



Virtual Open House



**Municipal
Development
Plan Review**

clearwatercounty.ca/mdp

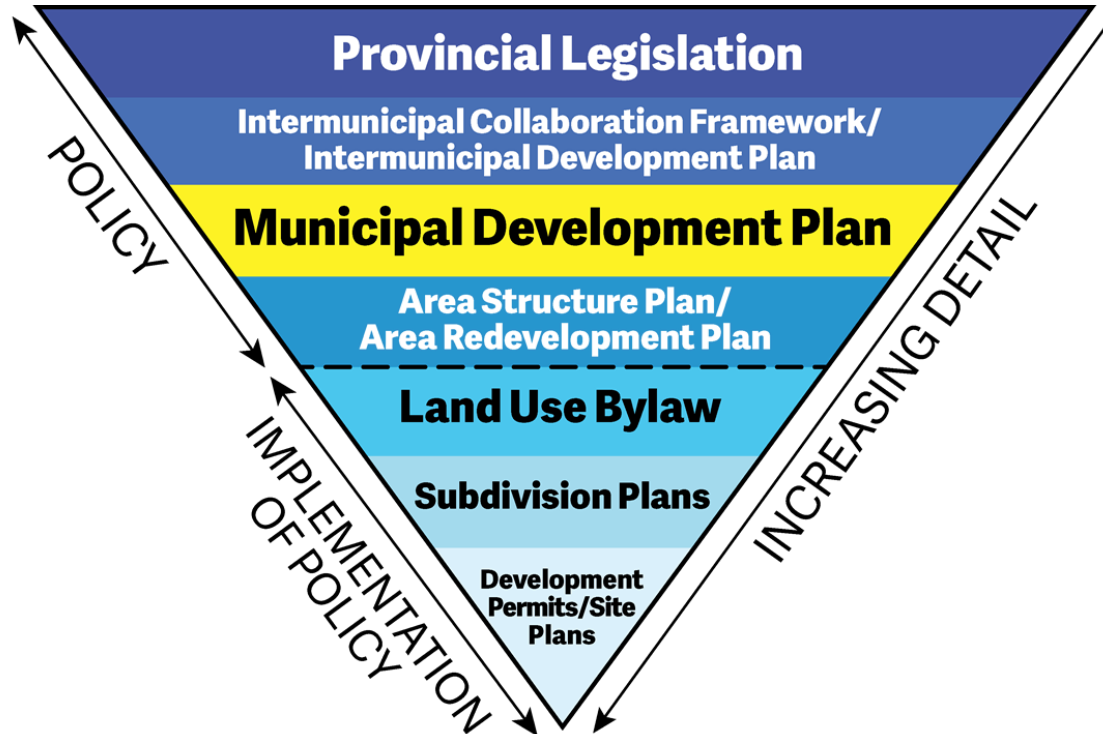


What is a Municipal Development Plan?

- Statutory plan that is required under the *Municipal Government Act*
- High level, long range, strategic policy plan
- Overall guide and blueprint for decisions relating to the use and development of land
- Helps shape the physical landscape and built areas of the County as development takes place over the next 25-30 years
- Considers environmental, social, economic, cultural and governance matters



What is a Municipal Development Plan?



- Part of a larger “Planning System”
- Gets direction from policies above
- Gives direction for policy and decisions below



What does the MDP contain?

- A vision for the future physical form of the community in 25-30 years time
- Principles to guide decisions and choices
- Set of Goals and Policies organized by major topic areas
- Policies to help reach the desired vision and identify the County's expectations for key subjects
- Policies reflect decisions that can be made by the County – address matters under the County's control and direction





YELLOWHEAD COUNTY

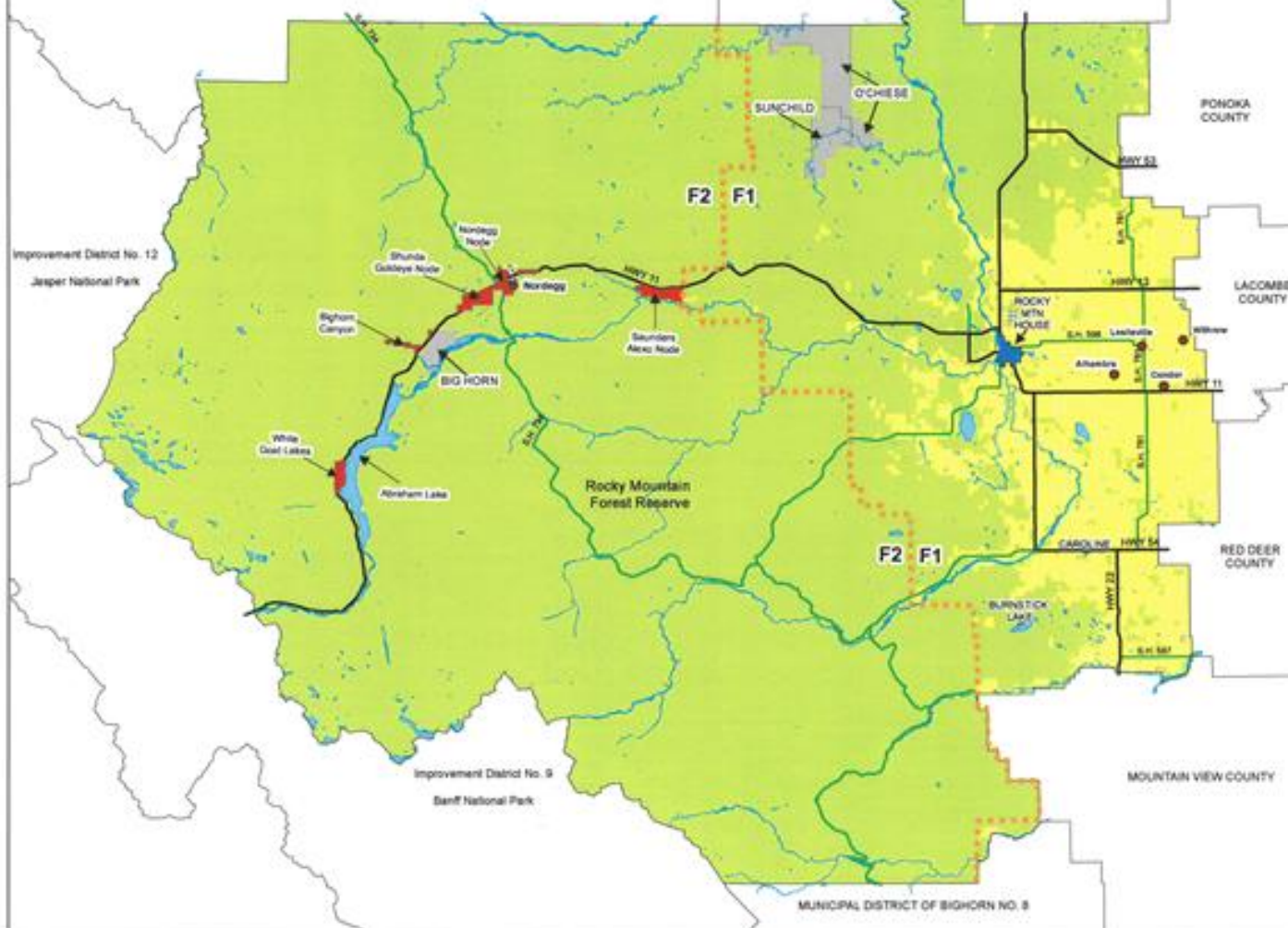
BRAZEAU
COUNTY

COUNTY OF WETASKOWIN NO. 10

CLEARWATER COUNTY



JURISDICTIONAL LIMITS ON COUNTY LAND USE PLANNING AUTHORITY



Legend

- Crown Land (Green Area)
- Deeded Lands (White Area)
- Hamlet
- Development Node
- First Nations
- Urban
- Forestry District Division Line (RMFR)
- Primary Highway
- Secondary Highway



Purpose of Review and Process To Date

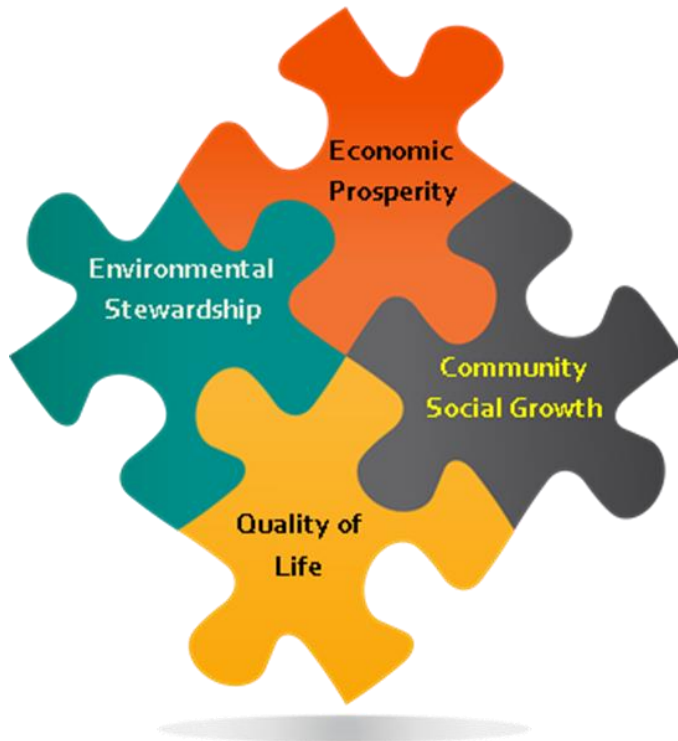
- Update of 2010 plan overall after 10 years
- Part of periodic review and opportunity to adjust based on changing circumstances





Our Community Planning Vision

“Clearwater County is a prosperous and highly connected community within the naturally beautiful foothills and eastern slopes of the Rocky Mountains.”



Guiding Principles:

- Quality of Life
- Community Social Growth
- Economic Prosperity
- Environmental Stewardship





Natural Capital and Protection of the Environment

- Protect surface and groundwater resources
- Participate in Provincial decisions involving the West Country
- Direct development away from hazard lands
- Identify and protect environmentally significant areas
- Require environmental assessment report as needed





Agriculture

- Recognize contributions of a diverse agricultural sector
- Recognize right to farm
- Consider impact on agriculture in evaluating proposals
- Encourage agri-business where access and servicing is available
- Guide Confined Feeding Operations away from sensitive uses (e.g. concentrated residential)



Residential

- Recognize need for residential to grow County population
- Screen proposals for suitability of land, potential impacts, suitable access, and ability to service
- Continue to require detailed plans for multi-lot residential subdivisions
- Allow traditional multi-lot subdivisions with private, individual services
- Allow residential estate subdivisions with communal services
- Allow combined residential and recreational subdivisions



Economic Development

- Encourage expansion of commercial and industrial businesses and new businesses
- Allow business park development
- Allow for isolated sites based on need of business
- Encourage responsible development of natural resources
- Continue to provide input on linear infrastructure and oil and gas development
- Public review and decision on aggregate extraction by Council using a Direct Control District
- Encourage variety of tourism operations
- Encourage home and farm businesses and direct sales from sites





Recreation and Special Places

- Continue recognizing historical resources and encouraging their protection
- Encourage new opportunities for recreation and expanded facilities
- Continue recreation and tourism development of the David Thompson Development Nodes
- Encourage and allow development of private campgrounds and recreational uses
- Collaborate to increase the network of trails
- Provide public access when lands next to lakes and rivers are developed





Hamlets

- Continue to ensure development that enhances the liveability of hamlets
- Encourage the growth of Condor, Leslieville and Nordegg
- Prepare plans and supporting studies for each growth hamlet
- Use communal services in hamlets and provide infrastructure to accommodate growth
- Encourage tourism oriented development in Nordegg



Subdivision of Land

- Allow 3 titles per quarter section (new plus balance = 3)
- Allow a 4th title on a case by case basis subject to a formal redesignation (rezoning) under the Land Use Bylaw
- More than 4 titles per quarter section follows the rules for multi-lot subdivisions
- Allow a variety of parcel sizes and shapes
- All parcels must have a developable area for the principal building and water and wastewater services
- All parcels subject to providing safe and functional access



Infrastructure

- Maintain key links like the airport and railways
- Encourage an effective Provincial highway system
- Maintain an effective County road network
- Require access to development from County Maintained Roadways
- Require adequate water and wastewater services
- Manage storm water run off
- Keep setbacks from waste management facilities
- Encourage expanding and improving of high speed internet access



Community and Protective Services

- Advocate for health care, education and police services needed by community
- Continue providing fire and emergency rescue and emergency management
- Work with partners to provide services jointly such as recreation facilities
- Encourage and support delivery of social services





Intermunicipal Planning and Liaison

- Share information on matters of mutual interest and obtain input
- Maintain intermunicipal development plans and consult neighbours
- Maintain intermunicipal collaboration frameworks for the joint delivery of services
- Liaise with First Nations and the Federal and Provincial governments
- Provide input into the North Saskatchewan Regional Plan





(Implementation) Putting the MDP into Effect

- Keep rural code up to date
- Require more detailed planning for multi-lot subdivisions and major developments
- Require supporting studies as needed
- Apply FireSmart principles
- Require environmental reserve dedication where needed to protect natural features
- Require municipal reserve dedication for parks and schools
- Use Land Use Bylaw to implement MDP directions
- Review MDP at least every 10 years





Questions and Discussions

- If you have a question or wish to share a comment:
 - Raise your hand or signal that you wish to speak
 - Email your question to: dbisson@clearwatercounty.ca during the open house
- Please send an email to kgilham@clearwatercounty.ca so we have a record of participants
- When you speak, please introduce yourself first (Name, County resident?)
- Please mute your microphone if it is not your turn to speak





How to Send in Comments and Next Steps

- Thank you for joining our open house on the Draft MDP!
- Further comments can be emailed to:
MDPReview@clearwatercounty.ca
- Please send in your comments by **February 12, 2021**
- After February 12, the comments will be reviewed and further changes to the MDP will be considered
- Further review will take place before a final decision on the updated MDP is made

