



CLEAR HILLS COUNTY

MUNICIPAL DEVELOPMENT PLAN

Bylaw No. 243-19
Adopted September 10, 2019

Prepared by:
Mackenzie Municipal
Services Agency



BYLAW NO. 243-19

**CLEAR HILLS COUNTY
MUNICIPAL DEVELOPMENT PLAN**

The Council of Clear Hills County hereby enacts the Municipal Development Plan
in accordance with the Municipal Government Act, RSA 2000, c.M-26

Adopted on: September 10, 2019

BYLAW NO. 243-19

A BYLAW OF CLEAR HILLS COUNTY, IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF ESTABLISHING A NEW MUNICIPAL DEVELOPMENT PLAN AND REPEALING THE FORMER MUNICIPAL DEVELOPMENT PLAN (BYLAW NO. 48)

WHEREAS, the Council of Clear Hills County in accordance with Section 632 of the Municipal Government Act, RSA 2000, Chapter M-26, deems it desirable to establish a new Municipal Development Plan; and

WHEREAS, the Council of Clear Hills County in accordance with Section 63 of the Municipal Government Act, deems it desirable to repeal the Clear Hills County Municipal Development Plan No. 48 and all amendments thereto; and

WHEREAS, the Council of Clear Hills County, in the Province of Alberta, has held a Public Hearing in accordance with Section 230 of the Municipal Government Act after giving notice of it in accordance with Section 606 of the Municipal Government Act;

NOW THEREFORE, the Council of Clear Hills County, in the Province of Alberta, duly assembled, enacts as follows:

1. That the attached Schedule "A" is hereby adopted as the Clear Hills County Municipal Development Plan.
2. If any portion of this bylaw is declared invalid by a court of competent jurisdiction then the invalid portion shall be severed.
3. That Clear Hills County's Municipal Development Plan Bylaw No. 48 and all amendments thereto are hereby repealed.

THIS BYLAW SHALL take force and effect on the date of final reading hereof.

First Reading given on the 16th day of July, 2019.

Second Reading given on the 10 day of Sept, 2019.

Third Reading and Assent given on the 10 day of September, 2019.


Miron Croy, Reeve


Allan Rowe, Chief Administrative Officer



Table of Contents

Part 1 Overview.....	i
1.1 Introduction	1
1.2 Planning Context	3
1.3 County Context and Profile	5
Part 2 Strategic Direction	24
2.1 County Vision	24
2.2 Guiding Principles	24
Part 3 Policy Areas	25
3.1 Agriculture.....	25
3.2 Environment.....	29
3.3 Crown Land	32
3.4 Industrial and Commercial	33
3.5 Residential.....	36
3.6 Community Resources	39
3.7 Transportation and Utilities	41
3.8 Hamlets	44
3.9 Intermunicipal Cooperation.....	45
Part 4 Implementation	46
4.1 Intermunicipal Development Plans.....	46
4.2 Area Structure Plans	46
4.3 Clear Hills County Land Use Bylaw.....	46
4.4 Plan Monitoring and Review.....	46
Part 5 Glossary	47
Part 6 Schedules.....	50
Schedule A – Municipal Context	51
Schedule B –Future Land Use	52
Schedule C – Existing Land Use Bylaw Districts	53
Schedule D1 – CLI Soil Classification	54



Schedule D2 – Land Suitability Rating System	55
Schedule E – Environmental Features	56
Schedule F – Wetland Map	57
Schedule G – Confined Feeding Operations (CFO) Permitted and Exclusion Areas	58
Part 7 Appendix.....	59
SWOT Analysis.....	60
Short Survey Report.....	64
Community Survey Report.....	68



Part 1 Overview

1.1 Introduction

Purpose of the Plan

The Municipal Development Plan (MDP) is the main planning document that guides future change and development in the County. The MDP identifies the vision, goals, objectives and policies to guide different land use developments within the County.

In accordance with section 632 of the *Municipal Government Act (MGA)* a MDP must address:

- future land use,
- the manner of and the proposals for future development,
- the co-ordination of land use, future growth patterns and other,
- infrastructure with adjacent municipalities,
- the provision of the required transportation systems, and
- the provision of municipal services and facilities;

and may address:

- proposals for the financing and programming of municipal infrastructure,
- the co-ordination of municipal programs relating to the physical, social and economic development,
- environmental matters,
- the financial resources of the municipality,
- economic development of the municipality, and
- any other matter relating to the physical, social or economic development.

Interpretation of the Plan

Each policy section of the MDP follows a topic, and each topic has a predominant goal where objectives are laid out along with policy directions designed to address each objective and ultimately the stated goal. The MDP should be read in its entirety to provide context in the interpretation of the policy statements. The Plan written using the operative terms of “shall”, “should”, “may” and the like within each policy. The interpretation of these terms is set out below:

- **Shall/Will/Must** – signifies compliance or adherence to a preferred course of action or perspective.
- **Should** – signifies that compliance is desired or advised but may be impractical or premature because of valid planning principles or unique/extenuating circumstances.
- **May** – signifies discretionary compliance or a choice in applying policy.



Planning Process

The development of the MDP was led by the MDP Steering Committee and followed six stages (Figure 1). The Steering Committee was comprised of the Clear Hills County Chief Administrative Officer (CAO), Community Development Manager and Development Officer, as well as two County Councillors, and MMSA planners. The Steering Committee members provided feedback to the MMSA on the preparation of project materials, including community surveys and other consultation materials, reports and activities related to the MDP process. The Committee identified and advised on issues and concerns regarding activities related to the MDP process and the contents of the draft Plan, and periodically updated County Council on the MDP's progress.

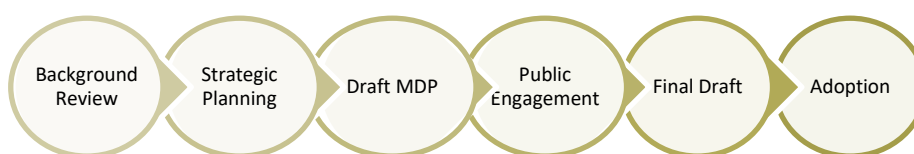


Figure 1: Planning Process

Background Review

The background review included gathering data from variety of sources to understand historic trends and the current state of the County. These materials include information from the Federal census, Provincial databases and reports, historic County documents and existing statutory and non-statutory land use planning documents. This information has informed the development of this plan.

Strategic Planning

The outcome of the Strategic Planning process was a County Vision as well as the identification of core principles and goals. This process was informed by two community surveys and a SWOT analysis. An initial survey was administered during the 24th Annual Clear Hills County Agricultural Tradeshow and identified County residents' priorities and values relative to land and development. A second more detailed survey identified and addressed the different aspects of land development within the County. This survey feedback in particular informed the objectives and policies of the MDP. A SWOT analysis was conducted during one of the steering committee meetings to identify the strengths, weaknesses, opportunities and threats to the current and future state of the County.

Draft Municipal Development Plan

Based on the results of the community survey and the background information a draft of the plan was developed by the MMSA. The draft plan was presented to the Steering Committee for feedback before the public information session.

Public Engagement

Residents and other interested parties were informed about the public information session regarding the draft MDP through the County's mail-out to residents. This allowed the residents and parties to comment on the draft MDP prior to the adoption process. Email to specific known stakeholders were



sent, including neighboring municipalities, Alberta Environment and Parks, Alberta Transportation and Peace River School Division No. 10.

Final Draft and Adoption Process

The MDP draft was finalized based on feedback from the public engagements sessions and was finalized for bylaw readings. A Public Hearing was held prior to second reading of the Bylaw.

1.2 Planning Context

Alberta Land Use Policies

In 1996, the Government of Alberta released its *Land Use Policies* which provides provincial policies to planning and development in Alberta. The Land Use Policies consists of eight broad policies addressing the planning process, planning cooperation, land use patterns, the natural environment, resource conservation, transportation, residential development, and implementation/interpretation. Section 622 of the *MGA* requires that the MDP be consistent with the Land Use Policies.

Alberta Land Use Framework

Through the *Alberta Land Stewardship Act (ALSA)*, the Alberta Land Use Framework (LUF) provides for the development of seven regional plans based on the major watersheds and municipal boundaries. For each region a plan will be developed. Once developed, the Regional Plan will take precedence in regional land-use management and decision-making, pursuant to section 622 of the *MGA*. The development of the Upper Peace Regional Plan, which includes Clear Hills County, has not yet started.

Intermunicipal Development Plans

Section 631 of the *MGA* requires that municipalities have an Intermunicipal Development Plan (IDP) that outlines the long-term vision for lands that share a common boundary between two municipalities. Section 638 of the *MGA* establishes the precedence of an IDP over the policies of a MDP. The policy areas of the IDP(s) and MDP overlap and with any IDP, the MDP should be reviewed to ensure consistency. Clear Hills County has one existing IDP with the Village of Hines Creek, which requires an update. The County must also develop an IDP with the majority of its rural neighbours. Table 1 outlines the County's IDP requirements.

IDP Partner	Status	Timeline - Deadline
Village of Hines Creek	Adopted September 1998 Pending Refresh in 2020	April 1, 2020
Municipal District of Peace No. 135	Initiated	April 1, 2021
Municipal District of Fairview No. 136	Initiated	April 1, 2021
County of Northern Lights	Pending	April 1, 2021
Saddle Hills County	Exempted by Municipal Affairs	-

Table 1: Intermunicipal Development Plans required

Municipal Development Plan Bylaw No. 48

The previous MDP was adopted in 2000. A major amendment to address Confined Feeding Operations (CFOs) was made in 2007.



Area Structure Plans

Two Area Structure Plans (ASPs) for the Hamlets of Worsley and Cleardale provide development direction, identifying the sequence of development, appropriate land uses, and establishing population density limitations, in accordance with section 633 of the *MGA*.

Clear Hills County Land Use Bylaw No. 189-16

The Land Use Bylaw regulates and controls the use, conservation and development of land and buildings within Clear Hills County to achieve orderly, planned development of land.

Hierarchy of Plans in Clear Hills County

Figure 2 provides an illustration of the hierarchy of plans in Clear Hills County. These statutory plans shall be in conformity with each other. In the event that an inconsistency arises, the higher-level document shall prevail over the lower-level document, pursuant to section 638 of the *MGA*.

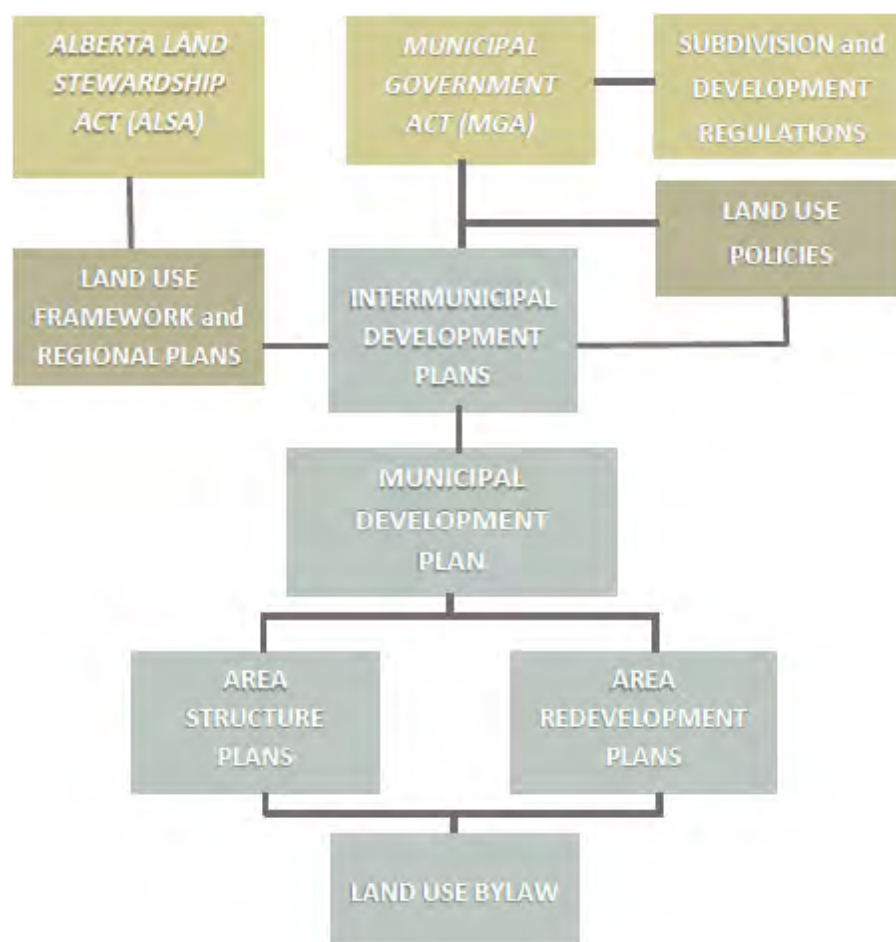


Figure 2. Hierarchy of Land Use Planning and Development



1.3 County Context and Profile

Regional

Clear Hills County is situated in the northwest area of Alberta (Figure 3). The County borders the province of British Columbia to the west; the County of Northern Lights to the north and east; the Municipal District of Peace No. 135 to the east; the Municipal District of Fairview No. 136 to the southeast; and Saddle Hills County to the southwest. The Peace River traverses the southern boundary of the County.

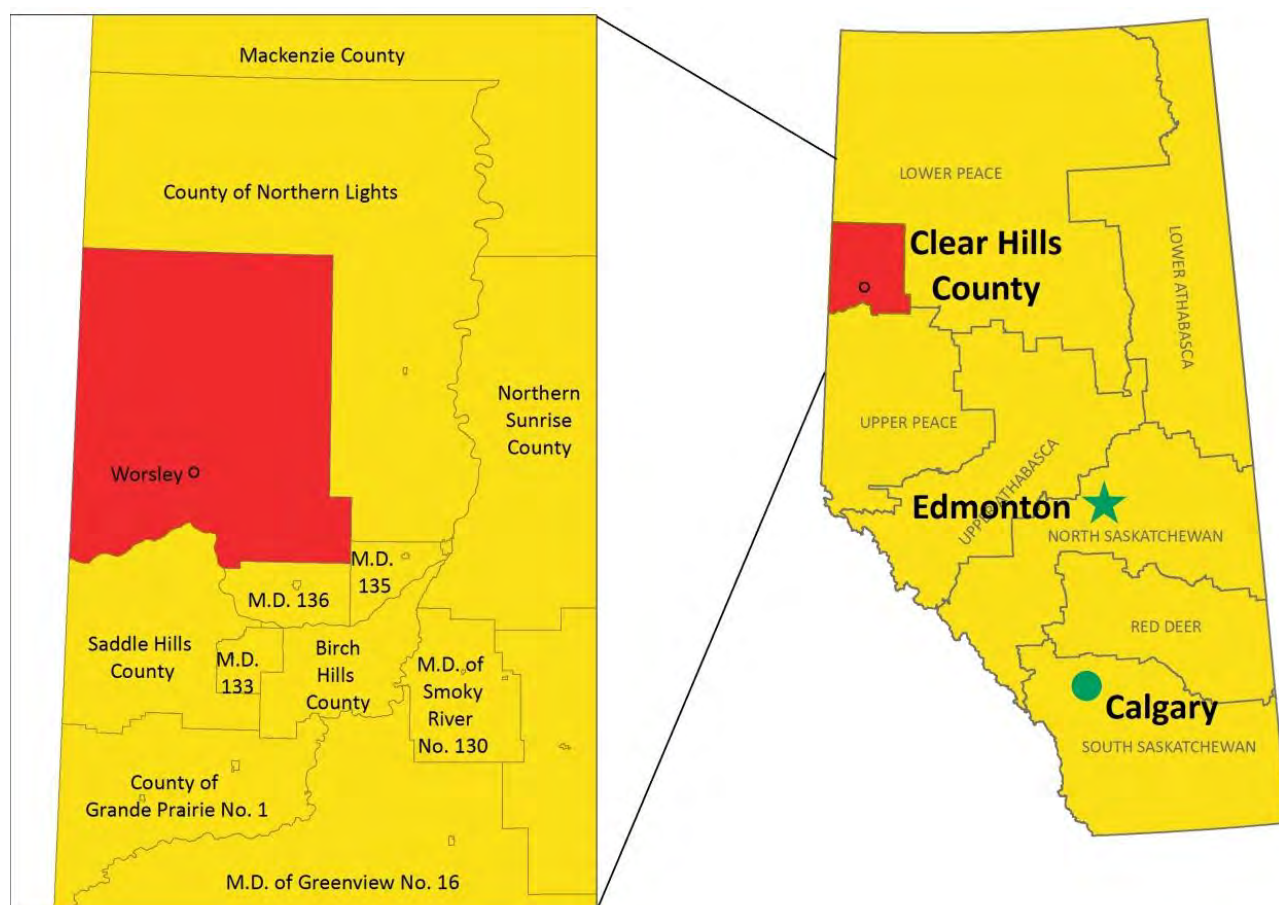


Figure 3. Clear Hills County Location relative to neighbouring municipalities and Regional Plan boundaries



History

Figure 4 provides the timeline of the formation of Clear Hills County, while Figure 5 shows the County's changing borders.

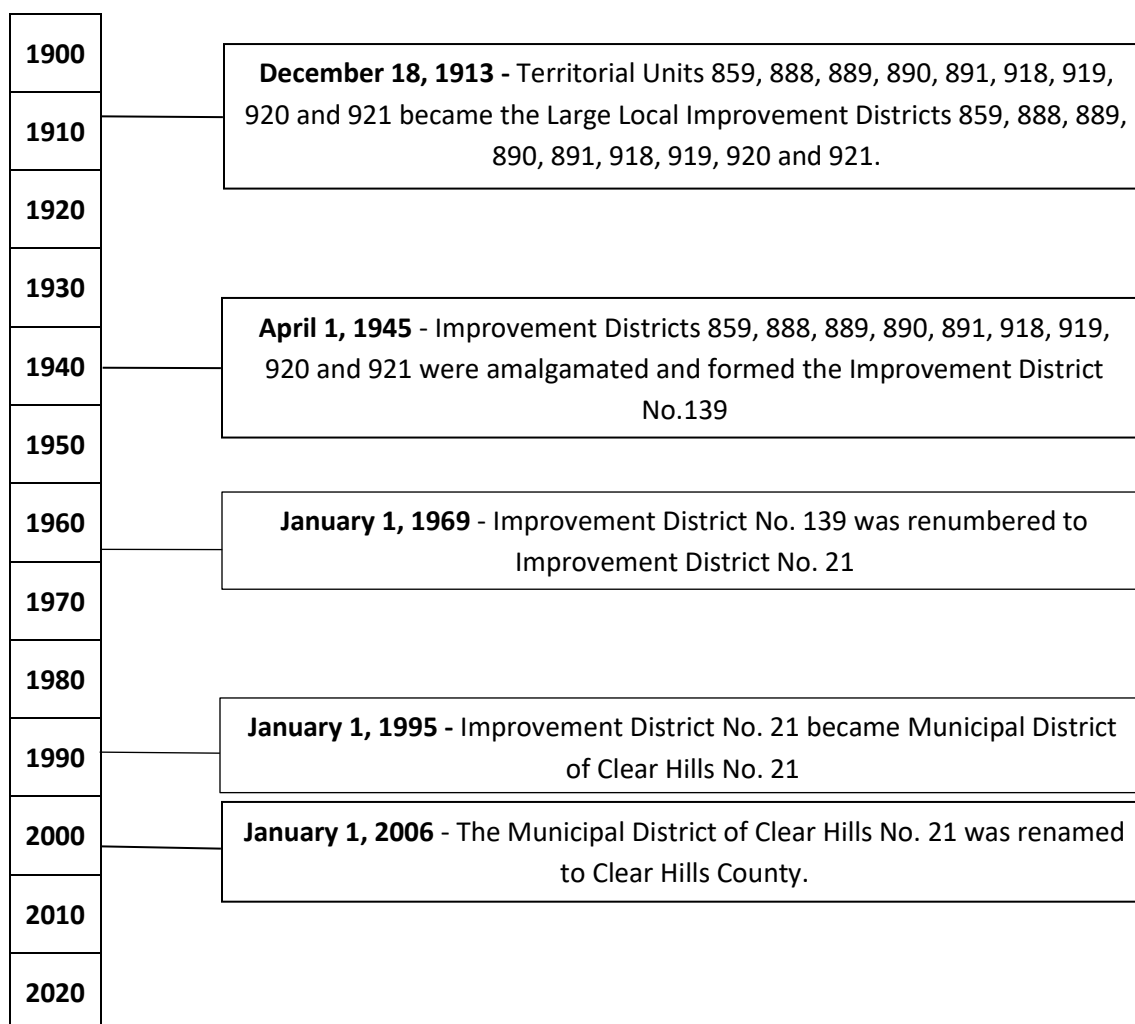


Figure 4. Timeline of the formation of Clear Hills County

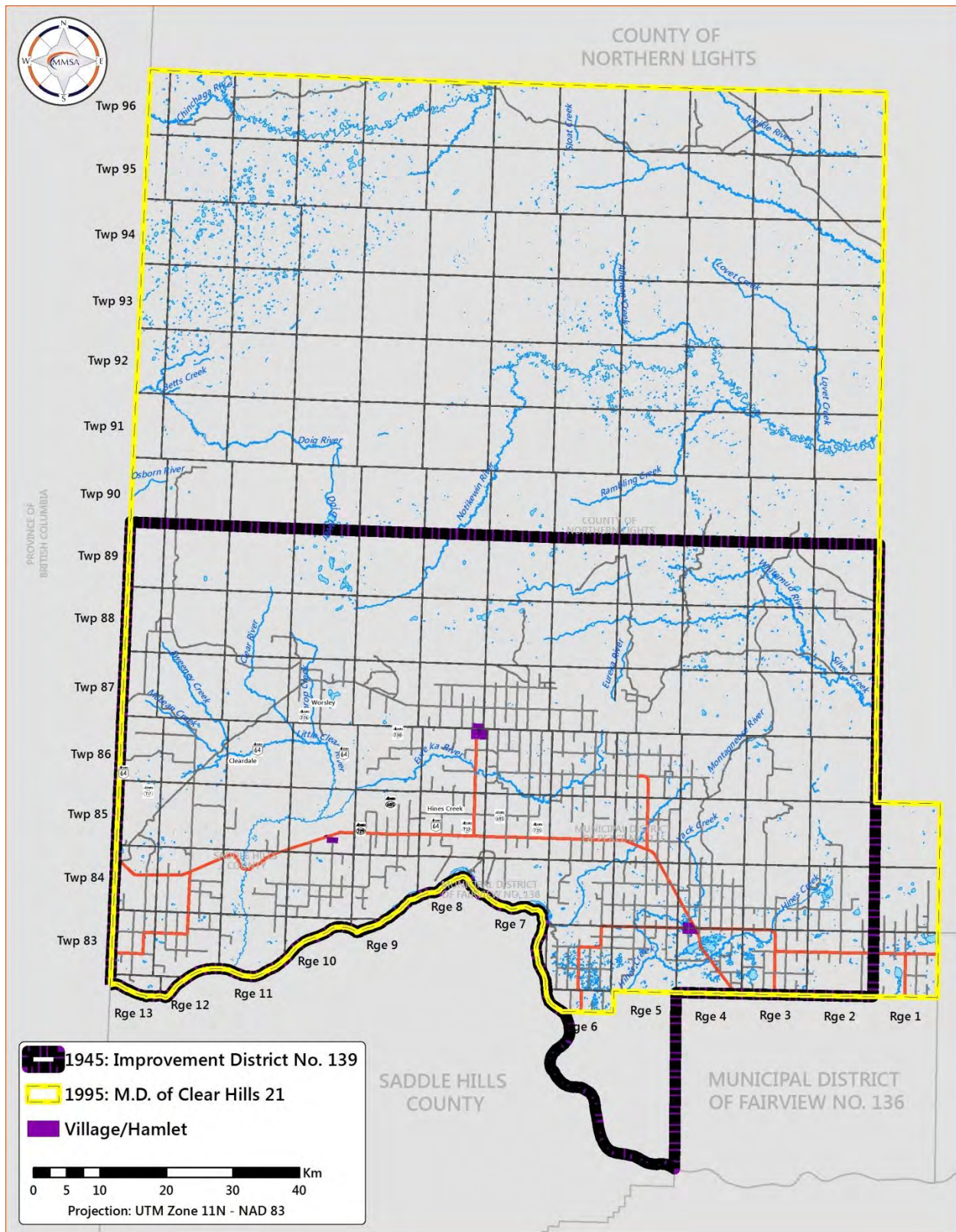


Figure 5. Historical Municipal Boundaries



Hamlets

Worsley

The Hamlet of Worsley is located 50 kilometres east of the B.C. border and is easily accessible to Highway 64, which connects to larger population centres including the City of Fort St. John and the Town of Fairview. Worsley is also the terminus of Highway 726. The Hamlet is in a strategic location to provide housing for residents and temporary workers in the oil and gas, agriculture, forestry sectors, as well as other support services associated with these industries. Current land uses within the hamlet include commercial, residential and light industrial. The County Office is also located in this hamlet. Development in the Hamlet is regulated by Bylaw no. 154-11, the Revised Area Structure Plan for the Hamlet of Worsley.



Figure 6. County Office located in Worsley

Cleardale

The Hamlet of Cleardale is located 35 kilometres east from the B.C. Border. The Hamlet is located close to Highway 64, connecting to the City of Fort St. John. The primary land use within the hamlet is residential, predominantly in the form of manufactured homes. Development in the Hamlet is regulated by Bylaw No. 149-11 the Revised Area Structure Plan for the Hamlet of Cleardale.



Figure 7. General store in Cleardale



Demographics

Population

The County's population has fluctuated over time (Figure 8). In 1971, the County reached its highest population count of 3379 people. In 1976, the population then dipped to 2628. The County also has a shadow population¹ resulting from the oil and gas and forestry industry transitory workers, however, the County has not recently undertaken a shadow population census to determine its extent. With the recent economic downturn, the shadow population and its impact on the County has been in decline.

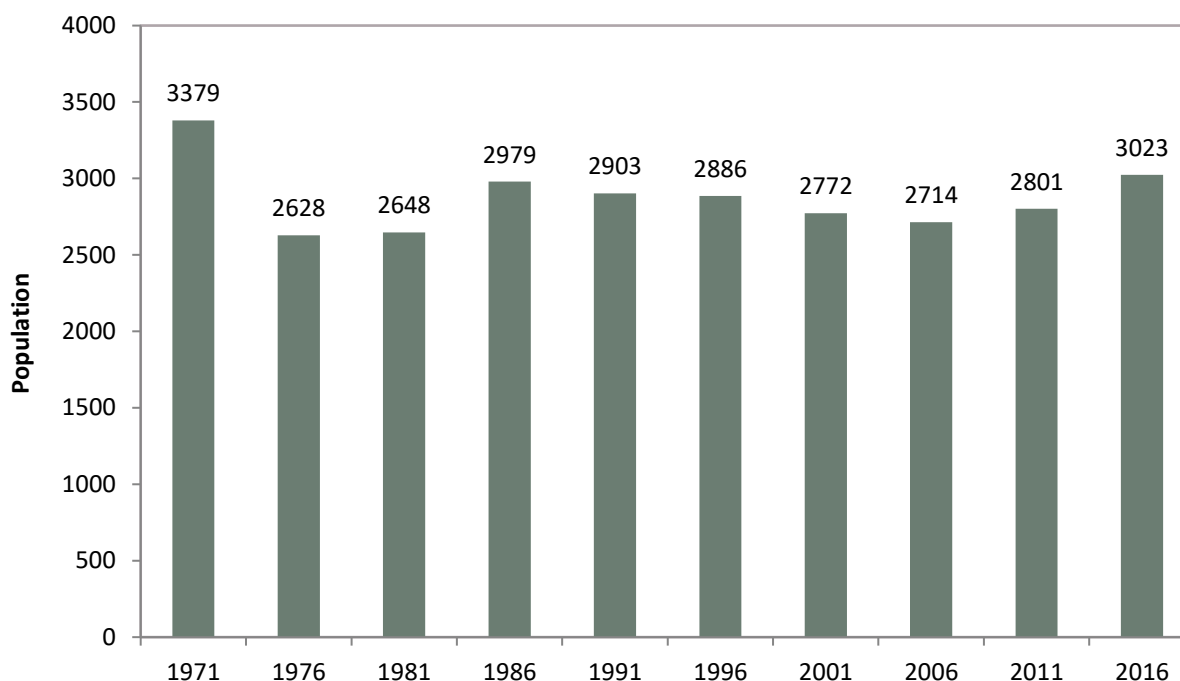


Figure 8. Population Growth²

¹ Under Section 1 (4) of the **Determination of Population Regulation** of the *Municipal Government Act*, "Shadow Population means, in respect of a municipal authority, the temporary residents of a municipality who are employed by an industrial or commercial establishment in the municipality for a minimum of 30 days within a municipal census year."

² Sources: Statistics Canada, Community Profile, 1996, 2016; Alberta Municipal Affairs, Census and Population Lists, 1971- 2017



Growth Rate

The population growth rates within Clear Hills County have fluctuated between positive and negative growth since 1971 (Figure 9). This creates different population pressures compared to the Province as a whole, which has maintained a positive growth rate. Clear Hills County experienced negative growth rates from the late 1980s to early 2000s. The negative fluctuation in the growth rate can be attributed to emigration of residents to larger communities and the decreasing numbers in small family farms in the 1990s, while positive fluctuations in the growth rate are tied at least in part to the establishment and growth of Hutterite colonies in the County³.

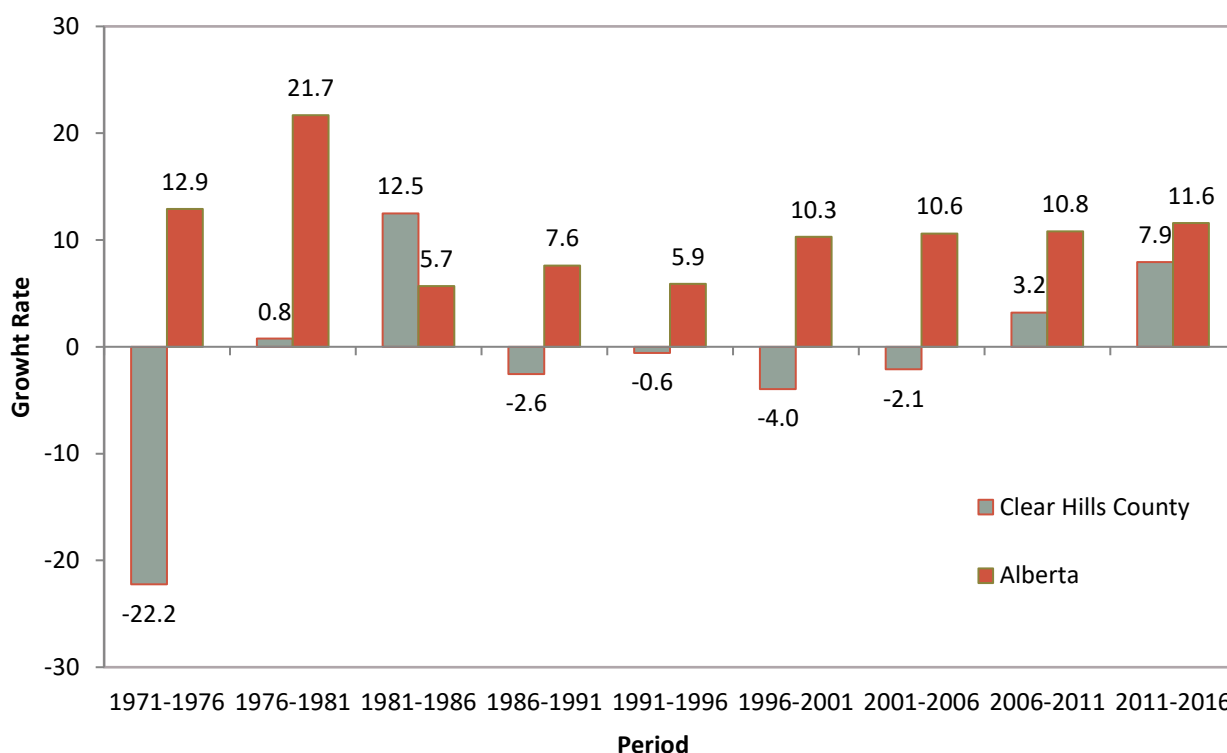


Figure 9. Historical Population Growth Rate⁴

³ Source: <https://albertahistoricplaces.wordpress.com/2018/06/13/the-arrival-of-the-hutterites-in-alberta/>

⁴ Source: Alberta Municipal Affairs, Census and Population Lists, 1971- 2017

Age and Sex Distribution

The population pyramid below (Figure 10) suggests dual population pressures in the County, an expanding, youthful population based on the population proportion below 20 years of age and an ageing population based on the population 50 years and older. The smaller proportion of working age adults in the early to middle part of their career suggests that the County may struggle to hold young adults in the region. Based on the 2016 Census, the County has a young population with an average age of 33.8 years, compared to the province as a whole with an average age of 37.8 years. There is also a significantly higher proportion of children (0-14 years old) in the County, 30.5% compared to 19.2% in the Province. In terms of the male-to-female ratio, there is a slightly higher proportion of males (1.07) compared to females (1.0). This is consistent with the male-dominated employment sectors present in the County.

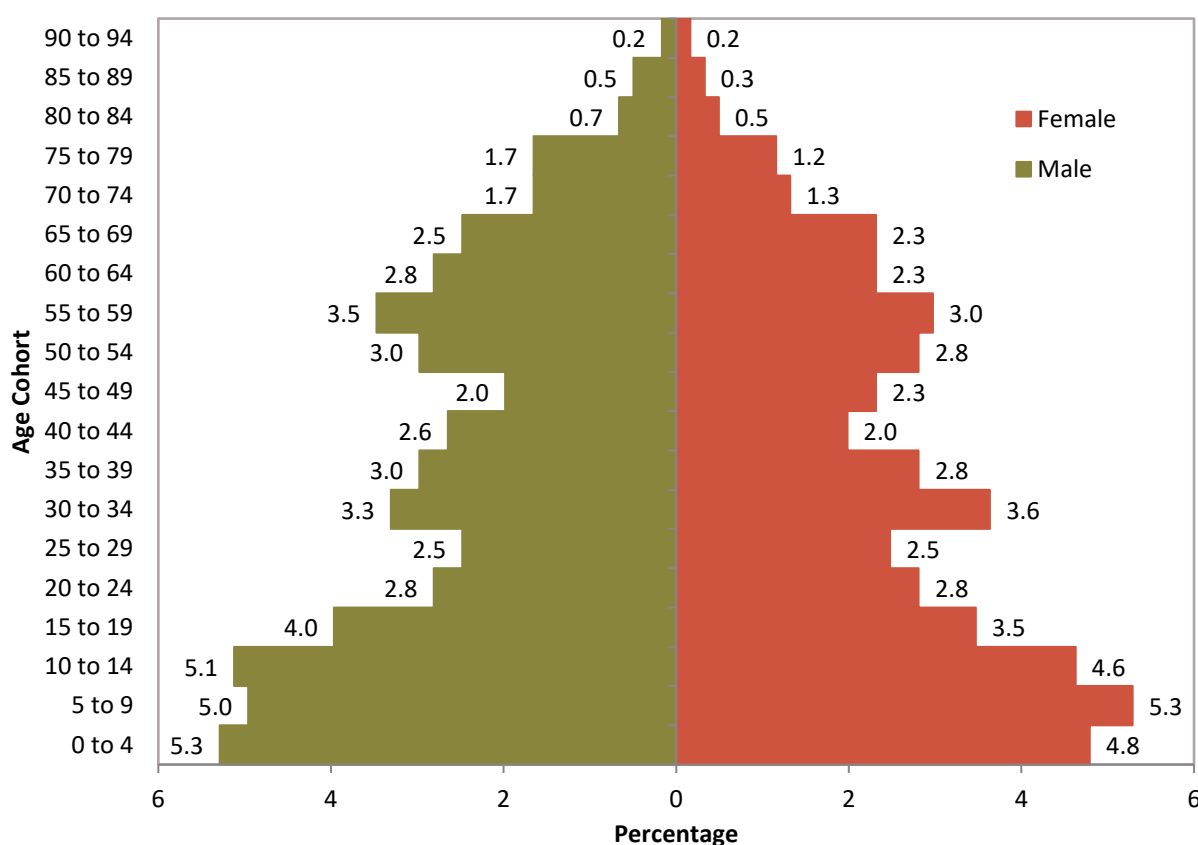


Figure 10. Population Pyramid⁵

⁵ Source: Statistics Canada Census 2016



Land Base

Table 2 provides the snapshot of land uses within the County based on the current land use districting. The majority of the lands within the County are provincial Crown land, also known as Green Area. Development of these lands is largely limited to natural resource extraction and agricultural leases. Private development requires both provincial approvals as the “land owner” well as municipal approval as the Development Authority. Development in the White Area (titled lands) is primarily agriculture in nature. Major industries within the County are forestry, oil and gas extraction, and gravel extraction. Recreational uses include hunting, trapping and camping, but to a lesser degree. Both industrial and recreational activities occur within Crown and Agricultural lands, as these lands are not necessarily required to redistrict the land to facilitate the development.

	Land area (hectares)	Land area (acres)	Land area (km ²)	Percentage
Agriculture	240,814.94	595,065.76	2,408.15	16.36
Residential	221.76	547.97	2.22	0.02
Commercial	42.21	104.29	0.42	<0.00
Industrial	55.79	137.86	0.56	<0.00
Institution	42.32	104.57	0.42	<0.00
Recreation	14.89	36.80	0.15	<0.00
Crown	1,230,391.14	3,040,358.02	12,303.91	83.61

Table 2: Land Base within the County based on current land use districting in the Land Use Bylaw

Local Economy

Agriculture

The majority of land in Clear Hills County that is devoted to agriculture is used for cultivation of crops followed by lands used for pasture. There has been a relatively little change in agricultural land uses, as shown in Figure 11. The Government of Alberta defines agricultural land uses⁶ as:

- (a) **Land in Crops** – all areas reported for field crops, including grains and oilseeds, fruits, vegetables, nursery products and sod.
- (b) **Summerfallow** – land on which no crop will be grown during the year but on which weeds will be controlled by cultivation or application of chemicals.
- (c) **Natural Land for Pasture** – areas used for pasture that have not been cultivated, seeded, drained, irrigated or fertilized.
- (d) **Tame or Seeded Pasture** – land that has been cultivated and seeded, or drained, irrigated, fertilized or controlled for brush or weeds; does not include areas to be harvested for hay, silage or seed.

⁶ Source: Alberta Agriculture and Forestry. *Census of Agriculture for Alberta: I.D., M.D., and County data by Regions* (2001, 2006, and 2011).



- (e) **Woodlands** – includes areas of Christmas trees grown for sale include naturally established or planted areas, regardless of stage of growth, that are pruned or managed with the use of fertilizer or pesticides. Woodlands include non-workable land such as woodlots, tree windbreaks and bush that is not used for grazing.

Figure 11. Progression of agricultural land uses within the County

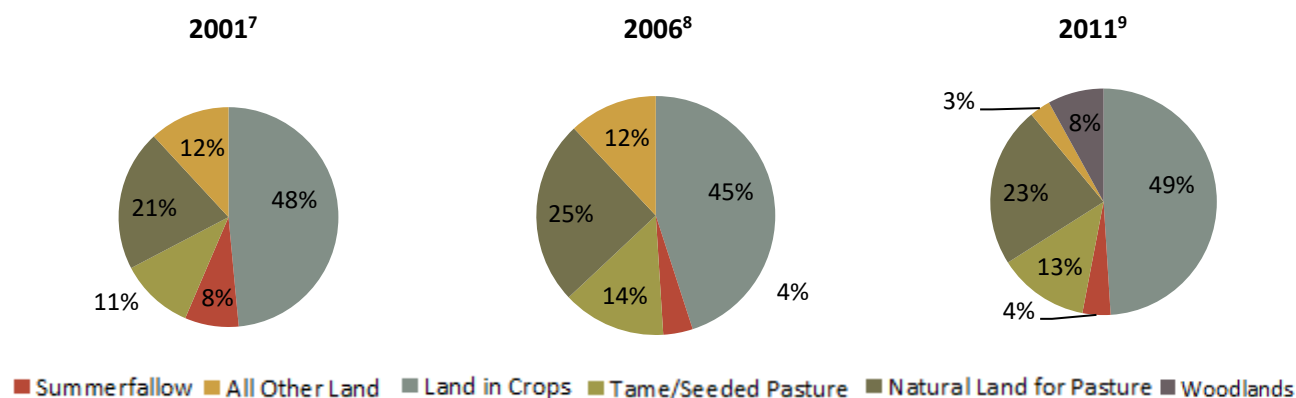


Figure 12 shows a decrease in the number of smaller farms, and a corresponding increase in the number of larger farms. This can be attributed to the growing number of smaller farms being combined to form larger sized farms, a trend found in different areas around the region.

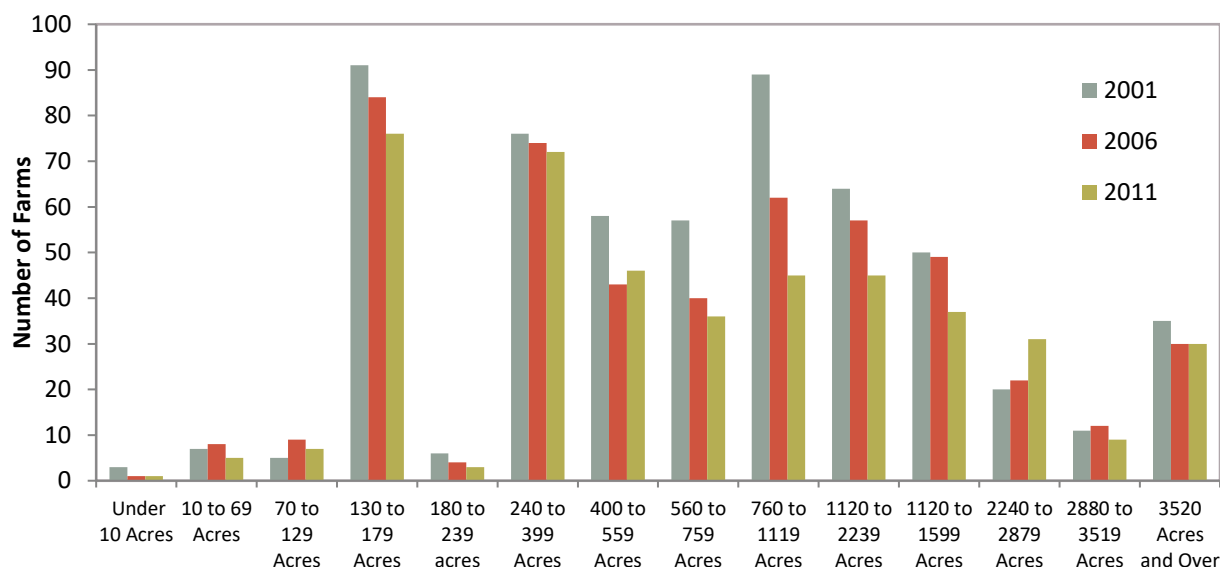


Figure 12. Comparison of Agricultural land areas from 2001 to 2011¹⁰

⁷ Source: Alberta Agriculture, Food and Rural Development. (2002). *2001 Census of Agriculture for Alberta : I. D. , M. D. , and county data by land-use region.*

⁸ Source: Alberta Agriculture and Rural Development. (2008). *2006 Census of Agriculture for Alberta : I.D., M.D., and county data by region.*

⁹ Source: Alberta Agriculture and Rural Development (2014). *2011 Census of Agriculture for Alberta: I.D., M.D., and County data by Land-use Region*

¹⁰ Source: Alberta Agriculture and Forestry. *Census of Agriculture 2001-2011*



Forestry

In Alberta, all timber within crown lands is owned by the Province. Alberta's *Forest Act* provides the mechanism in which Crown timber can be harvested and allocated to the logging industry.¹¹

Within Clear Hills County, there are two Forest Management Agreement (FMA) holders that have Forest Management Plans in place: Manning Diversified Forest Products Ltd for Forest Management Unit (P20) and Daishowa-Marubeni International (West), now Mercer Peace River Pulp Ltd., for Forest Management Unit (P19). Both of these Forest Management Plans have an expiry year of 2029.

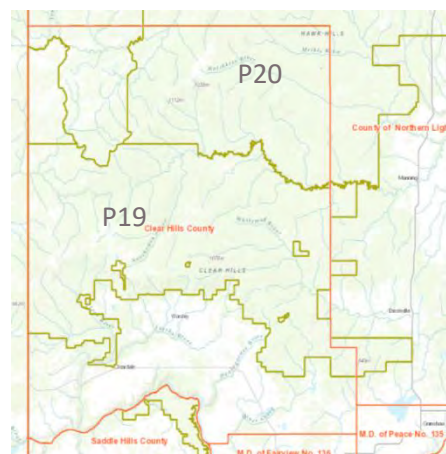


Figure 13. Forest Management Units (FMU) within Clear Hills County

Oil and Gas

The Montney Shale Formation¹², as shown in Figure 14, spans from northeastern British Columbia to northwestern Alberta, including within Clear Hills County. It is a source of unconventional natural gas. Natural gas from this shale gas reservoir was once thought of as uneconomic and tight¹³, i.e. "natural gas trapped within rocks with low permeability." However, this type of natural gas can be extracted using horizontal drilling and hydraulic fracturing.¹⁴

Mining

There is an abundance of oolitic iron deposits¹⁵ in the Clear Hills region which were initially discovered in 1924. The southern Clear Hills iron deposits can be accessed by gravel roads reaching the north part of Worsley, while the northern iron deposits, which outcrop along Swift Creek/Rambling Creek, can be accessed by using a gravel road that connects to the Notikewin forest. Other areas of the iron ore deposits are accessed through helicopter and snowmobiles in winter. There are no current developments that relate to iron mining in the Clear Hills. However, there has been persistent interest in developing the iron ore resources. The location of oolitic ore resource is found in Schedule E.

¹¹Source: Alberta Agriculture and Forestry. (2018). Forest Tenure.

<https://www.agric.gov.ab.ca/app21/forestrypage?cat1=Forest%20Management&cat2=Forest%20Tenure>.

¹² Source: National Energy Board (2009). *A Primer for Understanding Canadian Shale Gas*. Energy Briefing Note, <https://www.neb-one.gc.ca/nrg/sttstc/ntrlgs/rprt/archive/prmrndrstndngshlgs2009/prmrndrstndngshlgs2009-eng.html#f10>

¹³ J.M.K.C. Donev et al. (2018). Energy Education - Tight gas [Online]. Available:

https://energyeducation.ca/encyclopedia/Tight_gas

¹⁴ National Gas Intelligence. n.d. "Information on the Montney Resource Play". NEB Website,

<https://www.naturalgasintel.com/montneyinfo#top>

¹⁵ A. Reader (2014). *MAR 2014 0005: Clear Hills Project – A report on Iron deposits in the Clear Hills in northwest Alberta*. Alberta Energy Regulator website. https://content.energy.alberta.ca/xdata/MARS/MAR_20140005.pdf



Figure 14. Location of the Montney Shale formation within Clear Hills County



Environment

Chinchaga Wildland Park¹⁶

Chinchaga Wildland Park (shown on Schedule A: Municipal Context), 100 km west of the Town of Manning, is managed by the Province under the Provincial Park System. The Chinchaga area was identified as an Environmentally Significant Area in 1995, and a portion of this area became the Wildland Park in 1999.

The park is approximately 803 km² in area and is part of the Foothills Natural Region. Typical tree cover includes aspen, balsam poplar, lodgepole pine, and white spruce, while understory species include low bush cranberry, prickly rose, green alder, Canada buffaloberry. Woodland caribou and trumpeter swan are focal species that frequent the area.

Sand Lake Natural Area¹⁷

The Sand Lake Natural Area is located on the municipal boundary between the County and the M.D. of Fairview No. 136. The Natural Area is governed under the *Wilderness Areas, Ecological Reserves, Natural Areas and Heritage Rangelands Act*. Sand Lake is in the Dry Mixedwood (Boreal Forest) Natural Region, the typical vegetation within the region is aspen, balsam poplar, white spruce and balsam fir, reed grass, wild rye, and pea vine.

Recreational activities, including hunting, hiking, and cross-country skiing are permitted in this Natural Area.

Transportation

Roads

The transportation network provides access to markets, services and large population centers such as Fort St. John and Grande Prairie. There are seven provincial highways that traverse and connect the Clear Hills County to province and country.

- | | |
|---------------|---------------|
| ➤ Highway 64 | ➤ Highway 729 |
| ➤ Highway 685 | ➤ Highway 730 |
| ➤ Highway 717 | ➤ Highway 732 |
| ➤ Highway 726 | ➤ Highway 735 |

In addition to the provincial highway network, the County has approximately 1738 kms of municipal roads that provide access to the County.

¹⁶Geowest Environmental Consultants (2002). *Biophysical Inventory of Chinchaga Wildland Park*. Alberta Parks. https://www.albertaparks.ca/media/3194091/Chinchaga_Biophysical_Report.pdf. Accessed on June 24, 2018.

¹⁷ Alberta Parks. "Sand Lake NA Natural Area". Alberta Parks. <https://www.albertaparks.ca/parks/northwest/sand-lake-na/>. Accessed on June 24, 2018.



Utilities

Water

Municipal water infrastructure serves the hamlets of Worsley and Cleardale, from the water treatment plant in Worsley. A regional waterline transports treated water to Cleardale. Residents outside the hamlet boundaries but within proximity of the water line may be able to connect to municipal water services, subject to County Policy 4105. Non-potable water supplies and truck fill stations provide additional water sources around the County for public use. Non-potable water, which is free of charge, is available at:

- Whitelaw: SW 14-83-01-W6M
- Royce NE:09-83-06-W6M
- Eureka River: NW 12-86-06-W6M
- Bear Canyon: SW 14-83-13-W6M
- Cleardale: SW 11-85-10-W6M
- Worsley: SW 06-87-7-W6M



Figure 15. Water Treatment Plant in Worsley



Figure 16. Water Treatment Plant in Cleardale

Wastewater

Municipal sanitary sewer infrastructure serves the hamlets of Worsley and Cleardale. The services are funded through monthly utility charges on all serviced properties.

Recycling

Clear Hills County provides recycle bins for plastic, tin, mixed paper and cardboard at the following locations:

- Eureka River Postal Boxes: SW 17-86-5-W6M
- Worsley (by the Fire Hall):SE 25-87-8-W6M
- Cleardale Water Treatment Plant: SE 13-85-10-W6M
- Bear Canyon: Hwy 64 & Sec Hwy 717 Intersection
- Village of Hines Creek: SE 12-84-5-W6M



Landfill

Clear Hills County is a member of the North Peace Regional Landfill, which is located in the M.D. of Fairview No. 136 on SW-27-82-03-W6M. Residents from the County may haul their waste directly to the landfill or to transfer stations within the County. Municipal transfer stations are found at:

- Whitelaw: SW 12-84-2-W6M
- Deerhill/David Thompson: SW 12-84-3-W6M
- Royce: SE 11-83-6-W6M
- Bear Canyon: NW 15-84-12-W6M
- Cleardale: SE 13-85-10-W6M
- Eureka River: SW 17-86-5-W6M
- Worsley: SE 25-87-8-W6M
- Clear Prairie: NE 24-87-10-W6M
- Hines Creek: SE 12-84-5-W6M

The landfill accepts different types of waste, including burnable debris, metals, unusable appliances, and compost piles.



Figure 17. Eureka River Transfer Station



Community Resources

Recreation

The County provides operating funds to five Recreation Boards (Figure 18) on an annual basis. Each Board distributes these dollars to recreational programs and facilities within in their boundaries, in accordance to County Policy No. 7001. Recreation facilities are owned and operated by Agricultural Societies and other non-profit groups. The County also offers cost sharing capital grants to the operating groups for larger scale facility improvement or construction projects.

Table 3 provides an inventory of recreational facilities found within Clear Hills County. In addition to the local recreational facilities, the Whispering Pines Ski Hill is also within the County, and is a regional recreational destination. Its location provides the ideal conditions for downhill skiing and snowboarding. The Whispering Pine Ski Hill is owned and operated by the Worsley Clear Hills Ski Club.

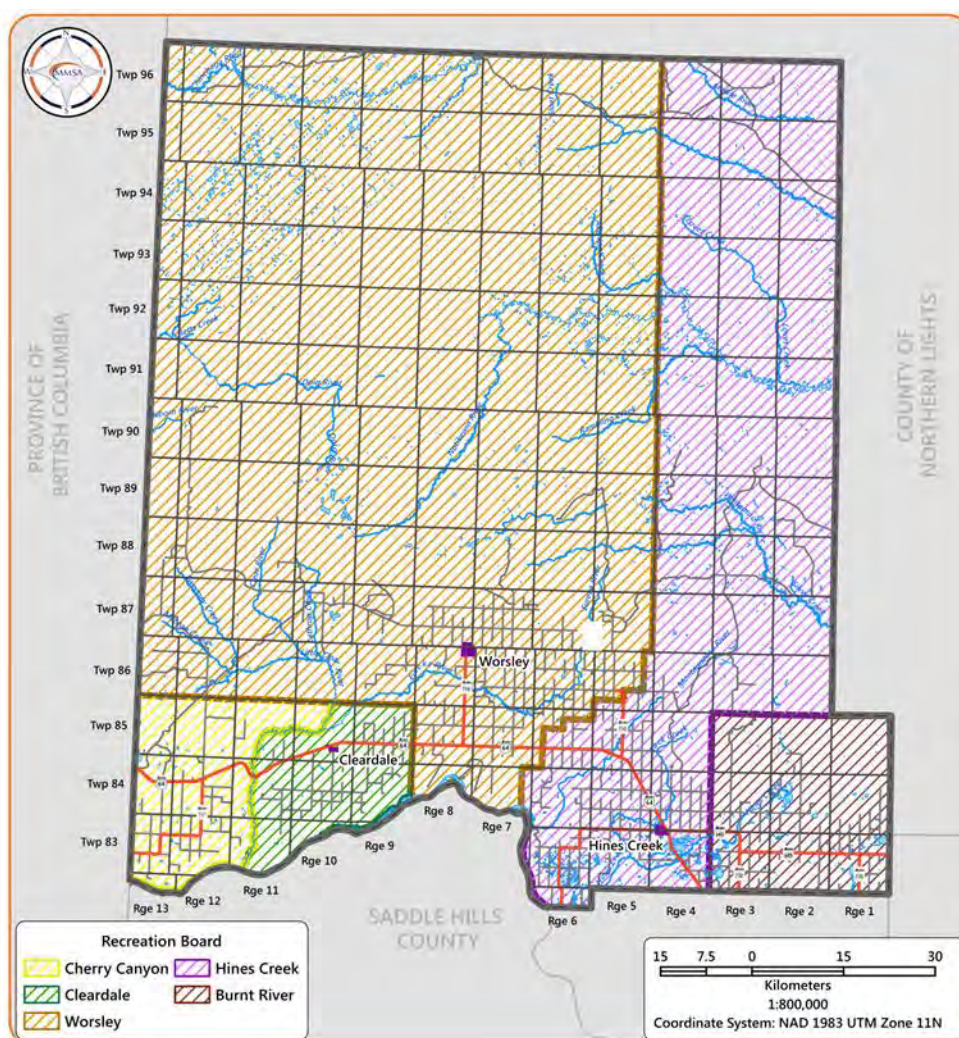


Figure 18. Clear Hills County Recreation Board Boundaries



Recreational Facilities		
Community Hall	<ul style="list-style-type: none"> Hines Creek, Seniors Drop In Centre Worsley Community Hall, Seniors Club Dave Shaw Memorial Complex Hall 	<ul style="list-style-type: none"> David Thompson Community Hall Eureka River Community Hall Cherry Point Community Hall Cherry Canyon Community Hall
Campground	<ul style="list-style-type: none"> Burnt Lee Park Hines Creek Golf Course and Country Club Carter's Camp George Lake Recreation Area Many Islands Stoney Lake PRA Sulphur Lake PRA 	<ul style="list-style-type: none"> Running Lake PRA Worsley Campground Cleardale – Clear River (1), OHV Park (1), Golf Course (1), Rodeogrounds (1) Ole's Lake PRA David Thompson Bible Camp Centennial RV Park Alberta Avenue RV Park
Playground (incl. splash or skate parks)	<ul style="list-style-type: none"> Burnt River (2) – David Thompson Hall Hines Creek – Hines Creek Museum (1), Hines Creek (2), Carters Camp (1), George Lake (1) Many Islands 	<ul style="list-style-type: none"> Worsley – Eureka River (1), Clear Prairie (1), Worsley (2) Cleardale – Clear River (1), OHV Park (1), Cleardale (1) Cherry Canyon - School (2), Hall (1)
Picnic grounds	<ul style="list-style-type: none"> Burnt River (1) Hines Creek (3) Worsley - Clear Prairie (1), Worsley (1) Many Islands 	<ul style="list-style-type: none"> Cleardale - OHV Park (1), Golf Course (1), Rodeo grounds (1), Ball diamond (1) Cherry Canyon – church (3), hall (1), school (1)
Basketball/Tennis Court	<ul style="list-style-type: none"> Hines Creek (1) Worsley (2) 	<ul style="list-style-type: none"> Cleardale (1)
Rinks (skating, curling, arenas)	<ul style="list-style-type: none"> Worsley (1) –natural ice(indoor) Cleardale (1) –skating rink (outdoor) 	<ul style="list-style-type: none"> Cherry Canyon (1) – curling/skating rink (outdoor) Hines Creek (1) – artificial ice (indoor)
Ball Diamond	<ul style="list-style-type: none"> Burnt River (1) Hines Creek – Hines Creek (2), Royce (1), George Lake (1) Cherry Canyon (3) 	<ul style="list-style-type: none"> Worsley – Eureka River (1), Worsley Central School (3), Worsley (1), Clear Prairie (1) Cleardale (2) Cherry Canyon (3)
Rodeo Grounds	<ul style="list-style-type: none"> Eureka River (1) Clear River (1) 	<ul style="list-style-type: none"> CHAMPS riding arena
Museum or Historic Site	<ul style="list-style-type: none"> Hines Creek Museum All Saints Anglican Church 	<ul style="list-style-type: none"> Worsley Museum
Gymnasium	<ul style="list-style-type: none"> Worsley (1) Cleardale (1) 	<ul style="list-style-type: none"> Cherry Canyon (1) Hines Creek (1)
Ski Hill	<ul style="list-style-type: none"> Whispering Pines Ski Hill 	
Trails (walking, snowmobile)	<ul style="list-style-type: none"> George Lake (1) – ski trail Hines Creek (1) –walking trail Many Islands (1) – walking trail 	<ul style="list-style-type: none"> Hines Creek (1) – snowmobile trail Sand Lake Natural Area
Golf Course	<ul style="list-style-type: none"> Hines Creek Golf Course 	<ul style="list-style-type: none"> Cleardale Golf Course (sand greens)
Fitness Centre	<ul style="list-style-type: none"> Hines Creek (1) Worsley (1) 	<ul style="list-style-type: none"> Cherry Canyon (1) Cleardale (1)

Table 3. Inventory of Recreational Facilities within Clear Hills County and Village of Hines Creek



Education

Schools within Clear Hills County are administered by the Peace River School Division No.10. There are currently five schools in three communities within the County:

- Hines Creek Colony School near Hines Creek
- Bear Canyon Colony School in Bear Canyon
- Menno-Simons Community School (K-12) in Cleardale
- Cleardale Colony School near Cleardale
- Worsley Central School (K-12) in Worsley

County students also attend Hines Creek Composite, and Saint Thomas Moore (STM) Catholic School (K-12) and E.E. Oliver Elementary School (K-6) in Fairview. Parents in the far west end of the County may drive their children to the B.C. border where they are transported to the Clearview Elementary/Jr Secondary School in Flatrock, B.C. Some high school students from the County also attend



Figure 19. Menno-Simons Community School



Figure 20. Worsley Central School

As shown in Figure 21, there has been a steady decline of registered students attending schools within the Clear Hills County Catchment Area. On average, there are 462 students enrolled from Kindergarten to Grade 12, with Kindergarten to Grade 9 averaging 375 students and Grade 10 to 12 averaging around 87. Factors attributed to the decrease in student enrollments in recent years include dropout rates, students attending schools outside of the County or private schools, and students being homeschooled.

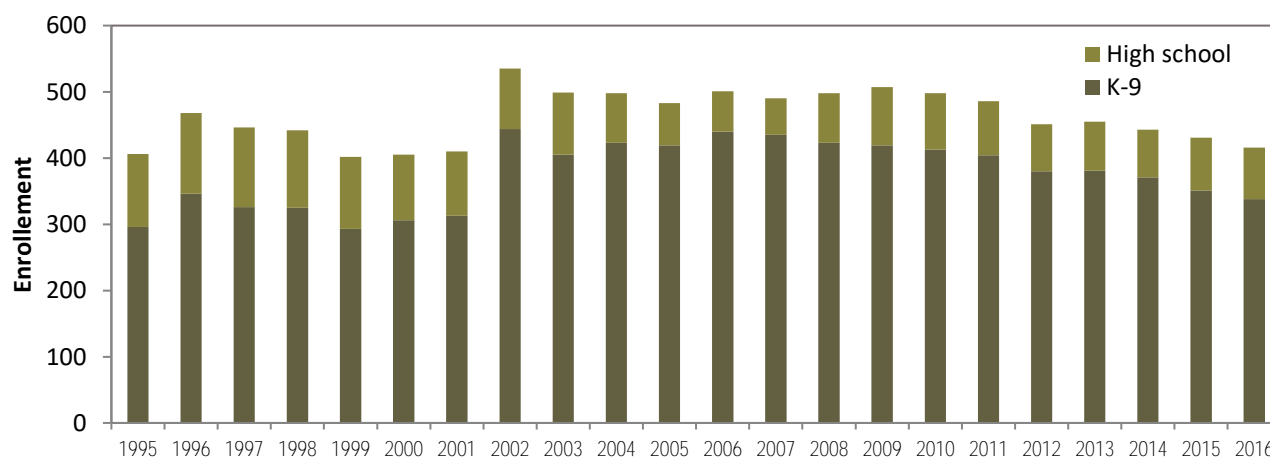


Figure 21. Number of student enrollments from 1995 to 2016

Libraries

Clear Hills County is a member of the Peace Library System, which connects the library resources within the region. Two of the public libraries share space with the local school library. Public libraries that receive funding from the County are located in the following locations.

- Bear Canyon – Cherry Canyon Hall
- Cleardale – Menno Simons Community School
- Worsley – Worsley Central School
- Hines Creek Municipal Library – Village Office
- Fairview Public Library – Provincial Building



Figure 22. Public Library in Cleardale

Seniors Housing

Clear Hills County is member of the North Peace Housing Foundation (NPHF), which offers housing options for seniors. Within the County, the NPHF manages the Pioneer Village in Worsley and the Homesteader Lodge in the Village of Hines Creek. The Pioneer Village is a fourplex which contains one-bedroom ground-level apartments for independent, low-income seniors. The Homesteader Lodge is an assisted living facility that provides meals, recreational activities and personal services to its residents.

Not affiliated with the NPHF, seniors housing is also available in Cleardale. The Cleardale Seniors Home/Residence was built to provide residences for seniors to remain within the community. There are currently 10 one-bedroom units within this residence.¹⁸



Figure 23. Cleardale Seniors Home in Cleardale



Figure 24. Homesteader Lodge in Hines Creek



Figure 25. Pioneer Village in Worsley

¹⁸ North Peace Housing Foundation (NPHF). n.d. North Peace Housing Foundation Business Plan 2018-2022. NPHF website. http://www.northpeacehousing.ca/board/NPHF_Business%20Plan%202018%20-%202022.pdf

Health Services

The Worsley Health Centre is managed by Alberta Health Services, which offers a range of medical services, including home care, in the County. There is one ambulance based out of this health care facility that responds in and around Worsley. Ambulance services from the Fairview Health Complex also assist in Clear Hills County dispatches.



Figure 26. Worsley Health Centre

Fire Services

Clear Hills County fire equipment is housed in the Worsley Fire Hall and the Hines Creek & District Fire Hall. In addition, there is a grass fire unit stored in Cleardale for quick transport of up to five volunteer fire fighters to fire call outs. The fire departments are dispatched by 911.

Due to the large area and limited access to remote parts of the county, in addition to the Hines Creek and Worsley Volunteer Fire Departments, the County has agreements in place with the Fairview, Municipal District of Peace No. 135, Dixonville and Manning Fire Departments for response to fires and other 911 dispatches.

For forest protection areas in and bordering the County, there is also an agreement with Alberta Agriculture & Forestry for wildfire firefighting.



Figure 27. Hines Creek Fire Hall



Figure 28. Hines Creek Fire Hall



Part 2 Strategic Direction

2.1 County Vision

Working together with the people to create opportunities.

2.2 Guiding Principles

These 6 principles exemplify the priorities of the County and provide the basis for the policy direction within this Plan.

Principle 1: Preserve agricultural land and facilitate agricultural operations

Agricultural and activities associated with sustainable agricultural practices in all its forms have priority in rural areas. Clear Hills County strives to protect farmlands by limiting their fragmentation, and mitigating adverse impacts from other types of development.

Principle 2: Protect the natural environment

Clear Hills County values its natural environment, including its lakes, rivers and wetlands, forests and grasslands, and the diversity of flora and fauna in those ecosystems. The County aims to protect the natural environment from any adverse effects of new development.

Principle 3: Promote and support the diversification of local economy

Clear Hills County works to support the diversification of the local economic base and local business, particularly in the forestry and oil and gas sectors, while maintaining the agricultural industry.

Principle 4: Provide a diverse range of municipal services and infrastructure

Support Clear Hills County's current residents and businesses and facilitate new development by providing efficient municipal infrastructure and social services.

Principle 5: Support the responsible growth of the County

Provide a framework for responsible decision-making with respect to growth and change within Clear Hills County, especially within the hamlets and their surrounding areas.

Principle 6: Improve Intermunicipal cooperation

Continue to cooperate and build relationships with neighbouring municipalities to provide effective services to residents, and to collaborate on mutually beneficial initiatives, infrastructure and servicing.



Part 3 Policy Areas

Part 3 of the MDP establishes subject area-specific goals, objectives and policies to provide direction with respect to future decision-making and priority setting within the County.

Under section 622 of the *Municipal Government Act*, statutory plans must be consistent with the Alberta Land Use Policies. Part 3 of the MDP aligns the land-use planning and development policies for Clear Hills County with the Land Use Policies.

3.1 Agriculture

Agriculture is the largest use class within the White Area of the County and the second largest land use class in the County as a whole. It accounts for more than 16 percent of the County, based on current land use districting. The agricultural sector provides employment and income to many County residents.

The County 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 County’s vision. This perspective is consistent with the direction set by the Section 6.1 of the Alberta Land Use Policies. The County is committed to supporting the preservation and diversification of agricultural industries, including the lands, activities and people who depend on this industry. The County believes in limiting land fragmentation and the conversion of farmlands to other land uses. This section of the MDP provides policies concerning agricultural lands and their development.

GOAL

Clear Hills County aims to protect and preserve the agricultural sector and encourage developments that actively support agricultural activities and a rural lifestyle.

OBJECTIVES

1. To protect *better agricultural lands* from non-agricultural uses.
2. To support the responsible development of agricultural operations.
3. To minimize conflict between agricultural and non-agricultural uses within agricultural districts.
4. To provide guidance on the development of Confined Feeding Operations (CFO’s).

3.1.1 General Agricultural Policies

- (a) 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 statement is a reminder to those who live in the County that they **should** be aware that agriculture is of vital importance and that agricultural operations **shall** be permitted to do those things necessary for the production of agricultural products.

- (b) The County **should** regard *better agricultural lands* as Classes 2 to 4 of Canadian Land Inventory as shown in Schedule D1 or Classes 2 to 4 of Land Suitability Rating System as shown in Schedule D2.
- (c) The County **should** not allow a proposed subdivision on *better agricultural lands* unless the proposed subdivision is for:
 - i. extensive agriculture;
 - ii. farmstead separation;
 - iii. first parcel out for residential development;
 - iv. a CFO or other intensive agricultural use in accordance with the policies below (section 3.1.2);
 - v. public uses or utility;
 - vi. agricultural industries which directly benefit and serve the agricultural area; or
 - vii. uses which are site specific such as natural resource extractive industries.
- (d) Notwithstanding policy 3.1.1(b), the County **may** consider the subdivision of a fragmented parcel subject to the following:
 - i. the proposed parcel cannot be used for agriculture due to inaccessibility from the balance of the existing titled area by a road, railway, waterbody, watercourse, gully or ravine, or in the opinion of the County, difficult to farm;
 - ii. legal and physical access is available;
 - iii. the proposed use will not disrupt with the continued agricultural use of the remaining and adjacent lands;
 - iv. the proposed parcel can accommodate on-site sewage disposal and water services; and
 - v. the proposed parcel is not subject to erosion, flooding or sinking.
- (e) The County **may** consider a multi-parcel subdivision on *Better Agricultural Lands*, and **will** require the preparation of an Area Structure Plan (ASP) or Outline Plan (OP) prior to its subdivision.
- (f) The County **should** encourage farm operators to engage in different types and sizes of agricultural operations.
- (g) The County **should** identify and evaluate potential impacts of proposed development on existing agricultural activities.



- (h) The County **should** encourage the development of agricultural-tourism and agricultural home-based businesses to enhance the diversity of the agricultural sector.
- (i) The County **should** encourage the:
 - i. preservation of top soil;
 - ii. development of proper drainage for storm water, run-off; and
 - iii. retention or creation of riparian areas, *wetlands*, *windbreaks* and *shelterbelts*.
 - iv. adherence to all federal and provincial wetland legislation
- (j) The County **should** reduce the impacts of non-agricultural uses on agricultural lands by:
 - i. siting non-agricultural uses away from *better agricultural lands* where possible;
 - ii. assessing the impacts of proposed non-agricultural uses on existing agricultural operations; and
 - iii. minimizing identified impacts.

3.1.2 Confined Feeding Operations (CFOs)

- (a) The proponents of the proposed Confined Feeding Operations (CFOs) **shall** abide with relevant policies and guidelines of all other land uses contained in this Plan, and all relevant Provincial policies and regulations.
- (b) All applications for a CFO that are referred to the County by the NCRB **shall** be reviewed by the Development Officer and Municipal Planning Commission.
- (c) When the County is notified of a CFO application by the Natural Resources Conservation Board (NRCB), the notification or referral process **should** refer to the County's Public Participation Policy.
- (d) The County **will** not support applications of CFOs to the NRCB, if:
 - i. the proposed development is incompatible with adjacent land uses; and
 - ii. the proposed development causes adverse health and/or environment impacts.
- (e) The County **may** protect existing CFOs by refusing development permits or subdivision applications for new residential development located within the minimum distance separation, as determined by the *Agricultural Operation Practices Act (AOPA)*;
 - i. The County **should** amend the Land Use Bylaw (LUB) to be consistent with this policy.
- (f) The development of the CFO's **may** be encouraged in areas that are not impacted by the exclusionary zones map or other restrictive policies.
 - i. The exclusion zones for confined feeding operations (CFO) **shall** be established by Schedule G.



- ii. Notwithstanding the above, the County **may** relax the setback requirements if the proposal includes mitigative measures to limit negative impacts to adjacent land owners or environmental features, and to lessen the cumulative effects from nearby CFOs, as identified within an environmental assessment prepared by a qualified environmental professional.
 - iii. These provisions **shall** be in addition to provincial requirements within the *Agricultural Operation Practices Act* and Regulations, including the Agricultural Operation Practices Act (AOPA) R.S.A. 2000 C A-7, (AOPA) Administrative Procedures Regulation A.R. 106/2017, (AOPA) Standards and Administration Regulation A.R. 267/2001, AOPA Agricultural Operations - Part 2 Matters Regulation A.R. 257/2001, and the Manure Characteristics and Land Base Code, as amended from time to time.
- (g) All setbacks **shall** be measured from the outer boundaries of the subjects outlined within this Plan, meaning:
- i. the *top of the bank* watercourses;
 - ii. the *high water mark* for waterbodies;
 - iii. the incorporated boundaries for the village and hamlets boundaries;
 - iv. the road Right-Of-Way boundaries; and
 - v. the outer boundary of identified recreation sites.
- (h) The County **may** recommend to restrict the development of a new Confined Feeding Operations (CFO) to a minimum of 3.2 km from an existing country residential development and an intensive recreation area unless the proponent provides proof of measures to be used on site that would mitigate negative impacts to the existing country residential development, as identified within the required environmental assessment prepared by a qualified environmental professional.
- (i) Further to Policy 3.1.2(e), the County **may** restrict the development of a single parcel country residential to a minimum of 3.2 km from the boundary of a parcel of land containing an existing CFO.
- (j) Further to Policy 3.1.2 (e), the County **may** restrict development of multi-parcel country to a minimum of 3.2 km from the boundary of a parcel of land containing a CFO.



3.2 Environment

The natural environment provides important ecological goods and services. From rivers and lakes to valleys and forests, the natural environment offers a variety of ecological functions that benefit Clear Hills County. For example, wetlands act as carbon sinks, filter run-off water, serve as habitat for water fowl, and recharge aquifers. The natural environment also offers various recreational opportunities for County residents, through the trail system and areas for outfitting activities such as hunting and fishing. It is important for the County to protect and preserve *environmentally sensitive areas* and other natural areas identified by the County as significant.

Section 5.0 of the Alberta Land Use Policies establishes the general direction to foster a healthy natural environment. This section of the MDP addresses this goal by incorporating policies related to preserving and conserving the natural environment.

GOAL

Clear Hills County aims to protect its natural environment and continue to uphold environmental stewardship for its lands and waters.

OBJECTIVES

1. To ensure that the natural environment, including watercourses, waterbodies and *environmentally sensitive areas*, are protected.
2. To guide the use of Environmental Reserves.
3. To limit use of hazard lands, or lands prone to natural hazards.

3.2.1 General Environmental Policies

- (a) The policies within this section **shall** apply to those lands identified as *environmentally sensitive areas*, including:
 - i. Environmentally Significant Areas identified in Schedule E;
 - ii. Natural Areas identified in Schedule E;
 - iii. Provincial parks and recreation areas identified in Schedule E;
 - iv. Water courses and water bodies;
 - v. Wetlands identified in Schedule F;
 - vi. Riparian Areas;
 - vii. Aquifers as identified in Schedule E; and
 - viii. other lands deemed appropriate by the County.
- (b) All uses within *environmentally sensitive areas* **shall** be considered as discretionary and **should** require an appropriate combination of the following to support their application:
 - i. a geotechnical report, biophysical assessment, and/or a hydrogeological study about the ESA conducted by a qualified professional;
 - ii. a review by Alberta Environment and Parks, Alberta Transportation, and other governmental departments or agencies;



- iii. monitoring, mitigation, or reclamation plans for industrial development and any related resource extractive industries; or
- iv. special design considerations with regard to landscaping, building size, or any factors determined by the County.

(c) The County **should** amend the Land Use Bylaw (LUB) to be consistent with this policy 3.2.1(b).

(d) The County **may** encourage developers to recognize *Firesmart: Protecting Your Community from Wildfire* design principles when preparing Area Structure Plans (ASPs) and multi-parcel subdivisions.

(e) The County **should** promote opportunities to raise awareness about environmental issues in an effort to encourage environmental responsibility in the community.

3.2.2 Environmental Reserves

(a) The County **may** require an Environmental Reserve of 30 metres or greater in width from the *high water mark* of waterbodies and *top of the bank* of watercourses to the lot line, as a condition of subdivision approval.

(b) The County **may** encourage Environmental Reserves to be connected to Municipal Reserves to create continuous green spaces with enhanced public access.

(c) The County **may** establish or expand public accessibility to lakes and major rivers through the use of Environmental Reserve at the time of subdivision.

(d) The County **may** require *hazard lands* to be dedicated as Environmental Reserve as a condition of subdivision approval.

3.2.3 Environmentally Sensitive Areas

(a) The County **should** support the preservation and enhancement of *environmentally sensitive areas*, where possible.

(b) The County **shall** not approve any development that will adversely affect *environmentally sensitive areas*. Developments **must** follow land management practices that include:

- i. stripping vegetation, grading or other soil disturbance **shall** be done in a manner which will minimize soil erosion;
- ii. natural vegetation **shall** be retained and protected, wherever feasible;
- iii. extent of disturbed area and duration of its exposure **shall** be kept within practical limits. Suitable stabilization measures should be used to protect exposed areas during construction and these areas should be re-vegetated as soon as possible;
- iv. all grading work **should** be designed to blend with the natural contours of the land; and



- v. natural drainage patterns **should** not be disturbed and changes to watercourses **shall** be avoided except where controlled improvements are warranted.

3.2.4 Water Courses and Water Bodies

- (a) The County **should** encourage developments to comply with federal and provincial requirements with respect to the protection of water resources.
- (b) The County **may** require a 30 metre setback from the *high water mark* of waterbodies and *top of the bank* of watercourses to the lot line, as a condition of development permit approval where there is no Environmental Reserve.
- (c) The County **may** require a greater setback as a condition of subdivision or development permit approvals, based on recommendations of a geotechnical report undertaken by a qualified professional.
- (d) The County **should** protect sources of water that provide potable and non-potable water to its residents and also maintain water quality and quantity for surface and ground water systems.
- (e) The County **should** work in cooperation with provincial departments, not-for-profit organizations and neighboring municipalities in protecting the Upper Peace watershed.

3.2.5 Hazard lands

- (a) The County **should** limit the development of *hazard lands*, unless an appropriate study is prepared by a qualified professional and appropriate mitigative measures are established as part of a subdivision or development approval.
- (b) The County **may** consider the use of *hazard lands* for recreational purposes or uses not requiring permanent structures.



3.3 Crown Land

The County has limited jurisdiction on development activities within Crown Land (the Green Area) found within the municipality. These lands account for approximately 85% of land base of the County. Forestry, oil and gas, and agricultural operations are the major development activities on Crown land. Section 3.0 of Alberta Land Use Policies directs municipalities to cooperate and coordinate with provincial departments on land use planning-related issues. This section of the MDP guide the development of Crown Land within the County.

GOAL

Clear Hills County aims to provide direction on the planning and development of Crown Lands.

OBJECTIVES

1. To cooperate with the Province in planning and development on Crown lands.
2. To promote public access to key environmental features within these areas.

3.3.1 General Crown Land Policies

- (a) The County **should** seek involvement and cooperation in Provincial approval processes for land leases and other dispositions to ensure that the interests of the County are recognized in the development of Crown Land.
- (b) The County **should** support the use of Crown Land for agricultural production, resource development grazing, conservation, and recreation use.
- (c) The County **will** support the development of Crown lands subject to the following considerations:
 - i. The impact on the existing transportation network and the cost of constructing new roads, if any; and
 - ii. The potential loss of alternative resource development opportunities, recreational opportunities or *environmentally sensitive areas*.



3.4 Industrial and Commercial

Industrial and commercial lands facilitate uses that support the County's local economy and residents. Industrial lands allow uses such as natural resource extraction industries and intensive agricultural uses to operate, while commercial lands include office and retail spaces that provide services to County residents and the travelling public. Currently, the majority of commercial and industrial lands and uses are located within the hamlets.

Section 4.0 of the Land Use Policies addresses efficient use of land and the provision of a variety of economic opportunities. This section of the MDP provides direction for industrial and commercial development, while mitigating potential impacts on adjacent lands.

GOAL

Clear Hills County aims to ensure the responsible growth and development of commercial and industrial lands.

OBJECTIVES

1. To ensure the safe and efficient extraction of resources (i.e. gravel pits, oil and gas deposits, iron ore).
2. To ensure that developments for different types and scales of industrial uses are suitable for their location.
3. To ensure that new commercial and industrial developments are compatible with adjacent land uses and the environment.
4. To ensure the responsible development of commercial activities.

3.4.1 General Commercial and Industrial Policies

- (a) Commercial and industrial development **shall** be consistent with the adopted Area Structure Plans for Worsley and Cleardale.
- (b) Commercial and industrial development **should** not be permitted to locate on *Better Agricultural Lands*, unless no suitable alternative location is available or proposal is part of an Area Structure Plan.
- (c) Commercial and industrial development **should** minimize negative impacts on adjacent lands, including nuisances such as noise and odour, residential, recreational, historical and/or tourism land uses.
- (d) Commercial and industrial developments **shall** be aesthetically pleasing and to the satisfaction of the County.



3.4.2 Industrial

- (a) The County **may** support uses related to resource extraction while considering the impacts on:
 - i. adjacent lands;
 - ii. water resources;
 - iii. soil quality; and
 - iv. agricultural operations.
- (b) The County **should** evaluate industrial development proposals on the basis of:
 - i. impact on water resources, including wetlands and water courses/bodies;
 - ii. soil suitability;
 - iii. impact on the local road network;
 - iv. proximity to other uses and *environmentally sensitive areas*; and
 - v. sufficiency of on-site water supply for fire protection purposes.
- (c) Industrial developments in rural areas **may** be considered provided they:
 - i. support agriculture, forestry, oil and gas, and any other natural resource extraction industries;
 - ii. require a large parcel of land;
 - iii. are not suitable in a hamlet;
 - iv. do not conflict with non-industrial activities on adjacent lands on the basis of appearance, emissions, noise or traffic generation, and other nuisance factors;
 - v. are suitable for development in terms of soil stability, groundwater level, drainage, and any other factors impacting its operations; and
 - vi. require minimal servicing.
- (d) The County **should** discourage industrial development if it is:
 - i. proposed on *better agricultural land*;
 - ii. located near or within an *environmentally sensitive area*;
 - iii. located near or within a recreation area, including trail systems, lakes, and ski hill;
 - iv. on areas with significant historical resource; and
 - v. proposed in proximity to an existing resource extractive industry and would result in significant cumulative negative effects.
- (e) The County **shall** require and maintain adequate separation distances and buffers between industrial uses and adjacent land uses.
- (f) Setbacks from industrial uses **should** be measured from the outside boundary of the parcel on which the facility is located.



3.4.3 Commercial

- (a) The County **should** evaluate locations of commercial developments, based on whether they are:
 - i. adjacent to, or near, major transportation routes;
 - ii. next to compatible uses;
 - iii. near existing municipal infrastructure and/or services; and
 - iv. areas within or close to *environmentally sensitive areas*;
- (b) The County **should** discourage commercial developments that are proposed outside of the hamlets, and/or locations away from servicing.
- (c) The County **may** support developments that are both residential and commercial in nature.
- (d) The County **may** allow for commercial activities in rural areas such as home-based businesses and farm subsidiary occupations that secondary to the principal use of the dwelling or land, respectively.
- (e) The County **should** 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.



3.5 Residential

Residential lands and developments provide for the County's residents. The County supports and accommodates variety types and sizes of housing, as well as a variety of residential neighbourhoods. Consistent with section 8.0 of the Alberta Land Use Policies, the County allows for the development of residential communities that are well-planned, adequate, and affordable for its existing and future residents. This section of the MDP accommodates policies that will achieve residential developments that meet the needs of its residents.

GOAL

Clear Hills County aims to support residential subdivisions and developments that are diverse and affordable.

OBJECTIVES

1. To guide the development of single parcel and multi-parcel residential developments on agricultural lands and within hamlets.
2. To minimize conflicts with agricultural uses and ensure agricultural uses take priority over proposed residential uses.
3. To ensure new residential development does not fragment natural areas and negatively impact *environmentally sensitive areas*.

3.5.1 General Country Residential Policies

- (a) All new country residential developments and subdivisions **should** provide and pay for infrastructure and municipal services, as required.
- (b) The County **should** encourage the development and retention of *shelterbelts* around country residential parcels.
- (c) The County **may** encourage developers to recognize *Firesmart: Protect Your Community from Wildfire* design principles, in multi-parcel country subdivisions.
- (d) Country residential developments **shall** adhere to all federal and provincial wetland legislation.

3.5.2 Residential development on Agricultural Lands

- (a) The County **may** allow a first parcel out of an unsubdivided quarter section to accommodate an existing farmstead or to create an undeveloped country residential parcel.
- (b) The County **should** encourage the development of new farmsteads and new undeveloped country residential parcels on lands that are not *better agricultural lands*, or locations which would minimally interfere with agricultural operations.



3.5.3 Multi-parcel Country Residential

- (a) A multi-parcel country residential subdivision **should** be clustered and contiguous to allow the remainder of the parcel to be preserved for agricultural uses.
- (b) The County **may** permit a multi-parcel country residential subdivision under the following conditions:
 - i. The proposed development is not on *better agricultural land* subject to policy 3.1.1 (e).
 - ii. The proposed development does not negatively affect adjacent agricultural operations;
 - iii. The parcel of land is not prone to flooding, erosion, sinking and other hazards;
 - iv. The applicant has demonstrated the means of providing adequate water supply, and has made provision for sewage disposal in accordance with the requirements of the *Safety Codes Act*;
 - v. The access to existing roads and new roads to service the development is constructed in accordance to Clear Hills County Development and Operations Manual;
 - vi. The potential impacts on existing transportation networks are addressed including an upgrade to existing network as necessary;
 - vii. The proposed development does not fragment agricultural land; and
 - viii. Any other considerations determined by the County.
- (c) The County **should** discourage the development of multi-parcel Country Residential within close proximity to:
 - i. *environmentally sensitive areas*;
 - ii. existing confined feeding operations and other major agricultural operations;
 - iii. existing sand and gravel extraction sites; and
 - iv. other potential hazardous industrial sites.
- (d) The County **shall** restrict all multi-parcel country residential subdivision developments to a minimum of 0.8 km from the boundary of a parcel of land containing a gravel extraction operation.
 - i. The County **should** amend the Land Use Bylaw (LUB) to be consistent with this policy.



3.5.4 Residential development within Hamlets

- (a) Development and subdivision within hamlets **should** occur by infilling within the existing hamlet rather than expansion of existing boundaries into agricultural land.
 - i. The County **should** have regard for the adopted Area Structure Plans for each of the Hamlets.
- (b) The County **may** support various types of residential developments within the hamlet, respecting the County's Land Use Bylaw.
 - i. The County **should** have regard for the adopted Area Structure Plans for each of the Hamlets.



3.6 Community Resources

Community resources within Clear Hills County include recreational facilities and services, educational facilities, libraries, health centre, and emergency-related services. Section 4.0 of the Land Use Policies encourages municipalities to establish land use patterns that are appropriate mixes; respecting different type land uses for public and recreational uses. This section of the MDP provides policies that address and support land uses for the community which are suitable and adequate for County residents.

GOAL

Clear Hills County aims to provide quality community resources which meet the needs of current and future residents.

OBJECTIVES

1. To encourage the efficient use of Municipal Reserves.
2. To allow a diversity of recreation opportunities while protecting the natural environment.
3. To maintain and improve municipal services that meet the needs of its residents.

3.6.1 Municipal Reserves

- (a) The County **may** require the provision of a Municipal Reserve in the form of one or a combination of the following at the time of subdivision:
 - i. Land, similar in quality to the land proposed to be subdivided;
 - ii. Money-in-lieu; or
 - iii. Deferral to the balance of the subject property.
- (b) The County **may** designate Municipal Reserve on lands for the purpose of developing schools, parks, playgrounds, recreational facilities, and other similar uses.

3.6.2 Recreational facilities

- (a) Recreational development **may** not be located on *better agricultural lands*.
- (b) The County **should** support the use of *environmentally sensitive areas* for passive recreational purposes.
- (c) The County **may** support the development of intensive rural recreation facilities such as municipal parks and campgrounds in *environmentally sensitive areas*.
- (d) The County **may** support a system of recreational trails with consideration for impacts on the natural environment. Trails **may** be located within utility corridors.
- (e) The County **may** partner and work with surrounding municipalities to coordinate recreational opportunities in the area.



3.6.3 Municipal Services

- (a) The County **will** advocate to Alberta Health Services for an acceptable level of health care available to County residents.
- (b) The County **will** advocate to Alberta Education in improving the level of educational facilities and access to educational services for County residents.
- (c) The County **should** continue to work with North Peace Housing Foundation to improve access and affordability of seniors housing.
- (d) The County **should** continue to work with Peace Library System to improve access to library resources for its residents.
- (e) The County **should** continue to work with its neighboring municipalities on emergency-related services.



3.7 Transportation and Utilities

Infrastructure and servicing within the County include the municipal road network and bridges, the water distribution and treatment system, the waste water system and solid waste management. Most of these services are maintained by the County. Section 4.0 of the Land Use Policies directs that municipalities should ensure that level of services corresponds to level of needs of the community utilizing those services. This section of the MDP set policies regarding transportation and services.

GOAL

Clear Hills County aims to develop an efficient and effective transportation network and municipal servicing throughout the County.

OBJECTIVES

1. To ensure that transportation networks are efficient, safe, and well-connected.
2. To protect the integrity of the road network and other transportation systems.
3. To ensure that utilities for new and existing developments are safe and sufficient to meet residents' needs.

3.7.1 Transportation

- (a) The County **may** develop a Transportation Master Plan that will be used for the basis of transportation planning.
- (b) The County **may** refer any new and/or existing road, highway and bridge constructions to Alberta Transportation.
- (c) The County **may** require a developer to enter into a road-use agreement for commercial and industrial operations.
- (d) Subdivisions and development approvals **shall** have road access in accordance with Clear Hills County's Road Construction Policy.
- (e) Developers **should** be responsible for the development of roads:
 - i. within a proposed subdivision;
 - ii. where approaches to individual developments are needed;
 - iii. where upgrades to existing municipal roads are required; and
 - iv. where highway improvements are needed for highways as indicated in a Traffic Impact Assessment required by Alberta Transportation.
- (f) The County **shall** evaluate new developments to ensure minimal impact on road systems.
- (g) The County **may** require the developer to provide a Traffic Impact Assessment for proposed developments.



- (h) Developments that will generate high traffic **should** be located near highways, and be referred to Alberta Transportation.
- (i) The County **should** evaluate development proposals in the proximity of railway or other transportation facilities to ensure minimal negative impacts.
- (j) The County **may** cooperate with adjacent municipalities, provincial government departments or agencies with regard to protecting other transportation systems.

3.7.2 Water and wastewater

- (a) Private water wells and waste water systems **shall** adhere to provincial standards for water and waste water servicing.
- (b) The County **should** encourage new developments to be able to connect, where possible, to municipal infrastructure.

3.7.3 Stormwater management

- (a) New developments for commercial, industrial and residential developments **must** be consistent with the County's Stormwater Management Plan.
 - i. The development **may** integrate Best Management Practices in regulating stormwater discharge and water quality, and a site grading and drainage plans.
 - ii. The development **may** incorporate wetlands and/or create constructed wetlands.

3.7.4 Solid Waste Management

- (a) The County **should** continue to cooperate with neighboring municipalities in establishing and managing a regional waste management and recycling system.

3.7.5 Telecommunications

- (a) The County **should** work with Industry Canada in the approval of telecommunications projects, in line with the requirements of the County's Land Use Bylaw (LUB).

3.7.6 Utility and Pipeline Corridors

- (a) The County **should** recommend future Right-of-Way for pipelines and powerlines away from residential areas wherever possible.
- (b) The County **should** encourage sharing or paralleling existing pipeline and utility corridors or following property lines, to minimize adverse impacts on surrounding lands.
- (c) Transportation and utility lines and facilities **should** be located away from *Better Agricultural Lands* and/or lands with existing agricultural operations.



3.7.7 Alternative Energy Systems

- (a) The County **may** work with the province in large scale alternative energy developments.
 - i. The County **should** amend the Land Use Bylaw (LUB) to be consistent with this policy.
- (b) The County **should** support developers, businesses and residents to utilize small-scale alternative energy developments.



3.8 Hamlets

This section of the MDP provides policies to direct developments within the hamlets. Both hamlets have an existing Area Structure Plan (ASP). This section is intended to provide general direction to support the implementation of the ASPs.

GOAL

Clear Hills County aims to promote the sustainable development of Hamlets of Worsley and Cleardale to maintain and improve the quality of life for residents.

OBJECTIVES

1. To ensure that future hamlet development occurs in an orderly and efficient manner and to direct modest growth to the Hamlets as municipal services permit.
2. To facilitate growth of commercial, industrial, and institutional areas while minimizing the impact on residential areas.
3. To improve the aesthetics of the Hamlets.

3.8.1 General Hamlet Development Policies

- (a) The County supports contiguous development that is adjacent to existing development to accommodate growth in an orderly and economical manner.
- (b) Development and subdivisions within hamlets **should** occur by infilling within the existing hamlet boundaries rather than the expansion of existing boundaries into agricultural land.
- (c) The County **may** require applications for development within a hamlet to have an adequate plan for servicing to the satisfaction of the County.
- (d) The County **may** encourage developers to recognize *Firesmart: Protecting Your Community from Wildfire* design principles.
- (e) The County **should** ensure that adequate distance separation or buffers are provided, between residential and non-residential uses;
- (f) Industrial uses in hamlets **should** be limited to light industrial uses when in close proximity to residential areas.
- (g) The removal of abandoned buildings or renovation of dilapidated structures **shall** be encouraged to improve the aesthetic character of hamlets.
- (h) Industrial development within hamlets **may** require additional landscaping or screening in order to improve the aesthetic appearance of the use.



3.9 Intermunicipal Cooperation

Clear Hills County has been an active participant of different initiatives with its neighboring municipalities. The County has been part of regional boards and committees that provide collective services for their residents. This includes North Peace Regional Landfill Commission, Peace Library System, and North West Species-At-Risk (NWSAR) Committee.

Section 3.0 of the Land Use Policies recommends municipalities to work together with other municipalities, neighboring or otherwise, to address issues related to land-use planning and their implementation. This section of the MDP provides policies that support and develop relationships with other municipalities.

GOAL

Clear Hills County aims to continue to develop and maintain strong relationships with other municipalities.

OBJECTIVES

1. To ensure that planning, transportation and servicing provisions are coordinated with general development objectives of neighbouring municipalities.

3.9.1 General Intermunicipal Cooperation Policies

- (a) The County **shall** respect current and future *Intermunicipal Development Plans* with each of its neighboring municipalities.
 - i. The County **shall** notify neighboring municipalities of Development Permit applications within the Intermunicipal Development Plan Areas, as defined in each Intermunicipal Development Plan (IDP).
- (b) The County **should** support a coordinate approach to transportation, infrastructure, and servicing planning with each of its neighboring municipalities through an *Intermunicipal Collaborative Framework (ICF)*.
- (c) The County **shall** maintain intermunicipal agreements and partnerships with regards to service delivery for affordable housing, recreation, emergency and community services.



Part 4 Implementation

The Clear Hills County MDP is a living document. The County should regularly monitor the plan to ensure that the MDP addresses the needs of the municipality and amend the plans as need, making it an effective policy document. Policies contained within this MDP should impact development decision making as well as influence corporate municipal priorities.

4.1 Intermunicipal Development Plans

Intermunicipal Development Plans (IDPs) will be developed for lands near to a shared boundary with a neighbouring municipality.

- (a) The MDP **shall** be consistent with each of the adopted IDPs.
- (b) Where there are inconsistencies between the IDP and the MDP, the IDP **shall** prevail over the MDP.

4.2 Area Structure Plans

- (a) Where there is an Area Structure Plan (ASP) amendment, the County **shall** ensure that the Area Structure Plan is consistent with the MDP.
- (b) Where there are inconsistencies between the ASP and the MDP, the MDP **shall** prevail over the ASP.

4.3 Clear Hills County Land Use Bylaw

- (a) Where there is a Land Use Bylaw (LUB) amendment, the County **shall** ensure that the LUB is consistent with the MDP.
- (b) The County **shall** ensure that applications for a Land Use Bylaw Amendment, subdivision approval or development permits be evaluated against any of the following:
 - i. conformity to County's adopted statutory documents;
 - ii. adequacy of road access;
 - iii. compatibility with land uses;
 - iv. appropriateness between existing and proposed uses;
 - v. quality of soil type and conditions, drainage, groundwater table;
 - vi. connection or availability of water supply and wastewater disposal; and
 - vii. quality of the agricultural land.

4.4 Plan Monitoring and Review

- (a) The County **should** conduct a review and update of the MDP every 7 years.
- (b) If a part of the MDP is not consistent with the current priorities of the County and its municipal Council, the MDP **shall** be amended.
- (c) As new initiatives are undertaken, the County **shall** consult the MDP to act as a guide for decision-making.



Part 5 Glossary

Aquifer refers to a sub-surface layer or layers of porous rock which hold water within the spaces between the rocks (interstitial spaces).

Better Agricultural Lands are considered as lands that fall within classes 1, 2, 3 and 4, according to Canadian Land Inventory (CLI) rating or lands falling within classes 1, 2, 3 and 4, according to the Land Suitability Rating System (LSRS).

Buffer is a strip of land placed in the landscape and managed in such a way so as to maintain desired ecological processes and provide economic and societal benefits.

County means Clear Hills County.

Environmentally Sensitive Areas (ESAs) means all those areas identified within this plan subject to policy 3.2.1(a).

Environmentally Significant Areas (ESAs) means lands identified by the Environmentally Significant Areas in Alberta: 2014 Update. They are important to the long-term maintenance of biological diversity, soil, water, or other natural processes, at multiple spatial scales and are areas that contain rare or unique elements or that include elements that may require special management consideration due to their conservation needs.

Extensive Agriculture means a system of tillage of animal husbandry through which one may gain livelihood from large areas of land by the raising of crops or the rearing of livestock, and may include buildings and other structures incidental to the operation.

Farmstead Separation means a subdivided lot located in a rural area containing an existing dwelling unit and associated buildings.

Fire Smart: Protecting Your Community from Wildfire refers to Alberta's Community Wildland/Interface Planner developed in accordance with the recommendations of Partners in Protection Against Wildfires.

Flood Plain (or Flood Hazard Area) consists of the low-lying land next to a watercourse that is subject to periodic inundation. A 1:100-year floodplain, which is the result of a flood having a 1 per cent chance of being equalled or exceeded in any given year, is used for purposes of development. It includes the flood fringe and floodway.

- a. **Flood Fringe** is the portion of the flood hazard area outside of the floodway. Generally shallower and flows more slowly than in the floodway.
- b. **Floodway** 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.



Hazard Lands are 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, social and economic disruption or environmental degradation. Hazards may include surface and subsurface features such as active and abandoned gas/oil wells, mines, unstable slopes, areas exhibiting subsidence and other natural or man-made features.

High water mark is the usual or average level to which a body of water rises at its highest point and remains for sufficient time so as to change the characteristics of the land.

Hobby Farms means a small agricultural holding that is maintained without expectation of being a primary source of income. It may be utilized for private recreational purposes or managed as working farms for supplementary income, or are run at an ongoing loss as a rural lifestyle residential use.

Home-based Businesses means a business whose primary office is in the owner's home, and operated by a resident.

Intensive Agriculture means a commercial agricultural operation other than Confined Feeding Operations that, due to the nature of the operation, requires smaller tracts of land. Without restricting the generality of the foregoing, this shall include nurseries, greenhouses, market gardens, kennels, sod farms, bee keeping, and tree farms.

Land Use Bylaw (LUB) is a regulatory document that regulates development within the municipality.

Municipal Government Act (MGA) means the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

Riparian Areas includes any land that adjoins or directly influences a water body and includes floodplains and land that directly influences alluvial aquifers.

Shelterbelt is a form of shelter or protection from the wind and soil from erosion, using a row of trees, fence, wall or screen.

Top of the Bank is the legal line that separates private land from the bed and shore of a water body, as defined by the *Surveys Act*.

Transportation Master Plan means a document that guides the improvement of the County's transportation network, and defines transportation network to enhance the roadway system to be more accessible, connected and efficient.

Waterbody means any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to wetlands and aquifers. The water boundary is considered bound by its ecological boundary. Water bodies can be natural or man-made:



a. Natural Water Body- examples of a natural water body are a river, stream, creek, lake, and wetland (e.g., swamp, marsh, bog, fen, muskeg, and slough).

b. Man-made Water Body- examples of a man-made water body are irrigation canals, reservoirs, and dugouts. Ditches are excluded except where they connect to a water body that includes irrigation systems.

Watercourse is a flowing water body, such as a river, stream, or creek. This includes watercourses that may be ephemeral, intermittent, temporary or seasonal in nature

Wetland “is land that has the water table at, near, or above the land surface, or which is saturated for a long enough period to promote wetland or aquatic processes as indicated by hydric soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to the wet environment” (Tarnocai, 1980).

Windbreak is a form of shelter or protection from the wind by a row of trees or a fence, wall or screen.



Part 6 Schedules

Schedule A - Municipal Context

Schedule B -Future Land Use

Schedule C - Existing Land Use Bylaw Districts

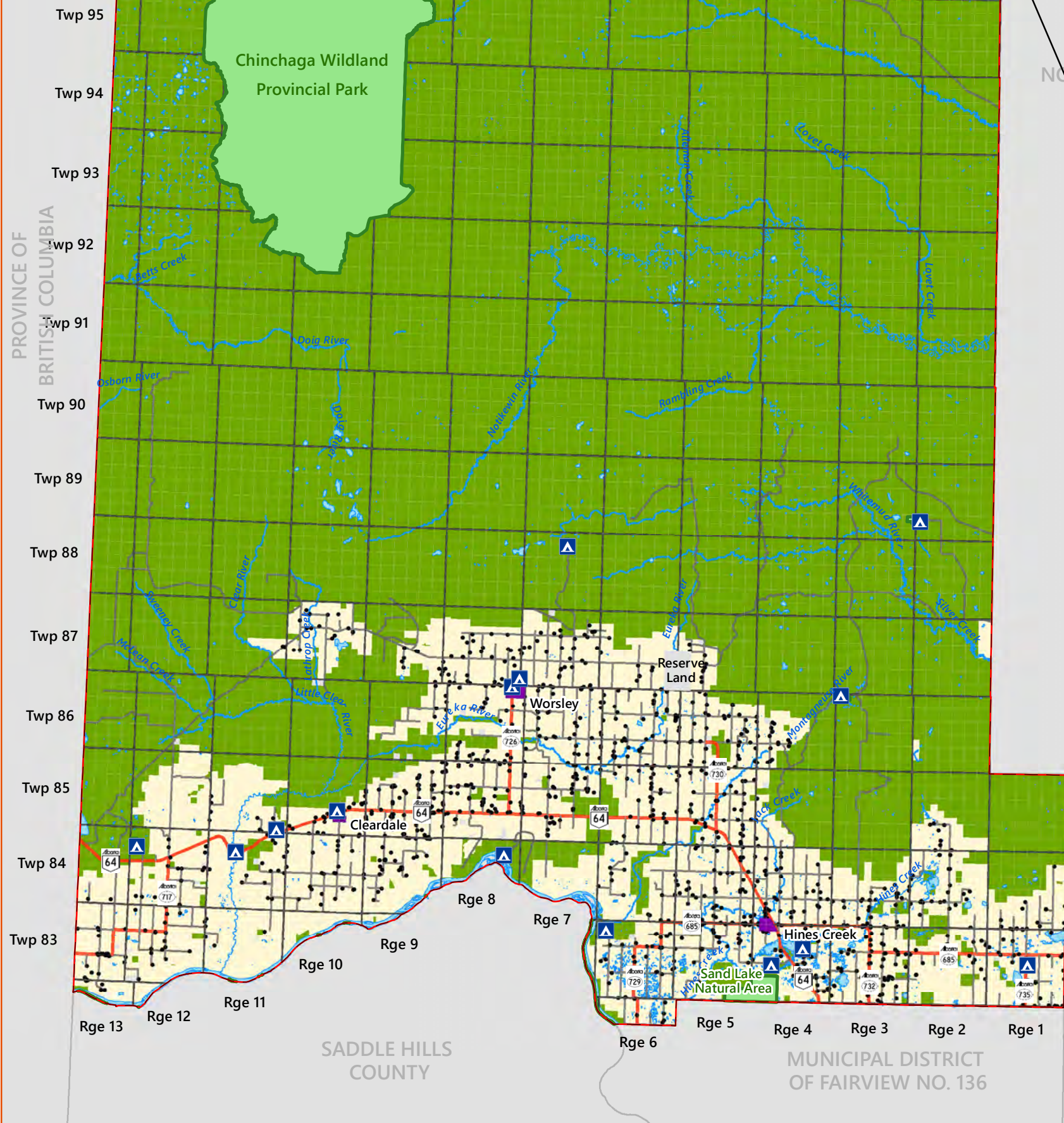
Schedule D1 - CLI Soil Classification

Schedule D2 - Land Suitability Rating System

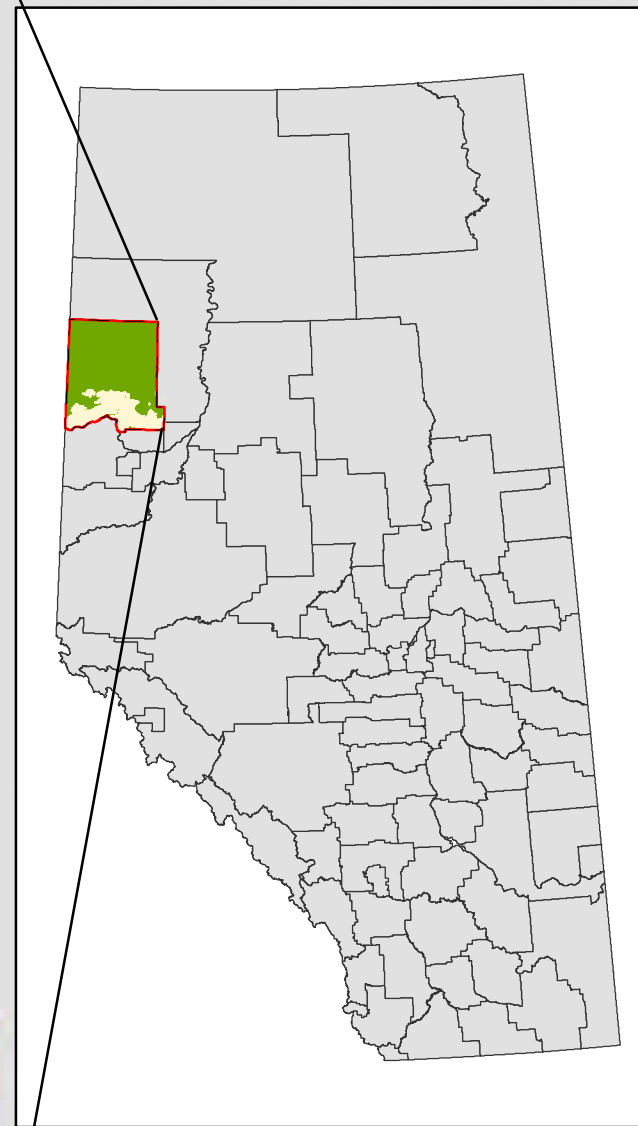
Schedule E - Environmental Features

Schedule F - Wetland Map

Schedule G - Confined Feeding Operations (CFO) Permitted and Exclusion Areas

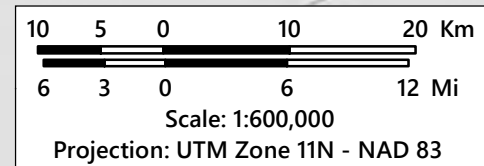


COUNTY OF
NORTHERN LIGHTS



MUNICIPAL DISTRICT
OF PEACE NO. 135

MUNICIPAL DISTRICT
OF FAIRVIEW NO. 136



Clear Hills County Municipal Development Plan

Schedule A: Municipal Context

-  Municipal Boundary
-  White Area (Titled Land)
-  Green Area (Crown Land)
-  Parks and Protected Areas
-  Village/Hamlet
-  Major Rivers, Lakes
-  Rivers, Streams, Creeks
-  Provincial Highway
-  Local Road
-  Residence
-  Campground

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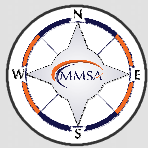
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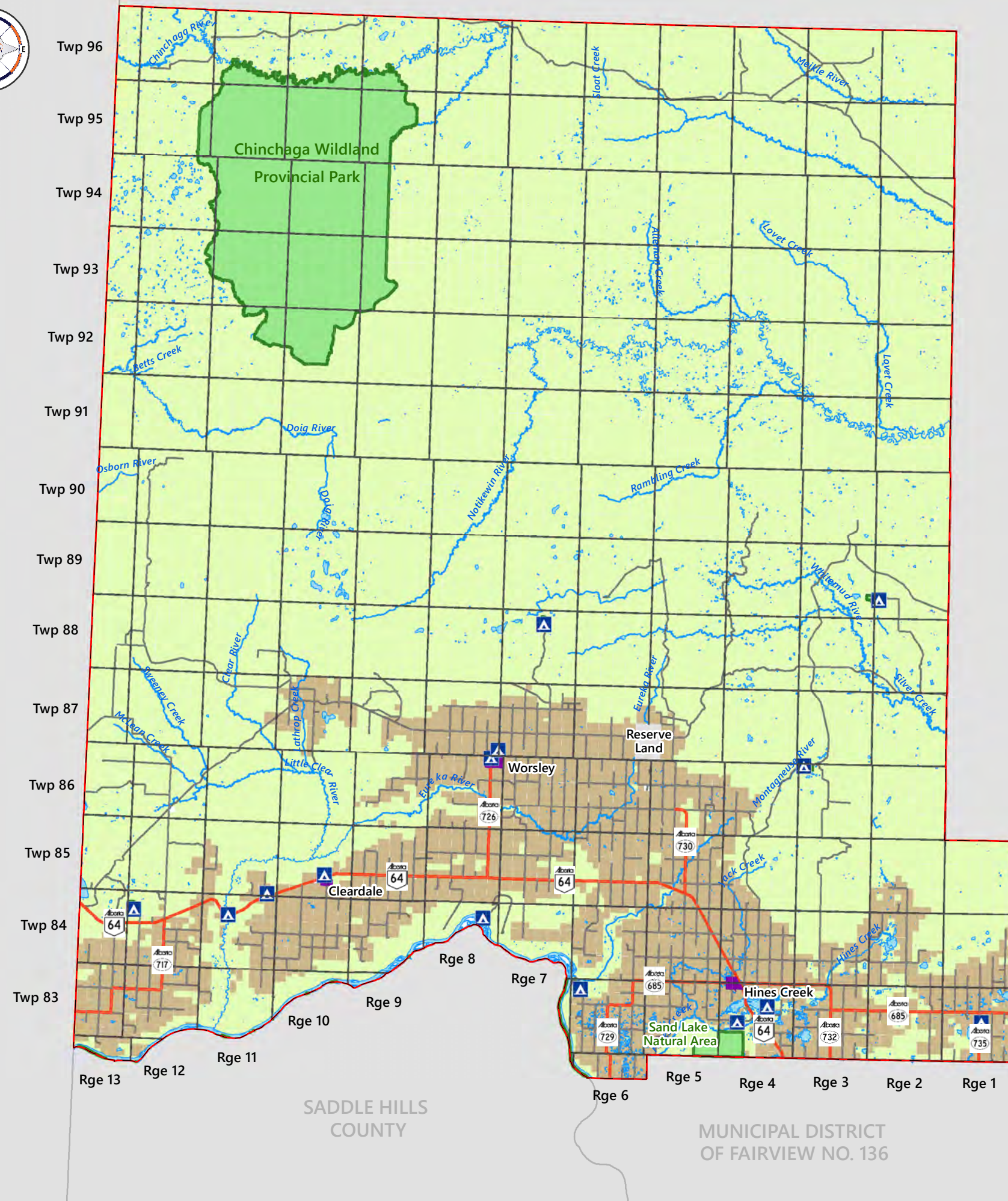
Data Source: AltaLIS Ltd
Alberta Parks
Clear Hills County

Prepared by: O. B.
Reviewed by: A.M.
Date: 02/14/2019





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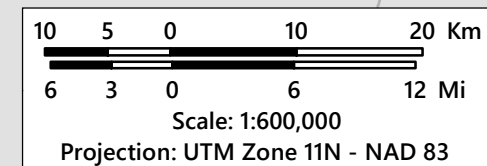


COUNTY OF
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MUNICIPAL DISTRICT
OF PEACE NO. 135

SADDLE HILLS
COUNTY

MUNICIPAL DISTRICT
OF FAIRVIEW NO. 136



Clear Hills County Municipal Development Plan

Schedule B: Future Land Use Map

- Agricultural Lands
- Crown Lands
- Municipal Boundary
- Village/Hamlet
- Parks and Protected Areas
- Major Rivers, Lakes
- Rivers, Stream, Creek
- Provincial Highway
- Local Road
- Campground

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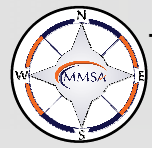
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Reviewed by: AM
Date: 02/14/2019





Twps 92

Twps 91

Twps 90

Twps 89

Twps 88

Twps 87

Twps 86

Twps 85

Twps 84

Twps 83

Rges 13 12

Rge 11

Rge 10

Rge 9

Rge 8

Rge 7

Rge 6

Rge 5

Rge 4

Rge 3

Rge 2

Rge 1

SADDLE HILLS COUNTY

MUNICIPAL DISTRICT OF FAIRVIEW NO. 136

COUNTY OF NORTHERN LIGHTS

MUNICIPAL DISTRICT OF PEACE NO. 135



Clear Hills County Municipal Development Plan

Schedule C: Existing Land Use Bylaw Districts

Land Use Bylaw Districts

- Agricultural District - 1 (AG-1)
- Agricultural District - 2 (AG-2)
- Crown Land Management (CLM)

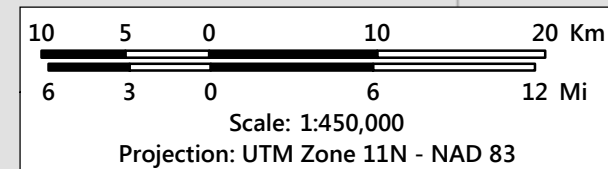
- Municipal Boundary
- Village/Hamlet
- Major Rivers, Lakes
- Rivers, Streams, Creeks
- Provincial Highway
- Local Road

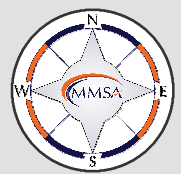
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Data Source: AltaLIS Ltd
Clear Hills County Land Use Bylaw No. 189-16
Prepared by: O. B.
Reviewed by: A.M.
Date: 04/02/2019





Clear Hills County Municipal Development Plan

Schedule D1: CLI Soil Classification

Canada Land Inventory Better Agricultural Land Classes

- Class 2
- Class 3
- Class 4

Other Classes

- Class 5
- Class 6
- Class 7
- Organic Class

- Municipal Boundary
- Village/Hamlet
- Major River, Lakes
- Rivers, Streams, Creeks
- Provincial Highway
- Local Road

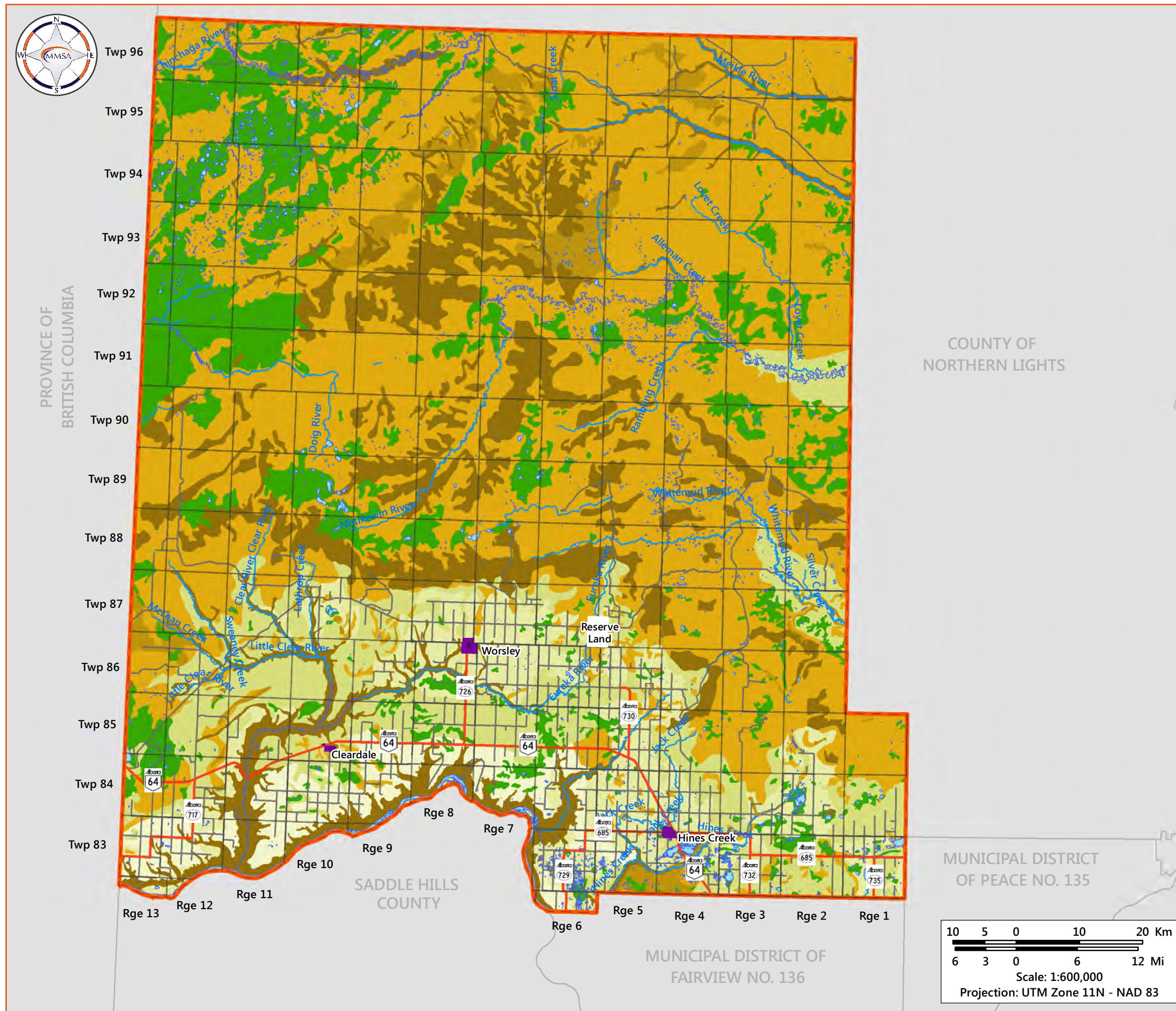
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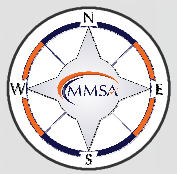
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Data Source: AltaLIS Ltd
Canada Land Inventory, National Soil DataBase,
Agriculture and Agri-Food Canada. (1998)

Prepared by: O. B.
Reviewed by:
Date: 02/13/2019





Clear Hills County Municipal Development Plan

Schedule D2: Land Suitability Rating System

Land Suitability Rating

- Class 2 - Slight
- Class 3 - Moderate
- Class 4 - Severe
- Class 5 - Very Severe
- Class 6 - Extremely Severe
- Class 7 - Unsuitable
- NR - Not Rated

- Municipal Boundary
- Village/Hamlet
- Major River, Lakes
- River
- Provincial Highway
- Local Road

LSRS is a national rating system and due to climate, Alberta has no Class 1 (none to slight limitation) land. Not rated (NR) areas include areas such as water bodies or disturbed land (e.g gravel pits).

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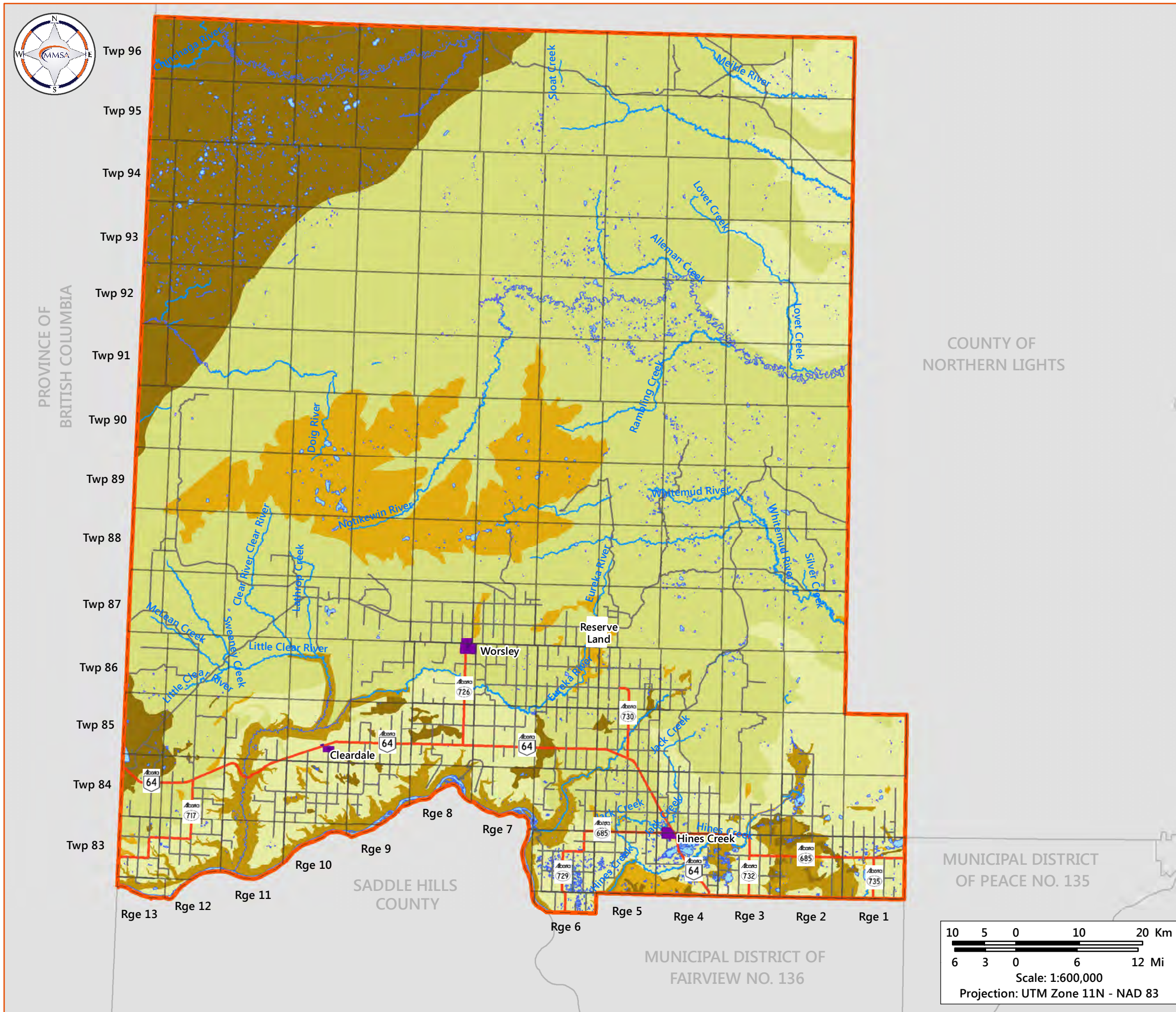
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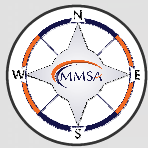
Data Source: AltaLIS Ltd
Alberta Agriculture & Forestry: Land Suitability
Rating System

Prepared by: O. B.

Reviewed by:

Date: 02/13/2019





Clear Hills County
Municipal Development Plan

Schedule E:
Environmental Features

- Municipal Boundary
- Village/Hamlet
- Provincial Highway
- Local Road
- Aquifer
- Major Rivers, Lakes
- Rivers, Streams, Creeks
- Environmentally Significant Areas
- Gravel Aggregates
- Grimshaw Gravels And Aquifer
- Oolitic Ore

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Data Source: AltaLIS Ltd
Alberta Energy Regulator (AER): Surficial Sand and Gravel Deposits of Alberta: Digital Mosaic

Prepared by: O. B.
Reviewed by:
Date: 02/14/2019



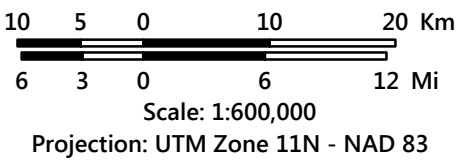
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OF PEACE NO. 135

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MUNICIPAL DISTRICT
OF FAIRVIEW NO. 136





Clear Hills County Municipal Development Plan

Schedule F: Wetland Map

Wetlands

- | | | | |
|---|-------|---|------------|
|  | Bog |  | Open Water |
|  | Fen |  | Swamp |
|  | Marsh | | |

-  Municipal Boundary
-  Town/Village/Hamlet
-  Grimshaw Gravel
-  Major Rivers, Lakes
-  Rivers, Streams, Creeks
-  Provincial Highway
-  Local Road

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Data Source: AltaLIS Ltd
Alberta Environment and Parks (AEP): Alberta
Merged Wetland Inventory (2016)

Prepared by: O. B.
Reviewed by:
Date: 04/03/2019



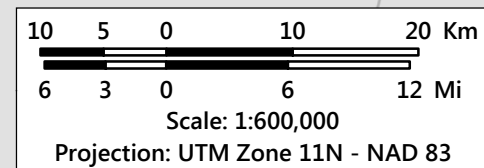
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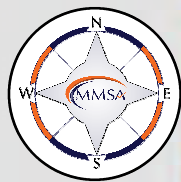
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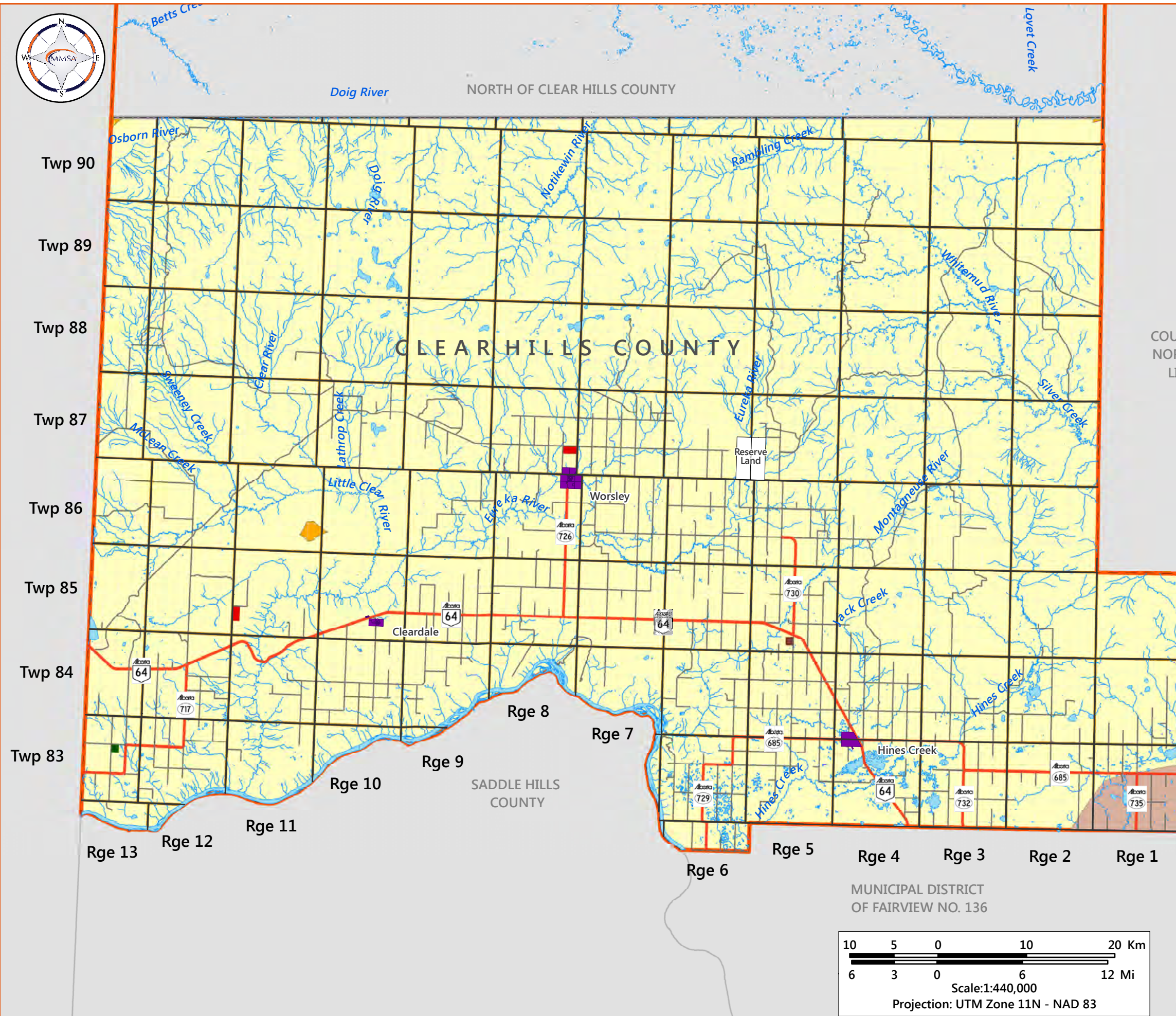
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Clear Hills County Municipal Development Plan Schedule G Confined Feeding Operations Permitted and Exclusion Areas



- CFO Exclusion Area
- CFO Permitted Area
- Aboriginal Land Reserve
- Village/Hamlet
- Abandoned CFO
- Existing CFO
- Pending CFO
- Grimshaw Gravels
- Major Rivers, Lakes
- Rivers, Streams, Creeks
- Provincial Highway
- Local Road

Setbacks are based on:

- 152.4 m from roads
- 3.2 km from residence
- 3.2 km from licensed CFO
- 3.2 km from Water bodies, rivers, streams, tributaries, wetlands
- 3.2 km from Town/Hamlet
- 3.2 km from Grimshaw Gravels Aquifer
- 3.2 km from Intensive Recreation Area
- 3.2 km from Environmental Sensitive Area

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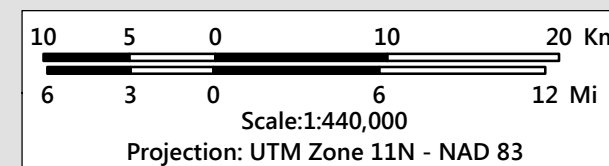
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Data Source: AltaLIS Ltd
Clear Hills County

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Reviewed by:

Date: 04/03/2019





Part 7 Appendix

SWOT Analysis

Short Survey Report

Community Survey Report



MDP Steering Committee SWOT Analysis

During the 3rd Steering Committee Meeting (July 12, 2018), a SWOT analysis was conducted. The outcome of the SWOT analysis informed the guiding principles, but also the goals of the MDP. The result of the SWOT analysis is as follows:

STRENGTHS

➤ **Industry** –*Forestry, Oil and Gas, Minerals (including gravel) extraction*

One of the strengths that Clear Hills County has is its rich, natural resources which allows the extractive industries to thrive, including forestry, oil and gas, and minerals. Capitalizing and promoting/encouraging their sustainable development is important to Clear Hills County's local economy.

➤ **Agriculture** –*World renown "northern vigour" ; long days during growing season*

Due to the longer growing season, agriculture is one of the industries that the County will continue to support, promote and protect. Priority of agriculture and agriculturally related activities continues to be important to the County.

➤ **Tourism** – *camping, scenic landscapes, outfitting/hunting (people travel from far away), events (music festival, gospel jamboree)*

Natural environment provides opportunities for various outfitting/outdoor and recreational activities that contribute to the County's tourism industry. There are numerous places where people are able to camp, hunt and fish. Events, such as the Many Islands Music Festival and Gospel Jamboree, also attract people from other places.

➤ **Innovation and Diversity** of the Community – *creativity/resilience of the County residents over the years*

It was pointed out that innovation and diversity were characteristics that the Clear Hills County ancestors possessed. These qualities helped shape the County of what it is today and will hopefully continue to help in shaping the County's future .

➤ **Environment** –*pristine/clean; wildlife – diverse species of birds, moose, deer, bear*

The Environment is considered as one of the County's strengths, as the County enjoys diverse wildlife that supports recreational activities including birding, hunting, or fishing.

➤ **Financial Resource** –*fiscally responsible*

Considered a "fiscally responsible" municipality, the County's income and financial management contribute to a balanced budget. This enables the County to assist other neighboring municipalities financially, in various capacities.

WEAKNESSES

- **Cost of Goods and Services** – *high cost of goods due; distance to larger population centres to shop for goods/services*

The high cost of goods and services make it unappealing for residents to purchase/shop or use services within the County. At times, this leads people to do their shopping elsewhere outside of the County, such as Grande Prairie.

- **Lack of Competition** – *drives up prices*

Due to the lack of competition, costs of goods and services increase

- **Low Population** – *labour issues; skilled workers; youth retention*

The low population within the County is a weakness as this contributes to labour issues including a shortage of skilled workers and professionals. Having “low” population reduces the ability of employers to hire skilled labour within the County.

- **Low Education attainment**

Low educational attainment is a weakness as it does not contribute to being a contributing member of the County.

- **Access to Specialized Health care** – *e.g. long waiting times for treatment of chronic illnesses*

Access to specialized healthcare, especially in rural areas, is limited which can result in high wait times to obtain care. Since medical specialists/doctors have irregular schedules, this restricts times when doctors are able to see patients. This contributes to longer wait times, and forces patients to seek medical attention in other larger urban centers.

- **Diverse job opportunities (or lack thereof)** – *difficulty in filling certain job positions; difficulty for people to acquire a job in their fields*

The County lacks diverse job opportunities which limit employment for residents and newcomers. Limited job opportunities may result in people accepting jobs that are below their qualifications or outside their areas of expertise.

- **Northern or remote location** – *higher/longer travel times to larger population centers*

Clear Hills County’s remote location hinders its progress, due to the County’s lack of proximity to urban centres such as the cities of Grande Prairie and Edmonton.

- **Public Engagement (or lack thereof)** – *lack of public involvement (i.e. no interest); lack of education regarding issues (i.e. lack of understanding importance)*

There appears to be a lack of interest among the public to be involved in County matters. This may be attributed to people’s lack of awareness and understanding regarding County issues, therefore residents may fail to see the importance of being involved.



OPPORTUNITIES

➤ **Resource/ Industry Development** –*mineral extraction, oil and gas*

There are continued opportunities for resource and industrial development within the County. The County has a rich source of iron ore which can be developed over many years. PRISM Diversified is in the process of doing due diligence in developing this resource, which could contribute to an increase in commercial and industrial growth in the region.

➤ **Tourism Opportunities** –*farm tours, garden tours*

There are other tourism opportunities that the County and its residents can take advantage of. Aside from events and recreational opportunities that draw people, farm and garden tours could be developed in order to support the local tourism industry.

➤ **Horticulture / Agriculture** –*greenhouses, marijuana grow operations, farmers market (job opportunities)*

As stated before, there are opportunities for agriculture and horticulture activities that can contribute to the local economy. Greenhouses could be utilized to grow seasonal/annual plants. Once marijuana legalization comes into force, marijuana grow operations could be an industry that the County could potentially support. Farmers market can also provide business/job opportunities for farmers looking to sell their produce.

➤ **Trades** – *furniture making, certification (journeyman) → welding, pipefitting, carpentry*

Another opportunity that the County could choose to develop are trades industries. There are many excellent furniture-makers/crafts people within the County. There are many trades people who are fully capable, though they may not be certified journeymen. There are mentors who are able to teach trades but they lack certification.

➤ **Service Industry** – *opportunities for service oriented jobs such as garbage/recycling pick-up, housekeeping, catering, home care*

Jobs in the service industry such as garbage/recycling pick-up, housekeeping, catering and home care can be encouraged. The County could support initiatives or development that could help develop these services.

➤ **Media/Public Engagement** – *potential to inform and engage residents, 1/3 of population is on social media, newsletter and flyers, Annual Agricultural Tradeshow and public information sessions*

There are opportunities for the County to also use media for public engagement. Social media can provide online information on County matters for residents. The County has newsletters and flyers that they periodically use to disseminate information. The Annual Agricultural Tradeshow and public information sessions provide the opportunity for the County to engage its residents and stakeholders.

THREATS

- **Lack of Government Support** – *distant to trainings; legislation does not support rural municipalities (e.g. Caribou Range Plan)*

The County identified that there is a lack of support from the Alberta government. For example, the Caribou Range Plan is seen as an “attack” on the County’s industry and economy, as it restricts the areas where industry can operate.

- **Training Availability** – *lack of certified individuals (e.g. SDAB)*

Training available to the municipality seems to be restricted geographically as most trainings are hours away from the County. Majority of the training opportunities are situated in Edmonton or Grande Prairie, which could make it difficult for people to participate. This can be linked to the lack of government support.

- **Cultural Segregation** – *school bullying (e.g. if you are not part of the Mennonite community, you may be bullied)*

Cultural segregation is one of the problems that threaten community unity within the County. For example, there are cases when one student’s culture is different from the culture of the majority, and bullying has occurred.

- **Perceptions regarding development** – *CFO’s, different expectations of living in a rural area (moving from the urban)*

Expectations of County residents can change how developments are supported in the County. When a person or family comes from a large urban area, there may be an expectation that the County would provide a peaceful and quiet environment. The reality is that sometimes they have to deal with farming operations, CFOs, and any farming nuisance factors such as noise, odors and dusts.

- **Lack of contributing population** – *lack of volunteerism, low school enrollment*

Lack of contributing population contributes to low volunteerism (e.g. assisting with community events) and low school enrollment.

CLEAR HILLS COUNTY

Municipal Development Plan (2019)

Short Survey Report
Agricultural Trade Show & Public Information Sessions



Clear Hills County 24th Annual Agricultural Tradeshow and Public Information Sessions

The 24th Annual Agricultural Tradeshow at the Dave Shaw Memorial Complex in Hines Creek, AB provided a great opportunity for the MMSA to engage with the community to gain insight from residents on key aspects the MDP should capture. The trade show usually generates a high turnout and hosted more than 90 exhibitors this year. Exhibitors included businesses and government agencies, promoting their goods and services to attendees.

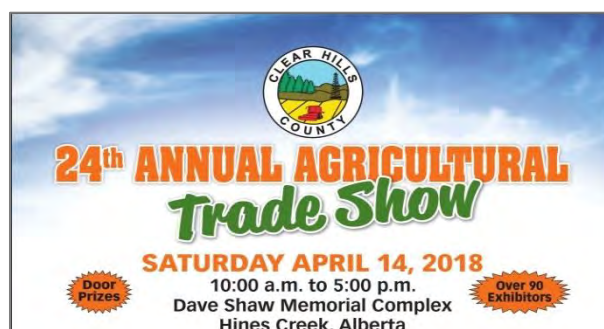


Figure 1. Poster of CHC Agricultural Tradeshow

Short Survey

MMSA created signboards explaining what an MDP is and why it is important for residents to provide input into the process. Clear Hills County donated a draw prize at the booth as incentive to fill out the survey, as shown see Figure 2. Two MMSA planners manned the booth to answer questions and ask people to fill out the brief survey. To gather more survey responses, Clear Hills County staff also held Public Information Sessions on April 16th and 18th as another opportunity for residents to learn about the MDP process and fill out the survey.

MMSA staff determined that most of the respondents were not interested in learning about what an MDP is, but were willing to complete the survey

MMSA staff only expected County residents would be interested in the survey, but many respondents included business owners or others with a vested interest in the County. Responses included people from the MD of Fairview, the Town of Fairview and the MD of Peace.

Survey Results

Forty-nine (49) surveys were completed during the Agricultural Tradeshow and twenty (20) were completed during the County Public Information Sessions. The survey consisted of “checkbox” questions, which allowed respondents to answer the survey as quickly as possible. The survey also included space for respondents to provide any additional comments they may have. Figures 3-5 display the combined responses from the Tradeshow and Public Information Sessions:



Figure 2: Agricultural Tradeshow Booth

1st Question:

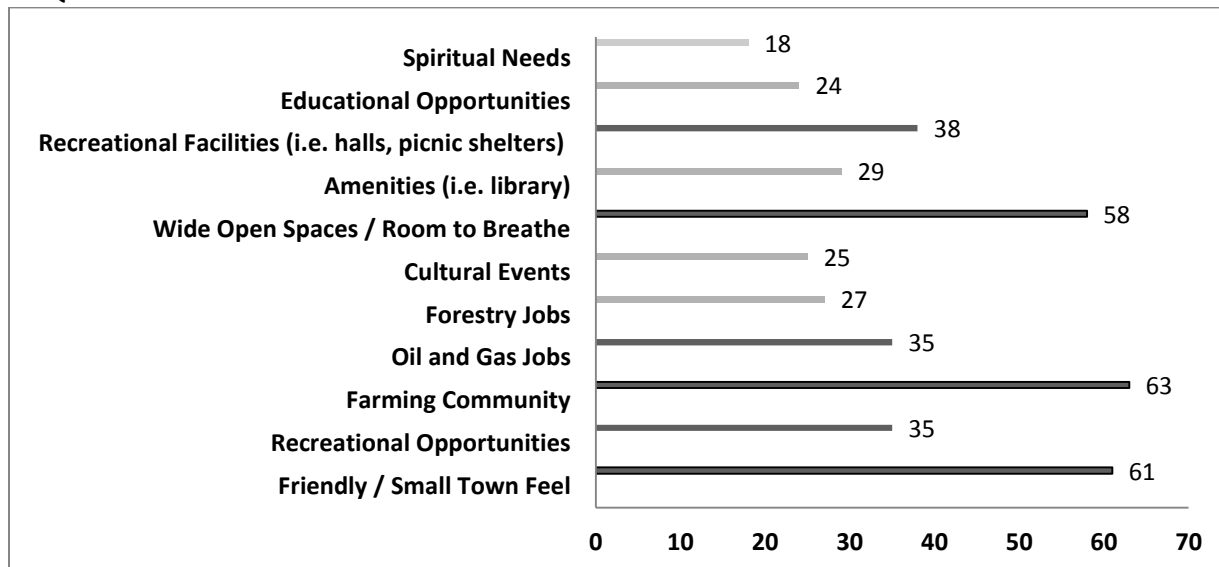


Figure 3: Responses to "What do you like about Clear Hills County?"

A total of 69 respondents answered the first question. The most frequent response was "Farming Community", closely followed by "Friendly/Small Town Feel" and "Wide Open Spaces/Room to Breathe." "Spiritual Needs" was the least frequent response to the question about what you like about the County.

2nd Question:

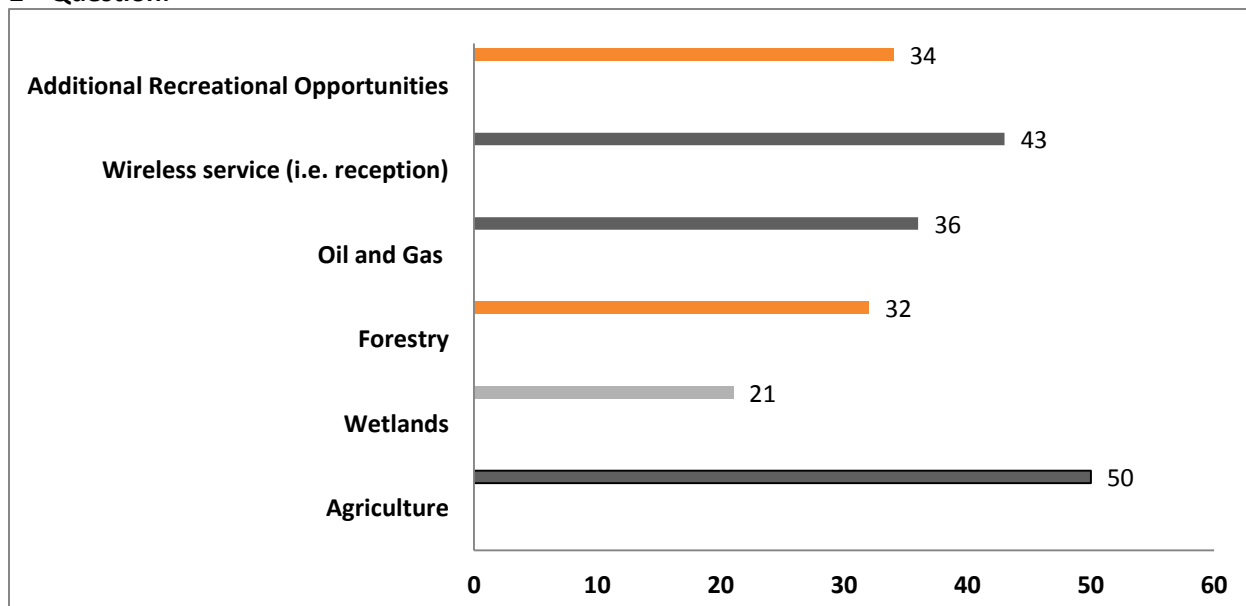


Figure 4: Responses to "What would you like to see developed or protected in Clear Hills County in the future?"

A total of 69 respondents answered the second question. The most frequent response was “agriculture”, closely followed by “wireless service.” The least frequent response was “wetlands” to the question about what you would like to see developed or protected in the County. During the Agricultural Fair, one of the respondents commented that “developed” and “protected” do not mean the same thing, and should be separated when asking this question. He explained that he would like to see Agriculture protected, but not developed.

3rd Question:

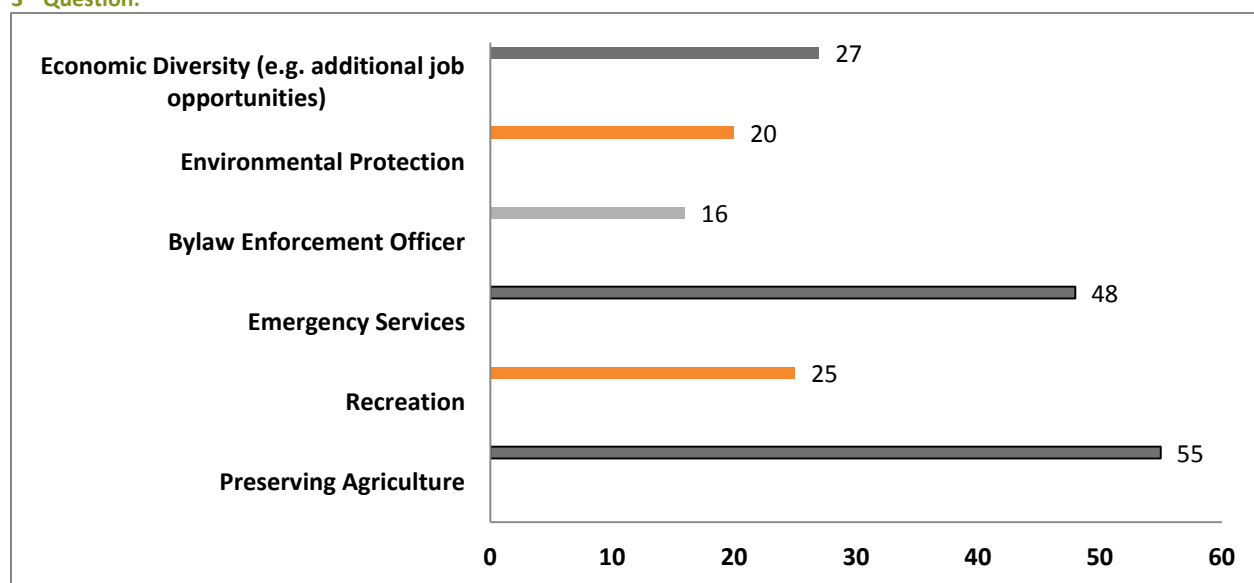


Figure 5: Responses to “What do you think should be a priority for the County?”

A total of 69 respondents answered the third question. The most frequent response to the third question was “preserving agriculture”, closely followed by “emergency services” as important County priorities. The least frequent responses included “bylaw enforcement officer” and “environmental protection” priorities.

Respondent Themes Identified from Additional Comments

In total, ten (10) respondents provided additional comments. One respondent claimed that he would like to see more free recreational facilities, particularly a gym. Two respondents identified investing into amenities and educational opportunities to be a priority. Fixing and maintaining roads was one of the main themes identified in the comments. One respondent shared that the County should return to “conventional farming.”

Select Quotes:

- *Would like to see the County offer a LOT more resistance to government policies (i.e species at risk) and reject it as unworkable. Would like to see ALL counties tie the Industrial tax rate to oil and gas commodity pricing to encourage investments/development.*

CLEAR HILLS COUNTY

Municipal Development Plan (2019)

Community Survey Report



Background

Clear Hills County is developing a Municipal Development Plan (MDP), a long-range statutory plan that identifies the vision, goals, objectives and policies that a municipality has set for itself. MDPs generally cover a range of topic areas that are the building blocks of a municipality.

Community Survey

The Clear Hills County MDP Steering Committee developed the Community Survey with MMSA Municipal Planners to gain feedback from the residents living, employees working, and business owners operating within Clear Hills County. The Community Survey opened on September 17, 2018 and ended on November 15, 2018.

To encourage responses to the survey, a draw was held where the winner chose a not-for-profit organization within the County to be donated to. Names were entered in the draw only if the survey was in its entirety.

The Community Survey was advertised through the Municipal website and facebook page, and the monthly newsletter. Paper copies of the surveys were mailed to all mail boxes within the County and Village of Hines Creek and to non-local mail boxes on the County newsletter mailing list while an online version of the survey was available at: <https://www.surveymonkey.com/r/CHCMDP2018>. Completed surveys were returned to the office in person or via mail, while scanned surveys were emailed to one of the survey administrators.

Survey Results and Analyses

The survey questions revolved around different aspects of the municipality: Agriculture and Environment, Community Resources, Commercial and Industrial Development, Infrastructure and Servicing, and Recreation and Tourism.

Overall, there were eighty-seven (87) responses for the survey: 39 paper copies, 5 emailed and scanned copies, and 43 online responses. Five of the surveys were incomplete and were taken out of the survey analysis, which brings down to 82 responses. Some of their responses were retained. Eighty-two respondents account for 2.7 percent of Clear Hills County population, based on the 2016 census.

Figure 1 shows the age cohorts of the survey respondents compared to the Clear Hills County population. There was a fairly equal age distribution of those who responded in the Community survey. Of those age cohorts, those who fall within the '55-59' had the highest proportion of responses with 16.9 percent of the survey responses. On the other hand, the age cohort "20-24" had the lowest proportion of responses with 2.4 percent of the survey responses.

There were some representations from the seniors, though no responses received from the "80-84" age cohort. Online surveys may create efficiency and convenience for respondents filling out the survey, however, it is important to provide a platform for those who do not use or own a computer, like seniors.

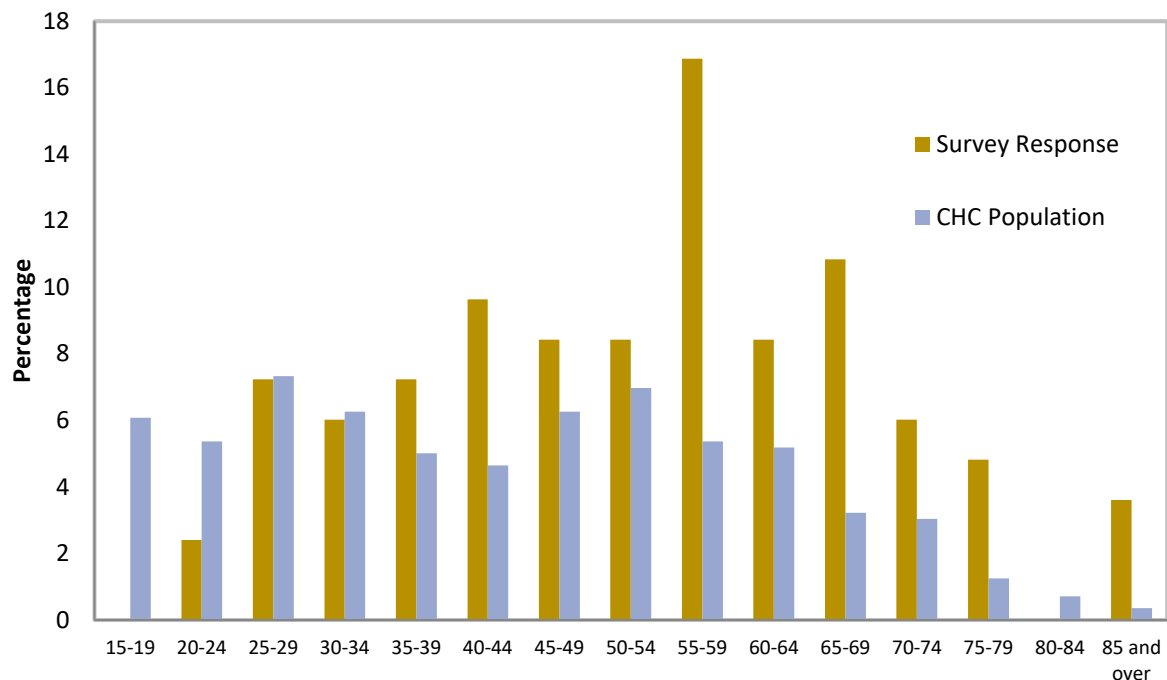
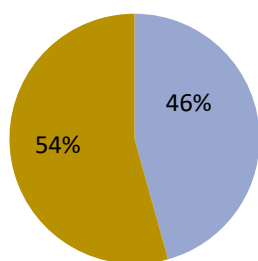


Figure 1. Age Cohorts of survey respondents and Clear Hills County population (Answered:83, Skipped:4)



■ Male
■ Female

There are more women who answered the survey compared to men, with fifty-four percent (54%) of the responses. Figure 2 shows the breakdown of respondents by gender.

Figure 2. What is your gender? (Answered:81, Skipped:6)

Living in the County

The survey respondent almost all reside within the County. For the one who answered “No”, he/she farms within the County but lives in the nearby municipality.

Do you live within the County?

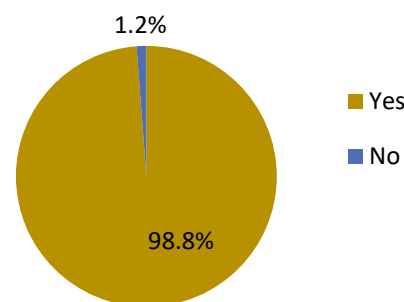
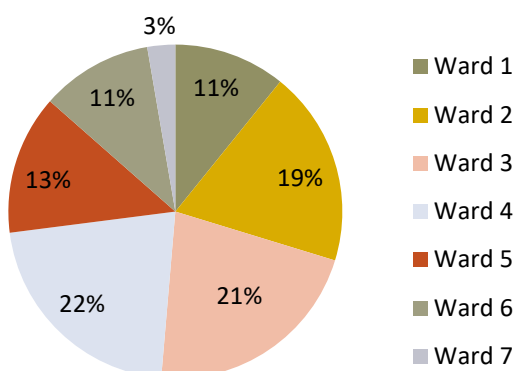


Figure 3. Do you live within the County (Answered:83, Skipped:4)



The survey asked where people lived. To understand where the respondents came from, the residences were divided by into County wards. Figure 4 shows that survey respondents came from different wards. Majority of respondents are from Wards 3 and 4, with 21% and 22% of the responses. The lowest proportion of responses is from Ward 7, the ward located on the southwesterly portion of the County.

Figure 4. Where do you live? (Answered:80, Skipped:7)

Figure 5 shows how long respondents have been living in the County. With seventy-two percent (72%) of the responses, most people who answered the survey have lived in the County for 20 years or more in the County.

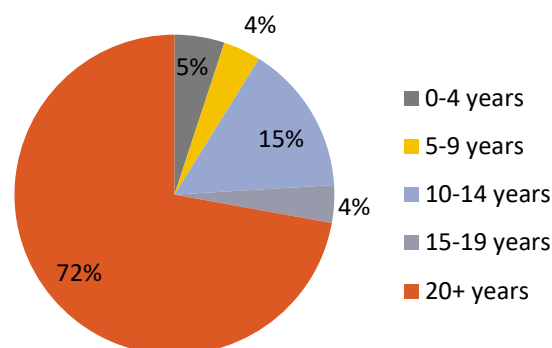


Figure 5. How long have you been living in the County (Answered:79, Skipped:8)

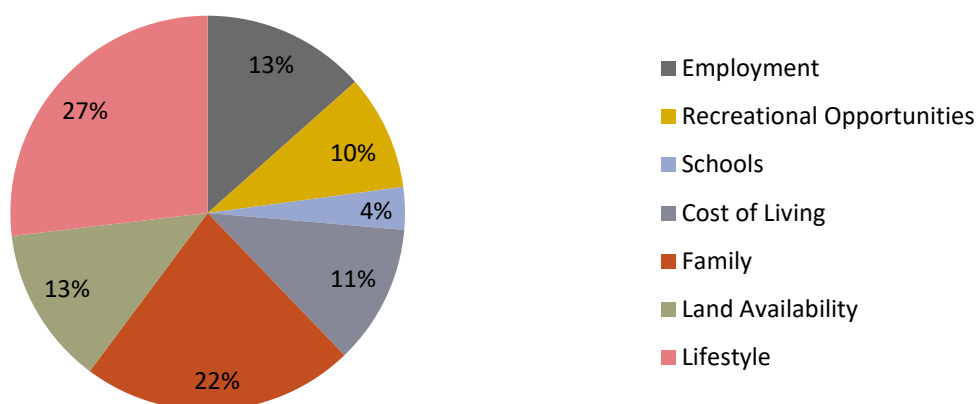


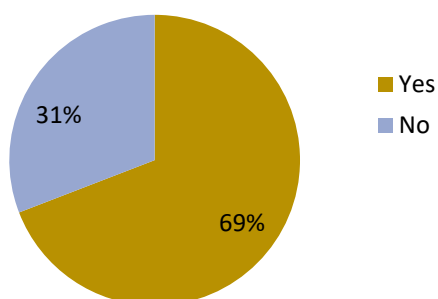
Figure 6. Why do you choose to live within the County (Answered:80, Skipped:7)

Figure 6 represents the reasons why residents choose to live within the County. The “Country” lifestyle and Family are the top two reasons why people choose to live and stay in the County. Schools, cost of living and recreational opportunities are some of the reasons why people choose to live within the County, though may not be as popular.

Other reasons respondents have indicated as to why people choose to live in the County:

- Family Farm
- Fantastic Place to live
- Raised in the County
- Lower property taxes
- Less populated area

Working in the County



The majority of respondents (69 percent) work within the County (Figure 7). Thirty one percent (31%) of the respondents do not work within the municipality. They are employed elsewhere which may provide insight to the amount of jobs currently offered or are available within the municipality.

Figure 7. Do you work within the County

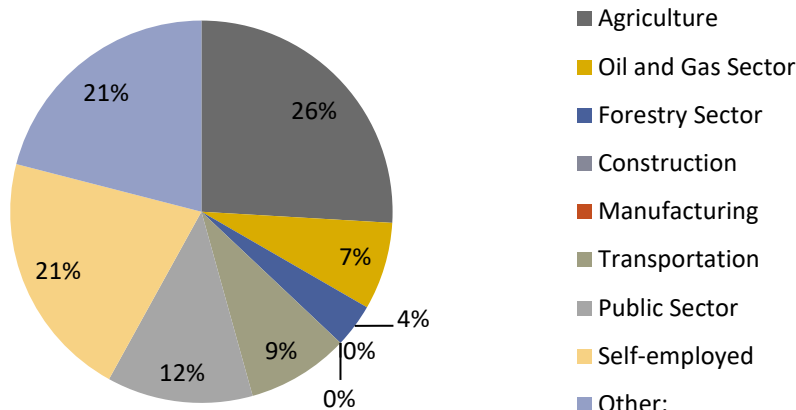


Figure 8. What type of work do you do?

The types of work that residents are involved in is displayed in Figure 8. As expected, most of residents are employed in the agricultural sector (41%). Thirty-three percent (33%) of the respondents are “Self-employed”, while another thirty-three percent (33%) account for “Other”. “Other” employment found in the county includes:

- Bookkeeping
- Ski Hill
- Retired
- Retail
- Home Care Nursing
- Grader Operator
- School Bus Driver

However, the survey results does not show if the respondents worked in multiple fields. It just shows a summary of how many people participate or actively work in a field.

Household Characteristics

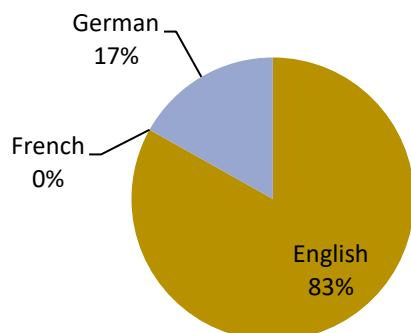


Figure 9 shows that majority of residents within the County use English as their language spoken at home, or their mother tongue. A significant proportion of the respondents consider German as their primary language at home.

Figure 9. What is your mother tongue or language spoken at home? (Answered:83, Skipped:4)

With respect to residential ownership, almost all of the respondents (94%) own home, as shown on Figure 10. The availability of affordable housing may not necessarily be reflected in this figure, however, this may be an issue that needs to be explored by the County.

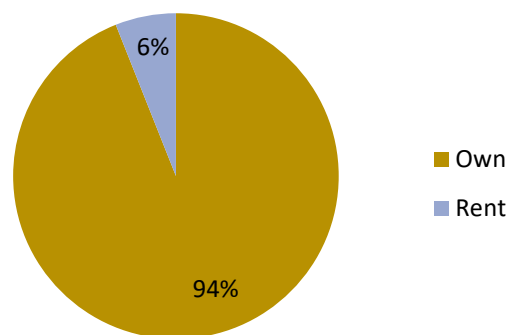


Figure 10. Do you own or rent? (Answered:83, Skipped:4)

Based on Figure 11, there is a high number (51 percent) of two-person households in the County, a number that provides the make-up of more than half of the County's household characteristics. Four percent (4%) of the respondents live in a household with more than 8 people, which may imply that there are multiple families living in one home.

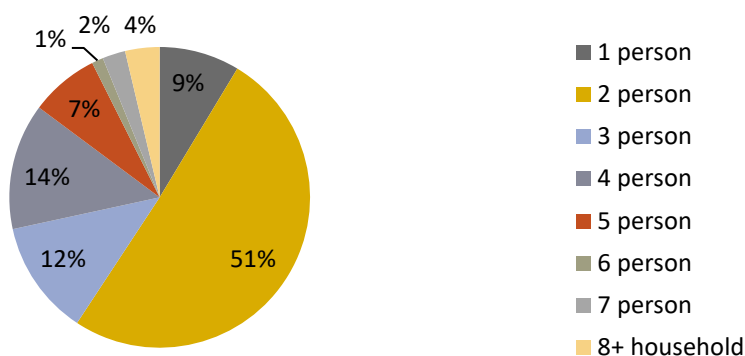


Figure 11. How many people live in your household? (Answered:81, Skipped:6)

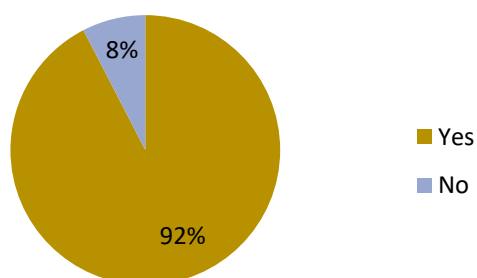


Figure 12. Do you expect to be living in the County in the next 5 years? (Answered:79, Skipped:8)

Majority of the respondents positively responded to the whether they still find themselves living within the County in the next five years. Ninety-two percent (92%) of the respondents expect that they will be living within the County, in the coming years. This may show that residents are content or happy with their current living within the County, unless sudden changes to their living situation will force them to move to other communities.

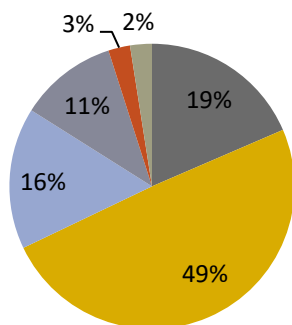
Some of reasons respondents have identified that may prompt them to move to other places are:

- New career opportunities
- Job availability
- Cost of living
- Lifestyle change
- Health issues – i.e. distance from healthcare providers/institutions

Agriculture and Environment

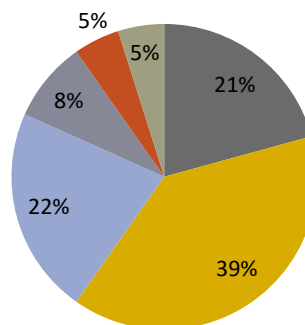
Do you agree with the following statements?

Figure 13. Farmers work to lessen their impacts on the environment (i.e. Wetlands, erosion, weeds, air quality, wildlife habitat)



(Answered:81, Skipped:6)

Figure 14. Preservation of agriculture lands should be prioritized over approval of subdivision(s).



(Answered:82, Skipped:5)

■ Strongly agree ■ Agree ■ Neutral ■ Disagree ■ Strongly disagree ■ Unsure

The survey asked the respondent's level of agreement on the statements above, which are related to Agriculture and Environment. Generally, sixty-eight percent (68%) of the respondents agree that farmers minimize their impact or footprint on the environment, as in Figure 13. This means that farmers consider their current agricultural operations within the County as environmentally sustainable. In such a case, policies in the MDP revolving around farming or agricultural operations should continue respect or safeguard the natural environment within the County, taking into account environmentally sensitive areas (ESAs) such as wetlands and aquifers.

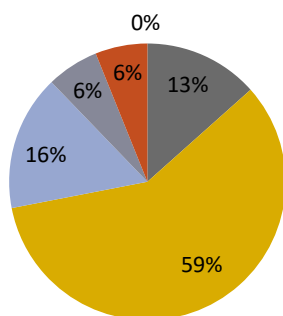
On the basis of subdivision of lands, as shown on figure 14, most respondents, with sixty percent (60%) of the responses, determined that agricultural lands be prioritized over subdivision approvals. In the event an application for a subdivision is received, most respondents would agree that the subdivision should not have any negative implications on the agricultural potential or capabilities of the land. Policies in the MDP should center on protecting agricultural values on the land but also consider approvals of subdivision on the basis of low agricultural production value. One respondent has insinuated that approval should be on the basis of marginality.

Another comment has likened the support of subdivision approval over agriculture as a double-edged sword "because young start up families need a place, yet there are no jobs and they will need to move out." In a sense, the subdivision is needed to help free areas for residential uses, which may not necessarily support existing or potential farming operations. Policies in the MDP should balance the protection of agricultural lands and separating land for other uses.

Community Resources

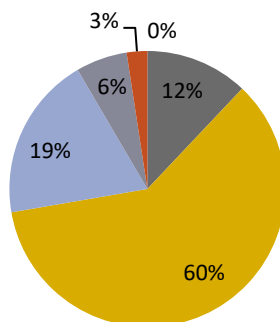
Do you agree with the following statements?

Figure 15. County arenas, parks, playgrounds and campgrounds meet my recreational needs.



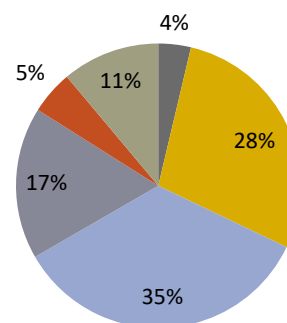
(Answered:82, Skipped:5)

Figure 16. County church(s), the museum, community activities and events meet my social needs.



(Answered:83, Skipped:4)

Figure 17. County adult education courses are geared to meet local training needs.



(Answered:81, Skipped:6)

■ Strongly agree ■ Agree ■ Neutral ■ Disagree ■ Strongly disagree ■ Unsure

Respondents agree that the Community Resources in the County are satisfactory. Recreational facilities, county arenas, parks, playgrounds and campgrounds, meet the recreational needs of the majority of residents. While in figure 16, seventy-two percent (72%) of the respondents agree that the County church(es), museum, community activities and events have satisfied the residents' social needs. This means that there are sufficient social spaces. Both recreational facilities and social spaces needs within the County are currently being met.

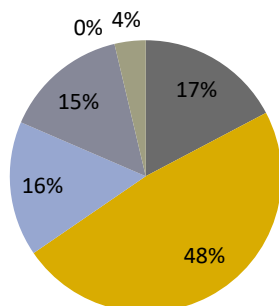
On the other hand, adult education courses offered by the County have received mixed reviews. Thirty-two percent of respondents find that courses offered for adults satisfy their local training needs while Twenty-two percent (22%) of the respondents find that not many training courses are available in the County. In particular, comments from the survey determine that the County should continue to support programming for its seniors. Additionally, respondents desire to have more recreational facilities in the Cleardale area. Most respondents (35%) are neutral with the issues.

Policies in the MDP will provide direction for how the County will continue to support programs, infrastructure and facilities for its residents. Policies in the MDP should also encourage mechanisms and facilities that provide more diverse training courses for adults, e.g. safety courses, business course, computer literacy.

Industrial Development

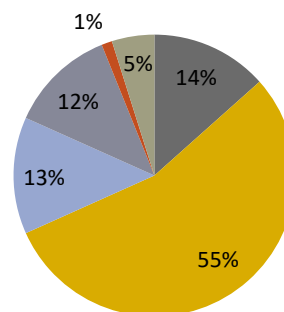
Do you agree with the following statements?

Figure 18. The oil and gas sector work to lessen their impact on the environment (i.e. wetlands, erosion, weeds, air quality, wildlife habitat)



(Answered:81, Skipped:6)

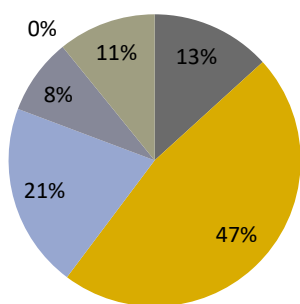
Figure 19. The forestry sector work to lessen their impact on the environment (i.e. wetlands, erosion, weeds, air quality, wildlife habitat)



(Answered:82, Skipped:5)

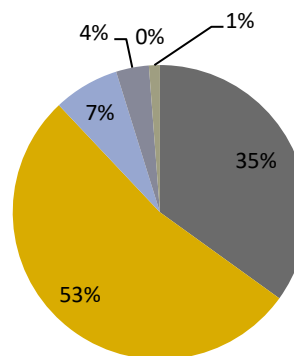
■ Strongly agree ■ Agree ■ Neutral ■ Disagree ■ Strongly disagree ■ Unsure

Figure 20. The construction industry work to lessen their impact on the environment (i.e. wetlands, erosion, weeds, air quality, wildlife habitat)



(Answered:83, Skipped:4)

Figure 21. Creating new industrial jobs and protecting the environment are important



(Answered:83, Skipped:4)

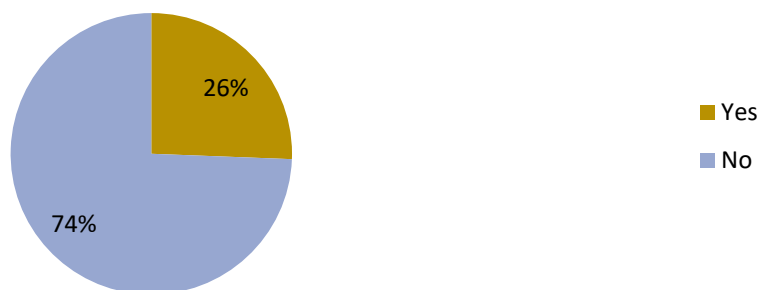
As shown in Figures 18-20, most respondents agree that the industrial sectors within the County work to reduce their impact on the environment. More specifically, the oil and gas, forestry, and construction industries have worked towards diminishing and mitigating the adverse effects, such as pollution, habitat degradation, forest degradation, and erosion on the landscape.

Some respondents, however, strongly disagree this sentiment. One of the respondents states that “the County and public understand the current state of the environment and how different sectors have, in the past and are currently impacting it as a whole.” Some respondents believe that industry has a lack of

understanding of the real condition of the environment. In addition, they strongly disagree that the County and the public understands the “effects disturbed lands have on biodiversity, and how to counter those effects.” As such, these respondents find that there is a disconnect between the perception of the industrial operations and extent of the environment impacts from these industries.

As shown in Figure21, the survey shows that respondents agree that protecting the environment and job creation are both important. MDP policies should continue to support the protection of the environment by minimizing adverse impacts on industrial lands, especially Environmentally Sensitive Areas (ESAs) and waterbodies and courses, but also balancing policies that foster economic development and activity of these sectors.

Figure 22. Have industrial resource extraction activities impacted your day-to-day quality of life?



(Answered:82, Skipped:5)

Most respondents (74%) agree that oil and gas, and forestry industries have not impacted residents of the County’s day-to-day quality of life, shown in figure 22. Due to the industrial developments, most people within the County have benefitted from the job creation which then supplements additional income to farming activities. These industrial operations have allowed a more diverse mix of jobs for people, and have attracted people from other municipalities to settle in the County.

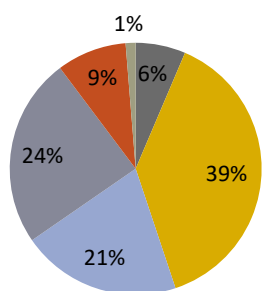
Respondents identified in the Comments that industrial development within the County has impacted their everyday life negatively. Increased the ‘wear and tear’ on the roads due to the additional traffic from logging and oil and gas activities is an ongoing problem. Seismic activity, due to oil and gas exploration, has brought disturbance or nuisance to nearby rural residences. Oilfield and logging activities has disrupted recreational activities such as trapping and hunting. Chemical use from activities associated has affected water and air quality, and human health.

MDP policies should provide direction as to how the County will address impacts from industrial development, and ensure that impacts are minimized. The policies should identify and address impacts from different stages and aspects of development.

Commercial Development

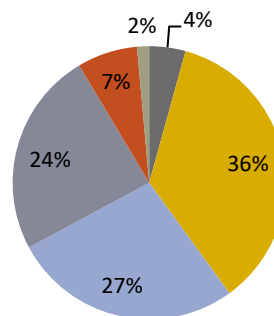
The goods and services available in following areas allow you to meet your everyday needs:

Figure 23. Rural



(Answered: 78, Skipped:9)

Figure 24. Hamlets



(Answered: 70, Skipped:17)

■ Strongly agree ■ Agree ■ Neutral ■ Disagree ■ Strongly disagree ■ Unsure

Figures 23 and 24 show how respondents perceive goods and services provision in hamlets and rural areas within the County. Based on the figures, there is a minimal difference in goods and services offered in rural areas and hamlets, within the County. There is a large proportion of respondents are satisfied with the goods and services within the County (44% in rural areas, 40% in hamlets). However, there are also some respondents who felt that goods and services in rural areas (33%) and hamlets (31%) do not meet their needs.

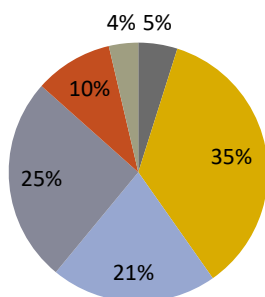
Respondents have also identified different goods and services they want in the County. Road maintenance/management has been identified as one of the things that the County needs to address. There are also limited retail outlets within the County, such as hardware or building supply stores, grocery stores, and banking. This may also explain why people have also pointed out that there is a lack of variety and low quality products. There are also shorter hours of operations for these retail stores, which may be an inconvenience to residents. Limited access to healthcare, due to distance, is also a problem within the County.

MDP policies should support commercial developments that provide a wide range of goods and services within the hamlets, and perhaps rural areas. Identifying additional lands suitable for commercial development can also be a policy.

Infrastructure and Servicing

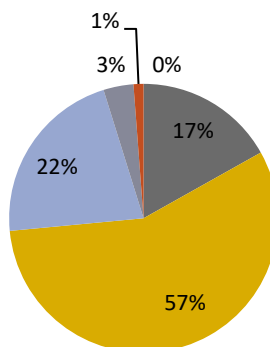
What is your opinion of the following services in the County?

Figure 24. Access to telecommunications and broadband



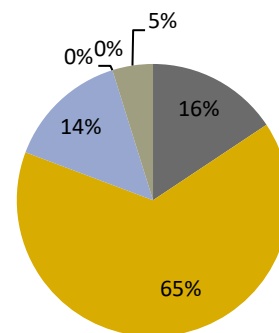
(Answered:82, Skipped:5)

Figure 25. Recycling service



(Answered:83, Skipped:4)

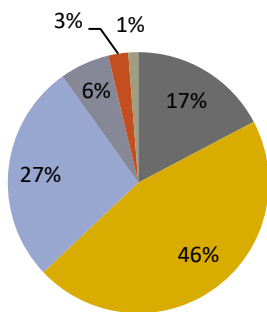
Figure 26. Landfill Service/ Landfill Transfer Station



(Answered:83, Skipped:4)

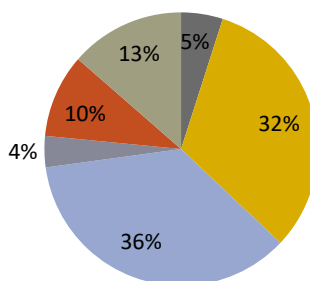
■ Strongly agree
 ■ Agree
 ■ Neutral
 ■ Disagree
 ■ Strongly disagree
 ■ Unsure

Figure 27. Protection Services (Fire, Police, EMS)



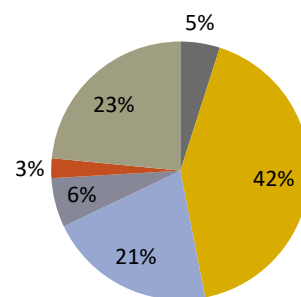
(Answered:81, Skipped:6)

Figure 28. Bylaw Enforcement



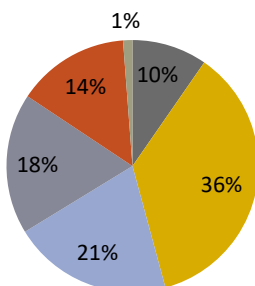
(Answered:81, Skipped:6)

Figure 29. Municipal Utility System (Water, Sewer, etc)



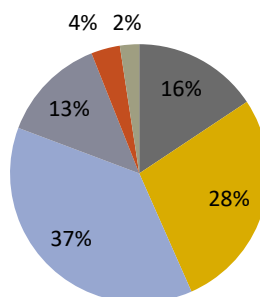
(Answered:81, Skipped:6)

Figure 30. Road Management/ Maintenance



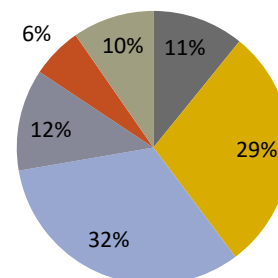
(Answered:83, Skipped:4)

Figure 31. Health Care



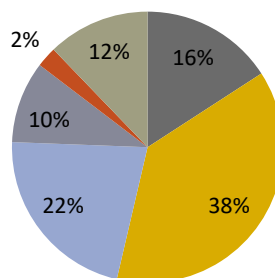
(Answered:83, Skipped:4)

Figure 32. Education



(Answered:83, Skipped:4)

Figure 33. Senior Housing



(Answered:82, Skipped:5)

■ Strongly agree
 ■ Agree
 ■ Neutral
 ■ Disagree
 ■ Strongly disagree
 ■ Unsure

Figures 24 – 33 show how respondents’ opinions regarding the infrastructure and servicing from the County. Services such as recycling, landfill/ transfer service station, protection services and senior housing received favourable feedback from respondents. The majority of residents are currently satisfied with the level of services offered by the County for each of these services.

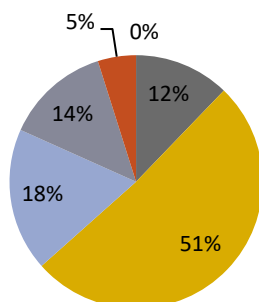
On the other hand, access to broadband and telecommunications and road maintenance/management are services that the County could consider addressing based on a lower level of satisfaction identified in this survey. Thirty-six percent (36%) of the respondents find that they are not satisfied with the level of service for telecommunications. In terms of road maintenance/management, thirty-two percent (32%) of the respondents are dissatisfied with the current state of road system and how it is being maintained. Services such as these are things that the County needs to work on improving.

For healthcare, education, municipal utility systems, and bylaw enforcement, there are many respondents that are ‘neutral’ about these services. These respondents may lack awareness or a lack of need, though there may need to be improvements on service delivery for these areas.

Recreation and Tourism

Do you agree with the following statements?

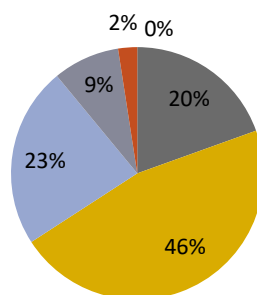
Figure 34. I/we use local arena(s)



(Answered:82, Skipped:5)

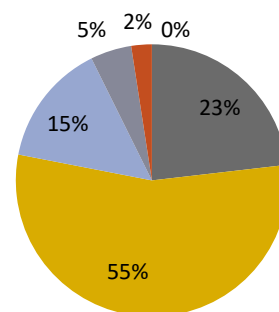
■ Strongly agree ■ Agree ■ Neutral ■ Disagree ■ Strongly disagree ■ Unsure

Figure 35. I/we use local parks and playgrounds (ie ball diamonds)



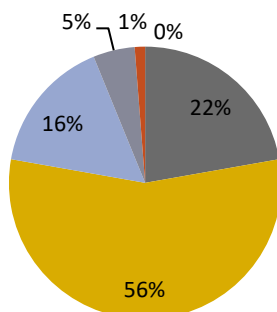
(Answered:82, Skipped:5)

Figure 36. I/we use local campgrounds



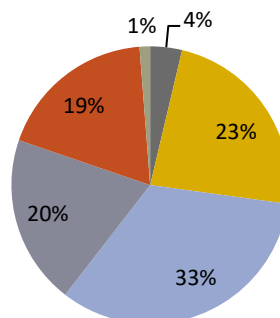
(Answered:82, Skipped:5)

Figure 37. I/we use local lakes/fishing



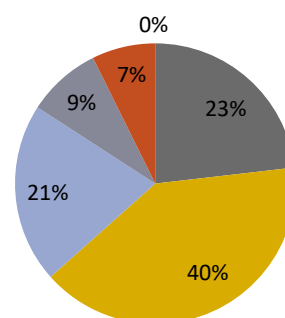
(Answered:81, Skipped:6)

Figure 38. I/we use local rodeo facilities



(Answered:81, Skipped:6)

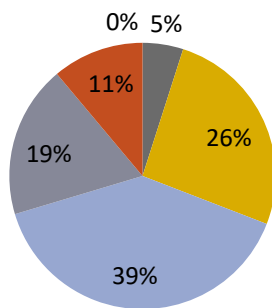
Figure 39. I/we use the local ski hill



(Answered:81, Skipped:6)

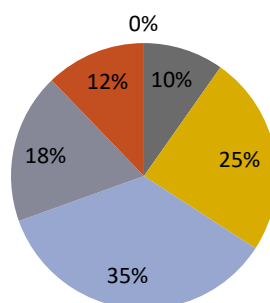
Based on survey results, respondents agree that the recreational facilities within the County are well-used. Figures 34 to 41 provides information that residents frequently use the local arena, parks and playgrounds, local fishing grounds, campgrounds, and ski hill. Rodeo grounds, golf courses, and local trails for horse and snowmobiling are facilities that residents do not particularly use. Figures 38, 40 and 41 show that most respondents disagree that they use these facilities (39% for rodeo facilities, 30% for golf courses, and 30% for trails). Seventy-eight (78%) percent of the respondents share and promote the recreational and tourism activities the County has to offer, to other municipalities and communities.

Figure 40. I/we use local golf course(s)



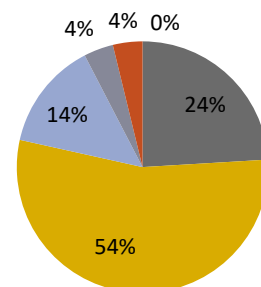
(Answered:82, Skipped:5)

Figure 41. I/we use local trails (snowmobile, horse)



(Answered:82, Skipped:5)

Figure 42. I/we tell non-Clear Hills County residents about local recreation/tourist opportunities



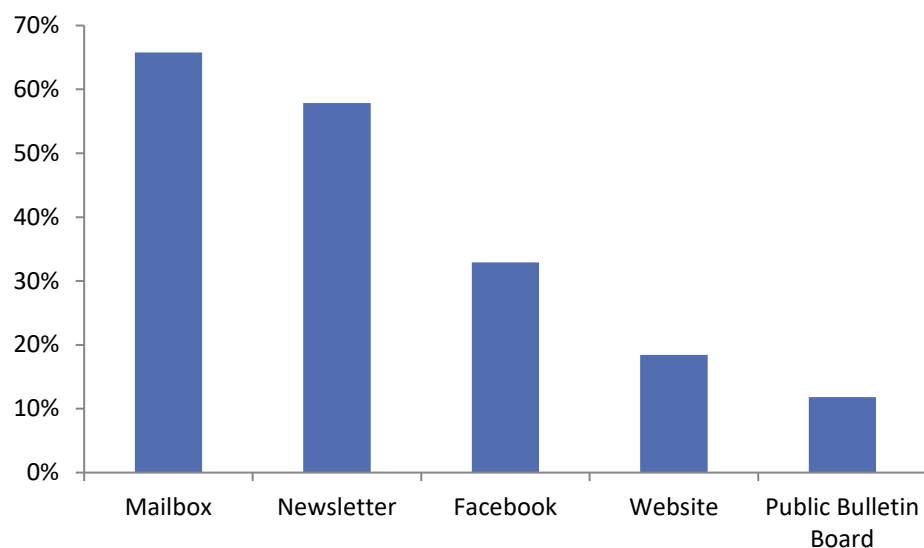
(Answered:82, Skipped:5)

■ Strongly agree ■ Agree ■ Neutral ■ Disagree ■ Strongly disagree ■ Unsure

Based on the survey, the additional recreational/tourist opportunities/services respondents would like to see in the County are:

- Bingo hall
- Community halls
- Libraries
- Swimming pool
- Child and adult-friendly spaces
- Funding for current facilities
- Promotion of environmental services
- Improvement of lakes, campgrounds and infrastructure
- Recreational facilities for seniors
- Cross-country ski trails
- Indoor arena with walking/running track
- River boat tours

Figure 43. What is the best method of communicating with you?



The best method of communicating community affairs is through mailbox, and the monthly newsletter, as shown in figure 43.