) discourage the development of communal servicing systems;
- d) encourage the developments in close proximity to hamlets to tie into municipal systems if possible.

SECTION THREE
MUNICIPAL RESERVES

3.1 GOAL FOR THE MUNICIPAL DISTRICT

To use municipal and/or school reserve allocations effectively in terms of their use for park, recreation and or school purposes as part of the overall of the Municipal District and its communities.

3.2 POLICY STATEMENTS

- 1) The Municipal District will allocate municipal reserve in accordance with the provisions of the Municipal Government Act and, as a condition of subdivision approval, shall require that ten percent (10%) of the lands to be subdivided be allocated as municipal and/or school reserve in some manner.
- 2) The Municipal District may take municipal and/or school reserve in one or a combination of the following methods:
 - a) land, similar in quality to the land proposed to be subdivided;
 - b) money-in-lieu;
 - c) deferral to the balance of the subject property; or
 - d) a combination of the above methods.
- 3) In residential areas, especially ones located in hamlets, the Municipal District may allocate municipal and/or school reserve for the purpose of developing parks, playgrounds, walkways, recreation facilities, schools and similar uses.
- 4) In commercial or industrial areas, the Municipal District will usually require the payment of money-in-lieu of municipal reserves but may allocate municipal reserve for the purpose of providing a buffer between incompatible land uses.
- 5) Money collected in-lieu of municipal reserve shall be used for the provision of recreation and/or school facilities.
- 6) Where there is an approved area structure plan, the allocation of municipal reserve will be based on the provisions of the area structure plan.
- 7) The Municipal District will work closely with local school authorities on the allocation of school reserve for future school locations within the municipality.
- 8) If required to protect an environmentally sensitive area, the Municipal District may require land to be designated as “environmental reserve” in accordance with the provisions of the Municipal Government Act.

SECTION FOUR
IMPLEMENTATION

4.1 IMPLEMENTATION OF THE PLAN

The Municipal District of Clear Hills No. 21 Land Use Bylaw will be the primary method used by the Municipal District to implement the Municipal Development Plan.

The Municipal Development Plan will also be implemented through the use of other planning processes related to such things as infrastructure, economic development and recreation.

In all private development areas, the developer will be responsible for providing the municipal services, roads and utilities. The Municipal District Council may enter into a developer's agreement with the developer to address the provision of required infrastructure.

4.2 EVALUATION OF PROPOSALS

4.2.1 Objective: To ensure that an adequate evaluation occurs prior to approvals of land use changes, subdivision and developments.

The Municipal District shall:

- a) require, where necessary, the submission of the following kinds of information:
 - i) existing and proposed use;
 - ii) site area;
 - iii) access and impact on the transportation network;
 - iv) water supply;
 - v) sewage disposal;
 - vi) soil type and conditions;
 - vii) type of foundations;
 - viii) stability of the land;
 - ix) adjacent land use activities;
 - x) depth of water table;
 - xi) percolation test results; and
 - xii) other information deemed necessary by Council.

4.3 INTER-MUNICIPAL PLANNING

The Municipal District of Clear Hills realizes the importance of working on a basis of communication and cooperation with its municipal neighbours. This will be implemented through the continued support for the Municipal District of Clear Hill No. 21 and the Village of Hines Creek Inter-Municipal Development Plan.

The Municipal District wants to ensure that its transportation and municipal servicing systems are coordinated with the ones developed by the adjacent municipalities.

When a proposal to develop land within the Municipal District may have an effect on any of the adjacent municipalities, the Municipal District will request comments from the affected municipality.

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Circulation and comments from adjacent municipalities should be carefully considered when CFO's are proposed within a minimum of 1.6 km from the adjacent municipality.

4.4 SUBDIVISION OF LAND

The Municipal District will not recommend the approval of an application for subdivision unless the proposal conforms to the spirit and intent of this Municipal Development plan.

SECTION FIVE
FINANCIAL MANAGEMENT

5.0 INTRODUCTION

In order to maintain the attractiveness of the Municipal District as a place to live and do business in, it is essential that the municipal operation be managed in a financially sound manner. The costs to developers and the property tax burden must both be kept to a minimum in order to encourage continued growth and prosperity. The Municipal District of Clear Hills is committed to ensuring that its finances are managed well. To that end, the following principles and policies have been included as part of the General Municipal Plan.

5.1 PRINCIPLES

- 5.1.1 The Municipal District will continue to provide basic services to the residents of the Municipal District at a level compatible with financial resources.
- 5.1.2 New developments will not create a financial burden on existing residents.
- 5.1.3 The Municipal District will be managed so as to minimize the costs to its residents.

5.2 POLICIES

The Municipal District should:

- a) take advantage of grants and other funding programs to reduce local costs;
- b) monitor the property taxation system to minimize tax arrears, perhaps increase penalties and take other steps to ensure payment of taxes;
- c) maintain an adequate level of staff and equipment and investigate contracting other needed services;
- d) maintain strict budget control;
- e) obtain letters of credit from private developers to ensure completion of private projects;
- f) keep current liabilities, long term debt and debt service charges within affordable limits; and
- g) continue to operate on a cash basis as much as possible, and create reserves for future expenditures.

BYLAW NO. 48

A BYLAW OF THE MUNICIPAL DISTRICT OF CLEAR HILLS NO. 21, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ENACTING THE MUNICIPAL DISTRICT OF CLEAR HILLS NO. 21 MUNICIPAL DEVELOPMENT PLAN.

WHEREAS, the Council of the Municipal District of Clear Hills No. 21 has deemed it desirable to adopt a Municipal Development Plan as a way to provide for policy direction for the future planning and development of the municipality; and

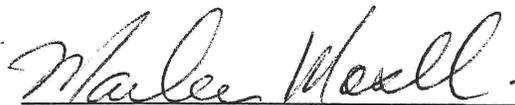
WHEREAS, the Council of the Municipal District of Clear Hills No. 21 wanted to review and update the Municipal District of Clear Hills No. 21 General Municipal Plan in accordance to the provisions of the Province of Alberta Municipal Government Act; and

WHEREAS, the Province of Alberta Municipal Government Act provides for the adoption of a Municipal Development Plan by a municipality.

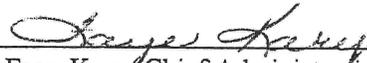
NOW THEREFORE, the Council of the Municipal District of Clear Hills No. 21, in the Province of Alberta, duly assembled, enacts as follows:

1. That this Bylaw, with the following attachments, shall be known as the "Municipal District of Clear Hills No. 21 Municipal Development Plan".
2. This bylaw shall come into force and effect on the date of final reading hereof.

READ a first time this 26TH day of OCTOBER A.D., 1999.



Marlene Maxwell, Reeve

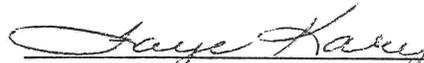


Faye Kary, Chief Administrative Officer

READ a second time this 22 day of FEBRUARY A.D., ²⁰⁰⁰1999.



Marlene Maxwell, Reeve



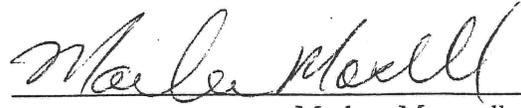
Faye Kary, Chief Administrative Officer

BYLAW NO. 48

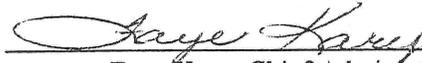
Page 2

For the Purpose of Enacting the Municipal District of Clear Hills No. 21
Municipal Development Plan

READ a third time this 22 day of FEBRUARY A.D., ²⁰⁰⁰~~1999~~.



Marlene Maxwell, Reeve

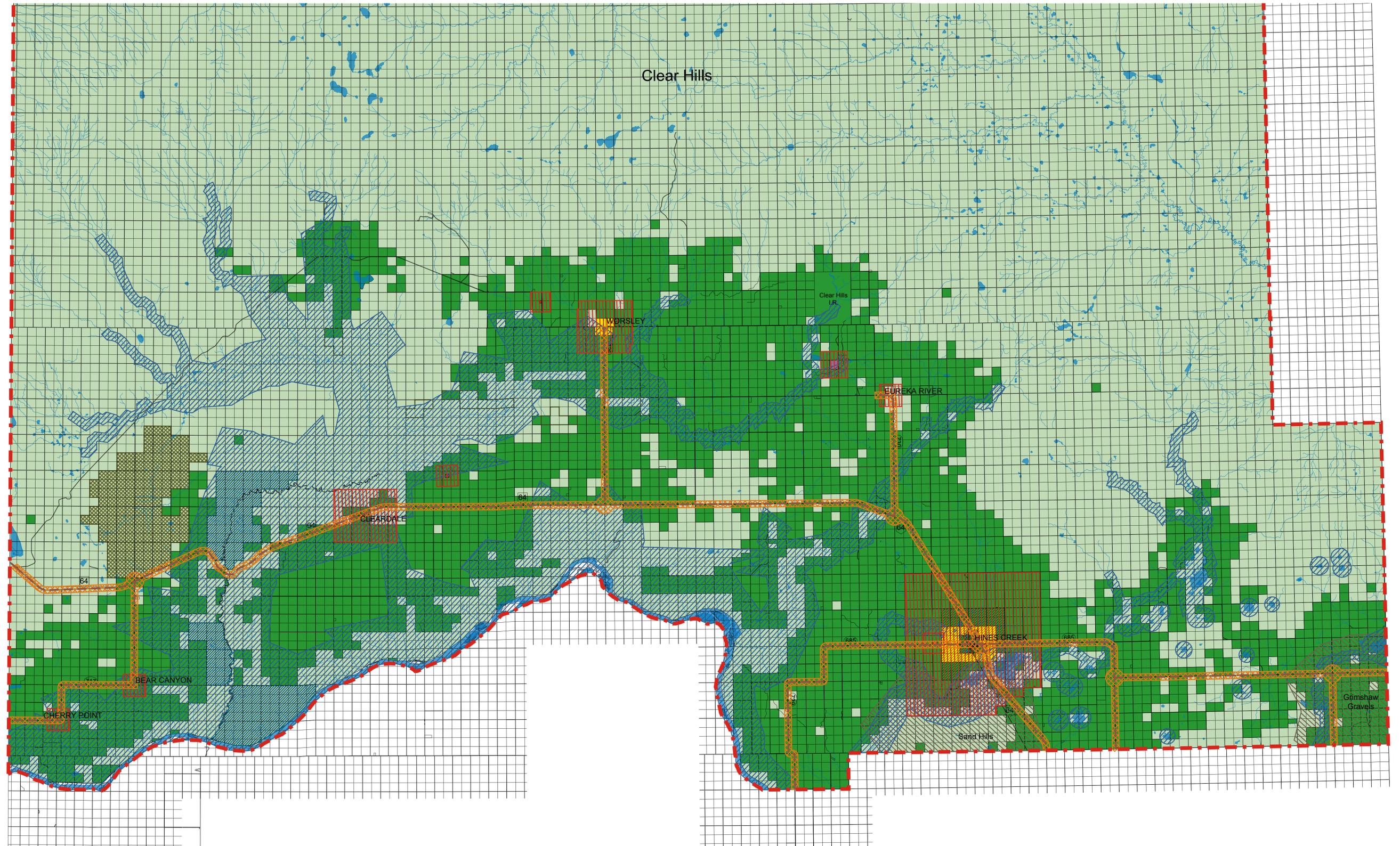


Faye Kary, Chief Administrative Officer

APPENDIX

Figure 4: Recommended Setbacks
(Appendix C for purpose of Bylaw 102/07)

FIGURE 4: Clear Hills County - Recommended Setbacks



LEGEND

- | | |
|--|--|
|  CLM - CROWN LAND MANAGEMENT |  GRAZING ASSOCIATION LANDS |
|  AG-1 - AGRICULTURAL DISTRICT 1 |  DEPARTMENT OF ENERGY AND NATURAL RESOURCES |
|  AG-2 - AGRICULTURAL DISTRICT 2 |  SETBACK FROM WATER COURSES |
|  CR - COUNTRY RESIDENTIAL |  SETBACK FROM RESIDENTIAL AREAS |
|  CR-S - COUNTRY RESIDENTIAL SPECIAL |  SETBACK FROM MAJOR ROADWAYS |
|  HD - HIGHWAY DEVELOPMENT |  SETBACK FROM NATURAL FEATURES |

BYLAW NO. 48

A BYLAW OF THE MUNICIPAL DISTRICT OF CLEAR HILLS NO. 21, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ENACTING THE MUNICIPAL DISTRICT OF CLEAR HILLS NO. 21 MUNICIPAL DEVELOPMENT PLAN.

WHEREAS, the Council of the Municipal District of Clear Hills No. 21 has deemed it desirable to adopt a Municipal Development Plan as a way to provide for policy direction for the future planning and development of the municipality; and

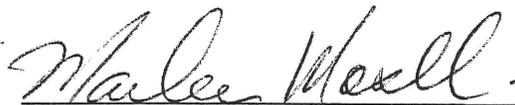
WHEREAS, the Council of the Municipal District of Clear Hills No. 21 wanted to review and update the Municipal District of Clear Hills No. 21 General Municipal Plan in accordance to the provisions of the Province of Alberta Municipal Government Act; and

WHEREAS, the Province of Alberta Municipal Government Act provides for the adoption of a Municipal Development Plan by a municipality.

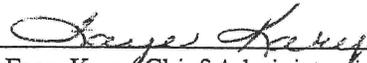
NOW THEREFORE, the Council of the Municipal District of Clear Hills No. 21, in the Province of Alberta, duly assembled, enacts as follows:

1. That this Bylaw, with the following attachments, shall be known as the "Municipal District of Clear Hills No. 21 Municipal Development Plan".
2. This bylaw shall come into force and effect on the date of final reading hereof.

READ a first time this 26TH day of OCTOBER A.D., 1999.



Marlene Maxwell, Reeve

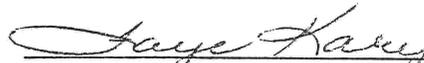


Faye Kary, Chief Administrative Officer

READ a second time this 22 day of FEBRUARY A.D., ²⁰⁰⁰1999.



Marlene Maxwell, Reeve



Faye Kary, Chief Administrative Officer

