

CYPRESS COUNTY

**MUNICIPAL DEVELOPMENT
PLAN**

Adopted July 1994
As Amended to March 2002

Including Cypress County -
City of Medicine Hat - Town of Redcliff
Rural-Urban Fringe Plan



Cypress County

Schedule "A"

Municipal Development Plan

July 1994

As Amended to March 2002

PREFACE

This document is a statement of goals, objectives and policies regarding land use and development in Cypress County. The statements contained herein provide a basis for the interpretation and application of the Land Use By-law and other municipal legislation.

The jurisdiction covered by the Plan is Cypress County, formerly known as Improvement District No. 1. and more lately, the Municipal District of Cypress. Located in the southeast corner of Alberta, it covers 13,237 square kilometres (5,111 square miles) of land. Figure 1 shows the major land uses. These include large areas of unimproved pasture and dry cropland; extensive irrigated areas; Cypress Hills upland; the South Saskatchewan river valley; and the Suffield Military Experimental Range.

The Plan promotes the continuance of agriculture as the primary land use. Non-agricultural development is directed away from better agricultural land located in the irrigated areas. However, criteria for the establishment of new country residential and rural industrial districts, the principle forms of non-agricultural development, are established and the need for continued periodic expansion of established urban municipalities is recognized. Support is given for the expansion of existing hamlets. General policies for the provision of municipal services, the development of recreation facilities and the preservation of significant natural features are established.

Figure No.1

LAND USE PATTERNS

Cypress County

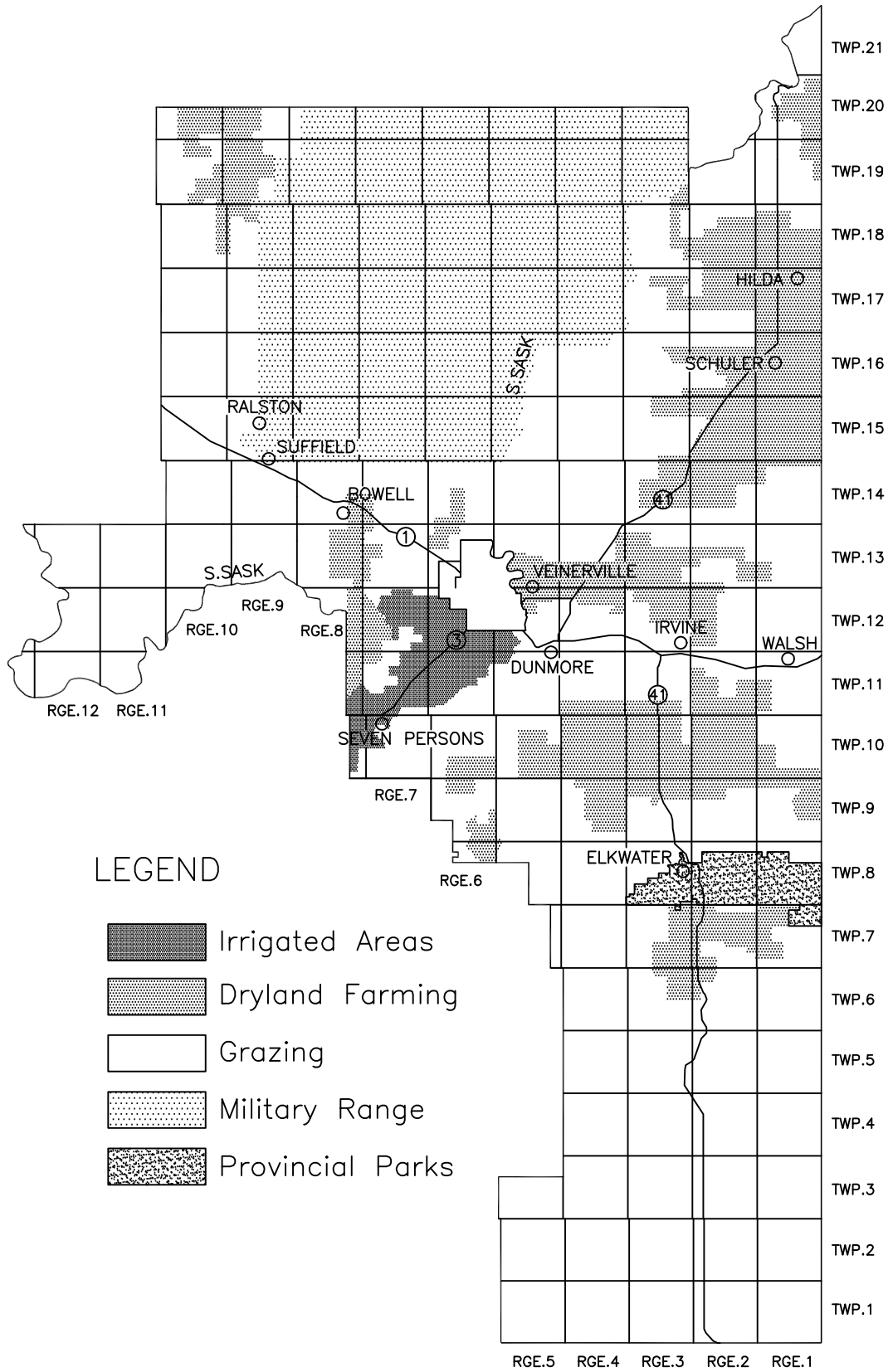
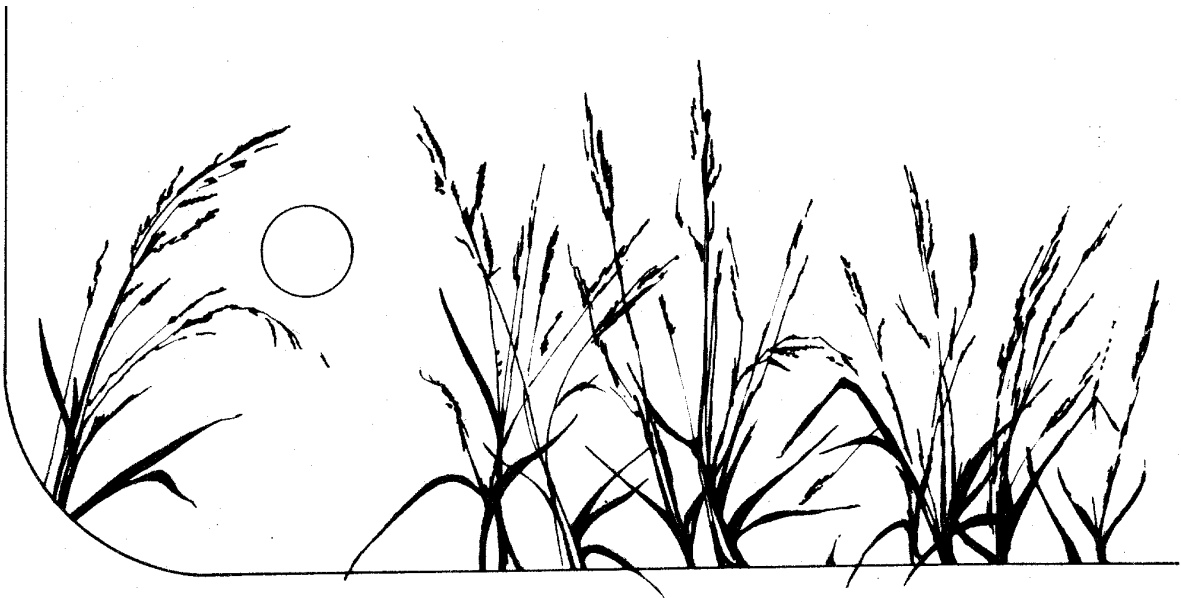


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1.0 INTRODUCTION



1.0 INTRODUCTION

1.1 Jurisdiction

The provisions of the Municipal Development Plan for Cypress County shall apply to all lands lying within the corporate boundaries of the said Municipality.

1.2 Authorization

The preparation of a Municipal Development Plan was authorized by the Council of Cypress County in order to consolidate existing land use planning policies.

1.3 Purpose and Application of the Plan

The policies contained in the Municipal Development Plan are intended to:

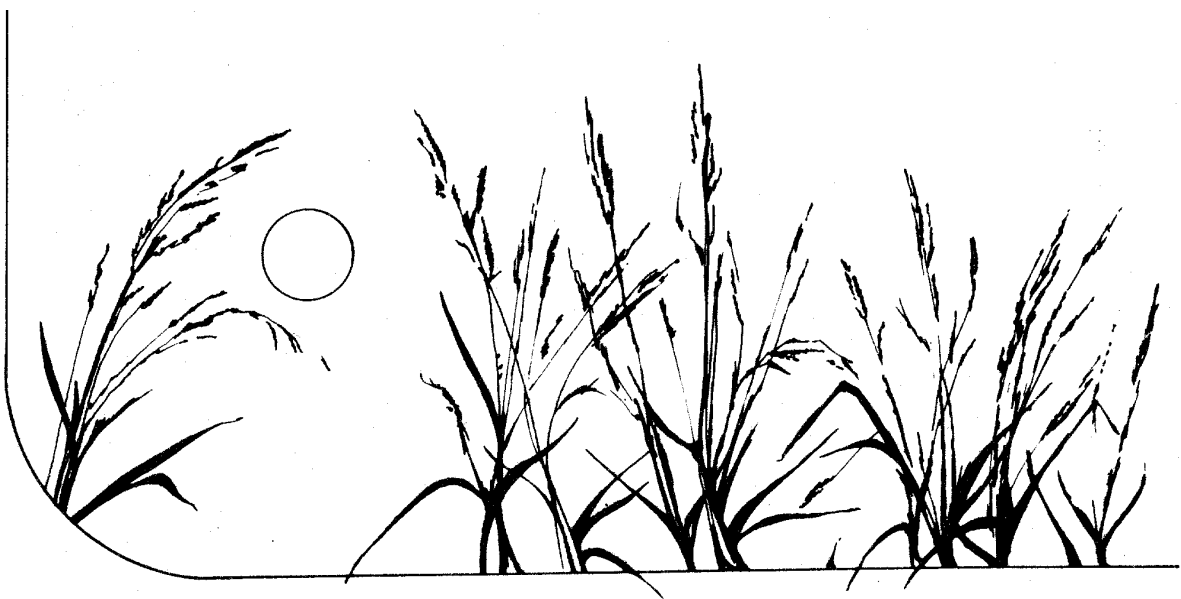
- (a) guide the Council and its Employees in the administration of the Land Use By-law of Cypress County .
- (b) provide guidelines for the orderly and economic development of the municipality.

1.4 Interpretation

In the Municipal Development Plan for Cypress County , all words and expressions shall have meanings assigned to them in the Municipal Government Act, R.S.A., 1995 and the Land Use By-law for Cypress County excepting the following:

- (a) **Extensive Agricultural Use:** a system of tillage and/or animal husbandry by which a livelihood may be obtained from large areas of land used for the raising of crops or the rearing of livestock either separately or in unified operations.
- (b) **Intensive Agricultural Use:** a system of tillage and/or animal husbandry by which a livelihood may be obtained from proportionately smaller areas of land used for the concentrated raising of crops or the concentrated rearing or keeping of livestock and poultry, including the products thereof, eg. beekeeping, feedlots, market gardens, piggeries, poultry keeping operations, etc.
- (c) **Land Use District:** an area of land within the County designated for a prescribed set of uses pursuant to the Land Use By-law.

2.0 GOALS AND OBJECTIVES



2.0 GOALS AND OBJECTIVES OF THE PLAN

2.1 Goals

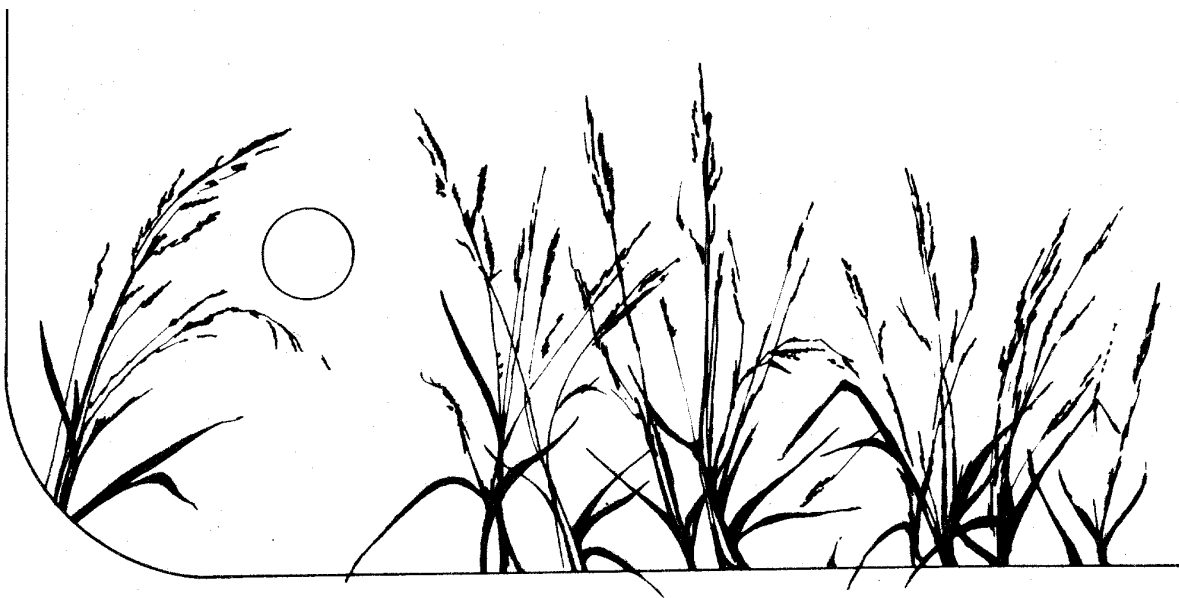
- (a) To protect better agricultural land and preserve it for agricultural purposes;
- (b) To promote the expansion of agriculture within the municipality;
- (c) To ensure the orderly development of non-agricultural land uses within the municipality;
- (d) To provide a safe, efficient, and economical rural road system;
- (e) To preserve unique natural features within the municipality.

2.2 Objectives

- (a) To give the priority to agriculture as the most important economic activity in the municipality;
- (b) To minimize the fragmentation of agricultural land;
- (c) To promote the expansion of irrigation within the municipality;
- (d) To minimize encroachment of incompatible land uses near intensive livestock operations in order to ensure their continued operation and viability;
- (e) To encourage efficient use to be made of occupied or abandoned farmsteads and/or small parcels isolated by existing natural and/or man-made features (excluding parcels cut off by irrigation canals or pivots), without restricting the agricultural use of the remainder of the larger parcel;
- (f) To locate multi-lot country residential development on land with a low agricultural capability;
- (g) To encourage industrial and commercial development to locate in the municipality;
- (h) To plan for the orderly expansion of the corporate boundaries of urban municipalities within the Municipality;
- (i) To promote the continued existence of major hamlets as residential communities and local service centres;
- (j) To ensure that rural development is appropriately serviced;
- (k) To ensure that the municipal road network is developed to a standard consistent with traffic volume and the needs of local residents for all-weather access;

- (l) To promote development of the recreation potential of the Municipality;
- (m) To conserve the natural environment of the Municipality, especially the river valleys and coulee areas.

3.0 LAND USE POLICIES



3.0 LAND USE POLICIES

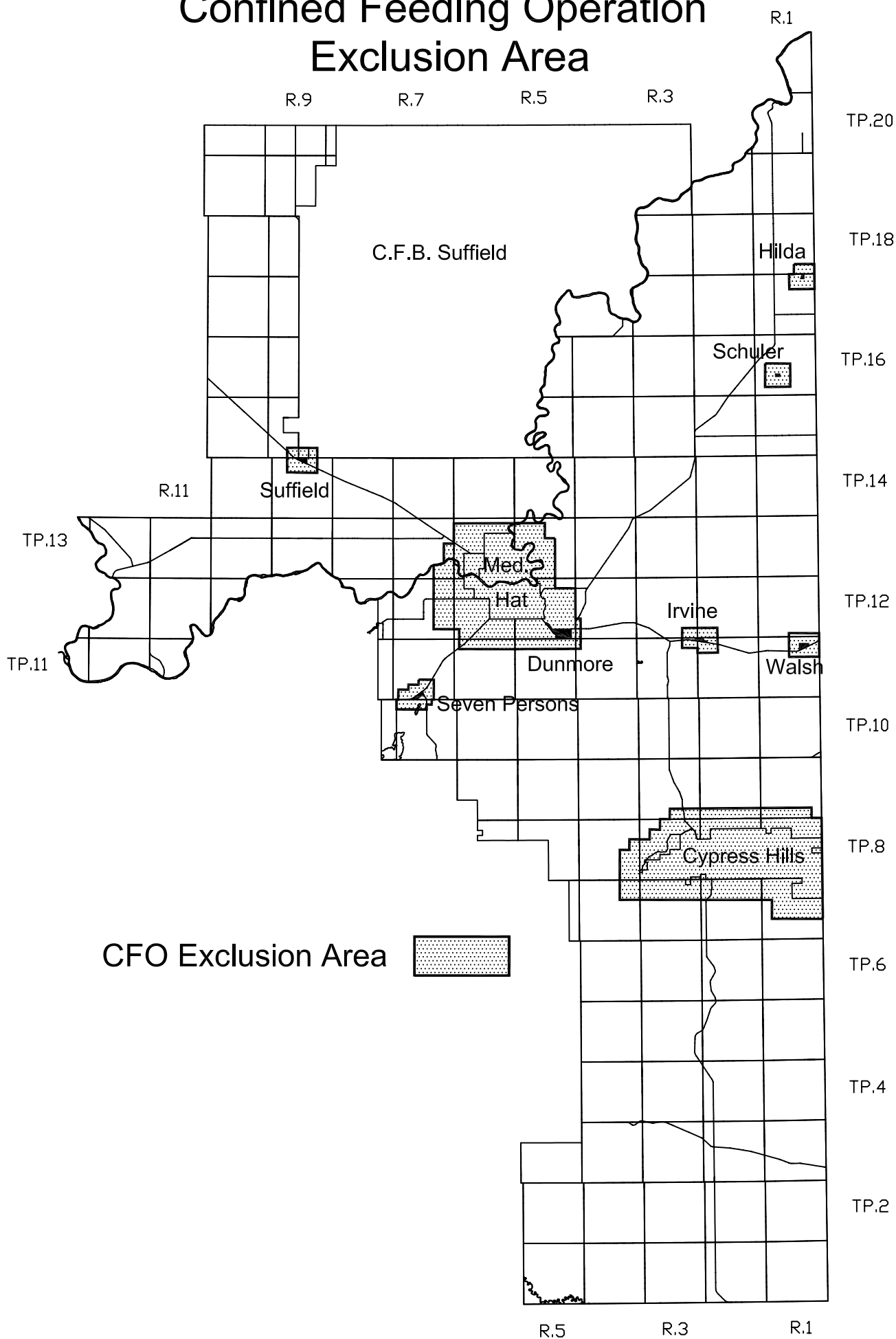
3.1 Extensive Agriculture

- (a) The basic unit of land within Agricultural Land Use Districts shall be an unsubdivided quarter section, excluding registered rights-of-way and any involuntary severance.
- (b) The subdivision of land into parcels of less than the basic unit of land for extensive agricultural purposes not otherwise provided for in this plan shall be discouraged unless the subdivision is intended to consolidate the resultant parcels with an adjacent parcel to create a more viable unit.
- (c) The Municipality supports the expansion of irrigation throughout the municipality as a means for strengthening the agricultural economy and shall attempt to maintain those irrigated parcels shown in Figure 2 and any other parcels that are re-classified as irrigable by the Irrigation Division of Alberta Agriculture, Food and Rural Development.
- (d) The Municipality shall discourage the fragmentation of agricultural land by linear facilities such as power transmission lines, roads, and canals
- (e) Notwithstanding sub-section (b) above, the subdivision of agricultural land may be permitted when the proposed parcel is separated from the main part of a previously unsubdivided quarter section by a permanent physical barrier which has the effect of creating an involuntary severance.
- (f) Incompatible types of development will be discouraged in Agricultural Land Use Districts.

3.2 Intensive Agriculture

- (a) The Municipality may prescribe regulations for the development of intensive agricultural operations such as greenhouses, or specialty crops.
- (b) Pursuant to the Agricultural Operations Practices Act, the County may designate areas where confined feeding operations are to be encouraged or excluded.
- (c) New confined feeding operations will be excluded from the areas shown on Figure No. 2.
- (d) Existing confined feeding operations within the areas shown in Figure No. 2 may expand if they meet the requirements of the Agricultural Operations Practices Act, and the proposal is acceptable to Council.
- (e) Intensive agricultural operations not requiring a full quarter section of land for continued operation are encouraged to locate on existing smaller parcels.
- (f) Where other arrangements are not possible, the Municipality will support the subdivision

Figure 2 Confined Feeding Operation Exclusion Area



of a parcel of better agricultural land for intensive agricultural uses such as greenhouses, market gardens, or exotic livestock if the following conditions are met:

- (i) the proposed use depends directly on the soil properties of better agricultural land.
- (ii) there is an adequate supply of water for the development.
- (iii) the proposed development is viable and compatible with other uses in the area.
- (iv) the proposal complies with the requirements of the land use by-law.

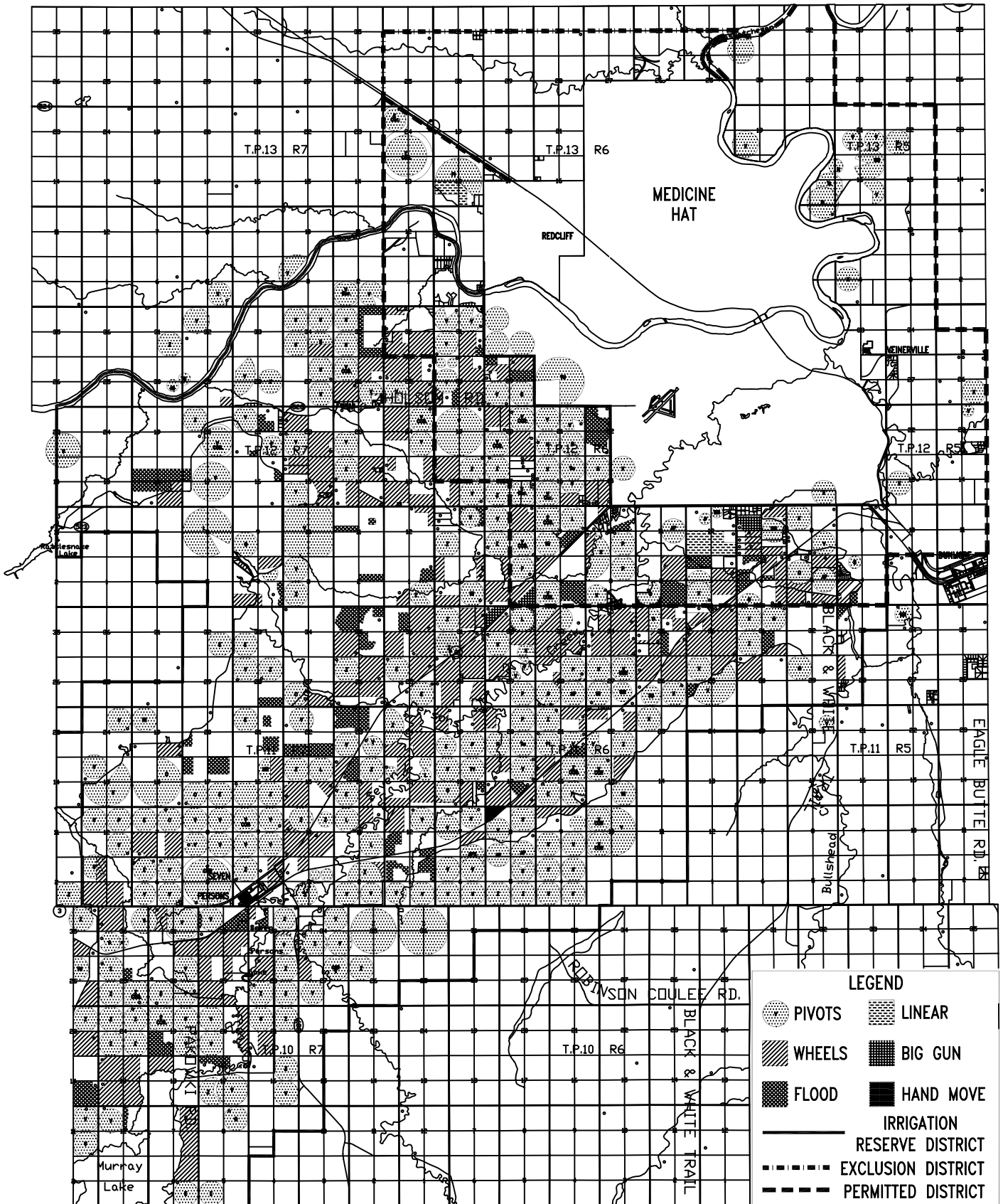
3.3 Farmstead Separations

- (a) A farmstead separation may be approved if:
 - i) the proposed parcel is the first parcel out of a previously unsubdivided quarter section;
 - (ii) the building site has been in existence;
 - (iii) legal and physical access is available to the remnant and proposed parcel;
 - (iv) the proposal will not restrict agricultural use of the balance of the quarter section or any adjoining parcels;
 - (v) the size of the proposed parcel does not exceed the area utilized for the building site unless there are physical boundaries which define a larger parcel;
 - (vi) the minimum distance separation calculation for intensive livestock operations can be met.

3.4 Multi-parcel Country Residences

- (a) Multi-parcel country residential districts will generally be permitted in the following areas where not in conflict with existing land uses or other provisions of this plan:
 - (i) low capability dry agricultural land (CLI Class 4-6);
 - (ii) land outside designated urban development areas;
 - (iii) land outside designated highway or utility corridors.
- (b) Parcels classed as irrigated land will only be considered for multi-parcel country residential subdivisions if it can be shown that:
 - (i) the land has a low capability for irrigated agriculture as determined by an irrigation feasibility study and the water rights can be transferred to another

Figure 3
 Cypress County
 COUNTRY RESIDENTIAL & IRRIGATED PARCEL MAP



- parcel, or;
- (ii) the land to be subdivided cannot be irrigated, is remote from existing livestock activities, and is unlikely to ever be located near an intensive livestock operation.
- (c) Proposals for country residential districts will receive preference for approval where the following services are currently available or can readily be made available:
- (i) an established school bus route;
 - (ii) electrical, gas, and telephone distribution;
 - (iii) solid waste disposal;
 - (iv) firewater reserves capable of supplying a minimum of 400 gallons per minute for one hour.
- (d) Most acreage development is located in agricultural areas. From time to time adjacent landowners must perform farm operations that create dust, noise, smell, and extra traffic. Recognizing that these conditions are a normal and accepted fact in an agricultural community, acreage owners must not interfere in the activities of farmers that meet the standards generally accepted within Cypress County.
- (e) There will be two classes of country residential development:
- i) The Country Residential "CR" District is intended for relatively higher density development, preferably with a piped water supply or an established supply of groundwater. The minimum parcel size will be 0.4 hectare.
 - ii) The Country Residential "CR-2" development will be for lower density development. The minimum parcel size will be 2 hectares.
- (f) Prior to approval of a land use amendment for country residential development, Council shall consider the character of the area and the compatibility with existing land uses. To minimize disturbance of adjacent lands, setbacks or site specific development standards may be imposed for the following uses:
- (i) intensive agricultural operations;
 - (ii) other country residential subdivisions;
 - iii) existing farmsteads;
 - iv) oil and gas extraction facilities;
 - (iii) noxious rural industries;
 - (iv) Cypress Hills Inter-provincial Park;

- (v) kennels.
- (g) For sensitive developments, Council may request an Area Structure Plan to be prepared in conjunction with the Land Use Amendment. The Plan should address the following concerns:
 - i) water supply and sewage disposal;
 - ii) control of traffic;
 - iii) slope stability and setbacks from water bodies (where applicable);
 - iv) the proposed land use classification(s) and/or restrictive covenants to be imposed on the proposed development;
 - v) methods for achieving compatibility with adjoining development(s) including but not limited to land use, open space buffers, or development standards.
- (h) If a proposed "CR" or "CR-2" application for 2 or more parcels causes there to be more than 29 "CR" or "CR-2" parcels within a radius of 0.8 kilometres of that application, the applicant must submit an Area Structure Plan in conjunction with the Land Use Amendment.
- (i) Multi-parcel country residential districts shall be located adjacent to an established all-weather road with access to multi-parcel developments by means of a service road.
- (j) Multi-parcel country residential districts shall have a potable domestic water supply capable of providing at least 1250 cubic metres per year (753 gallons per day, 0.5 gallons per minute) per parcel from one of the following sources:
 - (i) proven groundwater reserves;
 - (ii) domestic water supply agreement with an established irrigation district accompanied by a proposal for a storage reservoir with sufficient volume to hold a 200 day winter supply;
 - (iii) Where groundwater reserves are unproven, or the long term supply is questionable, Council may require the applicant, as part of the subdivision process, to obtain a report certified by a professional engineer, geologist, or geophysicist that states that the diversion of 1250 cubic metres of water per year for household purposes for each of the households within the subdivision will not interfere with any existing household users, licensees, or traditional agriculture users.
- (k) Where a subdivision meets all other criteria but groundwater or irrigation water is not available, approval may be given to a single residential parcel using trucked water for a potable domestic supply.
- (l) Council will consider all requests for amendment of the Land Use By-law which meet the above criteria provided that a previous amendment has not been refused within the

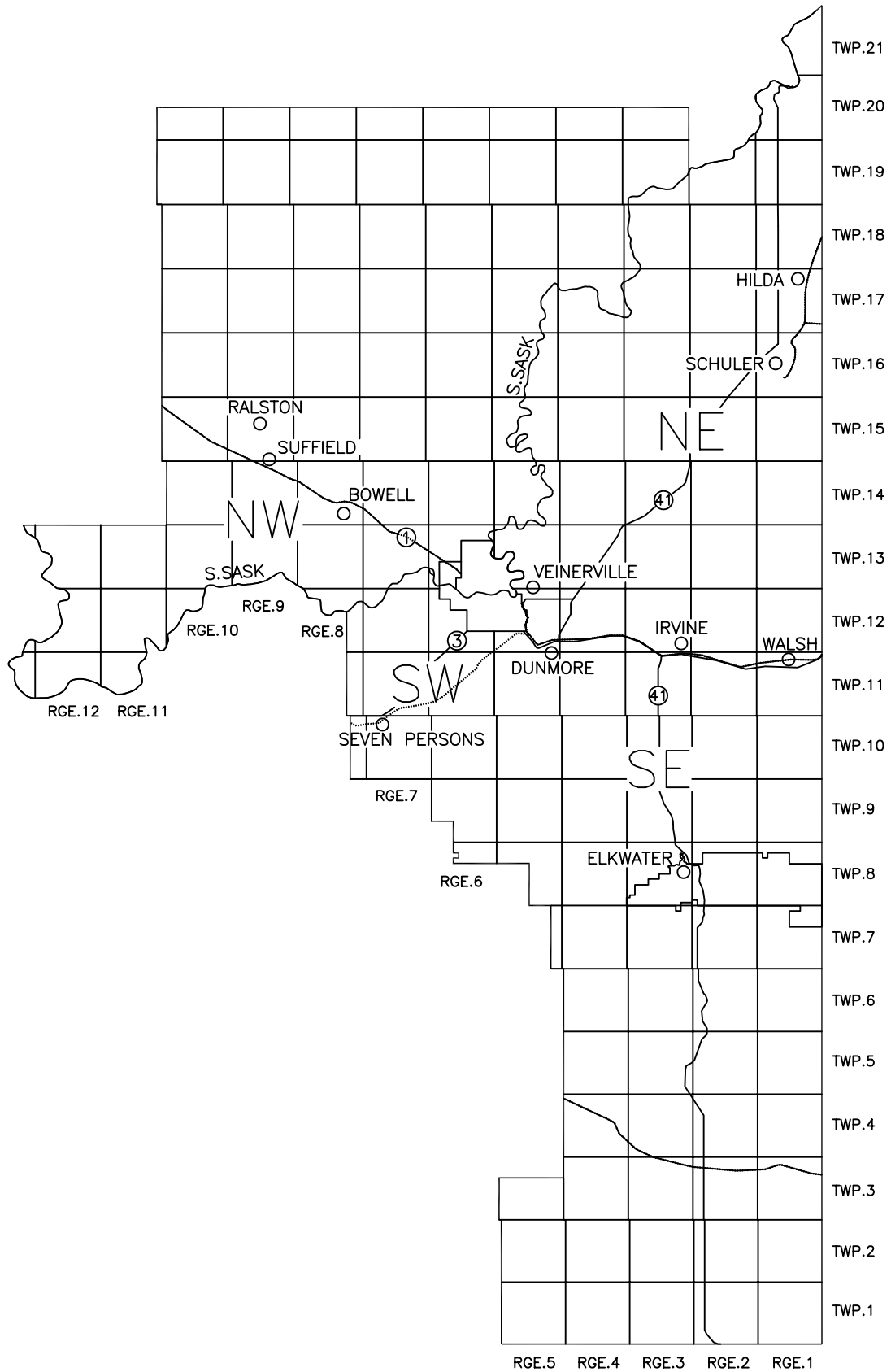
past 6 months.

- (m) Notwithstanding any of the above provisions, the Council reserves the right to limit the number of country residential districts within the confines of a Division as established in Figure 3 when 40% or more of the existing lots are vacant.

Figure No.4

COUNTRY RESIDENTIAL LAND USE DIVISIONS

Cypress County



3.5 Commercial and Industrial

Local and Highway Commercial Development

- (a) Commercial and industrial development will be encouraged in existing hamlets where appropriate land use districts are present.
- (b) Where development is proposed adjacent to a primary highway but outside of an existing hamlet, Council may require an area structure plan to establish future right-of-way and access requirements.

Rural Industrial Development

- (c) Industrial development within Cypress County will be encouraged;
- (d) Industrial uses should be located in designated Industrial Districts wherever possible;
- (e) Designation of additional Industrial or Commercial Districts may be considered if:
 - (i) there is a shortage of suitable commercial or industrial land in the Municipality;
 - (ii) there is a minimum impact on good agricultural land, environmentally sensitive areas, or land suitable for recreation;
 - (iii) there are roads of adequate standard for the intended use, or the applicant is willing to upgrade or pave the road to an adequate standard;
 - (iv) there are the necessary utilities, including an adequate supply of water for fire protection;
 - (v) the proposed use would not interfere with the quiet enjoyment of adjacent properties.

Signage

- (f) Cypress County acknowledges the need for directional signage where traffic volume to a particular attraction warrants, or where necessary to maintain the viability of a local business, but the development of large third party billboards adjacent to major roadways will be prohibited.
- (g) Types of Signs Permitted
 - (i) Identification signs on property owned by the applicant.
 - (ii) Directional signs for large developments or groups of developments such as industrial parks, mobile home parks, country residential subdivisions etc., which generate significant traffic.

- (iii) Directional signs for greenhouses, nurseries, market gardens and rural businesses which are approved for sale to the public and located off a main road.
- (iv) Identification signs for local tourist attractions and businesses within designated tourist signage strips adjacent to County hamlets.
- (h) All signage must be developed in accordance with the requirements of the Land Use By-law. Alberta Transportation approval is required adjacent to primary highways

3.6 Urban Fringe Development

- (a) The Council acknowledges the need for growth and development of the urban communities within the Municipality.
- (b) All applications for land use reclassification and any discretionary use development applications within Urban Fringe (A1) Districts shall be referred to the affected urban municipality for comment prior to approval.
- (c) In the review of subdivision and development proposals within the Urban Fringe, the following issues shall be considered:
 - (i) potential land use conflicts;
 - (ii) expected patterns of urban expansion;
 - (iii) the impacts of the proposed use on the surrounding area.
 - (iv) the policies of the Cypress County - City of Medicine Hat - Town of Redcliff Rural-Urban Fringe Plan (see Schedule B).
- (d) When reviewing an application for annexation of lands under the jurisdiction of the Municipality, the following factors shall be considered:
 - (i) the direction and amount of growth projected by existing statutory plans for the affected areas;
 - (ii) the agricultural capability of the land to be annexed relative to other areas of land available for annexation;
 - (iii) the desire by existing residents for annexation;
 - (iv) the implications for the rural tax base;
 - (v) other matters deemed necessary by Council.
- (e) The Municipality supports inter-municipal liaison and co-operation in the planning of urban fringe areas, and will periodically consult with other municipalities within the

County regarding the need to review or amend the Rural-Urban Fringe Plan (see Schedule B).

3.7 Hamlets

- (a) The Municipality supports the growth of existing hamlets as residential communities and local service centres for surrounding agricultural areas.
- (b) The hamlets of Dunmore, Hilda, Schuler, Seven Persons, Suffield and Walsh may be permitted to develop as large a variety of land uses as is necessary to accommodate the needs of residents and the surrounding rural communities.
- (c) The Council may authorize the preparation of an Area Structure Plan for hamlets experiencing growth or highway redevelopment.

3.8 Municipal Services

- (a) The Municipality will maintain a priority list for construction and/or upgrading of secondary roads.
- (b) The Municipality will maintain a priority list for the upgrading of local roads.
- (c) Companies involved in the exploration and development of natural resources will be required to construct access roads on existing road allowances where physically possible, in accordance with standards set by the Municipality.
- (d) The Municipality will maintain a system for solid waste disposal in an approved landfill or in a designated transfer station.
- (e) The Municipality will continue to support the development of communal water supply and sewage disposal systems in existing hamlets where population warrants.
- (f) The Municipality supports the establishment of Fire Protection Areas in all parts of the County for the operation of rural fire departments.
- (g) A supply of water for fire fighting will be encouraged for all non-agricultural buildings in excess of 6,456 square feet (600 m²).
- (h) The Municipality favours the development of utility corridors for compatible forms of transmission lines. The construction of major utility routes should meet the following criteria:
 - (i) alignment of new facilities parallel to existing roads or utility rights-of-way;
 - (ii) multiple use of existing rights-of-way;

- (iii) alignment of new facilities along property boundaries or physical features which act as barriers to farming operations.
- (i) Where it is necessary to locate a utility right-of-way on cultivated cropland, sufficient setback should be provided between any above ground facility and the cropland boundary to permit the passage of large farm machinery.

3.9 Recreation

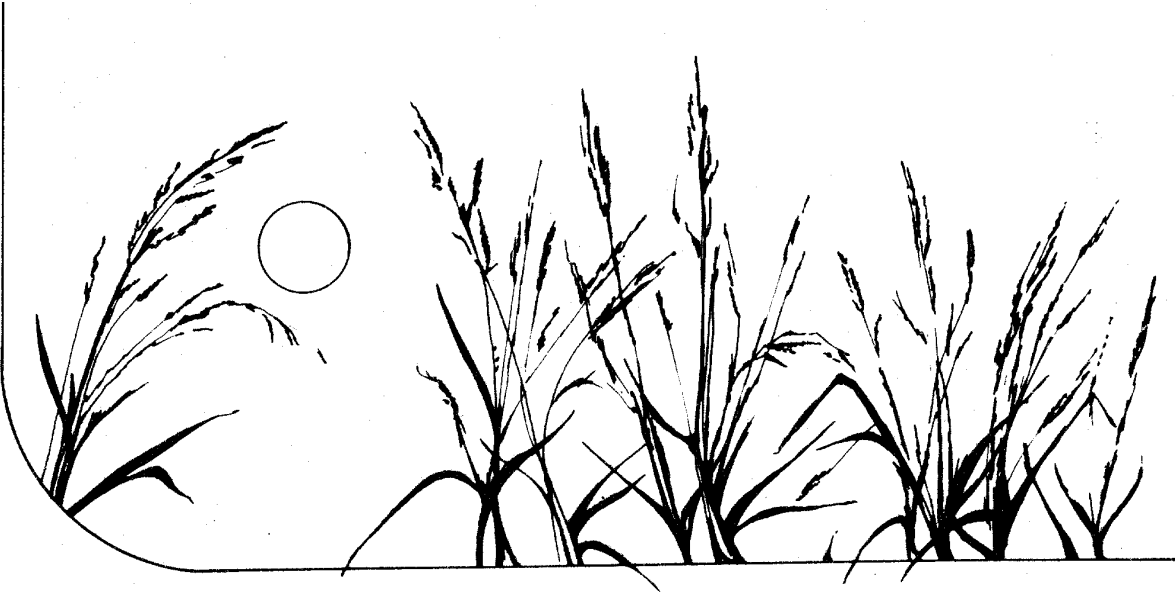
- (a) The Municipality supports recreational development in the area.
- (b) The Municipality encourages co-operation with other municipalities located within or adjacent to the County regarding recreation facility development and programming.
- (c) The Municipality encourages the development and operation of regional parks and campgrounds such as the Sandy Point Recreation Area and the Cavan Lake Recreation Area by local community organizations.
- (d) The Municipality encourages compatible development near Cypress Hills Provincial Park and may refer any development proposal to Alberta Environmental Protection for comment prior to any public hearing on the matter.
- (e) The Municipality supports the preservation of historic buildings and sites as Council may determine.
- (f) The Municipality supports the continuance of the 10% reserve requirement on multi-parcel subdivisions for the acquisition of park facilities or school sites except where a proposed parcel is to be used for a Utility Lot or similar municipal use.

3.10 Natural Environment

- (a) Unique or scenic areas of the Municipality shall be protected.
- (b) The Municipality supports measures to conserve and protect surface run-off and groundwater resources.
- (c) River valley and coulee escarpments shall generally be maintained in their natural state, with appropriate development setbacks where warranted to limit damage to property caused by subsidence.
- (d) Disturbance to natural or man-made waterbodies shall be minimized by requiring adequate development setbacks.
- (e) Non-agricultural development on flood plains or flood hazard areas shall be discouraged.

- (f) The reclamation of resource extraction sites shall be required.

4.0 IMPLEMENTATION



4.0 IMPLEMENTATION

4.1 Regional Plan Conformity

It is intended that this Plan be in conformity with the policies contained in the Southeast Alberta Regional Plan.

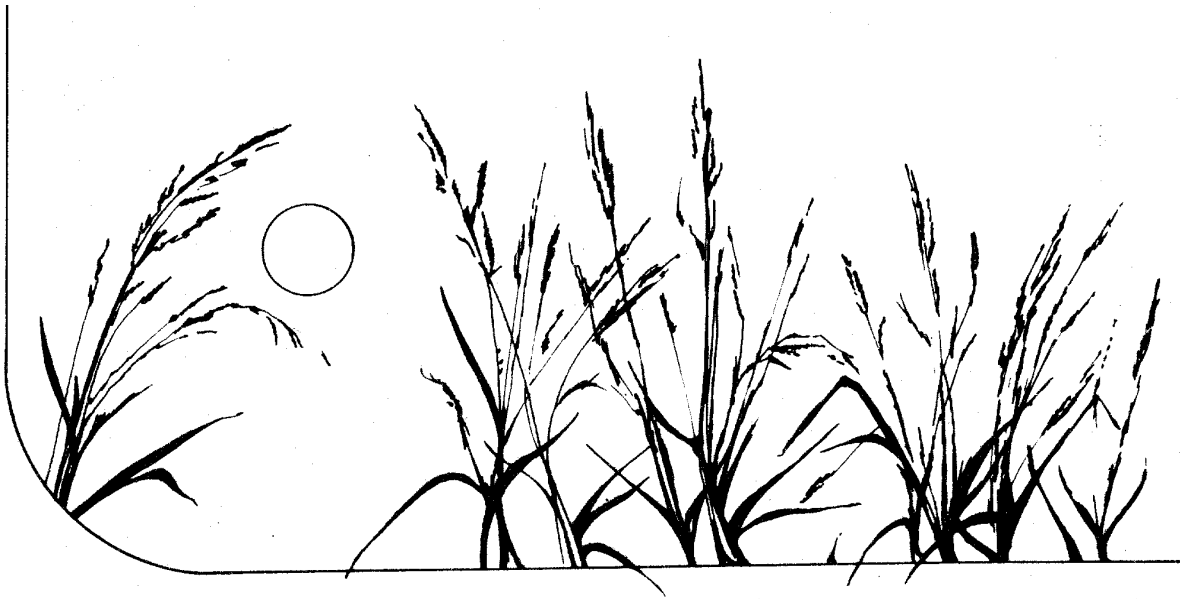
4.2 Land Use By-law Conformity

Decisions on development permit applications by the Development Officer, the Municipal Planning Commission, or the Development Appeal Board should comply with the purpose, scope, and intent of the Plan.

4.3 Subdivision Approving Authority

- (a) The authority to recommend and/or approve subdivision applications shall be established in accordance with the Planning Act by separate by-law.
- (b) All decisions of the subdivision approving authority shall be in conformity with provisions of this Municipal Development Plan.

APPENDIX B
RURAL-URBAN FRINGE PLAN



APPENDIX "A"

CYPRESS COUNTY CITY OF MEDICINE HAT - TOWN OF REDCLIFF

RURAL-URBAN FRINGE PLAN

AGREEMENT TO ADOPT THE RURAL-URBAN FRINGE PLAN

BETWEEN: Cypress County, a municipal corporation in the Province of Alberta (hereafter called the County)

And

The City of Medicine Hat, a municipal corporation in the Province of Alberta (hereafter called the City)

And

The Town of Redcliff, a municipal corporation in the Province of Alberta (hereafter called the Town).

WHEREAS: The County, City, and Town desire to cooperate in planning and development matters; and

WHEREAS: The County, City, and Town have jointly prepared the Rural-Urban Fringe plan as attached; and

WHEREAS: The County, City and Town deem appropriate that the provisions of the Plan should be adopted.

NOW THEREFORE: The Councils of the County of Cypress, City of Medicine Hat, and Town of Redcliff do adopt the Rural-Urban Fringe Plan.

Cypress County

Reeve

Date

Administrator

Date

City of Medicine Hat

Mayor

Date

City Clerk

Date

Town of Redcliff

Mayor

Date

Administrator

Date

INTERPRETATION

Bottom of Slope: The lowest breakline or topographic discontinuity between the valley wall and the valley bottom. It is the point at which the overall slope changes from less than 15 per cent to greater than 15 per cent.

City: the City of Medicine Hat, a municipal corporation in the Province of Alberta.

Country Residential Land Use: means the use of land situated in rural municipality for primarily residential purposes except such land located in hamlets.

Depth of Valley: The vertical distance between the elevation of the prairie upland (top of slope) and the elevation of the base of the slope (bottom of slope).

Highway Commercial Land Use: means land uses that provide goods and services to the travelling public; retailers requiring large sales areas (e.g. automobile and farm equipment dealers); and retail/wholesale outlets that serve the agricultural community.

Intensive Livestock Operation: means any confinement livestock facility as defined by the **Code of Practice for the Safe and Economic Handling of Animal Manures** as amended from time to time. Not restricting the generality of the above, an overwintering operation is excluded from this definition.

Land Use By-law: a by-law of a municipal council adopted as a land use by-law in accordance with the Planning Act.

Minimum Distance Separation: a setback or buffer established between an intensive livestock operation (source) and adjacent land uses (receptors) by use of siting formulas to minimize potential land use conflicts.

County: Cypress County, a municipal Corporation in the Province of Alberta.

Nuisance Industry: Industry that generates noise, smoke, particulate matter, noxious or odorous matter, glare, heat emission, or accumulates refuse or trash which impinges on the use and enjoyment of an adjacent property (includes but is not limited to: cement plants, fertilizer manufacturing plants, oil seed processing plants, pesticide manufacturing plants, rendering plants, meat packing plants, oil or gas processing plants, forage drying facilities, bulk fertilizer storage facilities, gravel pits, seed cleaning facilities, any facility used for the storage, treatment, processing or disposal of hazardous waste, any facility used for storing and/or processing recyclables, animal feed manufacturing facilities, and other similar facilities) (excludes: extensive farming, ranching, and horticultural land uses involved in the primary production of agricultural products).

Overall Slope: The slope of a hypothetical section line joining the bottom of the slope to the top of the slope.

Overwintering Operation: Refers to the maintenance of a livestock herd and the backgrounding

of young on a maintenance diet prior to being transferred back to pasture or to a feedlot for finishing. An overwintering operation may include breeding and replacement stock. The feeding period may extend from freeze-up until after spring thaw or as required to maintain a livestock herd.

Top of the Slope: The uppermost valley break-line or the slope edge defining the most distinct break or topographic discontinuity in slope between the upper plateau and valley wall. It is the point at which the overall slope changes from greater than 15 per cent to less than 15 per cent.

Town: The Town of Redcliff, a municipal corporation in the Province of Alberta.

1.0 INTRODUCTION

The influence of an urban centre usually extends beyond its boundary into the surrounding rural area. These areas contain land uses not found in the rural hinterland. In addition, the influences of the surrounding rural area often extend into the urban area. This area of overlapping land uses is referred to as the rural-urban fringe. The fringe can be thought of as a transition zone, from urban land uses to rural land uses. The spatial distribution of land uses within the fringe is not uniform. A number of parameters including topography, existing land uses, wind directions (Appendix 1), location of resources (e.g. soil quality, water, and gravel), and the location of roads and railways, affect the location of various fringe land uses. Because these parameters affect each land use differently it is not possible to delineate a single, all encompassing rural-urban fringe. Instead, each type of land use (e.g. country residential, industrial, intensive livestock operation) has its own unique fringe area.

In addition to its transitional nature the fringe is also a dynamic area expanding or contracting depending on a number of forces such as urban expansion/contraction, population growth/decline, and economic trends.

As with any transitional and dynamic system, many problems arise. These problems in the rural-urban fringe are manifested as conflict between incompatible land uses such as intensive livestock operations and urban residential.

2.0 PURPOSE

The purpose of this document is to identify rural-urban fringe land uses that currently create, or may in the future cause, conflict. Once identified this document provides general and operational policies designed to prevent existing problems from getting worse while recognizing that existing land uses that are creating problems cannot be reasonably moved to a more appropriate location. Naturally, this plan also contains policies designed to prevent future problems from arising through the provision of planning policies governing control of specific land uses in the rural-urban fringe. Finally, the plan contains policies designed to improve co-operation and communication between the City, Town, and County when dealing with urban fringe land use issues.

3.0 BACKGROUND

During the review of the Southeast Alberta Regional Plan in 1990, it became evident that more specific planning policies were required for the rural-urban fringe around Medicine Hat and Redcliff. On February 12, 1991, representatives from the three municipalities and the Southeast Alberta Regional Planning Commission met to discuss the development of an urban fringe plan. The committee established the following two goals:

- To minimize land use conflicts between the municipalities involved, and
- To determine a process for consultation between the municipalities involved.

In addition, the following issues were identified as needing to be addressed in an rural-urban fringe plan:

- intensive livestock operations
- multi-lot country residential developments
- environmental reserve
- industrial development
- highway commercial
- transportation
- inter-municipal cooperation

The details of each issue are discussed in the following sections.

4.0 INTENSIVE LIVESTOCK OPERATIONS

Intensive livestock operations are an important land use in the urban fringe. While they consume a very small amount of land, the odour that they generate guarantees that they will remain controversial. The purpose of this section is to reduce land use conflict by ensuring that intensive livestock operations and incompatible land uses are physically separated by an adequate distance.

4.1 OBJECTIVE

To minimize conflict between intensive livestock operations and other existing land uses.

4.2 GENERAL POLICY

4.2.1 To establish districts around the City and Town which will facilitate the control of intensive livestock operations.

4.3 OPERATIONAL POLICIES

4.3.1 Establish the exclusion district as shown on Figure 1.

4.3.2 Deleted

4.3.3 All development permit applications and proposed management plans for the expansion of existing intensive livestock operations within the exclusion district shall be circulated to the City and Town (if in the joint referral overlay) for comment prior to a decision being made on the application.

4.3.4 Prohibit the establishment of new intensive livestock operations within the exclusion district.

4.3.5 Establish the referral district as shown on Figure 1.

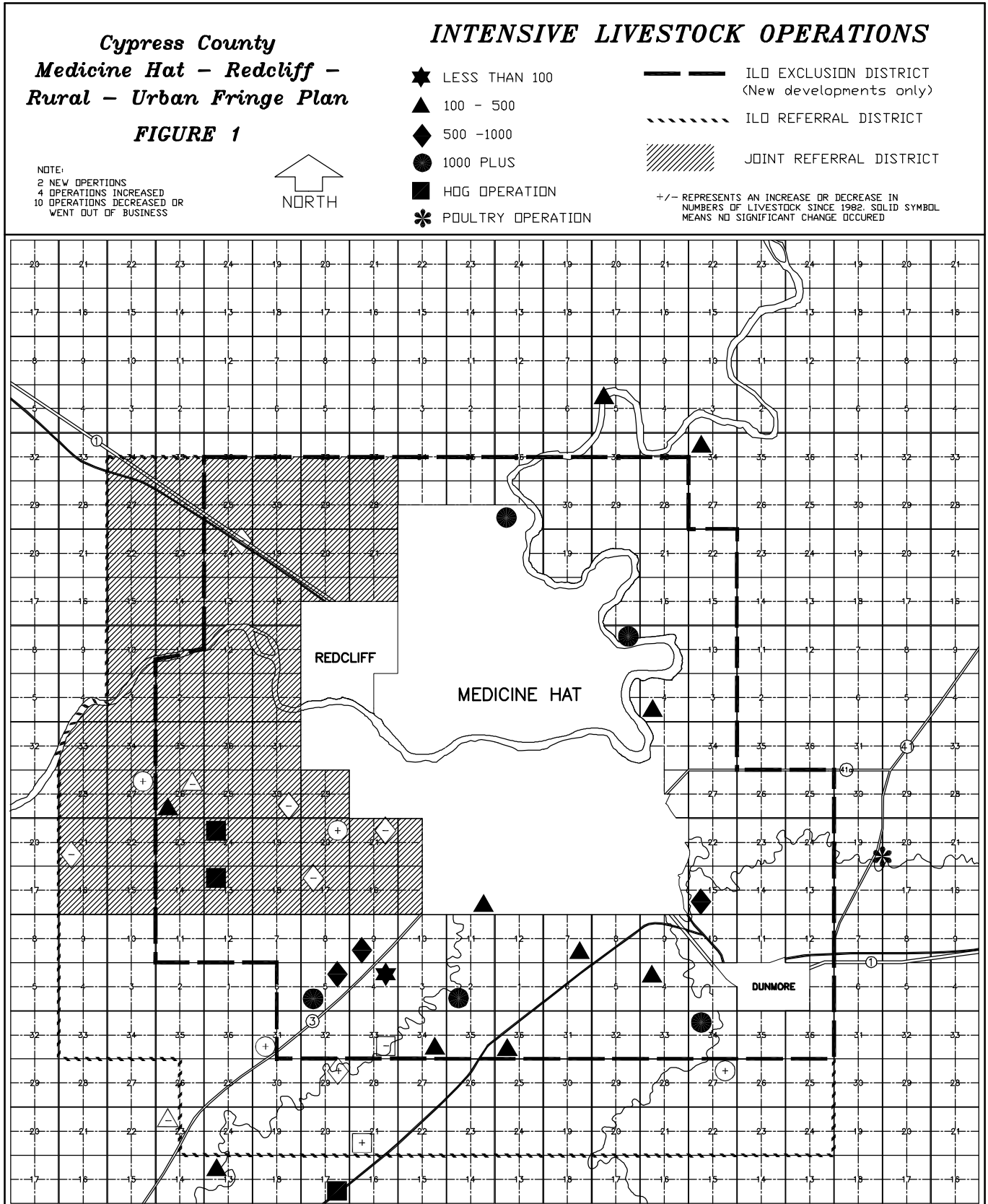
4.3.6 All development permit applications and proposed management plans for the expansion of existing intensive livestock operations or the creation of new ones in the referral district shall be circulated to the City and Town (if in the joint referral overlay) for comment prior to a decision being made on the application.

4.3.7 The current Minimum Distance Separation formula shall be applied in the referral and exclusion districts.

4.3.8 Notwithstanding policies 4.3.1 to 4.3.7 the County may, within two years from the time an intensive livestock operation is shut down, issue a new development permit providing the size of the operation is not increased.

4.3.9 Notwithstanding policies 4.3.1 to 4.3.7 an intensive livestock operation that is not operating at the time this plan is ratified may be issued a development permit providing the size of the proposed operation does not exceed its capacity at the time of its most recent closure and there have been no encroachments by incompatible land uses.

FIGURE 1



5.0 MULTI-LOT COUNTRY RESIDENTIAL DEVELOPMENT

Multi-lot country residential subdivisions give home owners an opportunity to live in a rural environment with easy access to urban amenities. In addition to urban amenities, the residents often want access to urban services such as water and sanitary sewer. Demand for these services may create logistical and fiscal problems for the urban municipality providing the services. Often it is physically or financially not feasible to service land beyond the urban boundary. When rural land is serviced questions of priority may be raised if some urban landowners are not able to get services.

Another problem has occurred in the past when the servicing standards of the rural municipality have not been the same as the adjacent urban municipality. When an urban municipality annexes rural areas, it may find it has to upgrade the recently acquired subdivisions to bring the former rural infrastructure up to urban standards. Currently there is no arrangement between the municipalities to ensure compatibility of standards for service delivery across their mutual boundaries.

In addition to incompatibility of servicing standards, conflicts may arise because of the inappropriate location of multi-lot country residential subdivisions relative to rural-urban boundaries.

5.1 OBJECTIVE

To ensure that future multi-lot country residential subdivisions in the rural-urban fringe satisfy mutually agreed servicing standards, and are located away from existing incompatible land uses, thereby minimizing conflicts.

5.2 GENERAL POLICIES

- 5.2.1 To establish a district around the City and Town which will allow for the development of serviceable multi-lot country residential subdivisions.
- 5.2.2 To ensure that multi-lot country residential subdivisions within that district do not conflict with other existing land uses.

5.3 OPERATIONAL POLICIES

- 5.3.1 Multi-lot country residential use is permitted in the permitted district shown in Figure 2.
- 5.3.2 Multi-lot country residential use is not permitted in the exclusion district shown in Figure 2.

- 5.3.3 Within the permitted district the developer shall enter into a service/development agreement with the County and/or the City and/or Town for the purpose of ensuring compatible servicing standards.
- 5.3.4 Multi-lot country residential subdivisions located in the permitted district which contain no more than 30 lots are not required to meet the City's servicing standards for municipal water and sewer systems.
- 5.3.5 Multi-lot country residential subdivisions located in the permitted district which contain more than 30 lots are required to meet the City's servicing standards for municipal water and sewer systems.
- 5.3.6 Within the permitted district, proposed multi-lot country residential subdivisions of between 10 and 29 lots require an outline plan which has been approved by the County before the subdivision application can be considered by the Subdivision Approving Authority.
- 5.3.7 Within the permitted district, proposed multi-lot country residential subdivisions of 30 or more lots require an area structure plan which has been approved by the County before the subdivision application can be considered by the Subdivision Approving Authority.

FIGURE 2

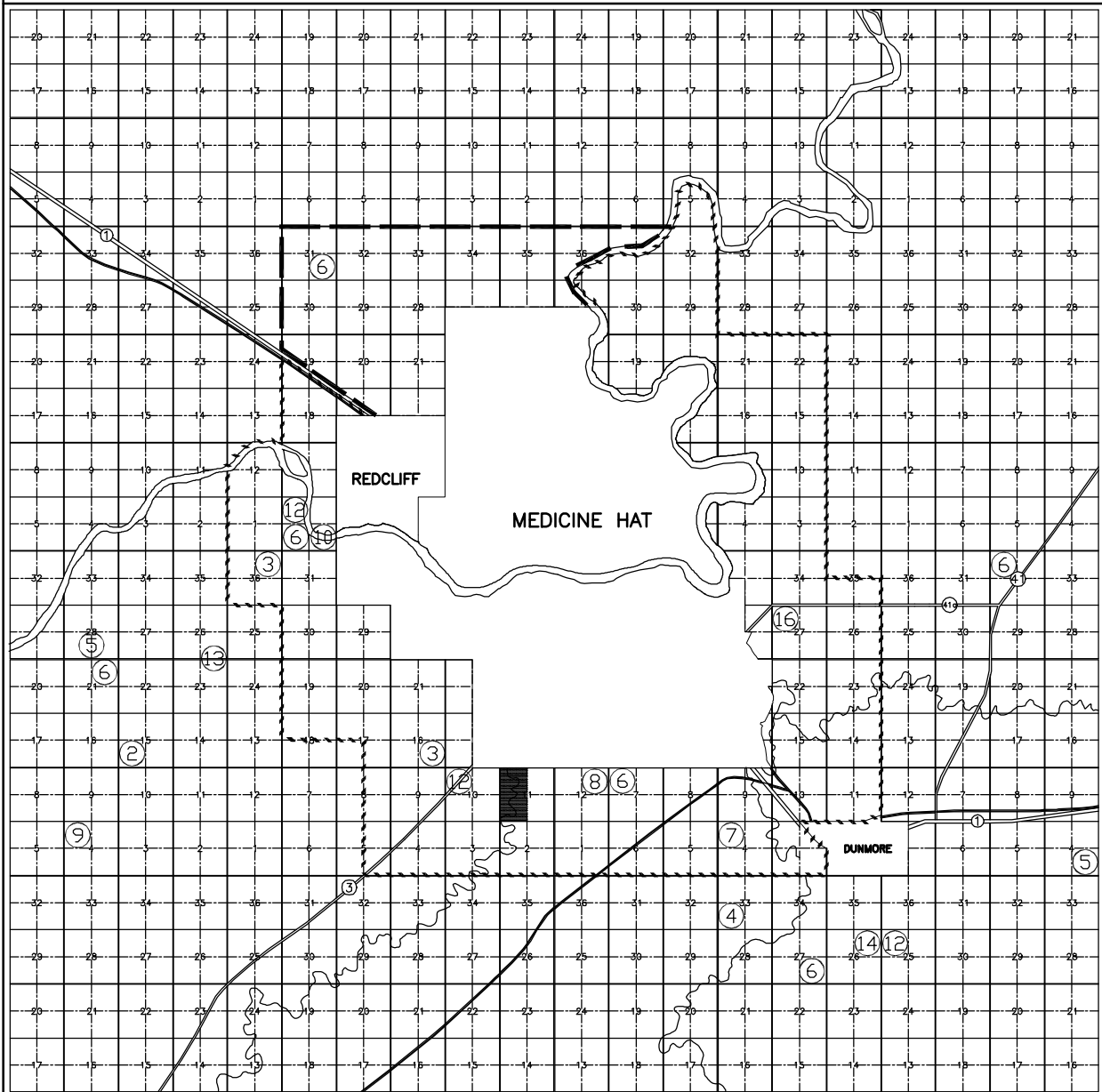
**Cypress County
Medicine Hat - Redcliff -
Rural - Urban Fringe Plan**

FIGURE 2



MULTI- LOT COUNTRY RESIDENTIAL

- Ⓝ EXISTING MULTI-LOT COUNTRY RESIDENTIAL
(NUMBER INDICATES NUMBER OF LOTS)
- RECREATIONAL/RESIDENTIAL RESORT DISTRICT
- ⋯ MULTI-LOT COUNTRY RESIDENTIAL PERMITTED DISTRICT
- MULTI-LOT COUNTRY RESIDENTIAL EXCLUSION DISTRICT
- SUBDIVISION REGULATION DISTRICT



6.0 ENVIRONMENTAL RESERVE

Currently there are no consistent policies for dedicating environmental reserve in the City, Town, and County. However, since the South Saskatchewan River flows through the City and County and delineates the southern boundary of the Town and since Bullshead, Ross, and Seven Persons Creeks flow through both the City and County consistent policy of dedicating environmental reserve along them is desirable. Besides protecting these watercourses from inappropriate development the dedication of environmental reserve will allow for the future logical extension of the urban walking/bicycling trail system into the County. It is also desirable that the Subdivision Approving Authority apply consistent policies for the dedication of hazard lands as environmental reserve.

6.1 OBJECTIVE

To ensure that the Subdivision Approving Authority dedicates environmental reserve in a consistent manner within the rural-urban fringe in order to protect water quality in flowing bodies of water, prevent development on or near hazard lands and to facilitate the future expansion of the trail system.

6.2 GENERAL POLICIES

- 6.2.1 To establish corridors along flowing water bodies within which environmental reserve dedication will be consistent between the County, City, and Town.
- 6.2.2 To ensure that hazard lands (e.g. steep slopes, flood plains, swamps) are protected from development in the environmental reserve corridors.

6.3 OPERATIONAL POLICIES

- 6.3.1 These policies apply to the river and creek valleys identified in Figure 3.
- 6.3.2 All land with an overall slope between 15 and 33 per cent, along with a 6 meter setback perpendicular to the top of the slope and a 4 meter setback perpendicular to the bottom of the slope, will be dedicated as environmental reserve at the time of subdivision unless the applicant provides a geotechnical report (bearing an engineer's stamp) which indicates that shorter setback distances are adequate and/or that the slope substrate will support the proposed use/development.

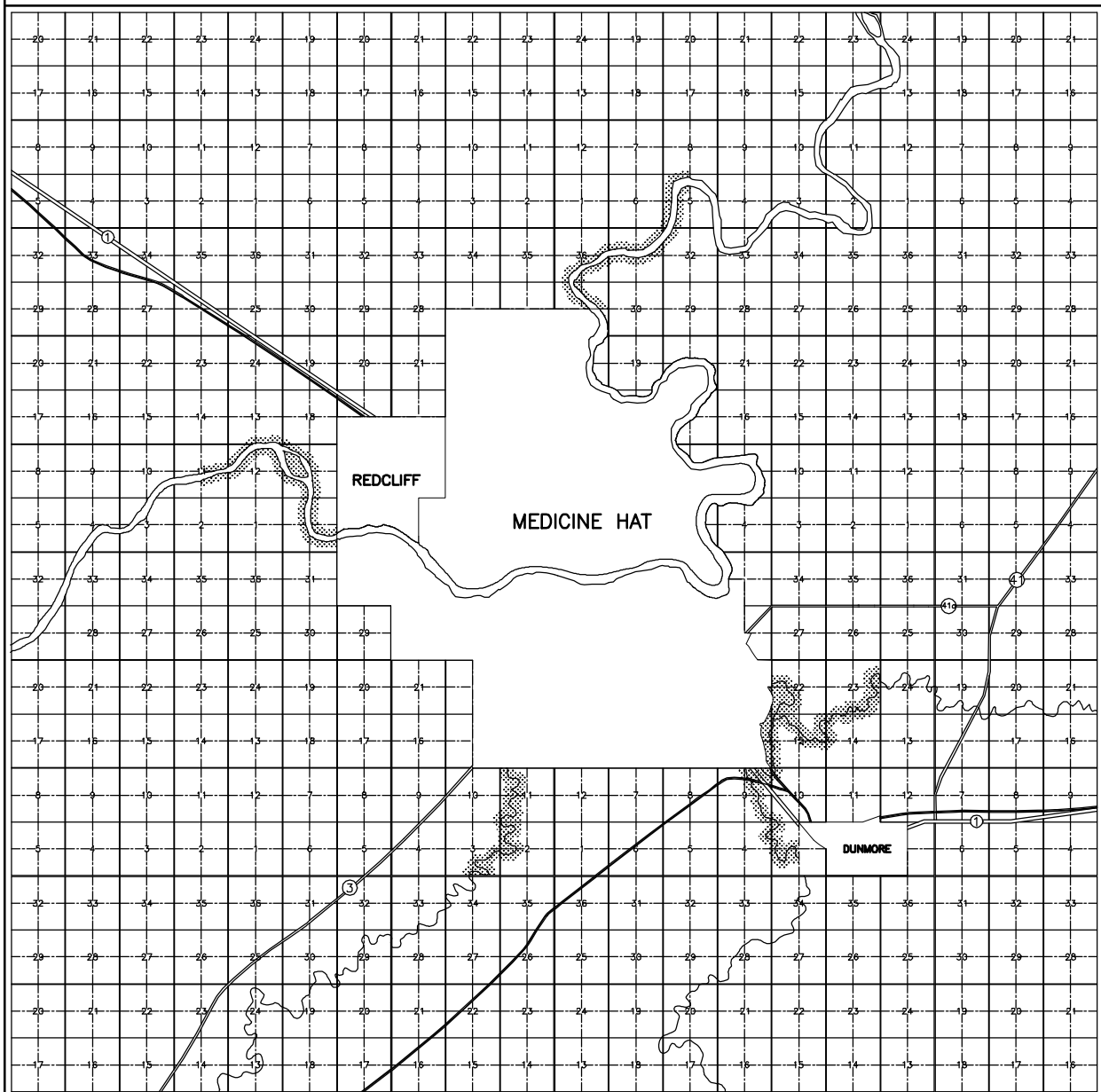
FIGURE 3

*Cypress County
Medicine Hat - Redcliff -
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ENVIRONMENTAL RESERVE

FIGURE 3

 ENVIRONMENTAL RESERVE CORRIDOR



- 6.3.3 All land with an over all slope greater than 33 per cent, along with a setback equal to a distance 1.5 times the depth of the valley perpendicular to both the top and bottom of the slope shall be dedicated as environmental reserve at the time of subdivision unless the applicant provides a geotechnical report (stamped by an engineer) indicating that shorter setback distances are adequate and/or that the slope substrate will support the proposed use/development.
- 6.3.4 Notwithstanding policies 6.3.2 and 6.3.3 environmental reserve along slopes will not be dedicated within recreational type subdivisions, farmstead separation subdivisions, or agricultural subdivisions.
- 6.3.5 A strip of land not less than 6 metres in width shall be dedicated as environmental reserve along all permanently flowing water bodies identified in Figure 3 at the time of subdivision.
- 6.3.6 Corridors of environmental reserve should be continuous across municipal boundaries.
- 6.3.7 All development permit applications related to land in the environmental reserve corridors shall be referred for comment to:
- Alberta Environment and
 - Alberta Forestry, Lands and Wildlife.

7.0 INDUSTRIAL DEVELOPMENT

In the past the location of nuisance industry in the rural-urban fringe has created problems for City residents. Although no problems currently exist, in order to prevent the recurrence of past problems it is necessary to control the development of industry in the fringe.

7.1 OBJECTIVE

To minimize conflict between proposed industrial land uses and existing or proposed incompatible land uses.

7.2 GENERAL POLICIES

7.2.1 To establish a nuisance industry buffer district southwest of the City and Town within which nuisance industry development may be excluded.

7.2.2 To establish a nuisance industry referral district east of the City.

7.3 OPERATIONAL POLICIES

7.3.1 No nuisance industry shall be permitted in the nuisance industry buffer district (Figure 4) unless the County, City, and Town (if in the joint nuisance industry buffer overlay), have no objections to it being located there.

7.3.2 All development permit applications for nuisance industry development in the nuisance industry referral district shall be circulated to the City for comment.






FIGURE 4

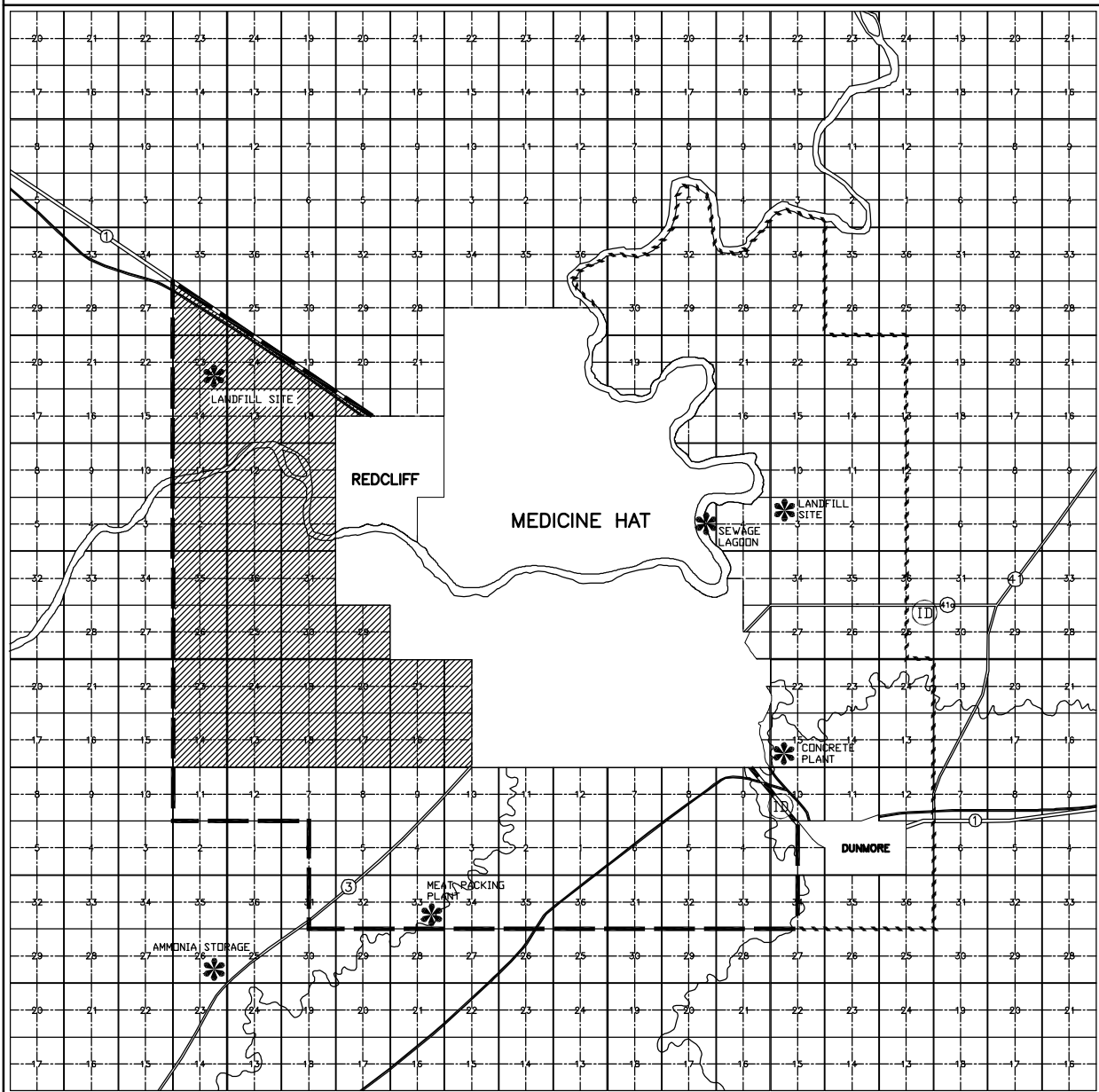
**Cypress County
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FIGURE 4



INDUSTRIAL DEVELOPMENT

-  EXISTING NUISANCE INDUSTRY
-  ESTABLISHED INDUSTRIAL DISTRICTS
-  NUISANCE INDUSTRY BUFFER DISTRICT
-  NUISANCE INDUSTRY REFERRAL DISTRICT
-  JOINT REFERRAL DISTRICT



8.0 HIGHWAY COMMERCIAL

Currently there are a number of inappropriate land uses adjacent to primary highways in the rural-urban fringe. It is important that in the future only genuine highway commercial uses (e.g. those that provide goods and services to the travelling public, require extensive sales areas or serve the agricultural community as retail/wholesale outlets) be permitted adjacent to primary highways. Existing highway commercial districts are shown on Figure 5.

8.1 OBJECTIVE

To direct the orderly development of genuine highway commercial uses in the rural-urban fringe.

8.2 GENERAL POLICIES

- 8.2.1 To designate corridors along those portions of primary highways in rural-urban fringe where highway commercial development may be located.
- 8.2.2 Only appropriate highway commercial land uses shall be located adjacent to primary highways.
- 8.2.3 The safety and efficiency of primary highways that transverse the rural-urban fringe shall be maintained.

8.3 OPERATIONAL POLICIES

- 8.3.1 Only highway commercial land uses shall be located adjacent to highways in those areas designated as highway commercial corridors shown in Figure 5.
- 8.3.2 All proposed multi-lot highway commercial developments shall have an approved area structure plan prior to subdivision approval.
- 8.3.3 All area structure plans, subdivision applications, and development permit applications dealing with highway commercial uses shall be referred to Alberta Transportation for comment.
- 8.3.4 All highway commercial uses shall be accessible via a service road.
- 8.3.5 A service/development agreement must be entered into between the developer, County, and/or City and/or Town as a condition of subdivision approval if urban services are required (e.g. water, sewage, storm water).

FIGURES

*Cypress County
Medicine Hat - Redcliff -
Rural - Urban Fringe Plan*

HIGHWAY COMMERCIAL

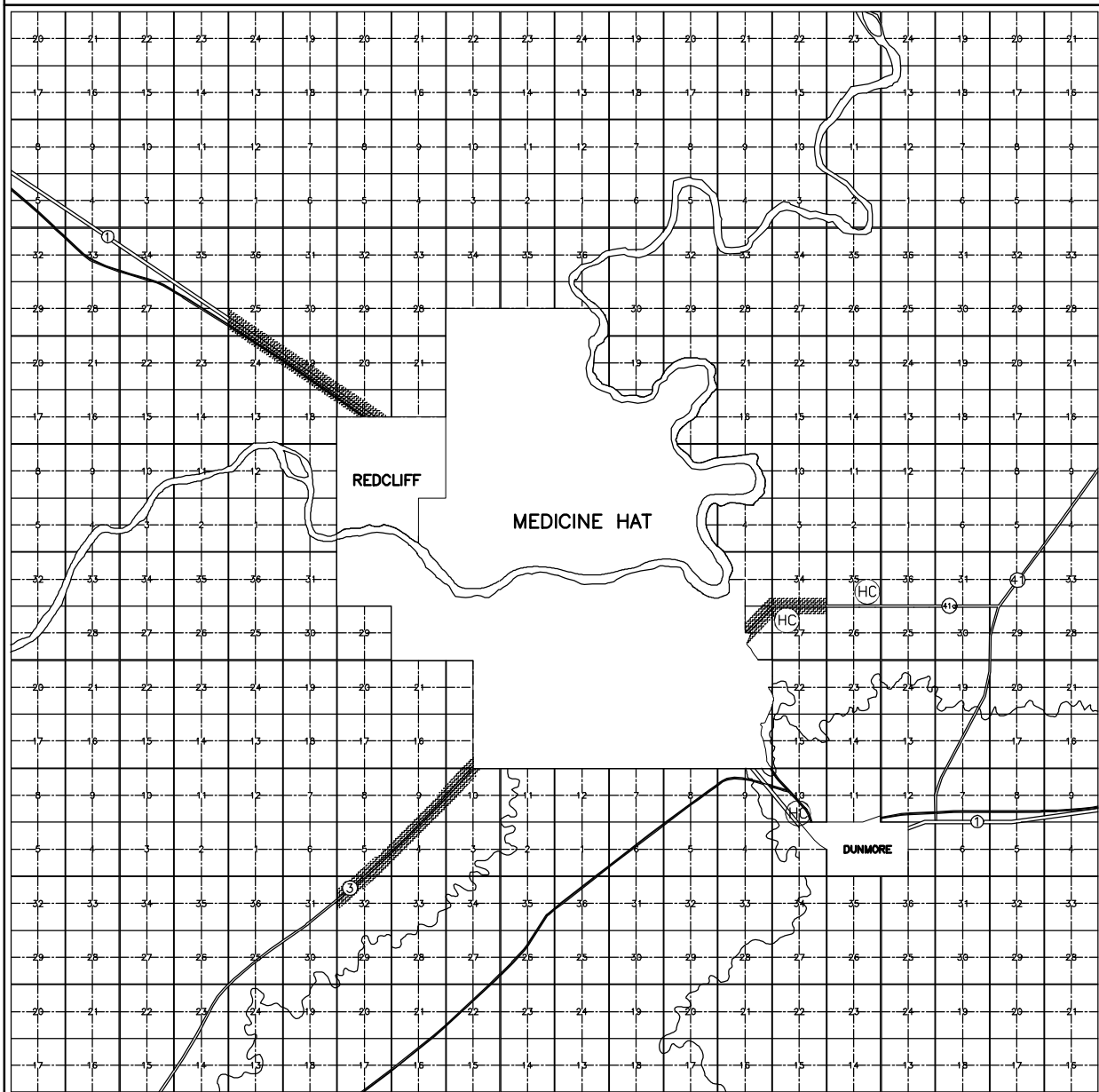
FIGURE 5



ESTABLISHED HIGHWAY COMMERCIAL DISTRICT



HIGHWAY COMMERCIAL CORRIDOR



9.0 TRANSPORTATION

Currently, highway traffic going from Highway 3 to Highway 1 east of the City and vice versa must loop through the City. Through traffic flow along this route would be facilitated by the development of a by-pass south of the City.

9.1 OBJECTIVE

To facilitate the movement of highway traffic south of the City.

9.2 GENERAL POLICY

9.2.1 To establish a by-pass south of the City.

9.3 OPERATIONAL POLICIES

9.3.1 The City shall, in cooperation with the County and Alberta Transportation, prepare a functional planning study for Township Road 122 between Highway 1 and Highway 3 (Figure 6).

9.3.2 Until such time the functional planning study is complete, no part of building or structure shall be permitted within 60 metres of the centre line of Township Road 122 between Highway 1 and Highway 3 (Figure 6).

9.3.3 Notwithstanding policy 9.3.2, a development permit may be issued for the extension of an existing building or structure within 60 metres of the centre line of Township Road 122 between Highway 1 and Highway 3 (Figure 6).



FIGURE 6

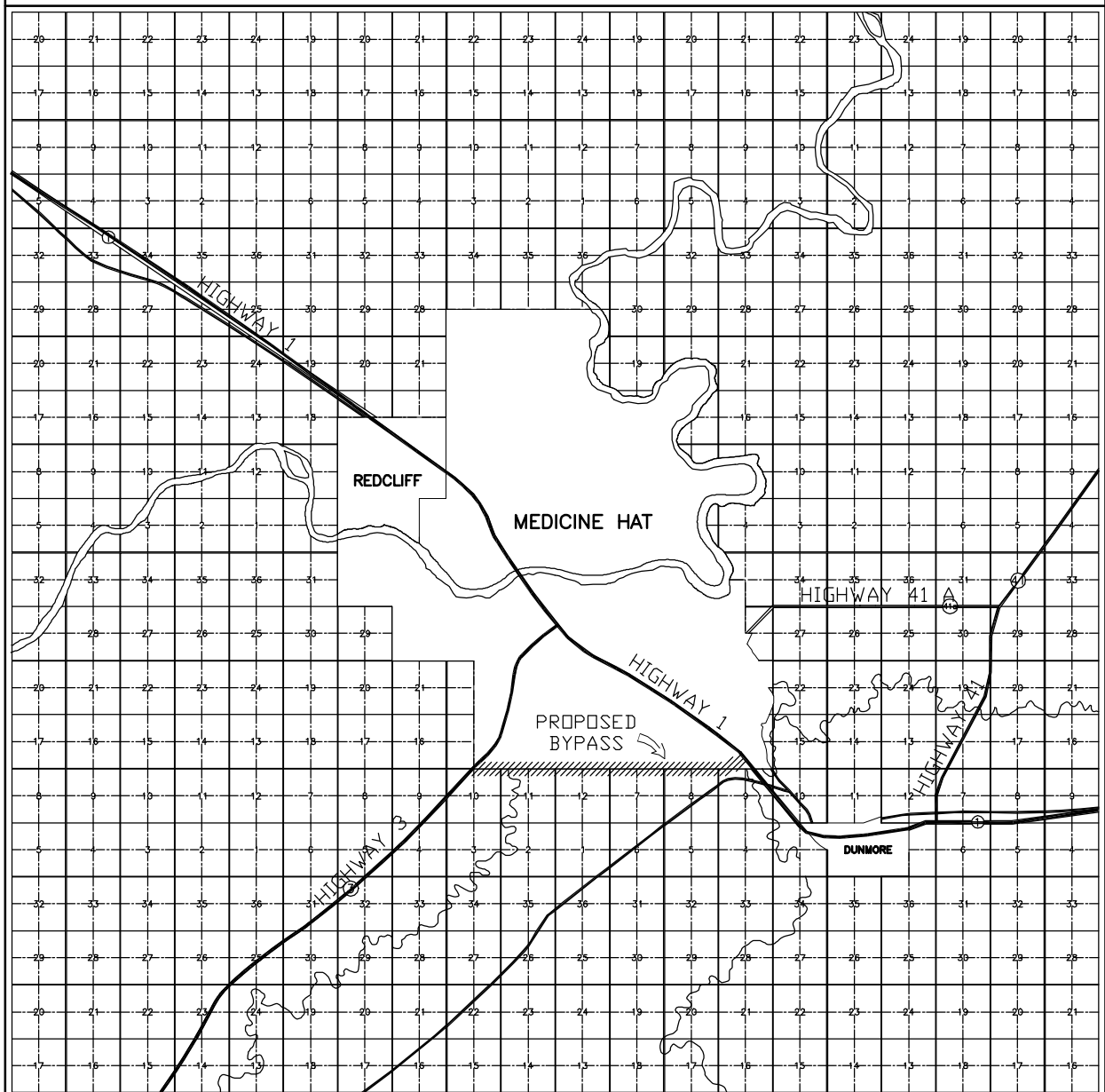
**Cypress County
Medicine Hat - Redcliff -
Rural - Urban Fringe Plan**

FIGURE 6



TRANSPORTATION

-  PROPOSED BYPASS
-  PRIMARY HIGHWAY



10.0 INTER-MUNICIPAL COOPERATION

In the past several issues have arisen regarding the control of development in rural-urban fringe areas, particularly hog operations and alfalfa dehydrating plants.

10.1 OBJECTIVE

To minimize rural-urban conflicts that arise from inappropriate fringe development.

10.2 GENERAL POLICIES

10.2.1 A district around the City and Town is established within which all development permit applications for discretionary uses as well as proposed amendments to any of the County's statutory plans or their land use by-law shall be circulated to the City and Town for comment.

10.2.2 A mechanism is established whereby any development permit application for a proposed development, or amendment to a statutory plan or land use by-law in the Town or City that is likely to affect the boundary of the County is referred to the County for comment.

10.3 OPERATIONAL POLICIES

10.3.1 All development permit applications for discretionary uses in the referral district shown in Figure 7 shall be circulated by the County to the City for comment prior to making a decision on the application.

10.3.2 All development permit applications for discretionary uses in the Joint Referral Overlay shown in Figure 7 shall be circulated by the County to the City and Town for comment prior to making a decision on the application.

10.3.3 The County shall notify the City and the Town (if in the Joint Referral Overlay) when it issues a development permit for a discretionary use in the referral district (Figure 7).

10.3.4 All development permit applications for discretionary uses or nuisance industry in the City or Town that may affect the County's boundary shall be circulated to the County prior to making a decision on the application.

10.3.5 The City or Town as the case may be shall notify the County when they issue a development permit for a discretionary use or nuisance industry that may affect the County's boundary.

FIGURE 7

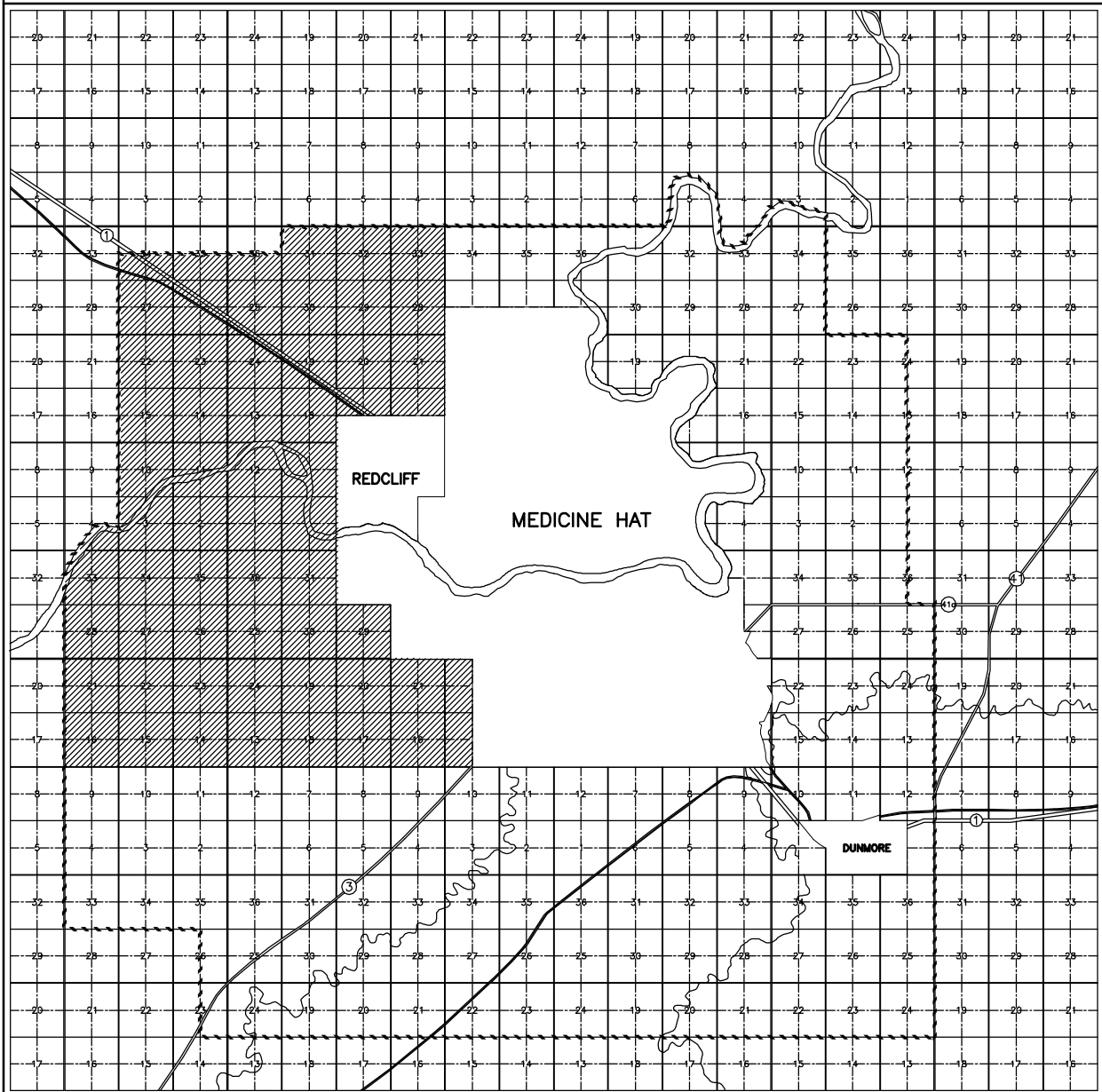
*Cypress County
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FIGURE 7



REFERRAL BOUNDARY

- REFERRAL DISTRICT
- ▨ JOINT REFERRAL DISTRICT



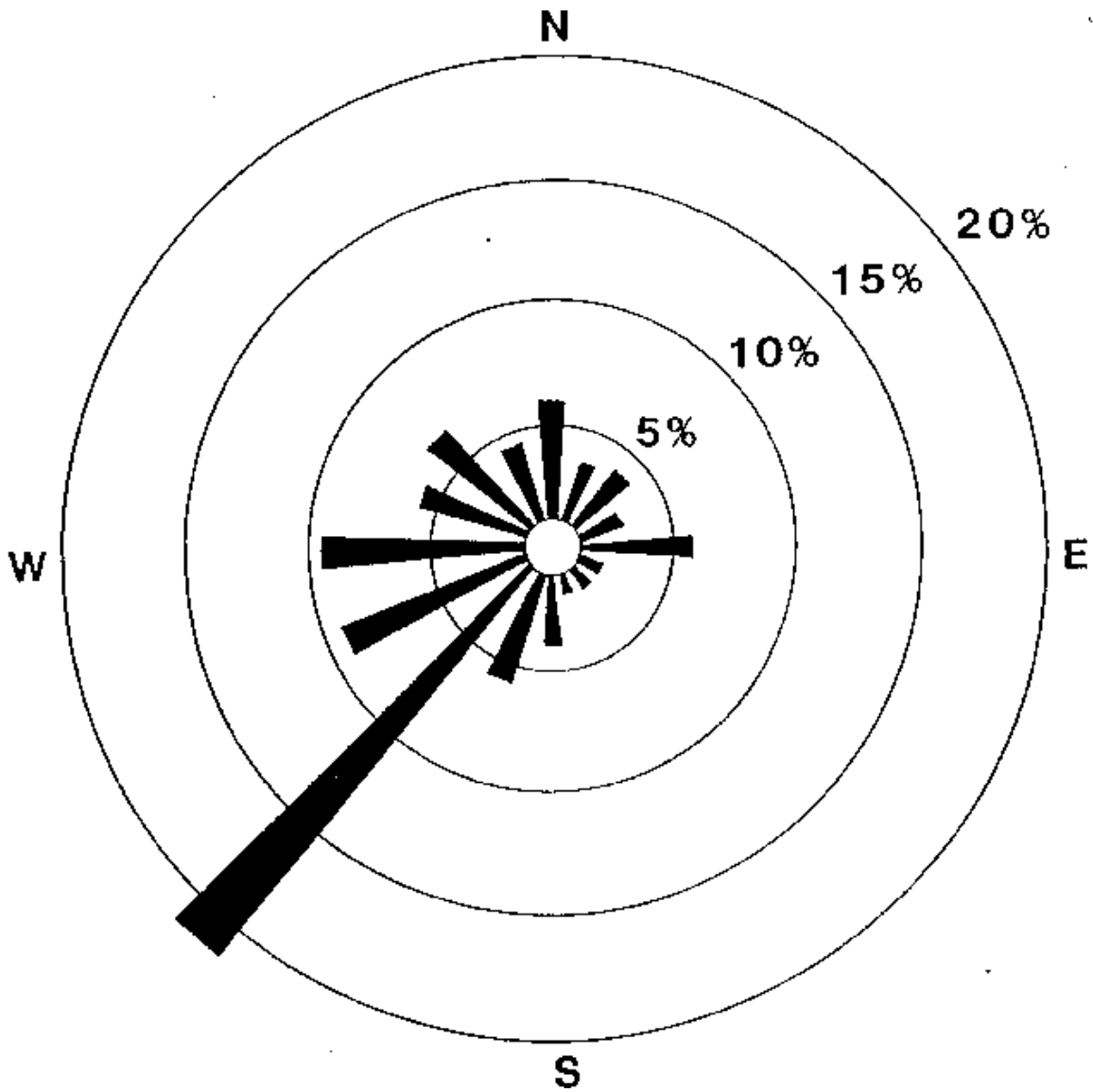
10.3.6 All proposed amendments to the M.D. of Cypress's Land Use By-law that may affect land in the referral district and all statutory plans considered for adoption or amendment by the County that affect land in the referral district shall be circulated to the City and Town (if in the Joint Referral Overlay) prior to any public hearing.

10.3.7 All proposed amendments to the City's or Town's Land Use By-law that may affect land near the County's boundary and all statutory plans considered for adoption or amendment by the City or Town that affect land near the County shall be circulated to the County prior to any public hearing.

10.4 PLAN REVIEW

10.4.1 The rural-urban fringe plan schedule shall remain in force unless; after two years from the date the Minister of Municipal Affairs ratifies the Regional Plan, one or more of the municipalities notifies the Southeast Alberta Regional Planning Commission of its intention to withdraw from the provisions of the schedule.

Appendix I
Cypress County - Medicine Hat - Redcliff Rural Urban Fringe Plan
Medicine Hat Wind Rose



Frequency of Wind Direction based on a yearly average.