

Vulcan County
Municipal Development Plan

Bylaw No. 2025-011

July 2025



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Prepared for Vulcan County



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VULCAN COUNTY

Vulcan - Alberta

BYLAW 2025-011

BEING a bylaw of Vulcan County, in the Province of Alberta, to adopt a new Municipal Development Plan for the municipality.

AND WHEREAS section 632 of the Municipal Government Act requires all municipalities in the province to adopt a municipal development plan by bylaw;

AND WHEREAS the purpose of the bylaw is to provide a comprehensive, long-range land use plan and development framework pursuant to the provisions outlined in the Act;

AND WHEREAS the municipal council has requested the preparation of a long-range plan to fulfill the requirements of the Act and provide for its consideration at a public hearing;

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of Vulcan County in the province of Alberta duly assembled does hereby enact the following:

1. Bylaw 2025-011, being the new Municipal Development Plan, is hereby adopted.
2. Bylaw 2012-003, being the former Municipal Development Plan, is hereby rescinded.
3. This bylaw comes into effect upon third and final reading hereof.
4. That the bylaw be finalized to incorporate any non-material grammatical or typographical edits, including the addition and/or replacement of any graphics or images.

Received first reading this 7th day of May, 2025
Received second reading this 16th day of July, 2025
Received third reading and finally passed this 16th day of July, 2025

Jason Schneider, Reeve

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Part 1
Introduction

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1.1 Introduction

A municipal development plan (MDP) is a long-range statutory planning document providing a framework of policies for making decisions that help shape the growth of the municipality. Every municipality must adopt a MDP as per S. 632 of the Municipal Government Act.

1.2 Background

Vulcan County is a large rural municipality with extensive beauty and abundant resources within a 5,537 sq km area. The County is comprised of historic rural communities where the quarter section is the predominant parcel size and is an area rooted in agriculture but welcoming of other land uses.

1.3 Philosophy & Mission

Growth in the County will be guided by existing land uses and responsive to changing needs. The mission statement reflects this commitment to the improvement of the County for future generations and is established as follows:

Through proactive municipal leadership and partnerships, we will balance traditional planning with innovation, to realize economic development and community growth for future prosperity.

1.4 Building the MDP

The development of the municipal development plan was supported by a public engagement process, beginning with an online survey, followed by the circulation and review of a draft Plan, including a public open house, culminating in a public hearing process pursuant to S. 692 of the Municipal Government Act.

1.5 Growth Strategy & Goals

Ultimately, this Plan seeks to provide solutions for current land use related problems, and to establish a balanced framework to address the issues of the future. The growth strategy in this Plan is guided by the desired outcomes in the South Saskatchewan Regional Plan. The County will manage land use strategically, while capitalizing on its natural assets and contributing to a healthy environment, thereby facilitating financial stability.

The following goals have been established for the municipal development plan:

- *To encourage development opportunities and expand the County's assessment base.*
- *To support a consistent decision-making process by the County's various approving authorities.*
- *To encourage the development of services and amenities that enhance the quality of life for County residents.*
- *To promote intermunicipal cooperation.*
- *To support agricultural producers, developers and all types of industry.*

1.6 Use & Interpretation of the MDP

The municipal development plan is meant to help the residents, ratepayers, businesses and developers, Council and staff, Development Authority, Subdivision Authority, Subdivision & Development Appeal Board and provincial decision-making entities understand the mission, growth and direction of the County. The maps, figures and appendices form part of this plan.
When interpreting the policy statements of this Plan, the words below have the corresponding meaning:

SHALL, REQUIRE, MUST, or WILL – directive terms that indicate the actions outlined are mandatory and apply to all situations.

SHOULD – a directive term that indicates a preferred outcome or course of action but one that is not mandatory.

MAY – a permissive and/or discretionary term that denotes a choice in applying the policy.

1.7 Relationship To Other Documents

The figure below represents the hierarchy of planning documents, beginning with the provincial enabling legislation, the regional plan, and followed by the municipal planning documents. The municipal development plan sets goals, while the land use bylaw regulates. A list of documents is included in Appendix 2 for the convenience of the reader.

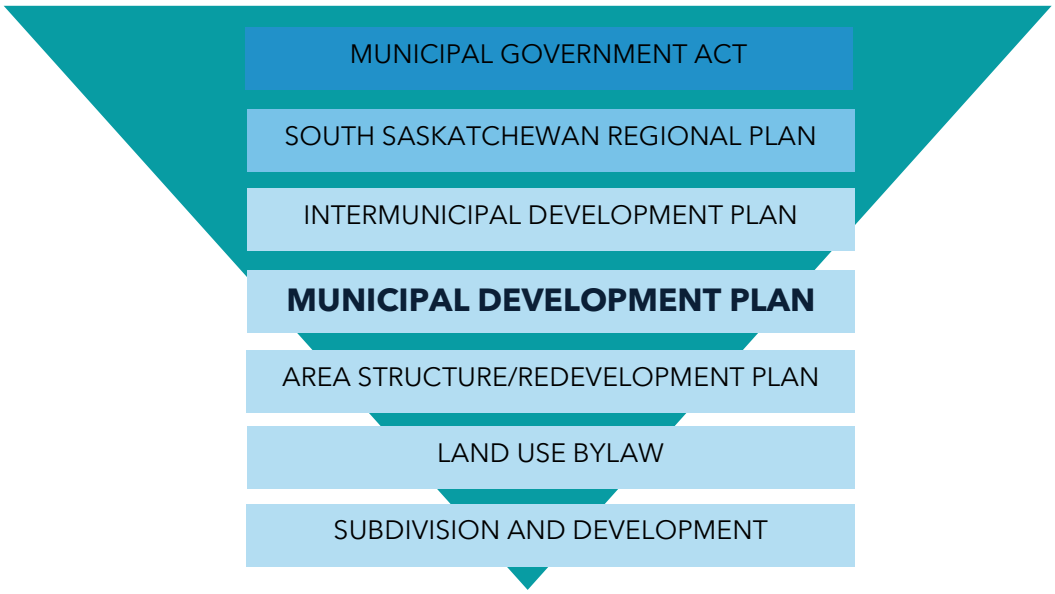

Figure 1 - Planning Document Hierarchy



Part 2
Objectives & Policies

Note to Reader: *The policies in Part 2 are the operable provisions of this MDP. Where there is a perceived conflict between a policy and another portion of the MDP, the policy is to take precedence. The policy sections should be read together and not in an isolated manner, as multiple policies may be applicable to any given land use or development scenario.*

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Policy Section 2.1
Future Growth & Economy

Vulcan County welcomes a wide range of opportunities and innovative ideas. It is important that the types of industry and commercial development that locate in the County are appropriate. Industrial development in the County is to be directed to locations which minimize environmental impacts and land use conflicts. In general, many commercial and industrial activities can co-exist with existing land uses if planned appropriately. This Plan encourages development in already built-up areas, including hamlets and intermunicipal development plan areas, while maintaining an openness to all varieties of development in any location deemed suitable.



Figure 2 – Growth Strategy Flowchart

OBJECTIVES:

- To expand and diversify the local economy.
- To create a positive municipal environment that supports business.
- To establish Vulcan County as a place to do business by providing a balanced policy framework that encourages economic diversification and job creation.
- To protect existing industrial, commercial, agricultural and other land uses.

GENERAL POLICIES:

2.1.1 Vulcan County encourages diverse new development opportunities throughout the region, while continuing to support agriculture as the primary land use in the County.

2.1.2 Proposals for future development (including statutory plans, land use bylaw amendments, subdivision and development) shall be required to submit all information necessary for the approving authority to make an informed decision, and shall be made in the form and manner specified by the approving authority.

2.1.3 Land use decisions shall strive to balance the impact of new development on existing land uses.

2.1.4 The County aims to keep a balanced mix of residential/farmland and non-residential properties to help ensure long-term economic stability. This balance supports the County's ability to provide services without exceeding its financial capacity.

2.1.5 The municipality should support opportunities to diversify the local economy.

2.1.6 The municipality's economic development strategies shall focus on:

(a) enhancing and developing the strengths of the community; and

(b) maintaining, enhancing and marketing local amenities to diversify economic opportunities.

2.1.7 The following factors shall be considered when locating new development in the County:

(a) the compatibility of the proposed development with existing uses in the surrounding area;

(b) the presence of natural landscape features that may impact or be affected by the proposed development;

(c) the impact on agricultural operations and other adjacent land uses in the area; and

(d) the impact on local roads and the provincial highway network.

2.1.8 Area-specific/grouped development is preferred as it provides the benefit of compatibility for access, servicing, land use and availability of labour; in turn serving to support hamlets and urban service centres. The County encourages the development of commercial and industrial uses in the existing areas identified in this Plan (see Map 2) but, the County is open to all varieties of development in any location demonstrated as suitable.

2.1.9 The intermunicipal development plans (IDPs) between the County and its respective urban neighbours were developed from 2019-2021 and offer various opportunities for development, often as mutually beneficial joint developments, within select portions of the IDP areas depicted on Map 17, and will be supported by the County where consistent with IDP policies.

2.1.10 All developments shall address fire risk and emergency response, where required by the approving authority, in a development permit, subdivision application, conceptual design scheme or an area structure plan – as the case may be.

2.1.11 The storage and handling of hazardous goods or wastes associated with industrial activities in the County shall comply with established Provincial regulations and standards.

2.1.12 An adequate water supply is a critical requirement for any development, and the County will ensure for a proposed development that an adequate water supply exists and is accessible to the proposed development prior to its approval.

2.1.13 The approving authority shall review land use, subdivision and development applications on sites containing, or adjacent to, existing/former environmental contamination, in the context of any existing or new reports/evaluations and shall only approve an application where confident of the suitability for its intended use, and in compliance with the Matters Related to Subdivision & Development Regulation. The following waste disposal sites located in Vulcan County contain or are suspected to contain, some form of environmental contamination (the County does not warrant the inclusiveness or accuracy of this list):

a. SW¼ 28-20-23-W4M (Arrowwood – inactive);
b. NE¼ 10-18-26-W4M (Brant/Ensign – inactive);
c. SE¼ 20-18-26-W4M (Brant – inactive);
d. NE¼ 32-13-23-W4M (Carmangay – inactive);
e. SW¼ 29-14-23-W4M (Carmangay/Champion – active);
f. NE¼ 6-15-23-W4M (Champion – inactive);
g. SW¼ 14-16-18-W4M (Enchant – inactive);
h. SE¼ 20-17-25-W4M (Ensign – inactive);
i. NE¼ 30-17-25-W4M (Ensign – inactive);
j. NW¼ 20-19-25-W4M (Herronton – inactive);
k. SW¼ 31-16-24-W4M (Kirkcaldy – inactive);
l. 2-15-24-W4M (Little Bow Provincial Park – inactive);
m. NE¼ 11-16-20-W4M (Lomond – active);
n. SW¼ 6-19-21-W4M (Milo – active);
o. W½ 5-19-21-W4M (Milo – inactive);
p. SW¼ 14-20-25-W4M (Mossleigh – active);
q. SE¼ 30-20-24-W4M (Mossleigh – inactive);
r. NE¼ 24-18-21-W4M (Queenstown – inactive);
s. NE¼ 24-19-22-W4M (Queenstown – inactive);
t. SE¼ 26-19-22-W4M (Queenstown – inactive);
u. SE¼ 22-20-22-W4M (Shouldice – inactive);
v. NW¼ 10-15-19-W4M (Travers – inactive);
w. SW¼ 4-14-24-W4M (Vulcan – active)
x. SW¼ 4-17-24-W4M (Vulcan – inactive);
y. SW¼ 31-16-24-W4M (Vulcan – inactive).

Policy Section 2.2
Tourism & Recreation

Vulcan County is home to a growing tourism industry. The County's natural and built assets provide for the growth of this sector and with it the diversification of the economy. Outdoor recreation opportunities are abundant in Vulcan County, where tourists and residents often come to enjoy accessible amenities like Lake McGregor. Agri-tourism is a growing sector in Vulcan County, and provides opportunity for the expansion of on-farm activities.



OBJECTIVES:

- To support recreation opportunities for County residents and tourists.
- To increase tourism attractions in effort to achieve a level that will provide for sustainable growth.
- To ensure tourism growth is developed in a manner that maintains land use compatibility.
- To support balanced tourism growth in a manner that the benefits (eg. job creation, assessment growth) the economy as a whole.
- To help establish and maintain relationships with tourism providers and agencies.

POLICIES:

2.2.1 The County encourages tourism as a mechanism for facilitating economic development and sustainable business pursuits.

2.2.2 The County may support regional tourism type initiatives and associated marketing that helps unlock the potential economic impact of tourism in the County.

2.2.3 Campgrounds are generally governed by the location of recreational amenities but certain campgrounds, especially the increasingly common RV park style, have developed outside of the County's recreational areas. Future proposals for campgrounds should be evaluated as follows:

(a) preferred in proximity to established recreational areas but may be supported elsewhere;

(b) the intensity and scale of a campground should reflect the carrying capacity of the land and mitigate impacts on adjacent landowners;

(c) impacts to sensitive areas like wetlands, watercourses and coulees must be avoided or appropriately mitigated.

2.2.4 The County sees value in maintaining a distinction between campgrounds and short-term rentals, and will not support the use of non-permanent accommodations like recreational vehicles for short-term rental use outside of approved campgrounds and RV parks.

2.2.5 Vulcan County is fortunate to possess several water assets (eg. Lake McGregor, Travers Reservoir, Little Bow Reservoir etc.) which have strong tourism potential provided it is balanced with the primary purpose of supporting agriculture. Opportunity exists for these water assets to establish partnerships that will increase accessibility and create opportunities. For example, a future marina facility at the Lake McGregor Provincial Recreation Area is noted and supported as an opportunity in this regard (see Map 2).

2.2.6 In the County's pursuit of achieving an increase in tourism products, agri-tourism developments will be supported provided they are developed in a manner sensitive to existing land uses.

2.2.7 The County supports the implementation of the Heritage Management Plan (HMP) as a mechanism to increase tourism and economic development. Where possible, the preservation of historical resources identified in the HMP shall be encouraged.

2.2.8 The County will continue to support recreational activities that increase resident quality of life and create economic development opportunities, and will work alongside its municipal neighbours to facilitate these opportunities.

Policy Section 2.3
Agriculture & Confined Feeding Operations

Vulcan County has the largest agricultural land area of any municipality in the province - boasting over 1.3 million acres of agricultural land with dry-land farming, irrigated crops, ranching, and intensive agri-business. Agriculture is evolving at a rapid rate due to the diversification and adaptation of new technology. As a result, new agri-business opportunities are increasingly available in the County.

The development of Confined Feeding Operations (CFOs) within Vulcan County continues to influence the local economy and landscape. The preservation of the agricultural lifestyle is promoted and maintained through these operations. The potential issues caused by CFOs may be mitigated through long-range planning so that those nearby settlements can still enjoy the rural lifestyle of the County.



OBJECTIVES:

- The County recognizes agriculture as the principal land use in rural areas.
- Agricultural diversification shall be supported and promoted.
- To provide the Natural Resources Conservation Board (NRCB) with comments to consider when applications for confined feeding operations are received.
- To establish appropriate exclusion areas where confined feeding operations are not permitted.

GENERAL POLICIES:

2.3.1 The County recognizes and supports landowner rights through the right-to-farm provisions established in the Agricultural Operations Practices Act, as well as by providing for appropriate land uses and relevant standards in the Land Use Bylaw.

2.3.2 Future land use within the municipality shall continue to be primarily agricultural, with a range of other complementary and supporting land uses where provided for in the Land Use Bylaw.

2.3.3 The County shall encourage the location of new utility and transportation corridors in a manner that does not unnecessarily fragment or restrict the use of agricultural land.

2.3.4 The opportunity for large parcel subdivision (eg. 80 acre splits or other logical divisions) has been established in the Land Use Bylaw to provide flexibility to landowners and will be supported on a case-by-case basis where deemed suitable.

2.3.5 The County should leverage its proximity to high-value farmland to attract agri-businesses that take advantage of the agri-food chain.

CONFINED FEEDING OPERATION POLICIES:

2.3.6 The potential benefits of confined feeding operation (CFO) developments are recognized for their utilization of the County's agricultural commodity chain, employment generation and ability to help provide market access to the agricultural sector. Where deemed suitable and where consistent with intermunicipal development plan policies (if applicable) and the policies of this Plan, CFOs will be supported.

2.3.7 A confined feeding operation exclusion area (Map 18 and Appendix 5) has been established for the purpose of land use planning with the following general rationale:

(a) watercourses are excluded as they are attractive areas for country residential development given their scenic and recreational attributes;

(b) urban areas are excluded as they require a land bank to be set aside for future expansion.

2.3.8 New confined feeding operations (CFOs) are not permitted to be established within the MDP exclusion area as shown on Map 18 and existing CFOs within the exclusion area are not permitted to expand. However, although new CFOs and expansions to existing CFOs are prohibited in the MDP exclusion area, improvements with respect to the maintenance and/or environmental protection of an existing CFO are permitted.

2.3.9 The County's various intermunicipal development plans (IDPs) contain policies respecting confined feeding operations and are depicted on Map 18. The policies established in an IDP supersede municipal development plan policy in the event of an inconsistency, therefore one must refer to the respective IDP.

2.3.10 The following development setbacks are to be applied to confined feeding operations:

(a) no part of a building or structure or trees shall be located within 38.1 m (125 ft.) of the centre line of any public roadway which is not designated as a provincial highway under the Highway Development and Protection Regulation;

(b) any road designated as a provincial highway under the Highways Development and Protection Regulation is subject to setbacks as required by Alberta Transportation and any applications for development adjacent to a highway should be referred to Alberta Transportation for a roadside development permit;

(c) no part of any dugout, regardless of size, shall be located within 76.2 m (250 ft.) of the centre line of a highway or public road;

(d) all structures and buildings shall be setback 7.6 m (25 ft.) from all property lines not fronting on or adjacent to a municipal roadway.

2.3.11 The Natural Resources Conservation Board (NRCB) in its approval review shall also consider:

(a) the cumulative effects of a new approval on any area near other existing confined feeding operations;

(b) impacts on environmentally sensitive areas shown in the report, "Vulcan County: Environmentally Sensitive Areas in the Oldman River Region";

(c) giving notice to adjacent landowners, even in the case of applications for registration or authorization;

(d) proof of the availability of water, specifically, confirmation of access and appropriate provision of the sufficient quantity and suitable quality of the required water supply;

(e) provision of downcast lighting and other measures that limit light pollution;

(f) haul routes, road improvements and maintenance requirements.

2.3.12 Existing confined feeding operations (CFOs) as defined in the Agricultural Operations and Practices Act and Regulations, with or without a development permit from Vulcan County, and existing agricultural operations that raise livestock for all or part of the calendar year but are not considered a CFO as defined in the above mentioned Act and Regulations, should be allowed to operate and function within commonly accepted agricultural practices where they are currently physically located regardless of change of ownership until such operations wish to expand and come under the jurisdiction of the NRCB.

2.3.13 The County will typically not issue a development permit for a new residence within the Minimum Distance Separation – known as a reciprocal MDS – of an existing or approved confined feeding operation (CFO), unless the residence is associated with the CFO.

Policy Section 2.4
Hamlets
&
Residential

The 8 hamlets within the County (see Maps 2 - 9) represent a viable development option for the future. The investment in these smaller urban settlements could help increase the supply of residential housing. Existing country residential communities dot the landscape throughout the County and new country residential is to be developed in accordance with the requirements in this section. A range of resort developments exist, two of which have the benefit of private communal services – a necessary component for the success of any future resort development.



OBJECTIVES:

- To maximize the use of existing undeveloped residential land within hamlets.
- To identify areas for future expansion in hamlets.
- To improve the quality of existing residential development in hamlets.
- To provide direction on the future subdivision and development of country residential land uses.
- To ensure that future resort development is undertaken in a self-sufficient manner.

HAMLET GENERAL POLICIES:

2.4.1 This Plan places an emphasis on and supports hamlet growth as a means of facilitating sustainable development in the County.

2.4.2 The County recognizes its hamlets as smaller rural-residential communities that are important places within the fabric of the County and shall continue to support existing residents, community assets and businesses within these communities.

2.4.3 Residential development in hamlets should be planned to allow for their orderly growth. The County may adopt area structure plans for the effective planning of hamlet residential development and existing hamlet area structure plans are identified on Map 2.

2.4.4 Residential development in hamlets should allow for a broad range of housing options.

2.4.5 The County may consider the imposition of a funding tool(s) like an off-site levy, local improvement levy or special tax to address the infrastructure needs of a hamlet and assets needed to facilitate growth.

2.4.6 Potential growth opportunity areas outside of existing hamlet boundaries have been identified on the individual hamlet maps (see Maps 3 – 9). The identification of these areas is not to preclude other areas from being proposed for growth and supported. The County will amend the boundaries of its hamlets where necessary to accommodate developments within the areas outlined in the individual hamlet maps in accordance with the procedure established in the Land Use Bylaw and the criteria in Section 59 of the Municipal Government Act.

2.4.7 Certain hamlets contain former railway corridors that may be suitable for future redevelopment, subject to the review and (where applicable) remediation of environmental issues.

2.4.8 The County supports the consolidation of lots into larger parcels within hamlets where logical to facilitate redevelopment in the context of land requirements for private sewage disposal systems.

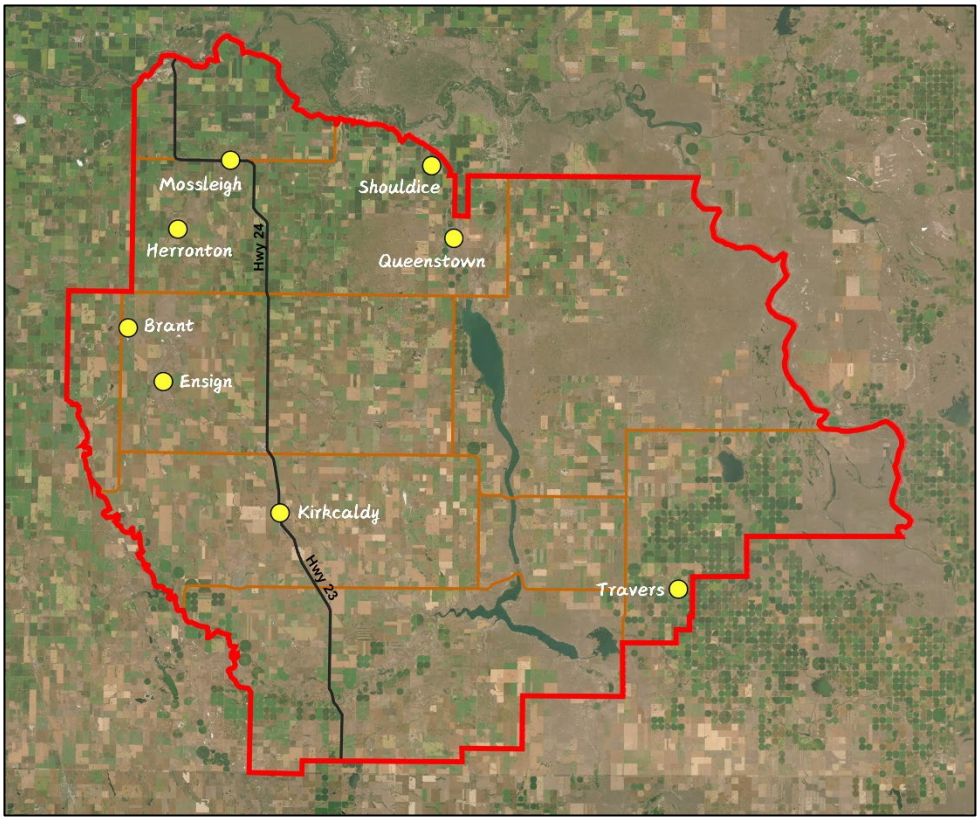
2.4.9 The future of hamlets within the County is to be represented by quality development that helps establish and maintain desirable, liveable communities.

Figure 3 - Vulcan County Hamlet Chart

Hamlet	Area (ha)	Growth Area[1]	Original Registered Plan
Brant	48.9 (121 ac)	115.1 (284 ac)	6985AG (1911)
Ensign	23.7 (59 ac)	4.4 (11 ac)	7271AG (1911)
Herronton	35.6 (88 ac)	n/a	494EG (1930)
Kirkcaldy	23.4 (58 ac)	44.3 (109 ac)	7272AG (1911)
Mossleigh	30.2 (75 ac)	164.6 (407 ac)	8011EF (1930)
Queenstown	29.9 (74 ac)	14.3 (35 ac)	7780DL (1925)
Shouldice	19.3 (48 ac)	6.7 (16.6 ac)	5894DM (1925)
Travers	25.0 (62 ac)	11.0 (27 ac)	927AY (1914)

[1]Including "Growth Opportunity Areas" and "Hamlet Area Structure Plans" (where applicable)

Figure 4 – Hamlets in Vulcan County



HAMLET SPECIFIC POLICIES:

Note to Reader: *the policies on the following pages apply specifically to the noted hamlet, in addition to the general hamlet policies.*

Brant (see Map 3)

2.4.10 The Brant Area Structure Plan identifies a commercial/industrial land use opportunity along a linear corridor parallel to the rail line and within a cut-off parcel forming part of SW¼ 16-18-26-W4M.

2.4.11 The Brant Area Structure Plan identifies a primarily residential land use opportunity within the S½ 16-18-26-W4M.

2.4.12 Brant is currently without the benefit of piped services and therefore land use decisions shall ensure that suitable servicing is in place to support future land uses and protect existing ones.

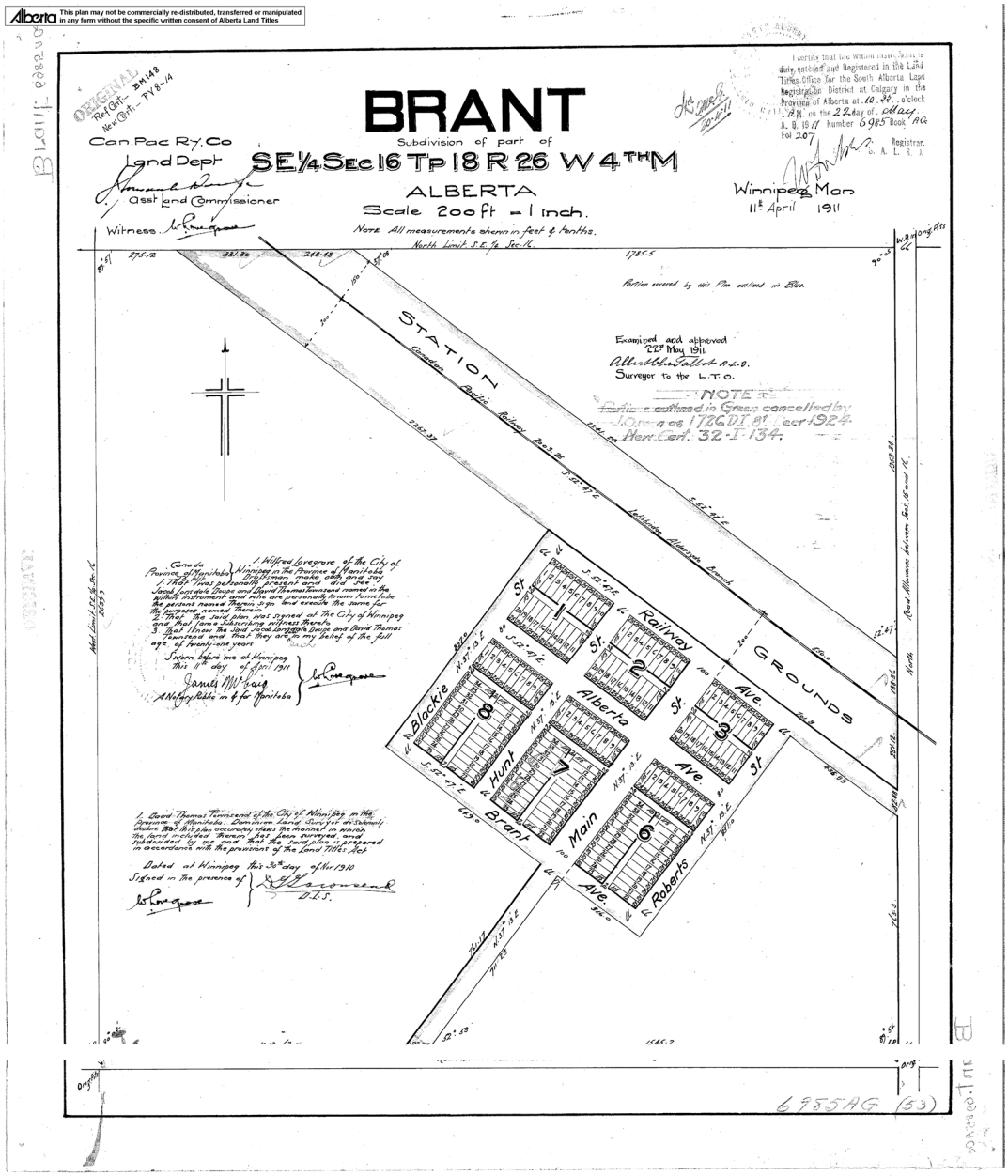


Figure 5 – Hamlet of Brant Original Registered Plan

Ensign (see Map 4)

2.4.13 Ensign is currently without the benefit of piped services and therefore land use decisions shall ensure that suitable servicing is in place to support future land uses and protect existing ones.

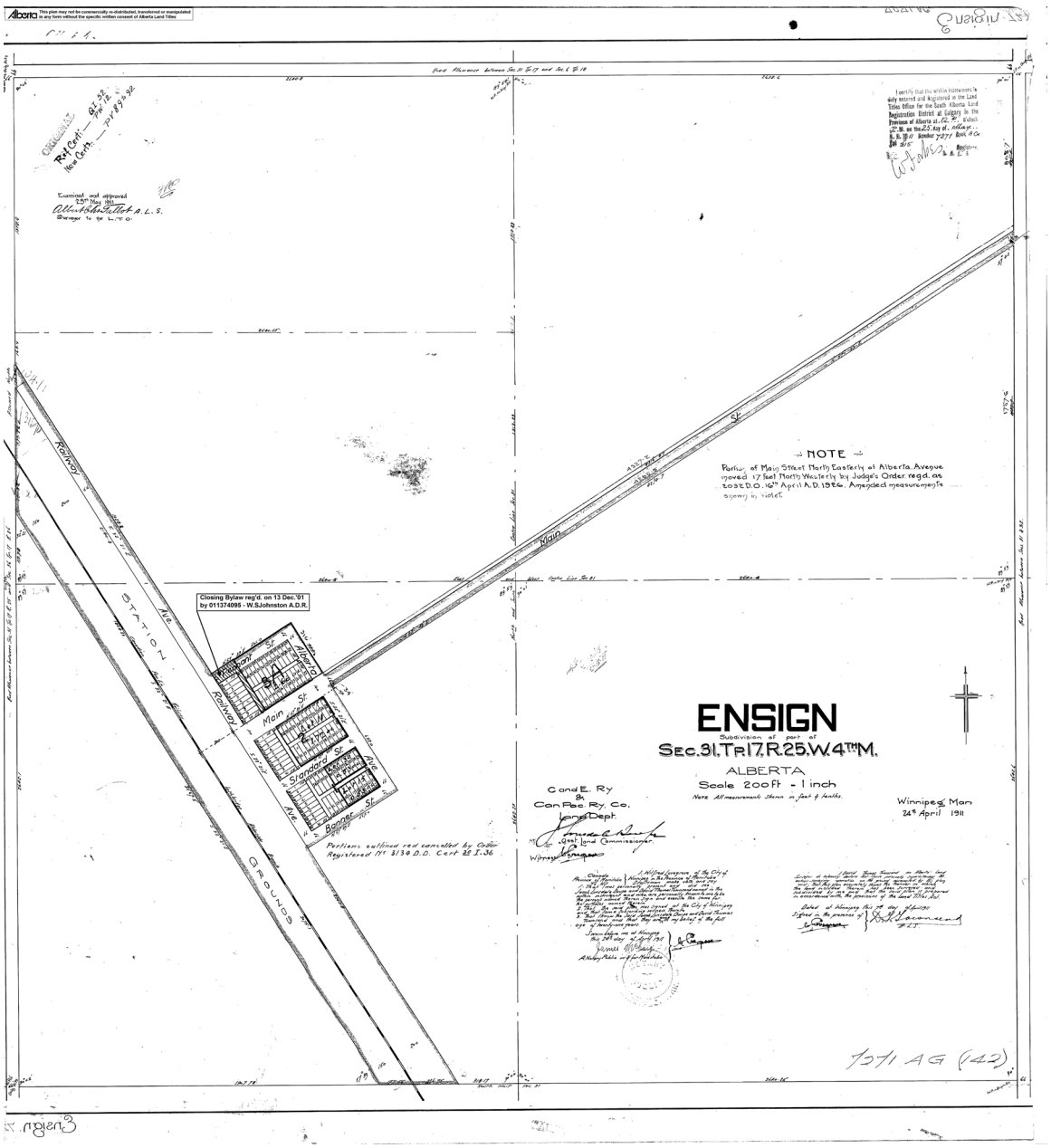


Figure 6 – Hamlet of Ensign Original Registered Plan

Herronton (see Map 5)

2.4.14 Herronton is currently without the benefit of piped services and therefore land use decisions shall ensure that suitable servicing is in place to support future land uses and protect existing ones.

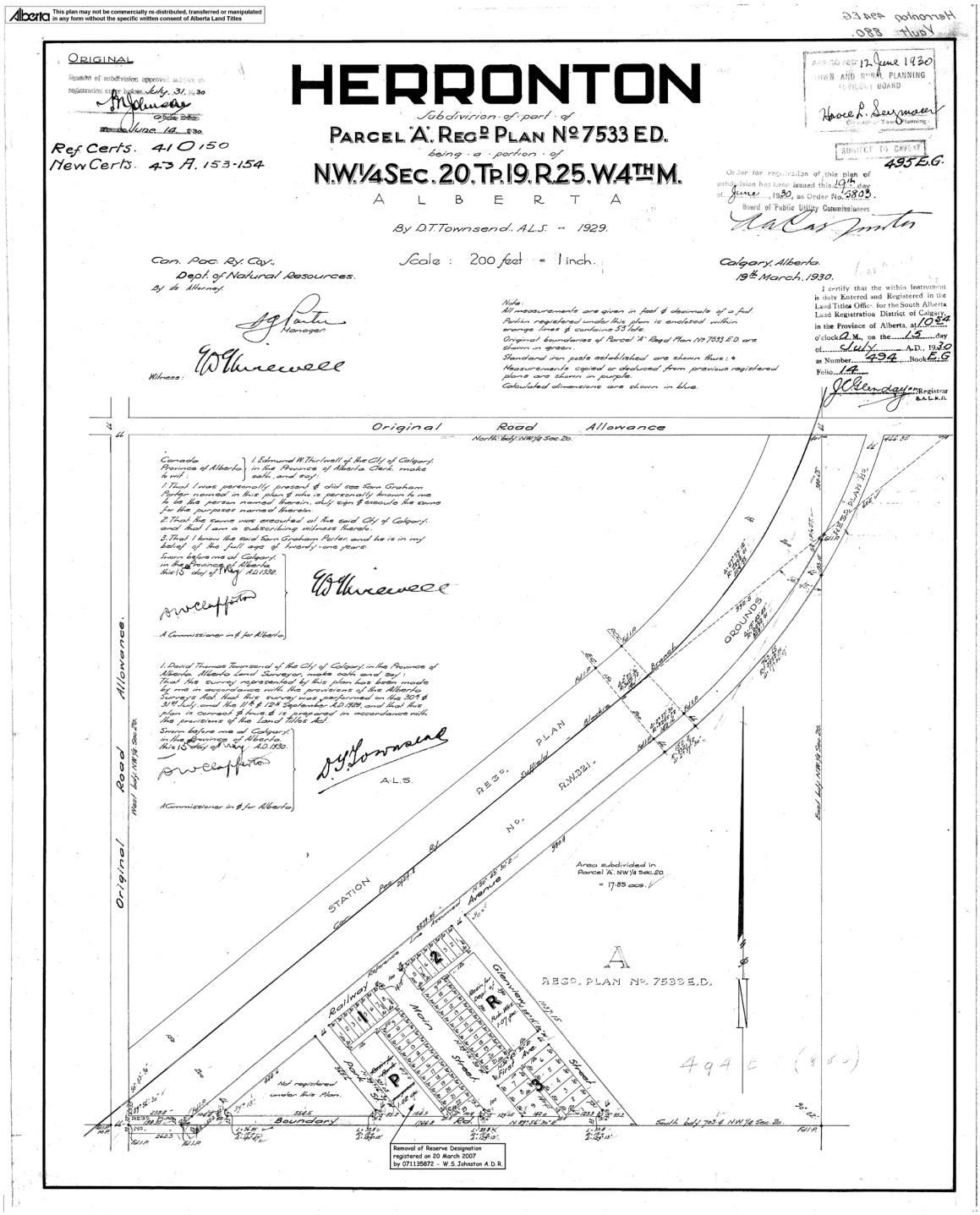


Figure 7 – Hamlet of Herronton Original Registered Plan

Kirkcaldy (see Map 6)

2.4.15 Kirkcaldy currently has water service provided by a recently installed connection to the Twin Valley Regional Water Line but does not have a piped sewer network. Land use decisions shall have regard for servicing considerations to ensure suitable servicing is in place to support a future land use and protect existing ones.

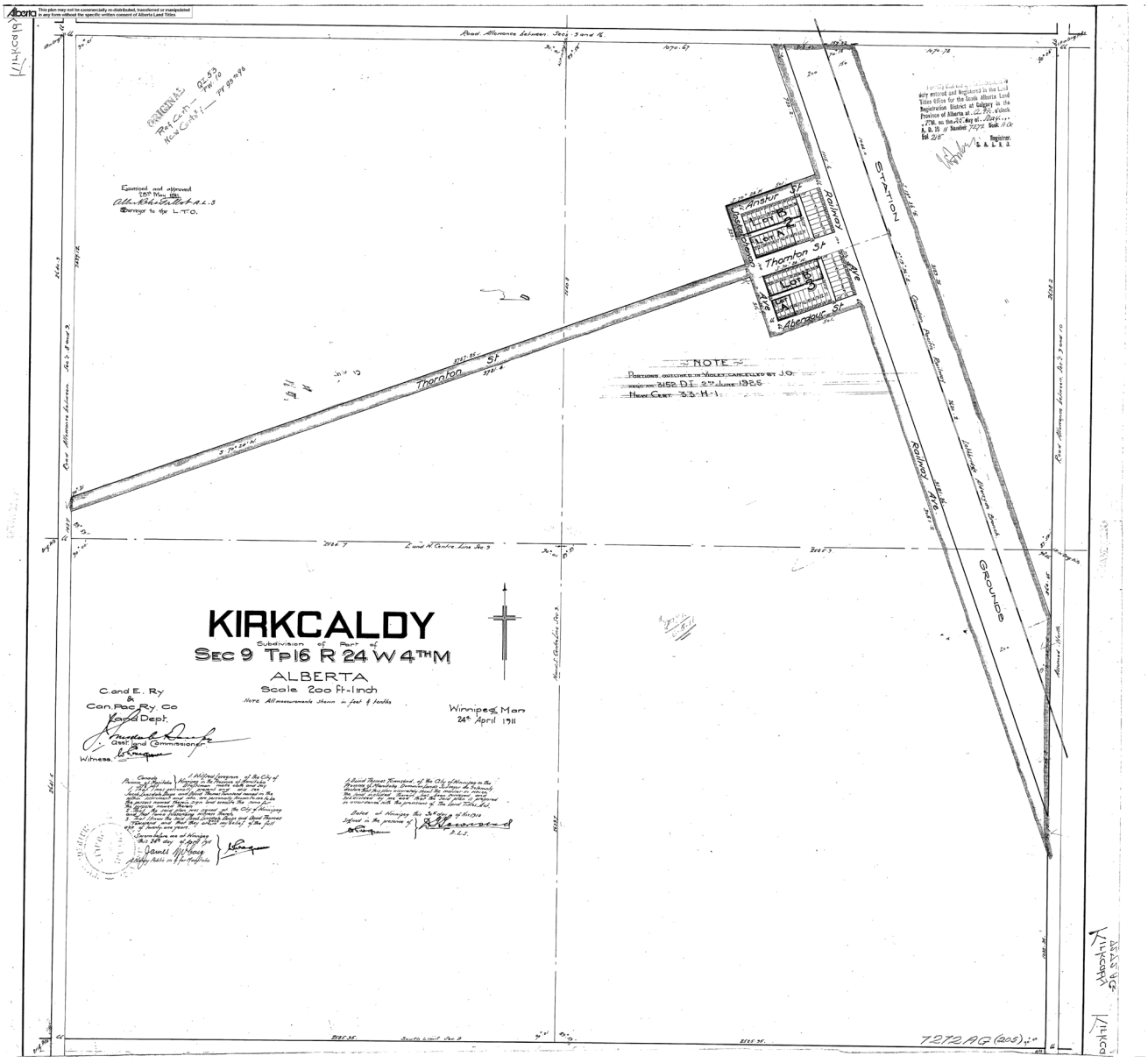


Figure 8 – Hamlet of Kirkcaldy Original Registered Plan

Mossleigh (see Map 7)

2.4.16 The Mossleigh Area Structure Plan envisions a commercial/industrial land use opportunity within the NE¼ 24-20-25-W4M, along the south side of Highway 24 between the existing hamlet boundary and the Aspen Crossing development, and these lands should be considered for this purpose.

2.4.17 The Mossleigh Area Structure Plan envisions a primarily residential land use opportunity within the SW¼ 30-20-24-W4M, adjacent to the existing residential footprint, and these lands should be considered for this purpose.

2.4.18 Mossleigh currently has treated piped water service supplied by a groundwater well but does not have a piped sewer network. Land use decisions shall have regard for servicing considerations to ensure sufficient services are in place and to mitigate any negative impacts.

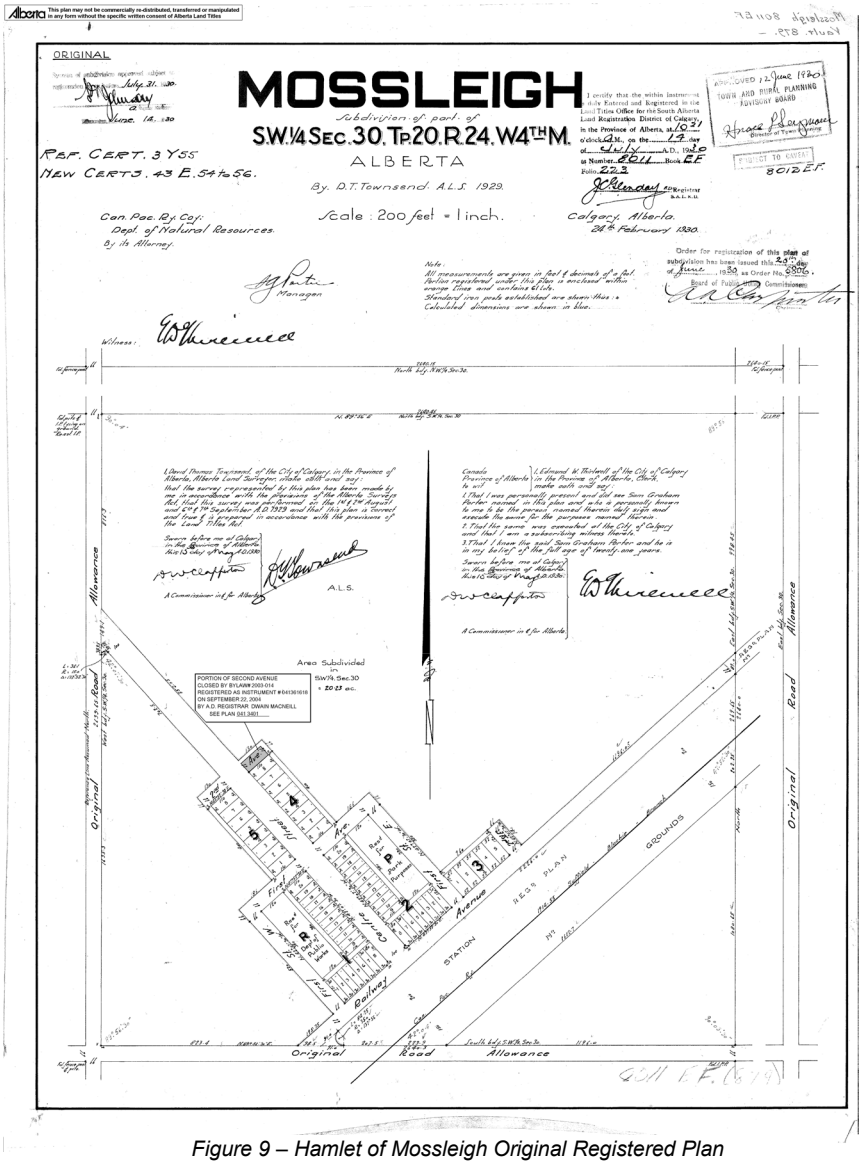


Figure 9 – Hamlet of Mossleigh Original Registered Plan

2.4.19 A regional waterline opportunity exists for the Hamlet of Mossleigh, beginning in the Village of Milo and extending through the Village of Arrowwood. The County supports the necessary acquisition of land for this purpose and land use decisions shall have regard for this need.

Queenstown (see Map 8)

2.4.20 Queenstown is currently without the benefit of piped services and therefore land use decisions shall ensure that suitable servicing is in place to support future land uses and protect existing ones.

2.4.21 A regional waterline opportunity exists for the Hamlet of Queenstown, beginning in the Village of Milo and extending through the Village of Arrowwood. The County supports the necessary acquisition of land for this purpose and land use decisions shall have regard for this need.

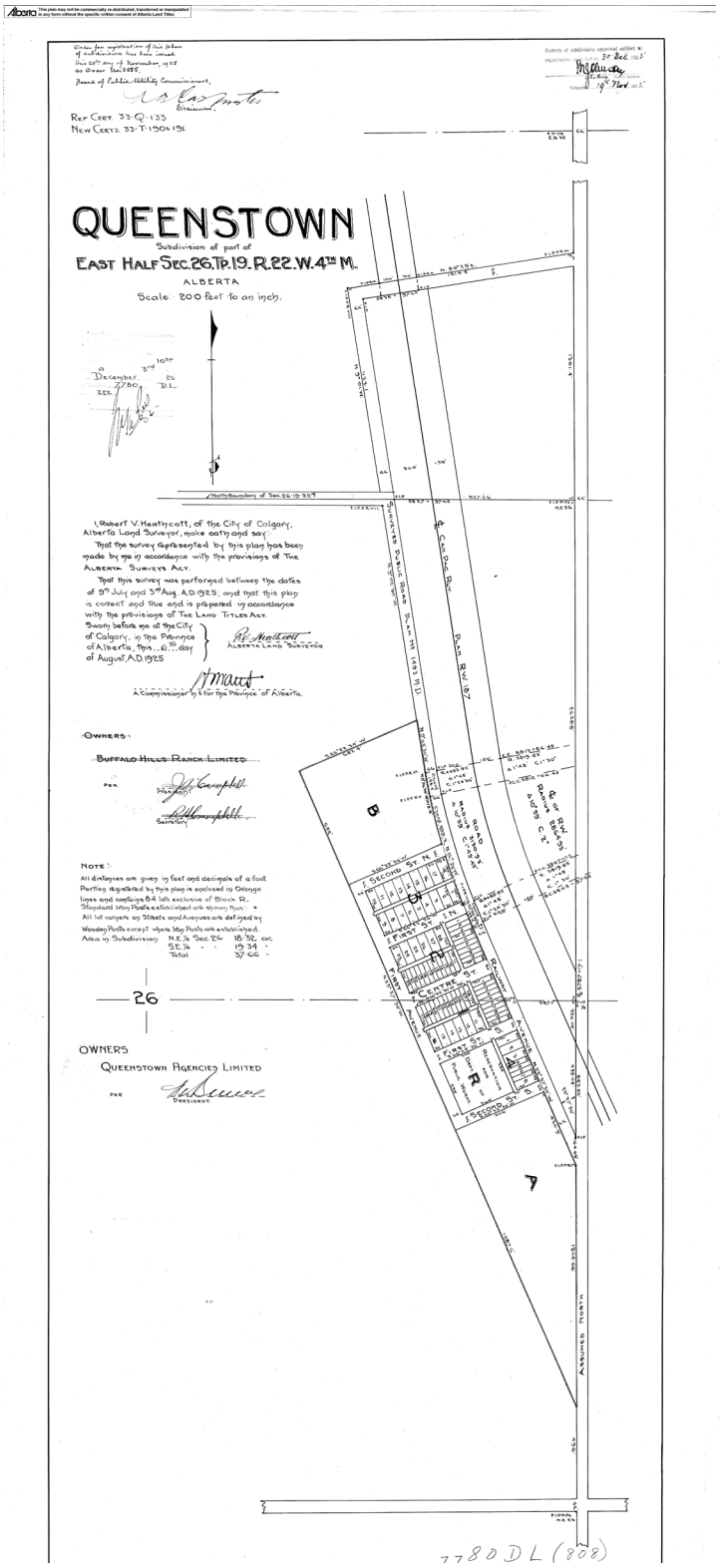


Figure 10 – Hamlet of Queenstown Original Registered Plan

Shouldice (see Map 9)

2.4.22 Shouldice is currently without the benefit of piped services and therefore land use decisions shall ensure that suitable servicing is in place to support future land uses and protect existing ones.

2.4.23 A regional waterline opportunity exists for the Hamlet of Shouldice, beginning in the Village of Milo and extending through the Village of Arrowwood. The County supports the necessary acquisition of land for this purpose and land use decisions shall have regard for this need.

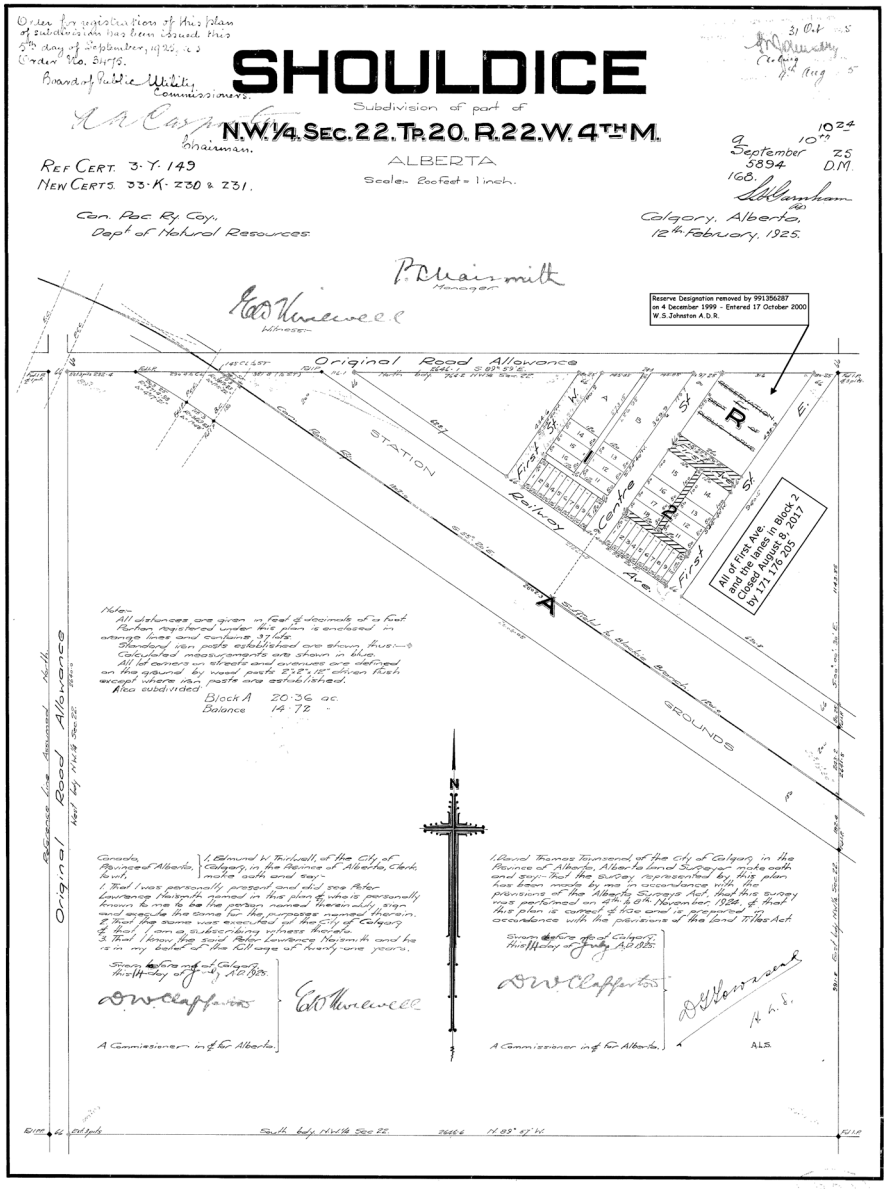


Figure 11 – Hamlet of Shouldice Original Registered Plan

Travers (see Map 10)

2.4.24 Travers is currently without the benefit of piped services and therefore land use decisions shall ensure that suitable servicing is in place to support future land uses and protect existing ones.

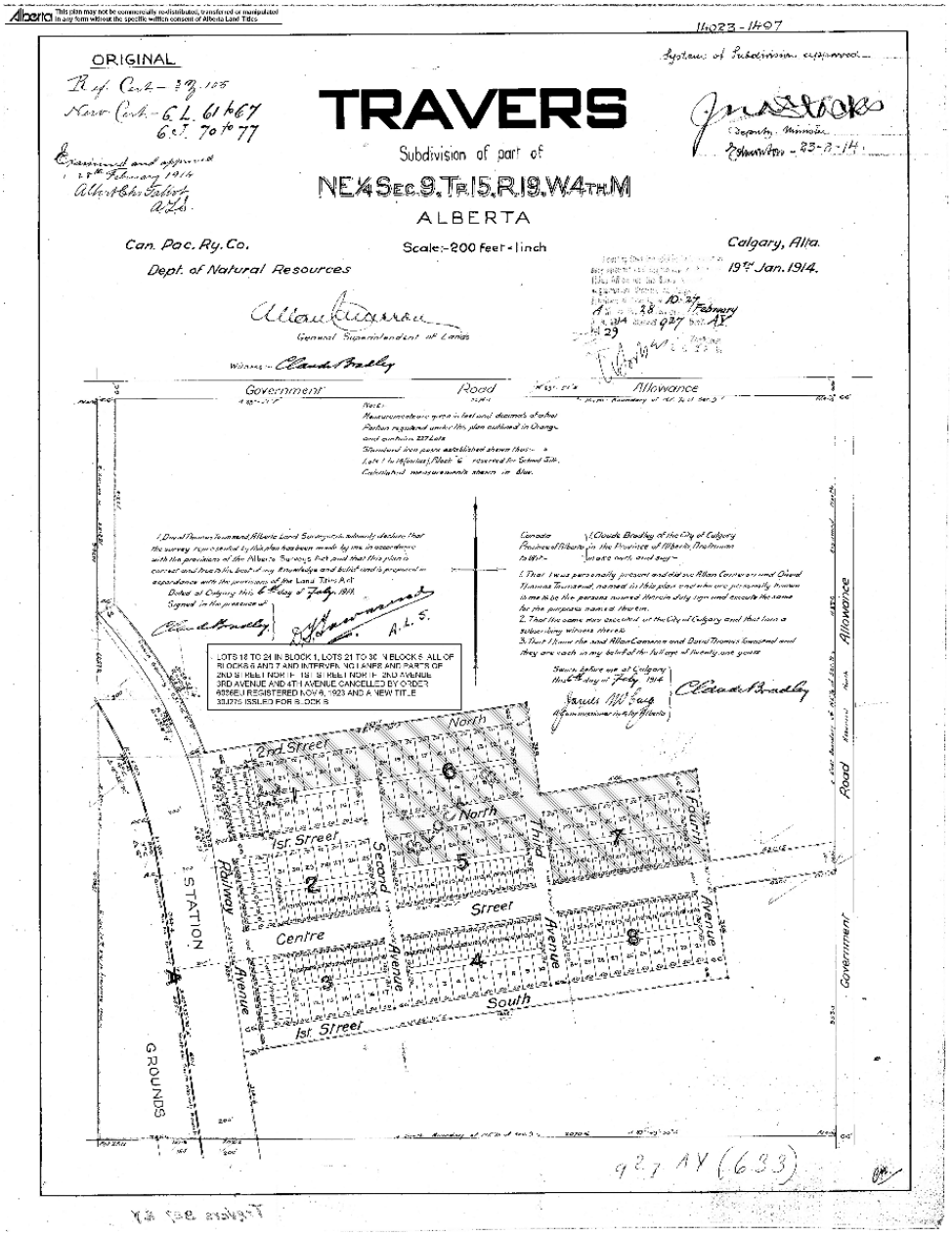


Figure 12 – Hamlet of Travers Original Registered Plan

COUNTRY RESIDENTIAL POLICIES

2.4.25 A maximum number of grouped country residential parcels in a quarter section has been established in the Land Use Bylaw to reasonably limit the amount of non-agricultural use on a quarter section.

2.4.26 Applications for grouped country residential may be supported provided the proposal is deemed suitable in the context of the following considerations:

(a) ready access to, or the development of, a suitable County road;

(b) the viability of individual private sewage disposal systems, as established by a septic suitability assessment, or a communal sewage treatment facility;

(c) the viability of individual water wells as established by a Water Report prepared pursuant to Section 23 of the Water Act (where applicable);

(d) avoidance of sensitive environmental features like wetlands and habitat areas as identified in a biophysical assessment (where applicable);

(e) the compatibility of the proposal with adjacent land uses.

2.4.27 In country residential communal servicing may not be financially viable but subdivisions for this land use (isolated or grouped country residential) should be laid out in an orientation that facilitates retrofitting if services become available in the future.

2.4.28 All applications for grouped country residential development of more than 4 lots, or as otherwise specified in the Land Use Bylaw, shall be accompanied by a duly prepared area structure plan prepared by the developer.

2.4.29 The County may require the development of firefighting infrastructure as part of a country residential development.

RESORT COMMUNITY POLICIES:

2.4.30 All applications for resort residential development shall be required to provide for communal water and sewer servicing for the development.

2.4.31 All applications for resort residential development shall be accompanied by a duly prepared area structure plan prepared by the developer.

2.4.32 Resort communities are typically established as bareland condominium developments and as such are private developments with private amenities that do not receive the same services as public developments (eg. road maintenance). The County supports resort community development where it is established and maintained as a sustainable, self-supporting bareland condominium.

Policy Section 2.5
Reservoir Development

The majority of grouped country residential/recreational development is concentrated around irrigation reservoirs in the County. These developments vary from serviced urban style communities to large acreage size subdivisions with private servicing. Due to the proximity of the reservoirs, several developments offer recreational facilities and amenities such as beach areas and boat launches. The County's Reservoir Area Structure Plan Bylaw balances the competing land uses around the County's major reservoir area.

It is important to note that McGregor Lake Reservoir, Travers Reservoir, Little Bow River Reservoir and Badger Lake Reservoir were developed as key components of the Bow River Irrigation District's delivery system and the primary purpose of the reservoirs is for irrigation rather than recreation, and agricultural and industrial users require access to the reservoirs. This also results in fluctuating water levels which may impede the recreational use of the area.



OBJECTIVES:

- To accommodate future demand for residential and recreational development where practical to do so, and on suitable sites.
- To ensure the negative impacts of residential and recreational development on the irrigation and water supply function of the reservoirs are minimized and to not create false expectations of consistent water level resulting from the primary irrigation function.
- To establish criteria which will guide planning decisions on land use applications.
- To ensure a means of access to the reservoirs for all land uses and emergency services.
- To minimize the impact of development on the natural environment, in particular, any identified environmentally significant areas.

POLICIES:

2.5.1 The County recognizes the importance of maintaining an appropriate balance of land uses adjacent to irrigation reservoir(s), and that over-development may have negative consequences for existing land uses and the environment. Decisions for land use applications on a reservoir shall have regard for the carrying capacity of the reservoir.

2.5.2 In evaluating proposals for new development adjacent to an irrigation reservoir, the physical characteristics of the site shall be carefully assessed, including but not limited to erosion, water supply, soil composition, riparian issues, and access.

2.5.3 Shoreline erosion is a critical issue in certain irrigation reservoir areas, most notably on the eastern shore of Lake McGregor. The erosion projections contained with the McGregor Reservoir Shoreline Erosion Study document (2014) shall be reviewed as part of new development proposals on Lake McGregor, with consideration for any bank stabilization that may have taken place in the specific area.

2.5.4 Setbacks from irrigation reservoirs to adjacent development are an important requirement to help protect sensitive riparian areas and shall be required as prescribed in the Land Use Bylaw.

2.5.5 Private irrigation reservoir access and/or use is subject to approval by the relevant provincial departments including but not limited to the Bow River Irrigation District, Alberta Environment & Protected Areas and the Department of Fisheries & Oceans, is from common access points and with the benefit of appropriate access infrastructure.

2.5.6 Subject to future planning and provincial approval, opportunity exists for a marina facility within the existing Lake McGregor Provincial Recreation Area (see Map 2), to provide for recreational use, boat storage and other compatible uses as well as to facilitate enhanced access for recreation and emergency response.

2.5.7 The lakeshore development opportunities that exist adjacent to reservoirs in the County are to be represented by quality development that helps establish and maintain desirable, liveable communities. Quality development is to be achieved through a multi-stage planning process, beginning with an area structure plan or conceptual scheme that establishes design policies, followed by the establishment of architectural control agreements that set specific minimum design standards for building and site development for new communities in proximity to a reservoir.

2.5.8 Access to the reservoirs for emergency purposes is a critical planning consideration and shall be provided, where necessary, in conjunction with all new lakeside developments.

2.5.9 Access to the reservoirs for agricultural and/or industrial purposes is a key requirement for economic development. Existing reservoir access points for this purpose should be preserved and logical new access points provided for where necessary.

2.5.10 Under the Public Lands Act, the provincial government is automatically the owner of the bed and shore of all waterbodies, with some exceptions - one of these being for non-naturally occurring features like irrigation reservoirs. Still, the Crown owns the reservoir systems in the County, alongside the Bow River Irrigation District, and the County will continue to work with these entities in pursuit of positive land management outcomes.

Policy Section 2.6
Transportation & Infrastructure

Traffic flowing through Vulcan County travels over an extensive network of local road corridors maintained by the County. The area is also served by multiple provincial highways that connect to neighbouring municipalities. The County enjoys the benefit of a central location, with ready access to larger urban centres such as Calgary and Lethbridge. The Canadian Pacific (CPKC) Railway's main north-south rail line runs through the County and is a key economic supply corridor.

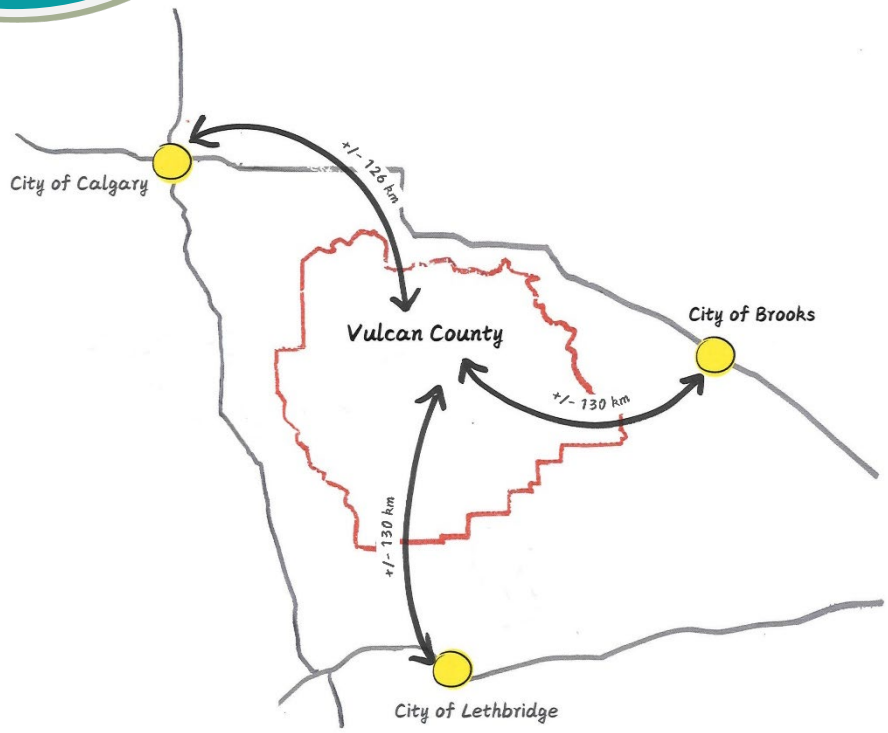


Figure 13 – Driving Distance to Nearby Centres

OBJECTIVES:

- To maintain a transportation network that meets the needs of County users and provides efficient and effective connections and routes through the County.
- To liaise with Alberta Transportation regarding any transportation routes of mutual interest or jurisdiction.
- To coordinate local, provincial and national transportation objectives.
- To support the development of water and/or sewer infrastructure in locations where it is logical.

GENERAL POLICIES:

2.6.1 The County recognizes the airport and aerodrome facilities within or adjacent to its boundaries and has established airport protection area regulations in the land use bylaw to support these facilities.

2.6.2 The County recognizes the importance of the railway system to the economy of the region and shall regulate land uses adjacent to rail lines.

2.6.3 The County recognizes the importance of the irrigation network and endeavours to protect these improvements through setback requirements in the Land Use Bylaw.

TRANSPORTATION POLICIES:

2.6.4 The County shall maintain a road network that provides for the safe and efficient movement of goods and services.

2.6.5 The cost of all new or improved road infrastructure necessary to serve a development shall be borne by the developer in accordance with a development agreement (where applicable).

2.6.6 Development adjacent to local roads should occur in a manner which allows for the safe navigation operation and the future upgrading of these routes.

2.6.7 The impact of subdivision and development on transportation corridors shall be considered and appropriately mitigated through design measures and required upgrades typically dealt with in a development agreement.

2.6.8 The Highway 845 corridor which runs through the eastern portion of the County is identified as a High-Load corridor, with Alberta Transportation Service Class Level 2, and land use decisions shall endeavour to promote opportunities for this corridor.

2.6.9 The Highway 23/24 corridor is recognized as the main economic corridor in the County, with Alberta Transportation Service Class Level 2, and land use decisions shall endeavour to support the positioning of this roadway as the County's main economic corridor.

2.6.10 The County recognizes the need to coordinate provincial transportation plans and municipal land use plans to ensure proper planning of developments adjacent to highways.

2.6.11 The County recognizes that development adjacent to a provincial highway shall require the benefit of a roadside development permit from Alberta Transportation, and that, typically, no development is allowed within 40 m of the highway right-of-way.

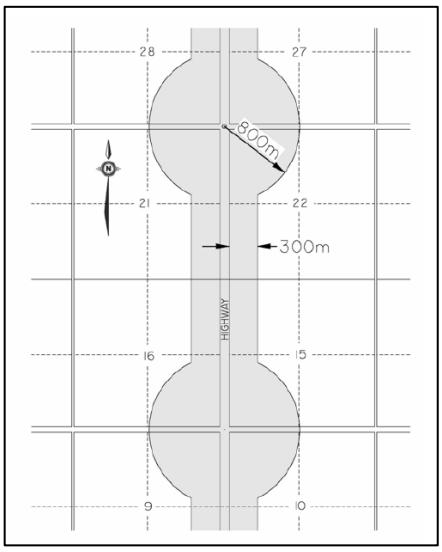


Figure 14 – Highway Control Distance for Developments

WATER & WASTEWATER POLICIES:

2.6.12 The County operates and maintains water and sewer infrastructure at certain locations in the County and shall be responsible for the management of these facilities in accordance with the Water and Wastewater Utilities Bylaw.

2.6.13 Where water and/or sanitary sewer service infrastructure is reasonably available, a development may be required to hook-up to County infrastructure in accordance with the Water and Wastewater Utilities Bylaw.

2.6.14 The Twin Valley Regional Water Commission includes a main transmission pipeline running 32 km from the Town of Vulcan to the Villages of Carmangay and Champion (see Map 21), fed by water reservoirs located in the Town that draw from the Twin Valley Reservoir. Potential exists for rural water distribution access points off the transmission line, subject to Commission approval, which may be supported by the County.

2.6.15 A regional waterline opportunity exists with the potential for an expanded hub at the Village of Milo, conveyed over approximately 47 km by a single pipeline through the Village of Arrowwood to the Hamlet of Mossleigh. This regional water line presents an opportunity for regional growth along this corridor, including in the Hamlets of Mossleigh, Shouldice and Queenstown, and is supported by the County.

EMERGENCY SERVICES POLICIES:

2.6.16 The design and maintenance of roadways shall be undertaken in a manner that provides adequate access for emergency services.

2.6.17 Planning for the location of future emergency services facilities shall endeavour to optimize accessibility for all areas of the County based on need.

2.6.18 Access to water supply for the provision of fire-fighting shall be considered as part of the approval process for developments.

2.6.19 Land use planning decisions shall attempt to identify and mitigate risks from natural disasters, including floods, wildfires and other severe events.

2.6.20 An emergency services plan or strategy may be required by the County at any stage of the land use planning approval process.

Policy Section 2.7
Natural Environment

Vulcan County boasts a variety of landscapes that include distinct river valleys, which contrast with the rolling plains that characterizes much of the County's geography. Native grasslands, wetlands and waterbodies support a thriving plains ecosystem that forms part of the County's landscape. The County's vast landscape is divided almost equally by the Oldman River and Bow River drainage basins respectively (see Map 13). An inventory of waterbodies is established as part of this Plan and contained in Appendix 3. The extent of a waterbody is determined based on the Surveys Act – being the top of bank, or where the bed and shore ceases.



OBJECTIVES:

- To protect the natural and unique features, river valleys, coulee areas, wetlands and floodplains.
- To provide for the appropriate development of recreational, historical and cultural resources.
- To provide policies to protect the use and development of non-renewable resource deposits and to encourage and support the proper reclamation of extraction sites.
- To cooperate with other agencies involved in the management of natural resources, the preservation of habitat areas and the protection of water quality.

GENERAL POLICIES:

2.7.1 The County shall endeavour to protect environmentally significant areas (as per the report, "Environmentally Significant Areas in the Oldman River Region" completed for Vulcan County in 1988), and other significant natural areas and resources from inappropriate development.

2.7.2 The Environmentally Significant Areas Map 24 (Alberta Government, 2009) provides a limited perspective of the landscape. Additional environmentally significant areas exist throughout the County which may be identified by the applicable County decision making entity.

2.7.3 The County may consult with other agencies to develop management plans which integrate land use, development, and recreational planning activities, as required.

2.7.4 The County has established provisions in the Land Use Bylaw to regulate the extraction of sand, gravel and clay and the quarrying of stone which includes separation distance and reclamation requirements to help mitigate land use conflict.

2.7.5 The Majorville Land Use Guidelines affect a portion of the predominantly crown owned/grazing lease lands in the northeast portion of the County and are identified on Map 22. The County supports the outcomes outlined in the Guidelines including with respect to the privately owned lands in the area.

2.7.6 The County recognizes the existence of flood prone lands within its boundaries and supports the development of flood regulations under the Flood Recovery and Reconstruction Act and Section 693.1 of the Municipal Government Act

WATER MANAGEMENT POLICIES:

2.7.7 Development in or adjacent to river valleys shall take into consideration, slope stability and soil characteristics in order to minimize adverse environmental impacts. Within floodplains, developments shall be regulated to protect the natural area and to minimize potential flood damage to the environment.

2.7.8 The County recognizes the importance of maintaining the existing reservoirs as a source of high-quality water. The County shall control development adjacent to the reservoir to protect the supply and quality of water. In particular, all applications for confined feeding operations, development or subdivision applications and land use amendment applications will be reviewed to ensure the protection of the quality and quantity of water from these reservoirs.

2.7.9 The County recognizes the importance, significance and protection of groundwater resources for its residents and ratepayers.

2.7.10 The County recognizes the critical importance of water resources and the need for sustainable management of these resources into the future. The protection of the available water supply will be a consideration in the review of all land use and development matters.

2.7.11 Southern Alberta has experienced severe drought conditions in recent years and the County recognizes the need to work with partners, including other levels of government, irrigation districts, and advisory bodies like the Oldman Watershed Council and the Bow River Basin Council in monitoring drought conditions and advancing water management solutions for the future.

2.7.12 All residential subdivisions that would result in six (6) or more parcels in a quarter section shall be required to prepare a Water Report under Section 23 of the Water Act, for consideration by the Subdivision Authority, in order to re-establish the household statutory right. The scope of the report shall include, at a minimum, one new test well to be advanced and analysed, in consultation with the recommendations of Alberta Environment & Protected Areas.

WETLAND POLICIES:

2.7.13 The County recognizes the importance of high value wetland areas for their habitat and environment sustaining features and will aim to protect high value wetlands consistent with the Alberta Wetland Policy's strategy of avoidance/minimizing/replacing. Wetland setbacks to subdivision and development should be established on a case-by-case basis with the benefit of professional involvement/study where required and/or reference to resources like Stepping Back from the Water.

2.7.14 The benefit of wetlands to landowners is acknowledged. The County will seek to help educate landowners on the benefits and restrictions related to wetlands. In this regard it is noted that a Water Act approval is not required for the fencing of a wetland, removing debris from a wetland (provided it doesn't impact soil or vegetation) or diverting up to a maximum of 1250 cubic metres per year for household and livestock use.

Policy Section 2.8
Resources & Energy

The County's vast land base provides a wide range of renewable and non-renewable resources. The oil and gas sector remains prevalent in the County, though the number of wells has decreased over the past few years. The County's inventory of renewable energy projects is increasing, thanks to abundant solar and wind resources. Overall, the County is positioned well for resource sector growth, and will need to manage competing land uses to ensure compatibility.



OBJECTIVES:

- To facilitate a balanced approach to resource development.
- To establish guiding policies to be considered by higher-order approving authorities where relevant.
- To support responsible resource production.
- To provide a flexible policy environment accommodating of emerging technologies.

GENERAL ENERGY & RESOURCE POLICIES:

2.8.1 The County recognizes the importance of responsible resource development as part of a sustainable future.

2.8.2 The County shall require that applications for resource development include strategies to minimize impacts on infrastructure, the natural environment and resident quality of life.

2.8.3 Applications within 200 m of a high-pressure pipeline right-of-way (see Map 20) shall be referred to the pipeline operator for comment, and where applicable, consent.

2.8.4 In order to properly assess and comment on applications for new power plants, the County requests that transmission line corridors be identified at the time a power plant application is made.

2.8.5 The County recognizes new and forthcoming changes to Alberta Utility Commission rules and related legislation for the purpose of addressing agricultural lands, reclamation security, viewscapes, crown lands, appropriate setbacks, transmission, relationship to municipal planning documents and other matters following the lapse of the Generation Approvals Pause Regulation. The County will undertake a comprehensive review of its Land Use Bylaw and any related municipal documents following the enactment of these rules and legislation.

ENERGY POLICIES

2.8.6 The use of agricultural commodities for biofuel production will be supported by the County where suitable.

2.8.7 The use of agricultural commodities and/or organic waste for the production of biogas will be supported by the County where suitable.

2.8.8 Commercial scale renewable development (eg. solar, wind, geothermal) is supported, where suitable, in locations consistent with the site criteria in the Land Use Bylaw.

2.8.9 Micro-generation development should be supported in any land use district provided it is appropriate in terms of scale and location and compliant with the development standards in the Land Use Bylaw.

2.8.10 Energy storage (eg. batteries, storage tanks etc.) is supported for an approved energy generation facility provided it is deemed suitable by the County.

2.8.11 The County supports the development of new and emerging technologies for the production of energy and/or the extraction of natural resources including but not limited to lithium, helium, nitrogen and hydrogen, where suitable.

2.8.12 The County supports the exploration and development of oil, gas, petrochemical and mineral exploration where it is suitable.

2.8.13 The County supports the establishment of small module reactors (SMRs) where they are suitable.

2.8.14 The County encourages waste-to-energy (WTE) technology where economically viable and commercially feasible.

2.8.15 The County supports the development of professional and operational related services associated with the energy sector to help establish an economic value-chain.

Policy Section 2.9
Legislative Matters

The Part 17 of Municipal Government Act (MGA) establishes the framework for municipal planning and development, including specific provisions for statutory plan preparation. The MGA sets forth mandatory and voluntary requirements for a municipal development plan, which are dealt with in this Plan.

The County is a partner in multiple intermunicipal developments plans (IDP) with its rural and urban neighbours (see Map 17). These plans are higher order planning documents pursuant to Section 638 of the MGA, and prevail in the event of an inconsistency.

Figure 15 – Planning Document Flowchart



OBJECTIVES:

- To ensure compliance with the Municipal Government Act.
- To meet the legislative requirements of all relevant provincial legislation including the South Saskatchewan Regional Plan and the Matters Related to Subdivision & Development Regulation.
- To mitigate adverse land use effects by providing for setbacks consistent with applicable provincial legislation.
- To ensure that the County's planning documents are consistent with one another.
- To establish policies respecting the allocation of municipal, environmental and school reserves.

GENERAL POLICIES:

2.9.1 Pursuant to Sections 619 and 620 of the Municipal Government Act, a license, permit, approval, or other authorization granted by the Natural Resources Conservation Board (NRCB), Alberta Energy Regulator (AER), or Alberta Utilities Commission (AUC) shall prevail over any statutory plan, land use bylaw, subdivision decision or development decision by a subdivision authority, development authority or subdivision and development appeal board of the County.

2.9.2 The municipality shall ensure that all subdivision and development applications that are located within 1.5 kilometres of a sour gas facility are referred to the Alberta Energy Regulator (AER).

2.9.3 A subdivision application or a development permit shall not be approved if it would result in a permanent dwelling, public facility or unrestricted country residential development within 100 metres of a gas or oil well. All development within a lesser distance must be approved in writing by the Alberta Energy Regulator (AER), pursuant to section 13 of the Matters Related to Subdivision & Development Regulation.

2.9.4 Setback guidelines for sour gas facilities shall be in accordance with the standards established in Appendix 4 – Minimum Setback Distances provided by the Alberta Energy Regulator (AER) or any subsequent standards should these guidelines be revised.

RESERVE POLICIES:

2.9.5 The 10% municipal reserve allocation shall be taken by the subdivision authority at the time of subdivision in accordance with Section 663 and 666(2) of the Municipal Government Act, typically in the form of cash-in-lieu of land, and in accordance with County Policy No. 69-1004.

2.9.6 Vulcan County will receive and hold, and separately account for, all municipal reserve cash-in-lieu of land funds paid unless otherwise stipulated in a Joint Use & Planning Agreement with Palliser Regional School District and/or Horizon School District.

2.9.7 Environmental reserve may be required as part of a subdivision approval, in accordance with section 664 of the Municipal Government Act and County Policy No. 69-1004.

2.9.8 Where the municipality is of the opinion that certain lands may be resubdivided in the future, the subdivision authority may require that municipal and/or school reserves be deferred by caveat pursuant to Section 669 of the Municipal Government Act.

IMPLEMENTATION POLICIES:

2.9.9 In order to achieve consistency, the Land Use Bylaw shall be amended to enact the policy direction provided in this Plan.

2.9.10 Prior to adoption of this document, this Plan shall be sent for review and comment to:

- adjacent rural and urban municipalities pursuant to the applicable intermunicipal development plan;
- Siksika Nation #146;
- school authorities, and

- government department and other referral agencies as per Section 636 of the Municipal Government Act.

2.9.11 Before any amendments or changes are made to this Plan, it shall be ensured that public opinion is regarded in the decision-making process through information meetings (where necessary) and a public hearing, and circulated to relevant referral agencies and adjacent municipalities pursuant to the applicable IDP.

2.9.12 To ensure that this Plan continues to reflect the desired strategic direction for the municipality it shall be reviewed once every 4 years, in alignment with new Council terms.

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Part 3
Appendices

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APPENDIX 1

Glossary of Terms

Agriculture means the raising of crops or the rearing of livestock either separately or in a mixed farm operation but does not include a Confined Feeding Operation.

Agri-business means a business engaged in or directly related to, the production and distribution of agricultural equipment and supplies, value added food processing, and the distribution of ag-based commodities.

Bed and Shore means, as per Section 17 of the Surveys Act, the land covered so long by water as to wrest it from vegetation or as to mark a distinct character on the vegetation where it extends into the water or on the soil itself.

Confined Feeding Operation means a commercial agricultural operation where livestock, of a number exceeding the threshold established in Schedule 2 of the Agricultural Operations, Part 2 Matters Regulation is confined within a facility for the purpose of sustaining, finishing or breeding. Such an operation requires a registration or approval under the Agricultural Operation Practices Act (AOPA).

Conservation Easement is a voluntary legal agreement between a landowner and government or conservation agency (known as a Qualified Organization under the Alberta Land Stewardship Act), designed to protect the natural and cultural heritage of the land by restricting the landowner's right to develop the land.

Country Residential, Grouped means a rural style residential development that is grouped together, typically containing 3 or more parcels, and is privately serviced.
Note that a subdivision resulting in more than 4 parcels typically requires the preparation of an area structure plan in accordance with the Land Use Bylaw.

Country Residential, Isolated means a rural style residential development of a single parcel that is privately serviced.

Country Residential Development, Unrestricted means, in the context of Policy 2.9.3 (separation distance from oil and gas) and 13(3) of the Matters Related to Subdivision & Development Regulation, more than 8 or more parcels in a quarter section.

Environmentally Significant Area are areas important to the long-term maintenance of biological diversity, soil, water, or other natural processes, at multiple spatial scales as well areas that contain rare or unique elements or that include elements that may require special management consideration due to their conservation needs, identified by the Government of Alberta.

Floodway refers to the inner portion of a flood risk area where the risk of flood is greatest and floodwaters are usually the deepest, fastest and most destructive.

Flood Fringe is the outer portion of the flood risk area adjacent to the floodway. The flood water in the flood fringe is generally shallower and flows more slowly than in the floodway.

Hamlet as defined by the Municipal Government Act, means an unincorporated community consisting of five or more buildings as dwellings, a majority of which are on parcels of land smaller than 1850 square metres, has a generally accepted boundary and name, and contains parcels of land that are used for non-residential purposes.

Household Statutory Right means the right to access groundwater for the use of a maximum of 1250 cubic metres (1 acre foot) of water per year per household for the purposes of human consumption, sanitation, fire prevention and watering animals, gardens, lawns and trees.

Natural Capital means the County's renewable and non-renewable resources including air, water, physical landscape features and environmentally sensitive lands that anchor the County's quality of life and also support tourism activity.

Quality Development means the development of a site, including land and buildings, in a form and manner that is visually appealing and cohesive, achieved through best practises of construction, high quality materials, and generally accepted design practises.

Resort Community means an urban style residential development that is self-serviced and developed within a bareland condominium.

Small Module Reactor means a class of small nuclear fission reactor (used to initiate and control a fission nuclear chain reaction) and designed to be built in a factory, shipped to operational sites for installation and then used to generate power for buildings or other operations.

Waste to Energy means various technologies that convert non-recyclable waste into usable forms of energy including, heat, fuels and electricity, including but not limited to anaerobic digestion, gasification, combustion or incineration with energy recovery, etcetera.

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.

1. *Waterbody, Natural*
   Examples of a natural waterbody are a river, stream, creek, lake and wetland (eg. swamp, marsh, bog, fen, muskeg, and slough).

2. *Waterbody, Man-Made*
   Examples of a man-made waterbody are irrigation canals, reservoirs, and dugouts.

Wetland, Ephemeral means an area that can be saturated or hold water for less than two weeks, but not long enough to promote the formation of water-altered soils within 12 inches (30 cm) of the ground surface. Although ephemeral water bodies may have some water-tolerant vegetation, upland vegetation dominates.

Wetland, High Value means land that is saturated with water long enough to promote aquatic processes consistent with A (high) and B (moderate) level classification as determined by Alberta's Wetland Value Criteria, and does not include C (moderately low) and D (low) wetlands. The Alberta Wetland Value Criteria is a relative measure based on the abundance of biodiversity, water quality improvement, flood reduction and human value in a wetland facility.

APPENDIX 2

Related Documents, Plans & Studies

Statutory Plans

Vulcan County Area Structure Plans

- Hamlet of Brant Area Structure Plan Bylaw No. 2006-006
- Hamlet of Mossleigh Area Structure Plan Bylaw No. 2005-009
- Travers Ridge Area Structure Plan Bylaw No. 2014-002
- Vulcan County Industrial Park Area Structure Plan Bylaw No. 2020-027
- Vulcan County Reservioir Area Structure Plan Bylaw No. 2020-015
- Wyndham Carseland Area Structure Plan Bylaw No. 95-025

Vulcan County Intermunicipal Development Plans

- County of Newell Intermunicipal Development Plan Bylaw No. 2015-008
- Foothills County Intermunicipal Development Plan Bylaw No. 2021-003
- Lethbridge County Intermunicipal Development Plan Bylaw No. 2019-017
- Little Bow River Project Intermunicipal Development Plan Bylaw No. 2002-007
- MD of Taber Intermunicipal Development Plan Bylaw No. 2017-035
- MD of Willow Creek Intermunicipal Development Plan Bylaw 2015-006
- Village of Arrowwood Intermunicipal Development Plan Bylaw No. 2020-021
- Village of Carmangay Intermunicipal Development Plan Bylaw No. 2021-004
- Village of Champion Intermunicipal Development Plan Bylaw No. 2021-006
- Village of Lomond Intermunicipal Development Plan Bylaw No. 2021-005
- Village of Milo Intermunicipal Development Plan Bylaw No. 2021-021
- Town of Vulcan Intermunicipal Development Plan 2019-014
- Wheatland County Intermunicipal Development Plan Bylaw 2015-009

Non-Statutory Plans and Documents

Vulcan County Reference Documents

- County Land Management Public Report (2021)
- Environmentally Significant Areas in the Oldman River Region (1988)
- Heritage Management Plan (2014)
- Industrial Lands Strategy (2018)
- Integrated Community Sustainability Plan (2012)
- Little Bow River Modelling: Flood Mitigation Effects Assessment (2017)
- McGregor Reservoir Shoreline Erosion Study (2014)
- Regional Groundwater Assessment (2007)
- Regional Recreation Strategic Plan (2015)
- Regional Water Supply and Treatment Study (2022)
- Siksika Bow River Hazard Study (2019)
- Tourism Industry Analysis (2020)
- Vulcan County & Alberta Transportation Memorandum of Agreement (2001)
- Vulcan County Strategic Plan 2022-2026 (2022)

Intentionally blank

APPENDIX 3

Inventory of Waterbodies & Wetlands

Natural Waterbodies

Major Watercourses

- Bow River
- Little Bow River

Minor Watercourses

- East Arrowwood Creek
- West Arrowwood Creek
- Snake Creek

Major Wetland Areas

- Badger Reservoir Wetlands
- Bow Flats
- Brant Ponds
- Majorville Wetlands
- Snake Creek Wetlands

Man-Made Waterbodies

Irrigation Reservoirs & Lakes

- Badger Reservoir
- Lake Mcgregor
- Little Bow Reservoir (Williams Lake)
- Lonesome Lake
- PFRA Dams
- Seven Foot Lake
- Travers Reservoir
- Twin Valley Reservoir

Figure 16 – Major Wetland Areas in Vulcan County

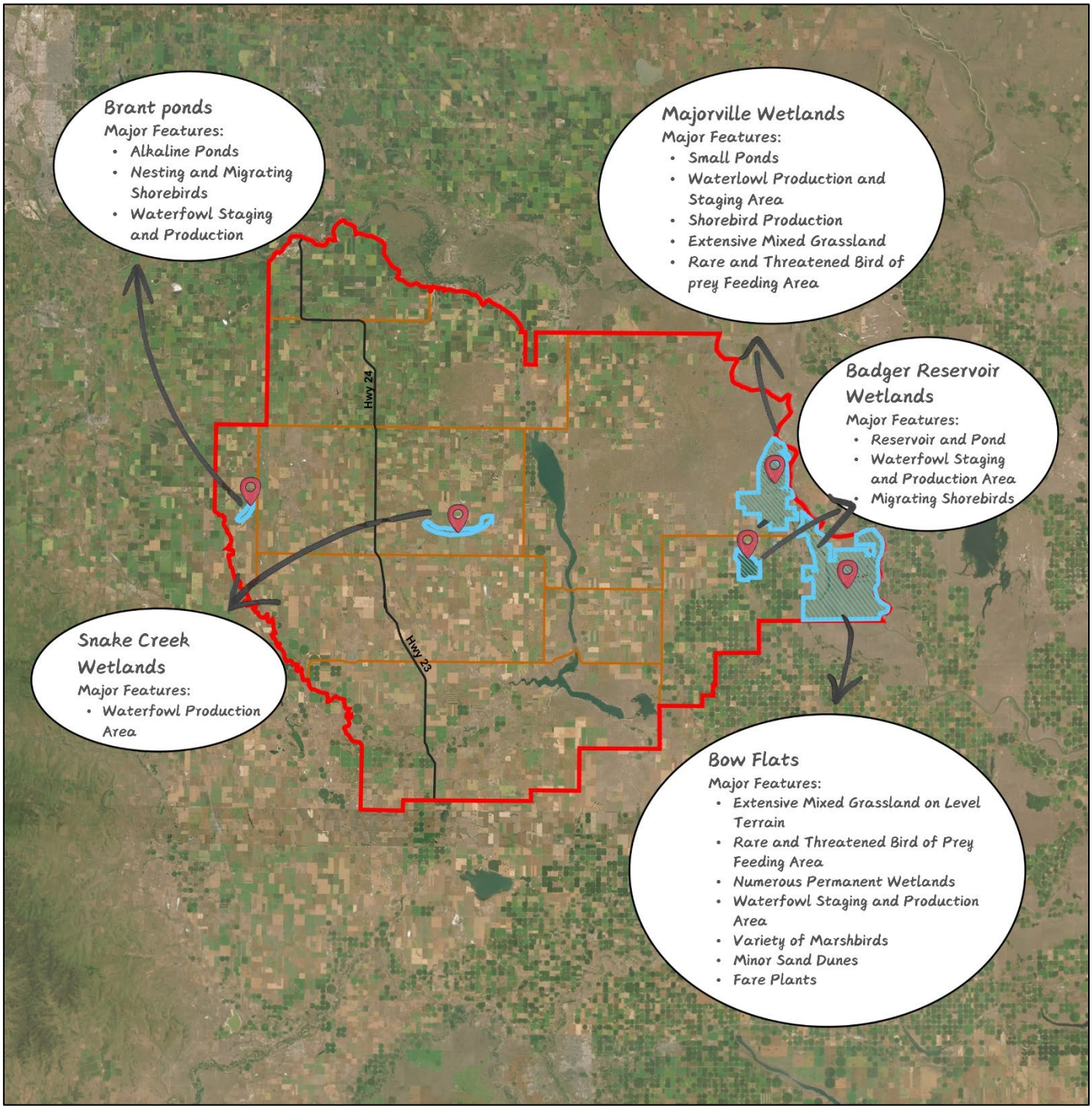
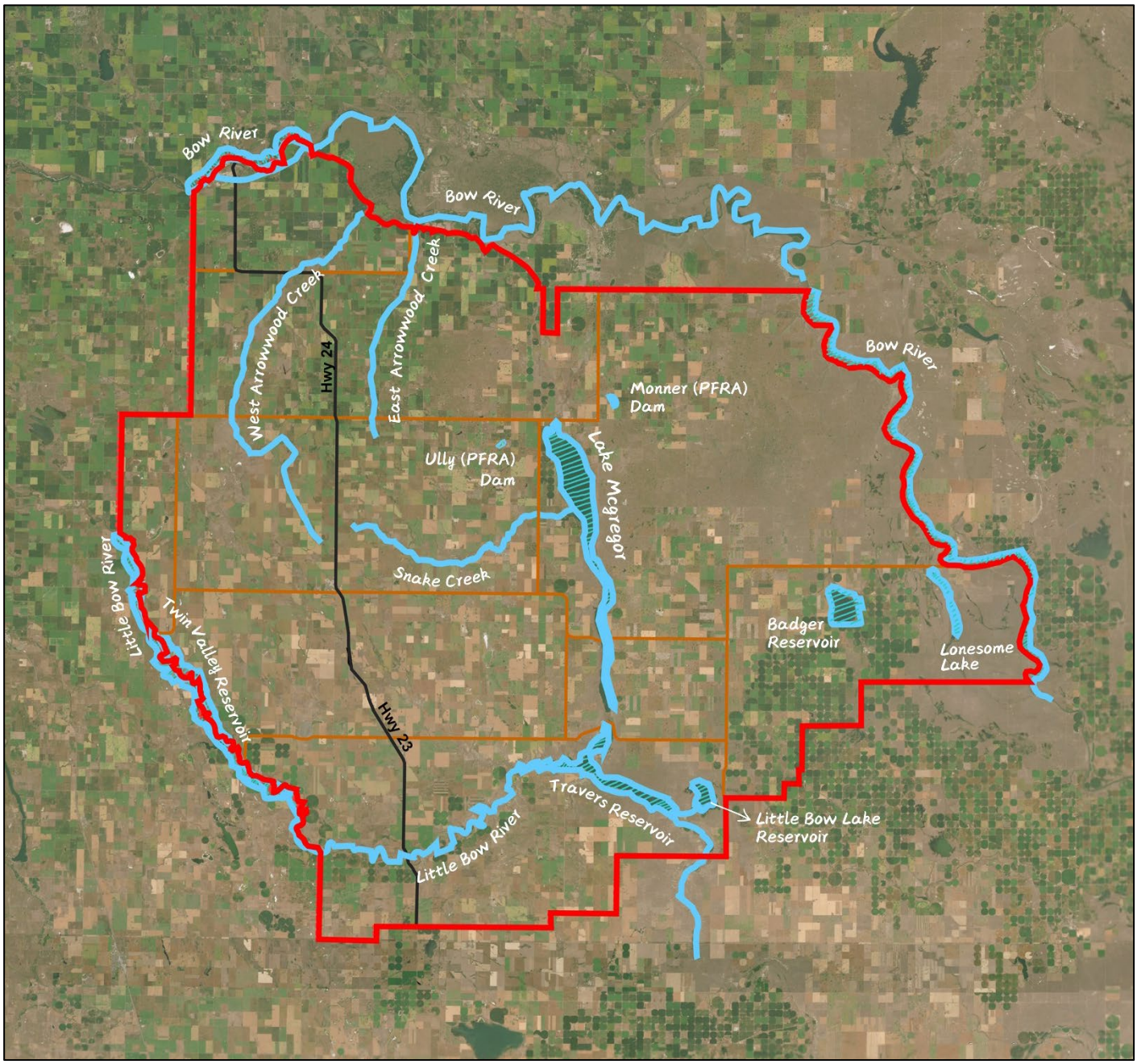


Figure 17 – Major Waterbodies in Vulcan County



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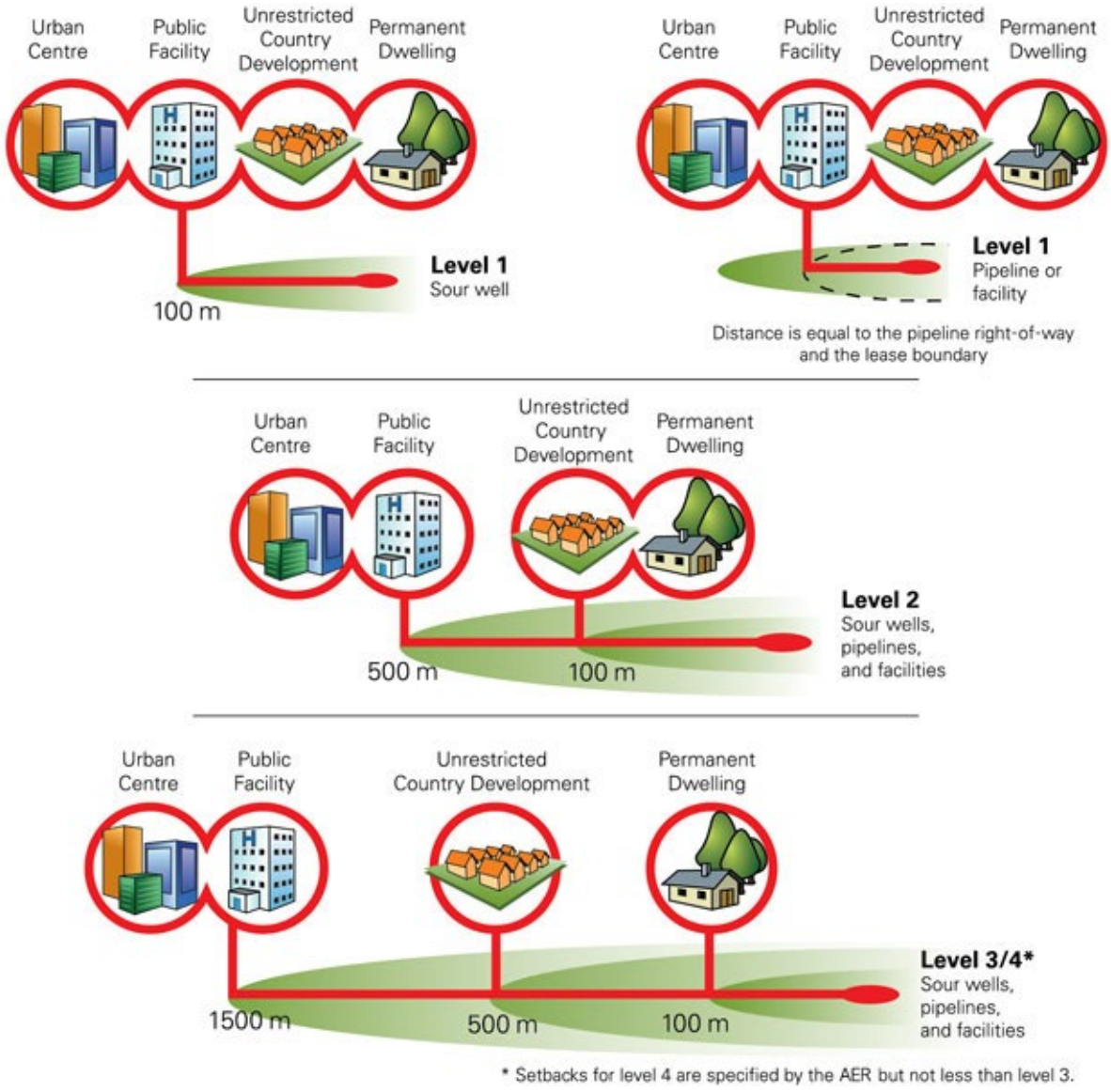
APPENDIX 4

Alberta Energy Regulator Setbacks to Oil & Gas Facilities



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APPENDIX 5

Confined Feeding Operation Exclusion Areas (large scale map)

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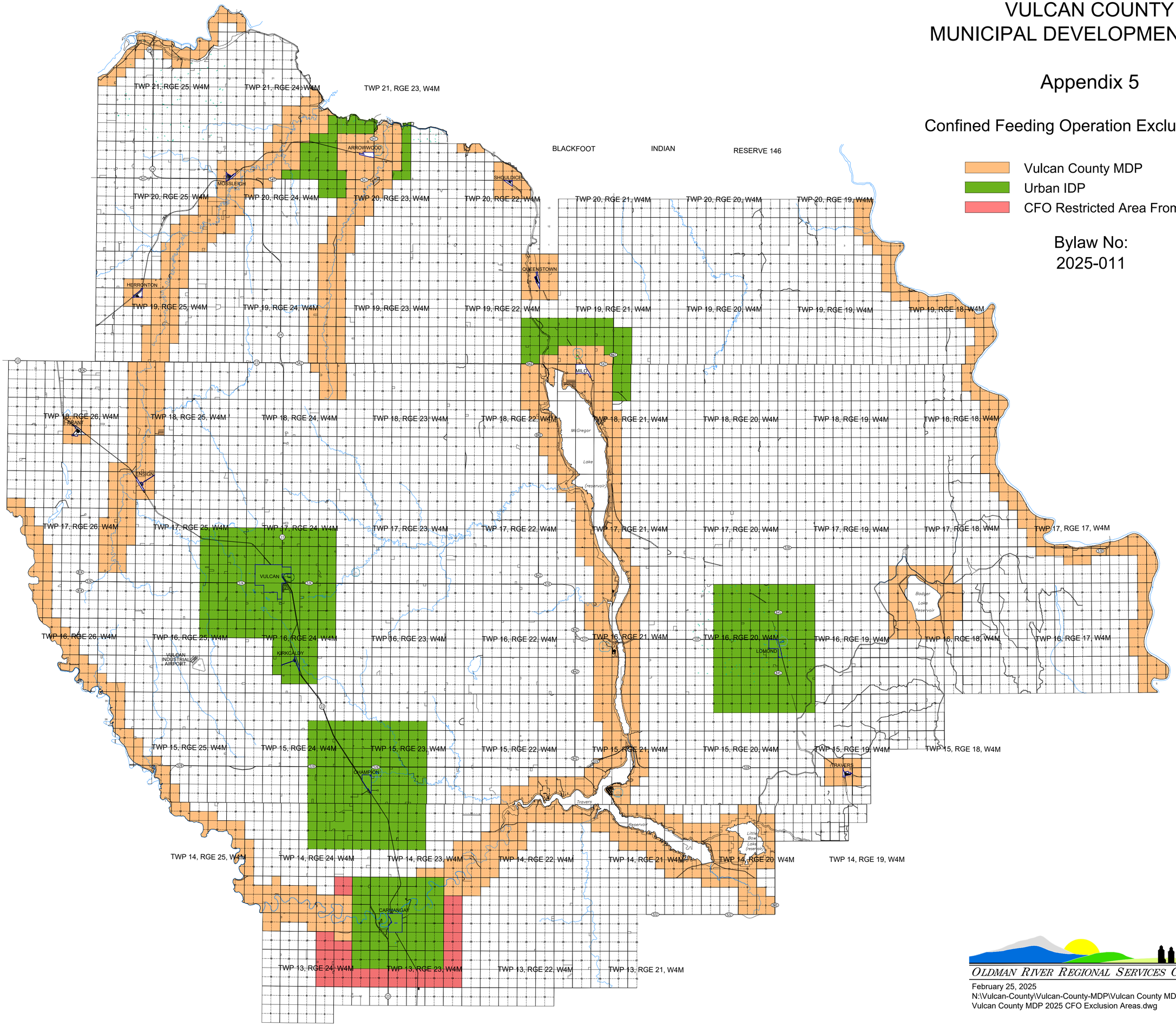
VULCAN COUNTY
MUNICIPAL DEVELOPMENT PLAN

Appendix 5

Confined Feeding Operation Exclusion Areas

- Vulcan County MDP
- Urban IDP
- CFO Restricted Area From Urban IDP

Bylaw No:
2025-011



OLDMAN RIVER REGIONAL SERVICES COMMISSION

February 25, 2025
N:\Vulcan-County\Vulcan-County-MDP\Vulcan County MDP 2024\
Vulcan County MDP 2025 CFO Exclusion Areas.dwg

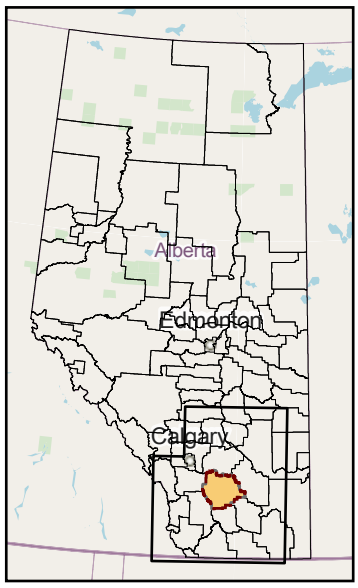


Part 4
Maps

Intentionally blank

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

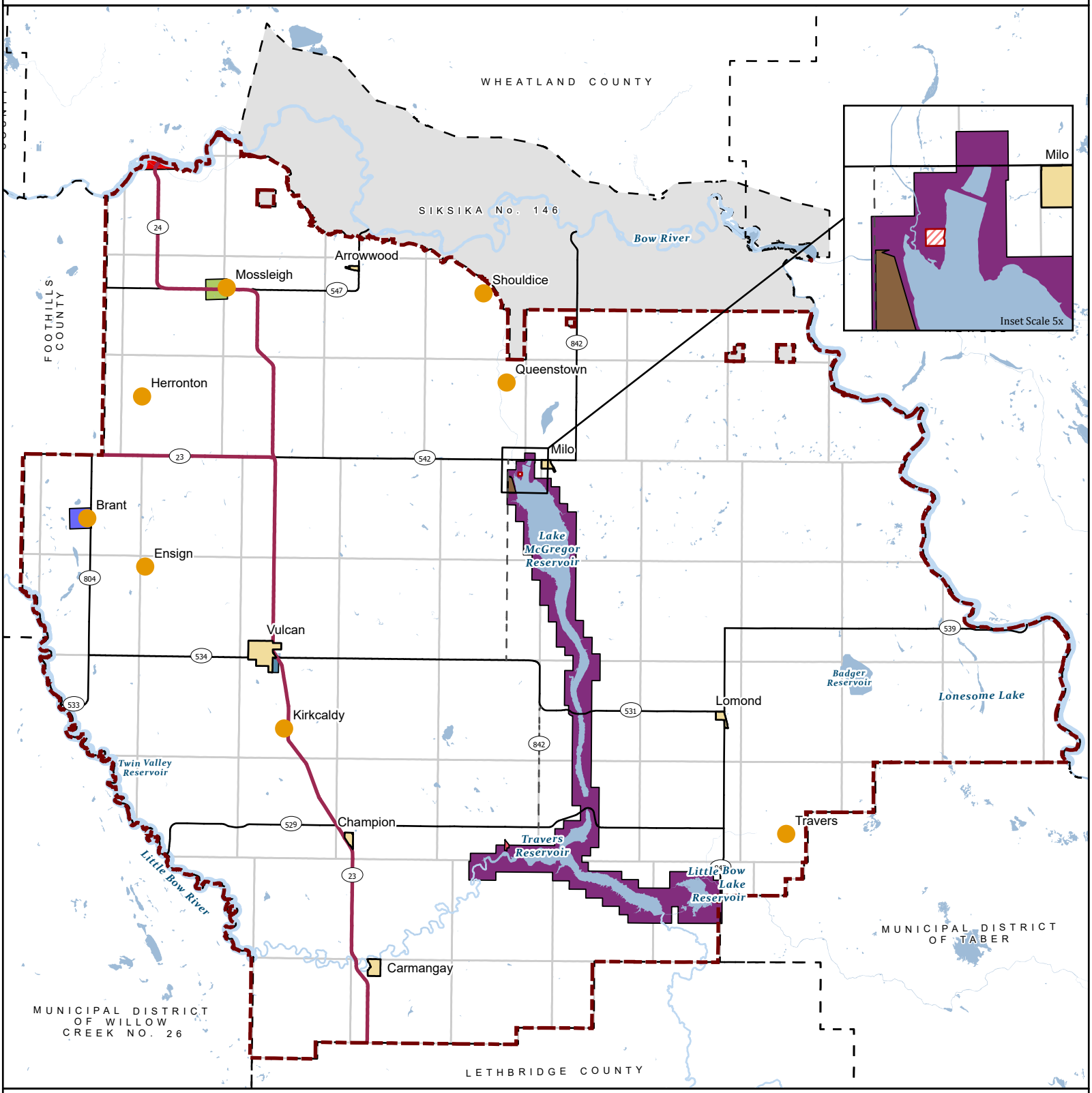
Map 1
Provincial/Regional
Location



RED DEER COUNTY
COUNTY OF STETTLER NO. 6
COUNTY OF PAINTEARTH NO. 18
SPECIAL AREAS NO. 4
KNEEHILL COUNTY
STARLAND COUNTY
ROCKY VIEW COUNTY
SPECIAL AREAS NO. 2
SPECIAL AREAS NO. 3
CALGARY
WHEATLAND COUNTY
SIKSIKA #146
COUNTY OF NEWELL
KANANASKIS IMPROVEMENT DISTRICT
FOOTHILLS COUNTY
BROOKS
HIGH RIVER
VULCAN COUNTY
CYPRESS COUNTY
MUNICIPAL DISTRICT OF RANCHLAND NO. 66
MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
MUNICIPAL DISTRICT OF TABER
LETHBRIDGE COUNTY
MUNICIPALITY OF CROWSNEST PASS
LETHBRIDGE
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
COUNTY OF FORTY MILE NO. 8
CARDSTON COUNTY
COUNTY OF WARNER NO. 5
I.D. NO. 4 (WATERTON)
N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 2
Future Growth Areas and Existing Plans



Vulcan County Boundary
Urban Area
Siksika 146
Waterbody
Highway 23/24 Corridor
Paved Highway
Unpaved Highway

Hamlet
Potential Marina
Brant ASP
Mossleigh ASP
Travers Ridge ASP

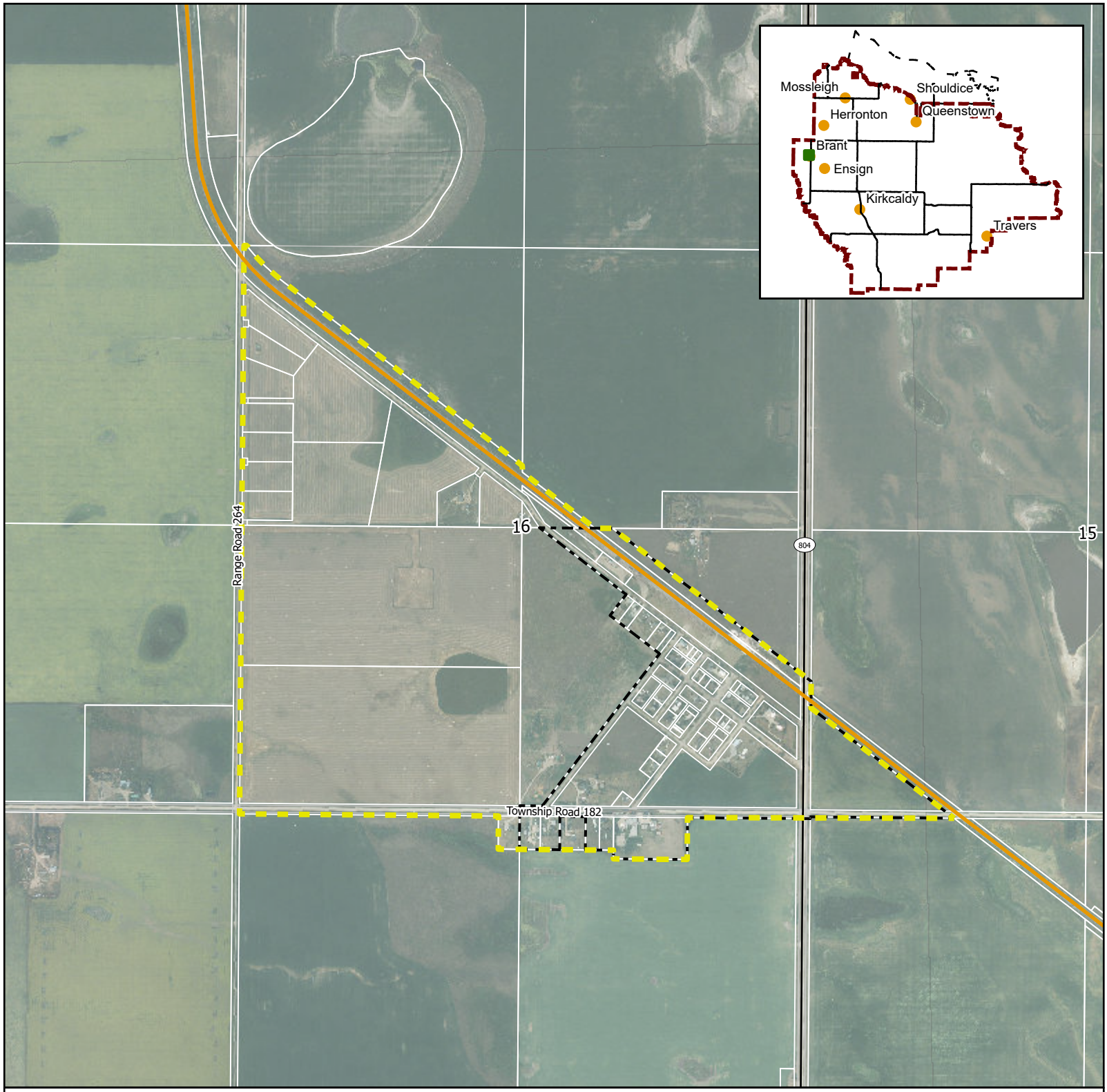
Growth Areas

Vulcan County Industrial Park ASP
Wyndham Carseland ASP
Crystal Blue Harbour ASP
Reservoir Area ASP

Kilometers
0 5 10
N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 3
Hamlet of Brant



Aerial Photo Date: 2024

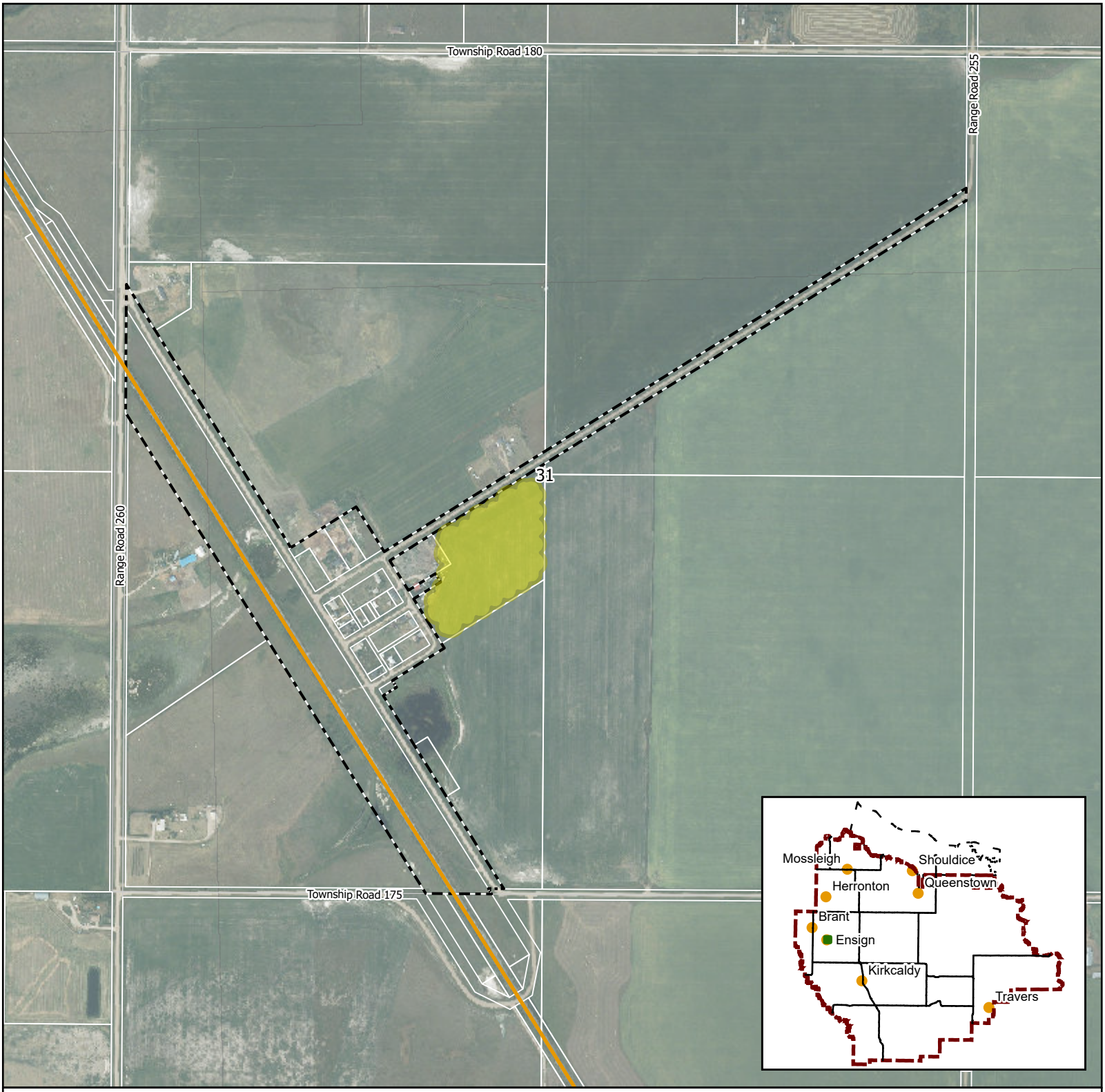
Hamlet Boundary
Title Linework
Hamlet Area Structure Plan
Active Railway Corridor

Meters
0 100 200 300 400

N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 4
Hamlet of Ensign



Aerial Photo Date: 2024

Hamlet Boundary
Title Linework
Growth Opportunity Area
Active Railway Corridor

Meters
0 100 200 300 400

N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 5
Hamlet of Herronton



Aerial Photo Date: 2024

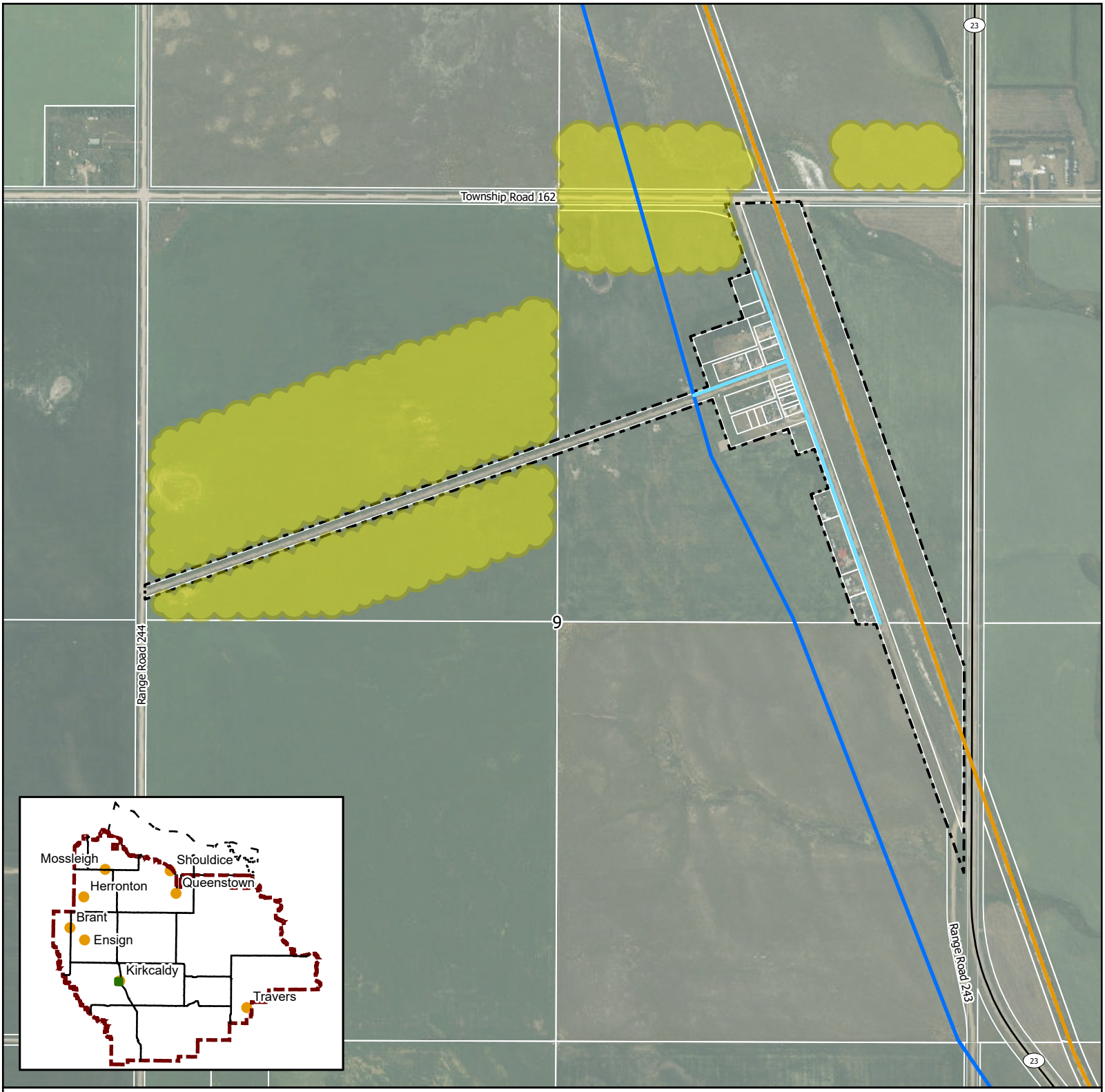
Hamlet Boundary
Title Linework
Supplemental Railway Corridor

Meters
0 100 200 300 400

N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 6
Hamlet of Kirkcaldy



Aerial Photo Date: 2024

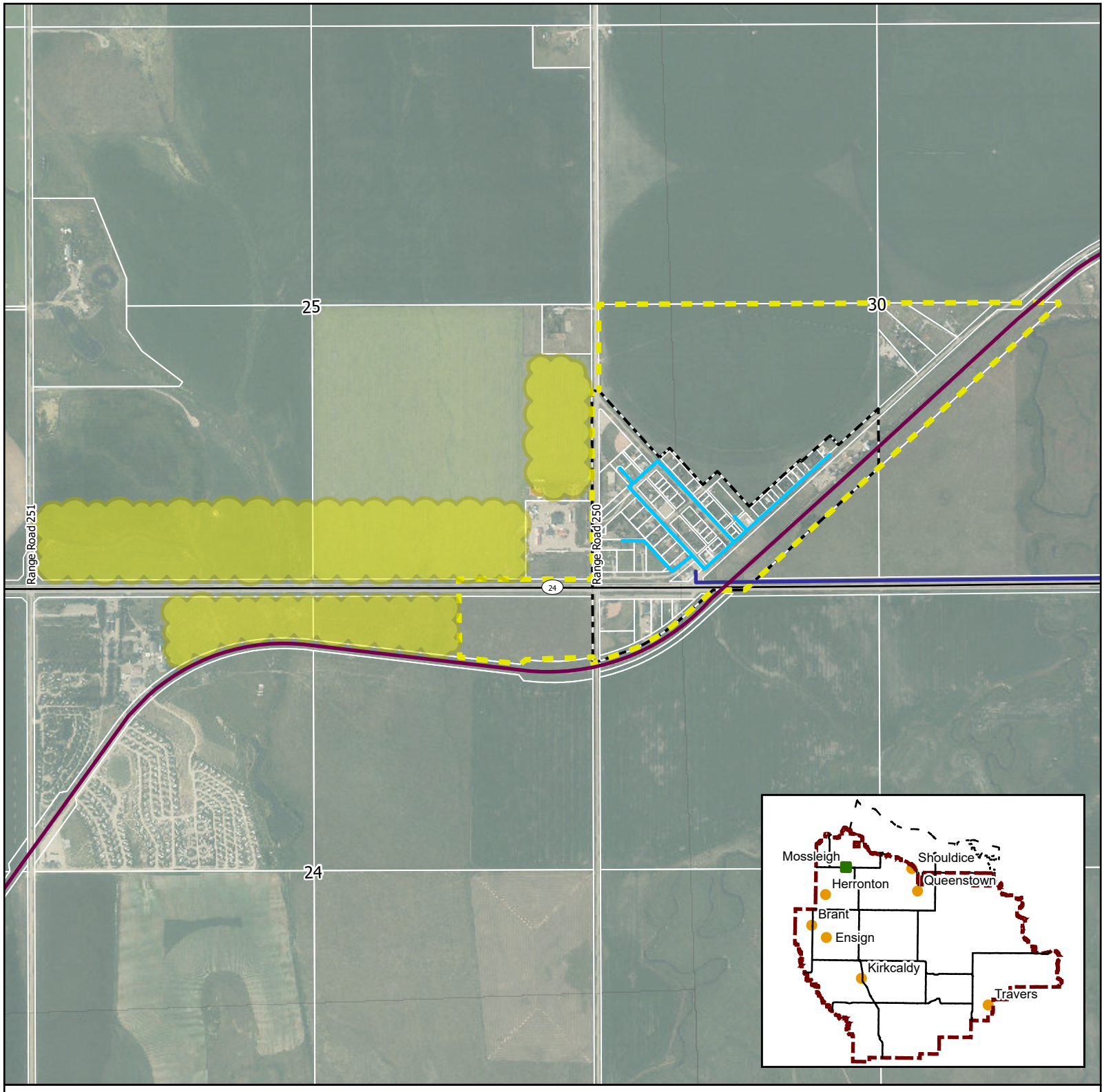
- Hamlet Boundary
- Title Linework
- Growth Opportunity Area
- Active Railway Corridor
- Twin Valley Regional Water Line (Approximate)
- Water Distribution Network (Approximate)

Meters
0 100 200 300 400

N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 7
Hamlet of Mossleigh



Aerial Photo Date: 2024

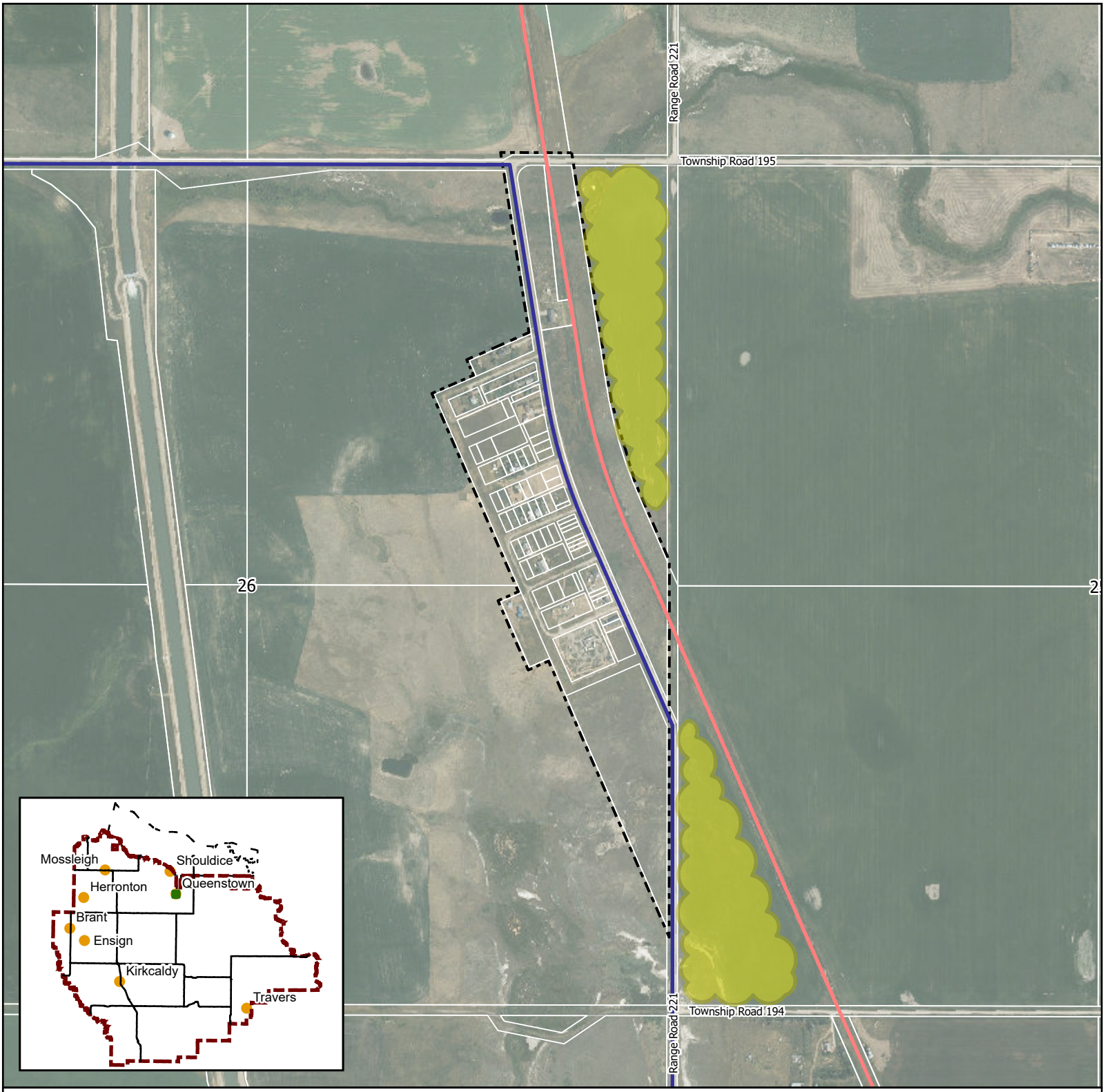
- Hamlet Boundary
- Title Linework
- Hamlet Area Structure Plan
- Growth Opportunity Area
- Private Railway Corridor
- Future Regional Water Supply (Approximate)
- Water Distribution Network (Approximate)

Meters
0 100 200 300 400

N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 8
Hamlet of Queenstown



Aerial Photo Date: 2024

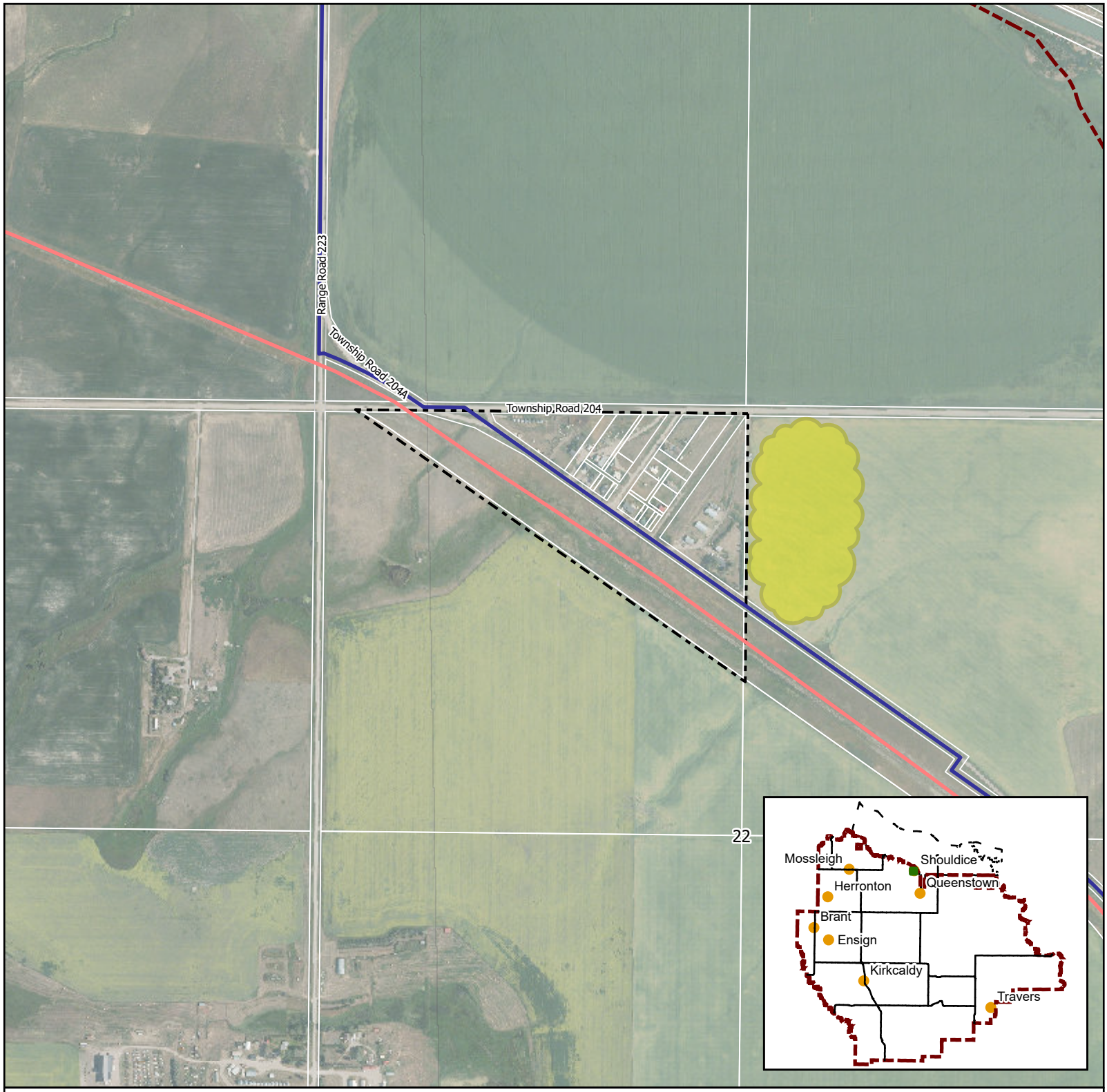
- Hamlet Boundary
- Title Linework
- Growth Opportunity Area
- Former Railway Corridor (Reclaimed)
- Future Regional Water Supply (Approximate)

Meters
0 100 200 300 400

N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 9
Hamlet of Shouldice



Aerial Photo Date: 2024

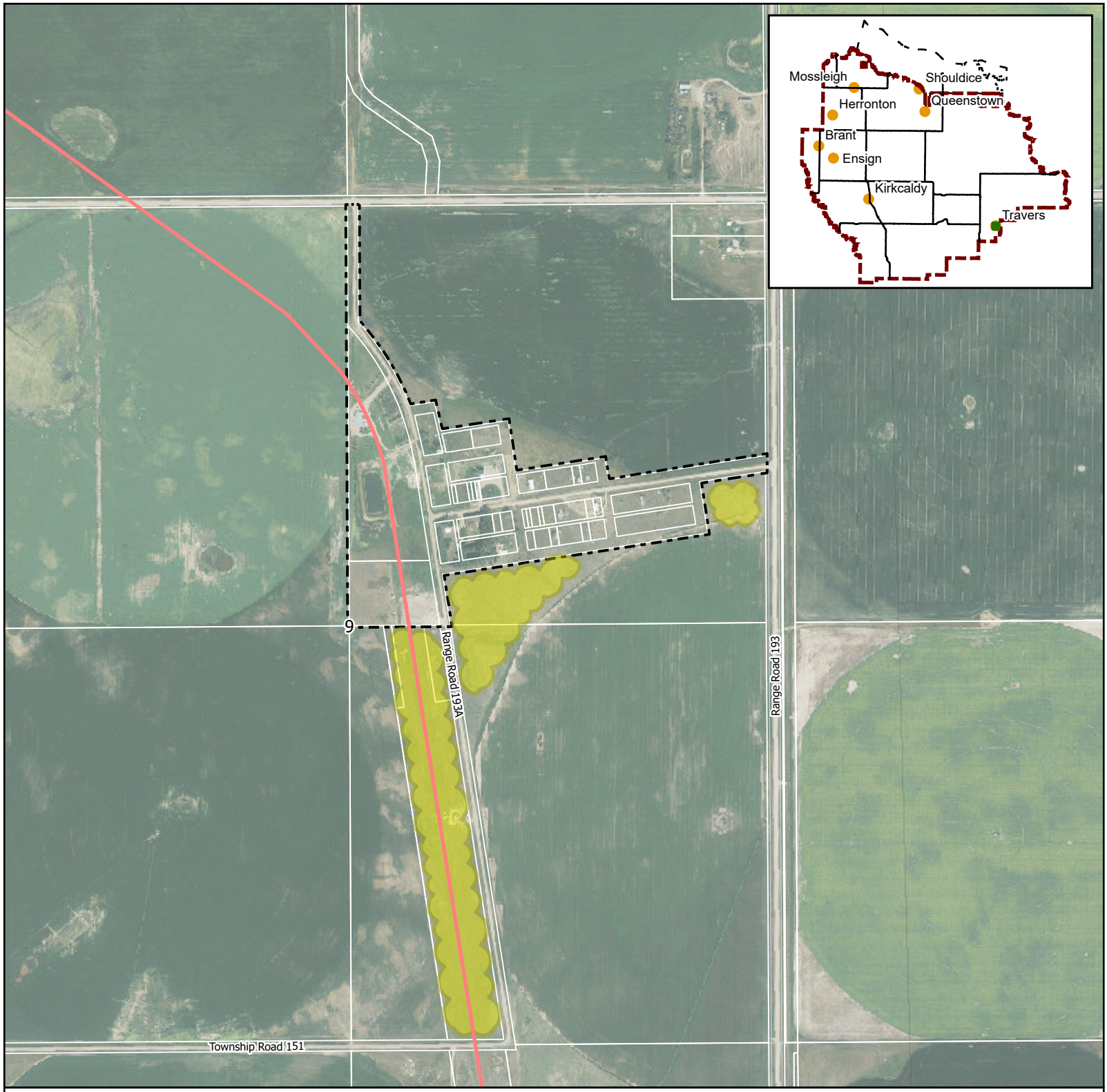
- Hamlet Boundary
- Title Linework
- Growth Opportunity Area
- Former Railway Corridor (Reclaimed)
- Future Regional Water Supply (Approximate)

Meters
0 100 200 300 400

N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 10
Hamlet of Travers



Aerial Photo Date: 2024

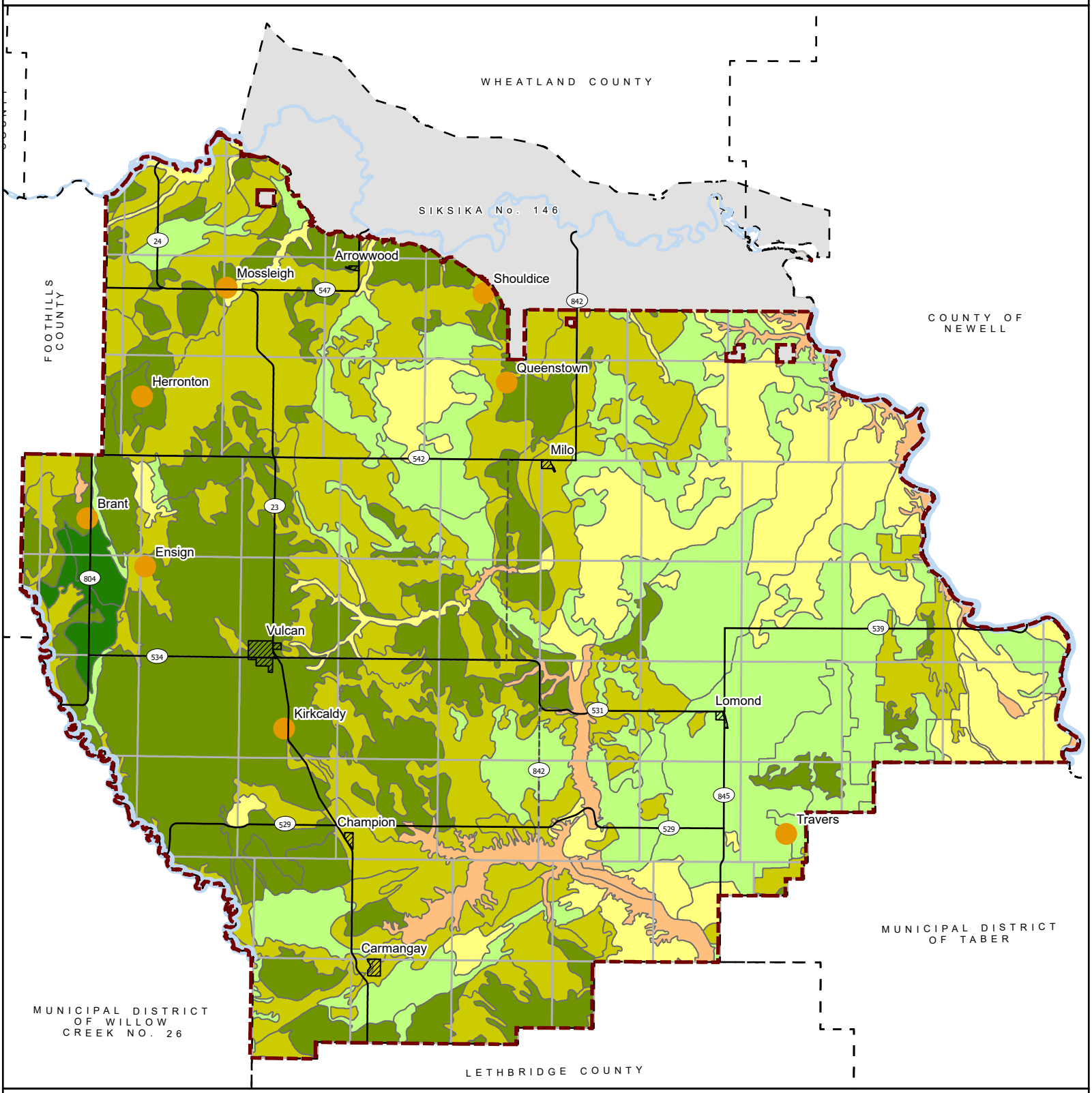
- Hamlet Boundary
- Title Linework
- Growth Opportunity Area
- Former Railway Corridor (Reclaimed)

Meters
0 100 200 300 400

N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 11
Soil Capability for Agriculture as Indexed by Canadian Land Inventory



[1]Source: Canada Land Inventory, National Soil DataBase, Agriculture and Agri-Food Canada. 1998.

- Vulcan County Boundary
- Urban Area
- Hamlet
- Siksika 146

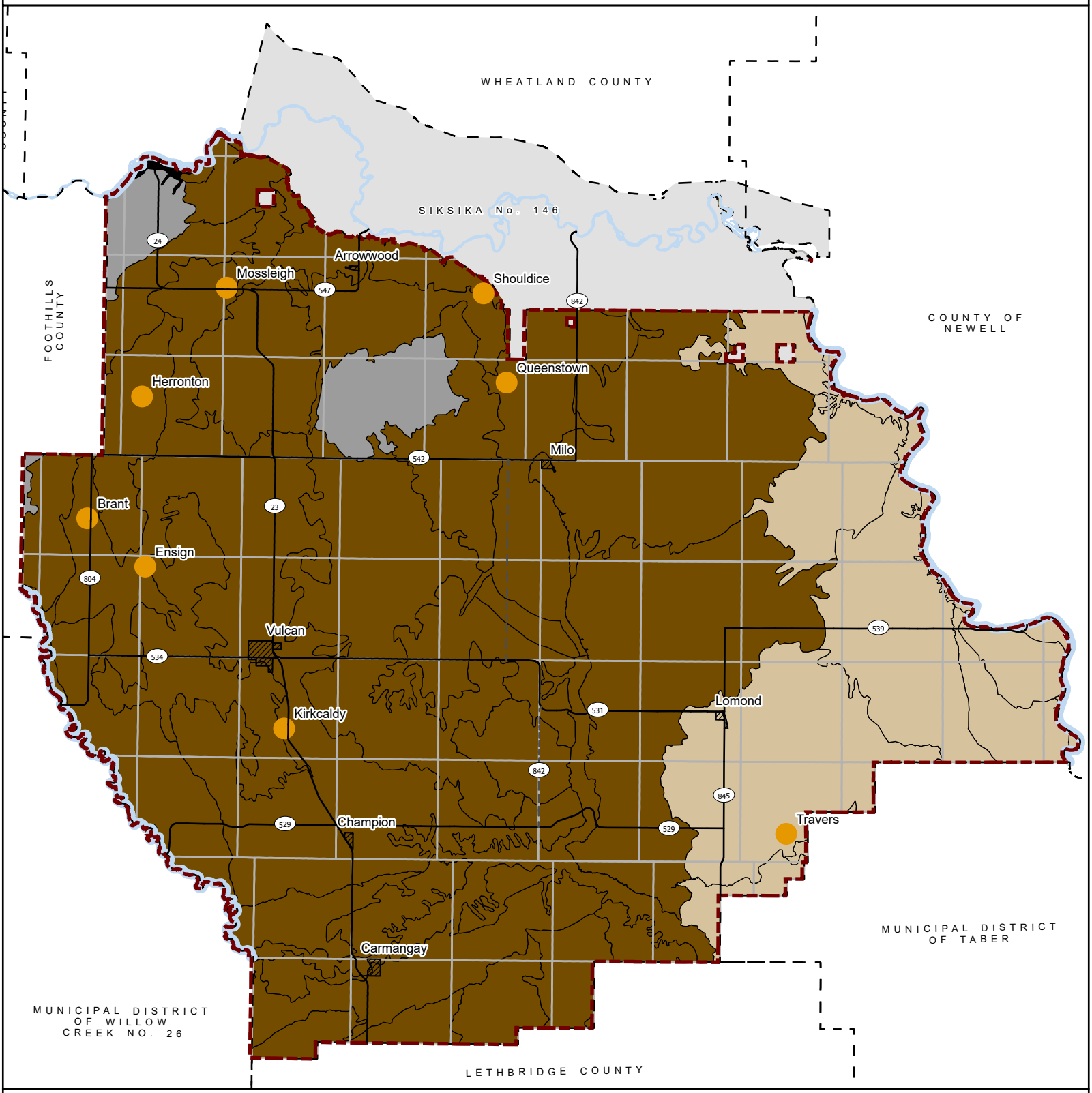
Limitations for Capability: [1]

- 1 - No Significant
- 2 - Moderate
- 3 - Moderately Severe
- 4 - Severe Limitations
- 5 - Very Severe
- 6 - Not Feasible

Kilometers
0 5 10
N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 12
Land Systems from AGRASID Soil Landscape



Soil Zone[1]

- Brown
- Dark Brown
- Thin Black
- Black

- Vulcan County Boundary
- Urban Area
- Hamlet
- Siksika 146

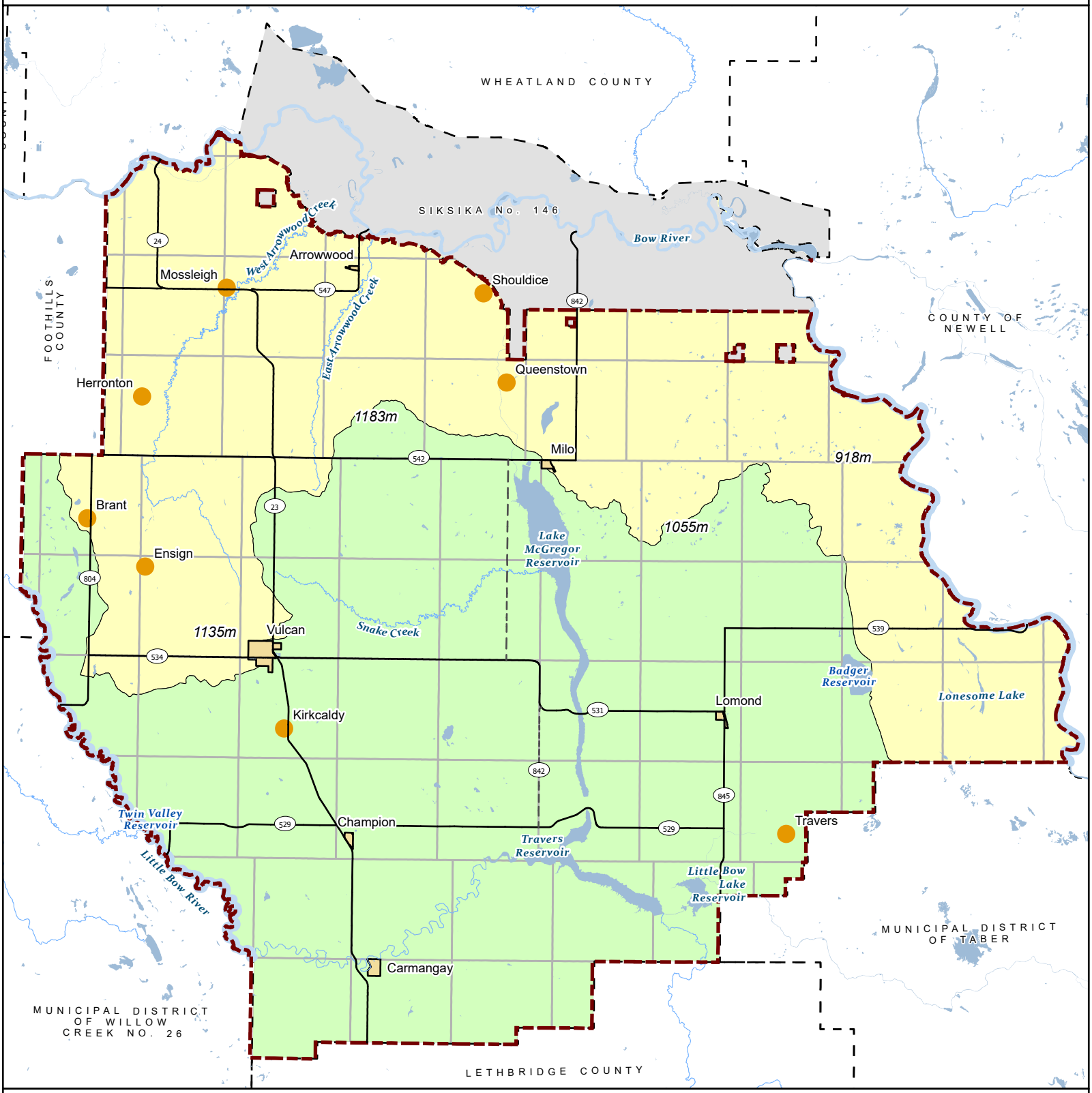
[1]Alberta Land Systems AGRASID

Kilometers
0 5 10

N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 13
Watershed Basins



Vulcan County Boundary
Urban Area
Hamlet
Siksika 146
Waterbody

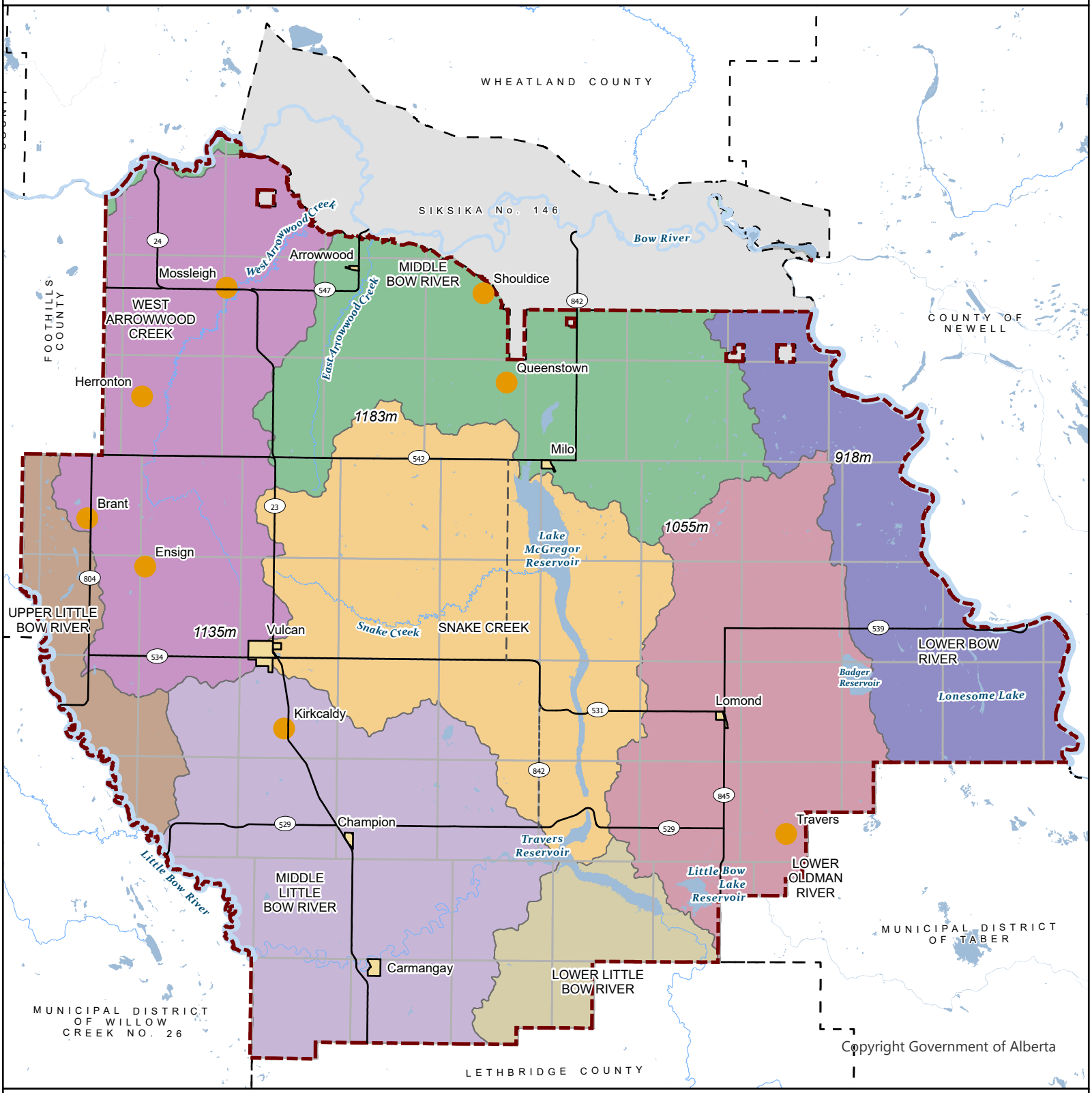
Watersheds[1]
Bow River
Oldman River

[1]Alberta Government - Watersheds

Kilometers
0 5 10
N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 14
Watershed Sub-Basins



Hydrologic Unit Code 8 Name[1]

- Vulcan County Boundary
- Urban Area
- Hamlet
- Siksika 146
- Waterbody
- Lower Little Bow River
- Lower Bow River
- Lower Oldman River
- Snake Creek
- Middle Bow River
- Middle Little Bow River
- Upper Little Bow River
- West Arrowwood Creek

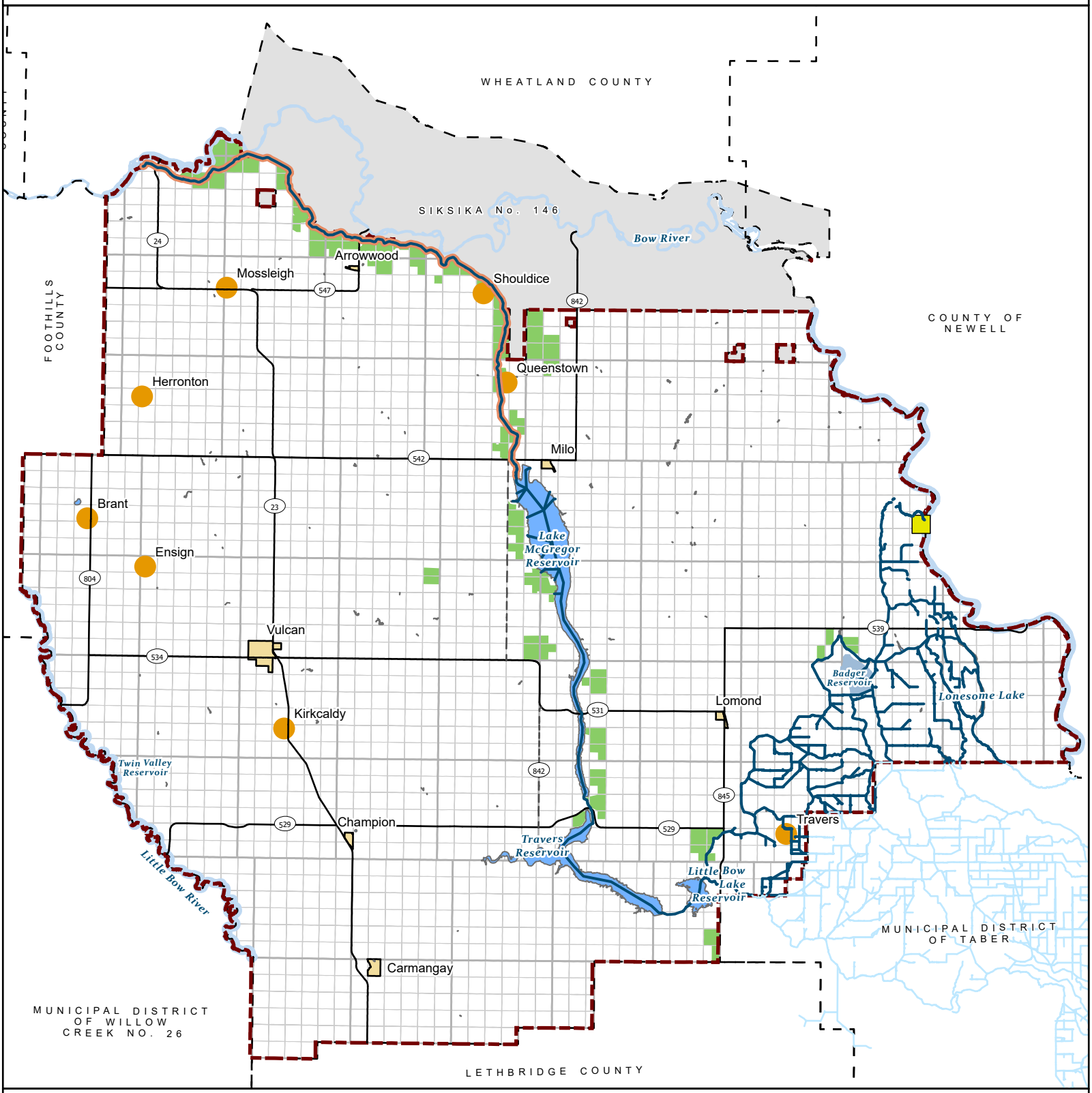
[1]Alberta Government - Hydrologic Unit Code 8 Outline VOS 3, 2024

Kilometers
0 5 10

N

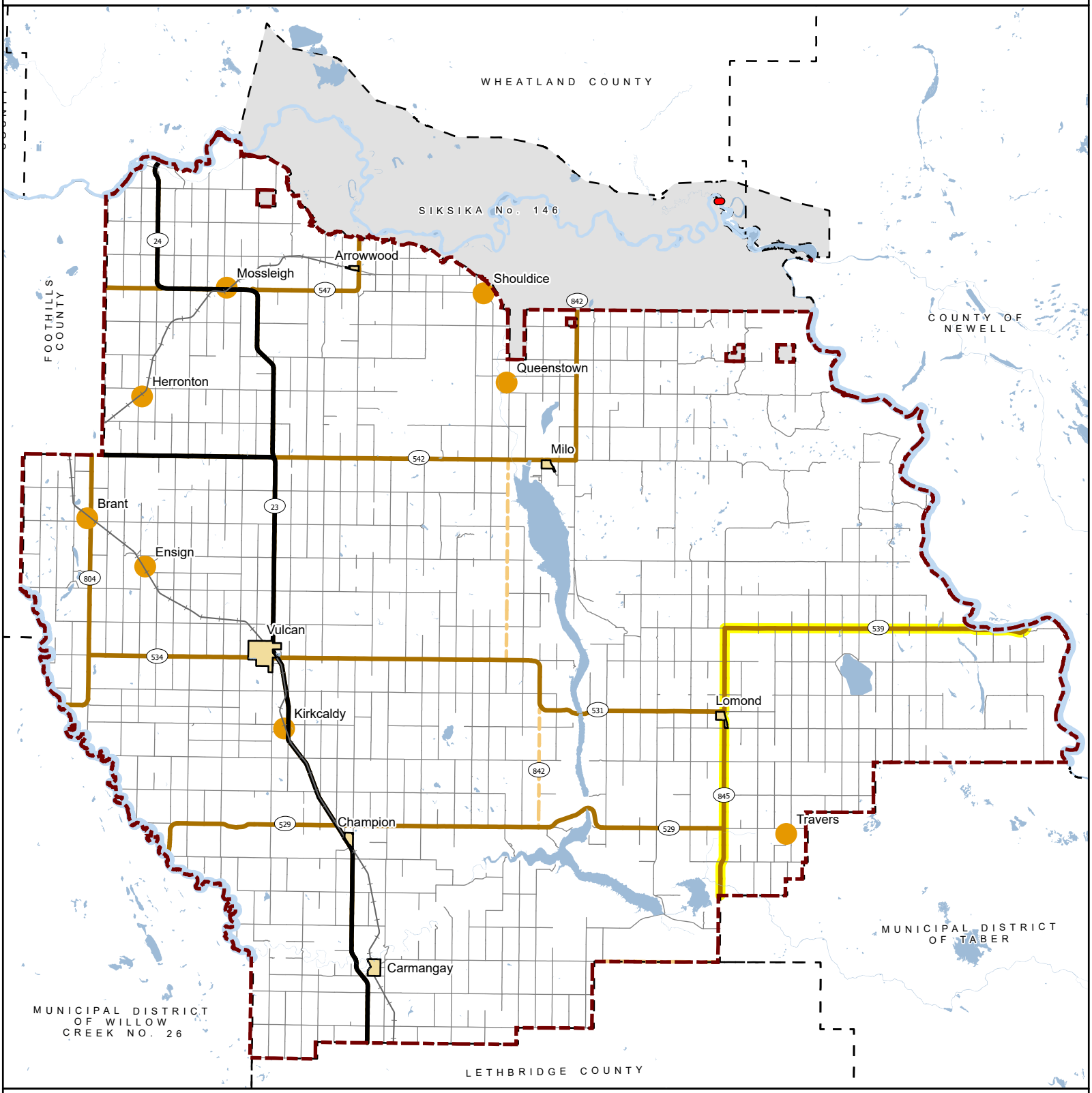
Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 15
Irrigation Districts & Reservoirs



Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 16
Transportation



Road Source: AMDSP 2025

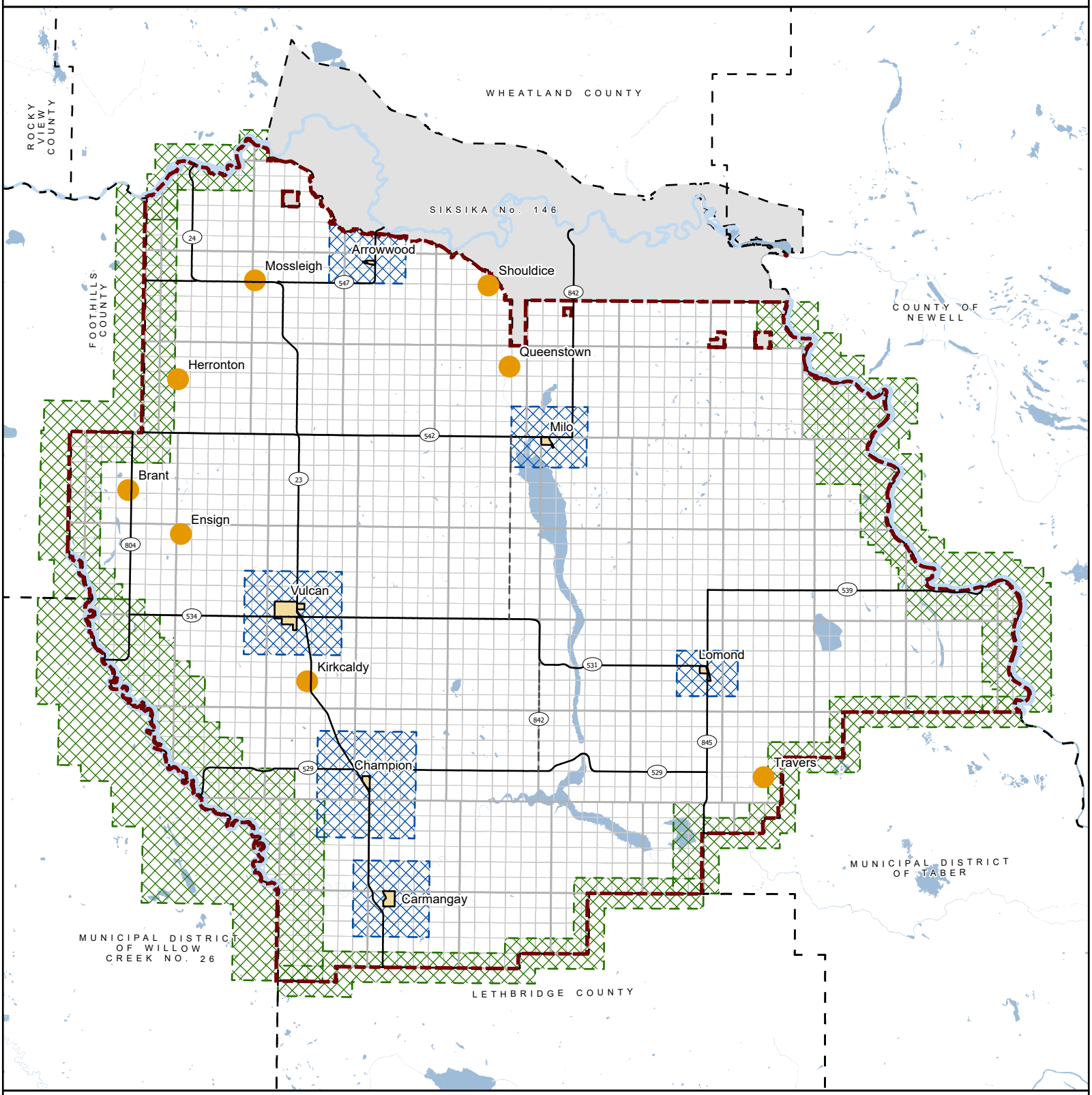
- Vulcan County Boundary
- Urban Area
- Hamlet
- Siksika 146
- Waterbody
- Railway
- Highway 23/24 Corridor
- Highway - Paved
- Minor Highway - Unpaved
- Other County Road
- Crowfoot Ferry (seasonal)
- High Load Corridor

Kilometers
0 5 10

N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 17
Intermunicipal Development Plan Areas



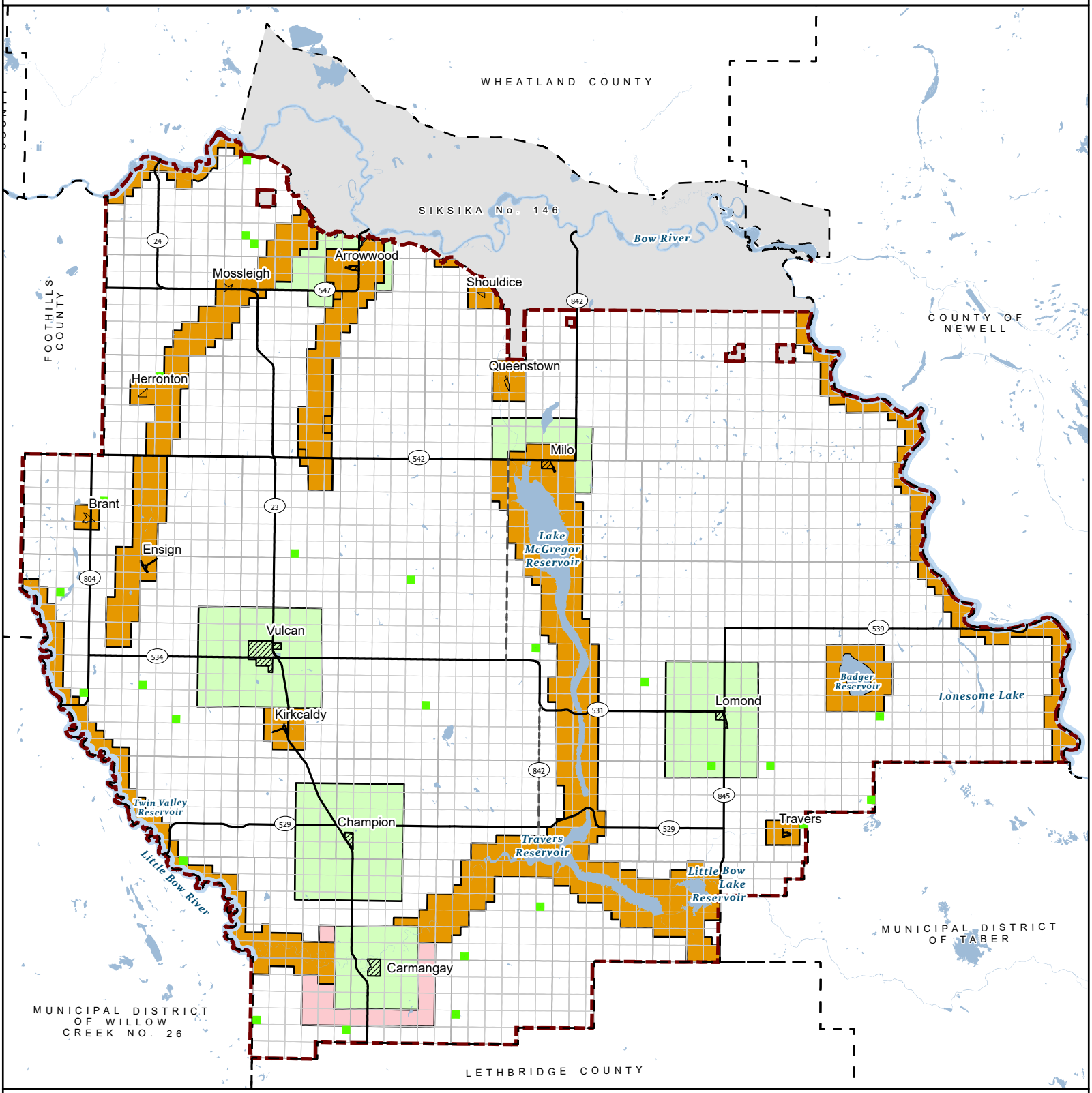
Vulcan County Boundary
Urban Area
Hamlet
Siksika 146
Waterbody

Intermunicipal Development Plan Areas
Urban IDPs
Rural IDPs

Kilometers
0 5 10
N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 18
Confined Feeding Operation Exclusion Areas



[1] NRCB

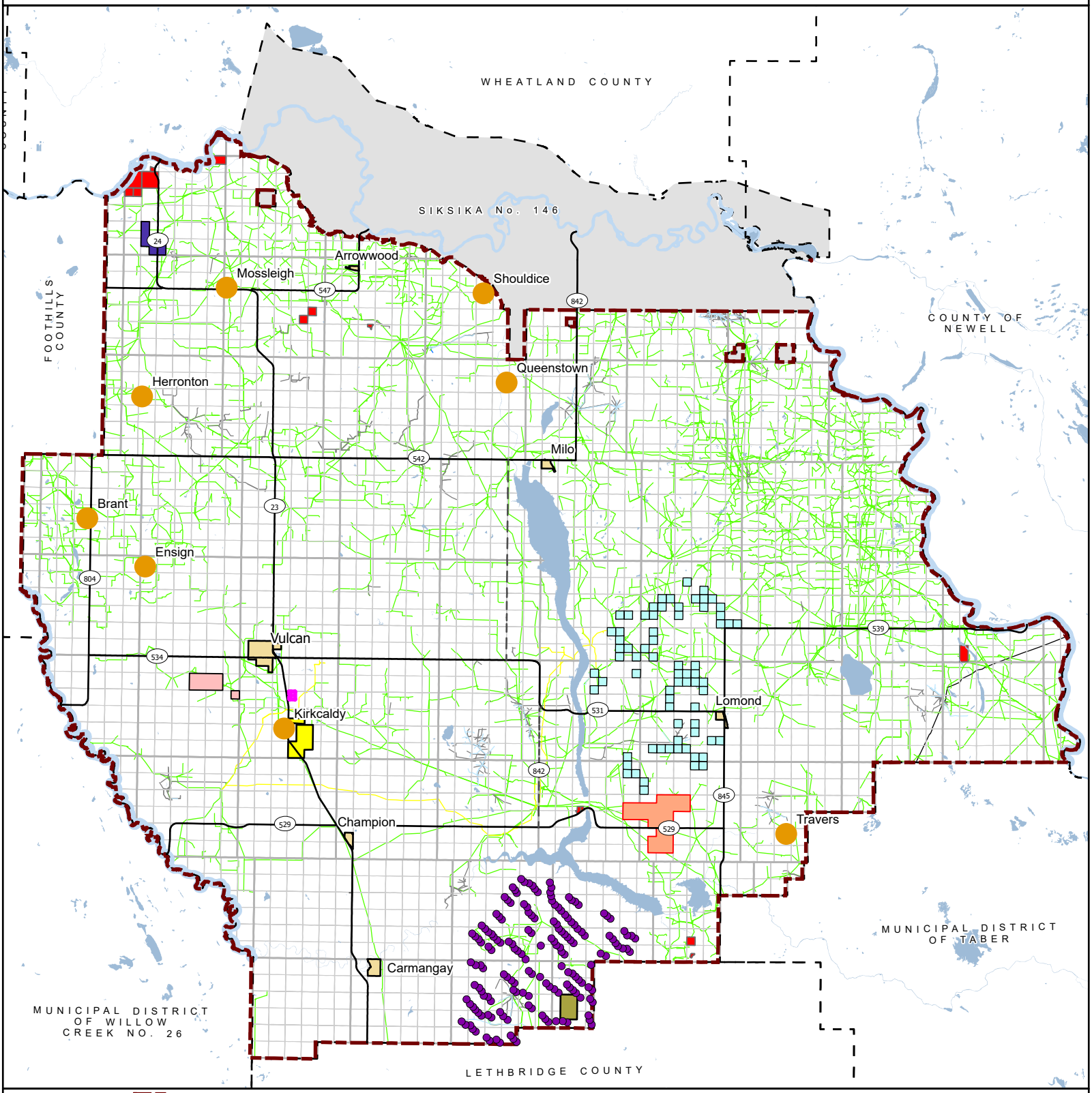
Vulcan County Boundary
Urban Area
Siksika 146
Waterbody
Existing CFO Location[1]

Confined Feeding Operation (CFO) Exclusion Areas
Urban IDP
CFO Restricted Area From Urban IDP
Vulcan County MDP

Kilometers
0 5 10
N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 19
Resources



- Vulcan County Boundary
- Urban Area
- Hamlet
- Siksika 146
- Waterbody

Pipelines[1]
- Crude Oil
- Fresh Water
- Fuel Gas
- Natural Gas
- Oil-Well Effluent
- Salt Water
- Sour Natural Gas

Existing Project
- Kirkcaldy Solar
- Travers Solar Farm
- Vulcan Solar Project
- Buffalo Plains Wind Farm
- Blackspring Turbine
- Active Gravel Pit

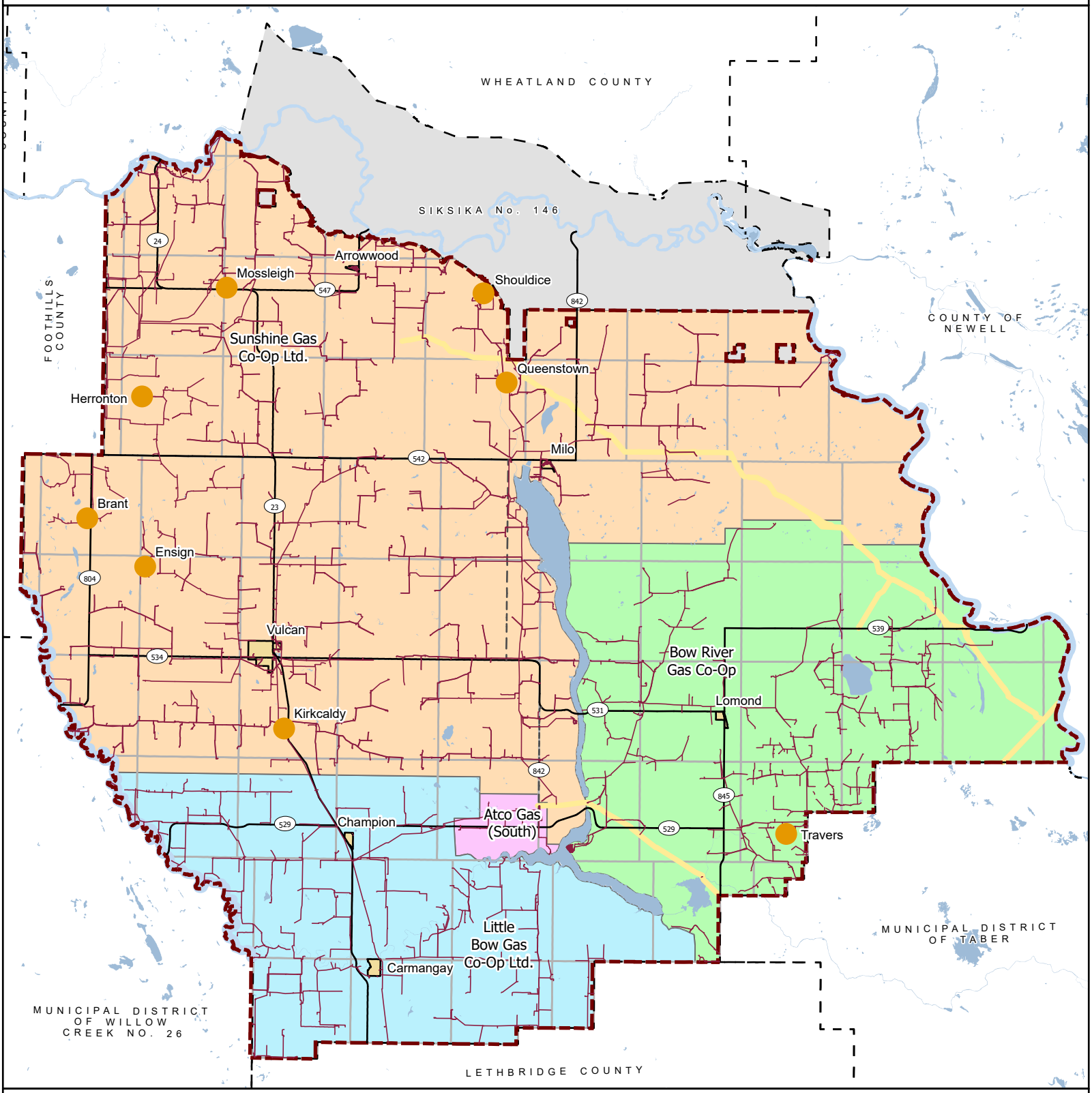
Proposed Project
- EDF Solar Project
- Vulcan Enterprise
- Georgetown Solar

[1]Alberta Energy Regulator, 2024

Kilometers
0 5 10
N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 20
Gas Infrastructure



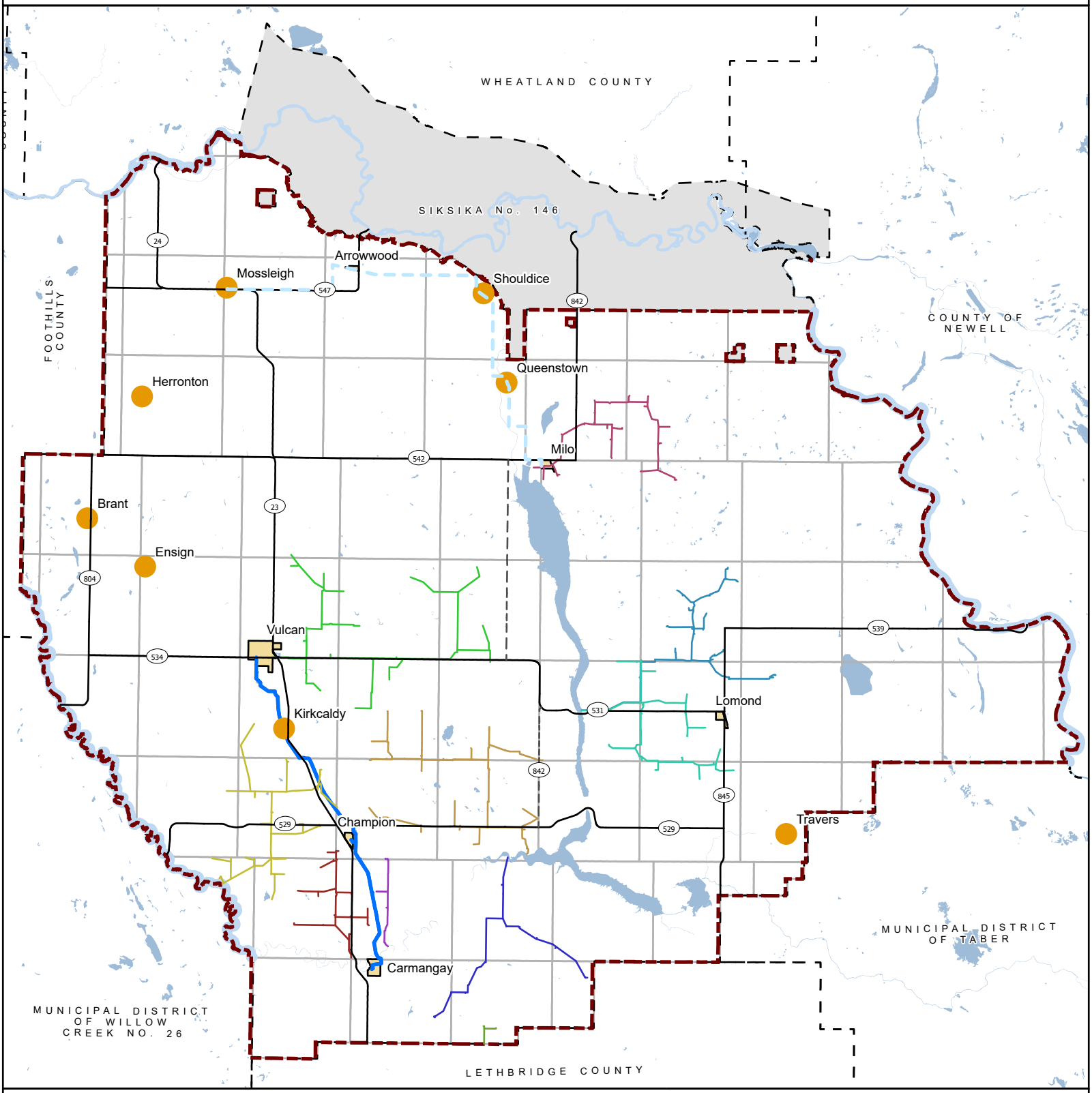
Gas Co-op Regions

- Vulcan County Boundary
- Urban Area
- Hamlet
- Siksika 146
- Waterbody
- Atco Gas (South)
- Bow River Gas Co-Op
- Little Bow Gas Co-Op Ltd.
- Sunshine Gas Co-Op Ltd.
- High Pressure Gas Line
- Gas Co-ops

Kilometers
0 5 10
N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 21
Water Infrastructure



Vulcan County Boundary
Urban Area
Hamlet
Siksika 146
Waterbody
Twin Valley Regional Water Line
Future Regional Water Supply (Approximate)

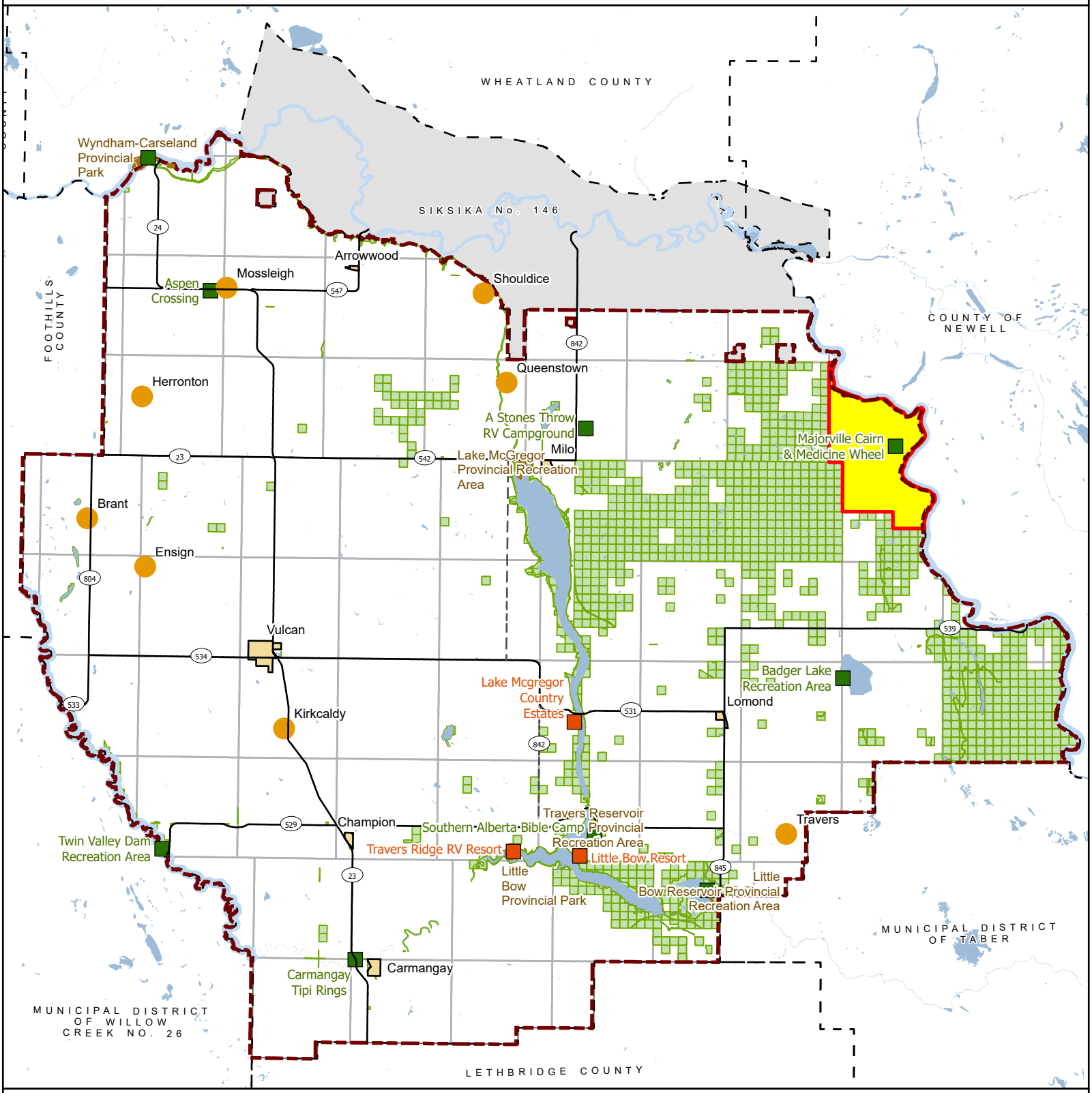
Water Co-ops

Black Spring Ridge Water Co-op Ltd
Champion East Water Co-op
Champion Little Bow Water Co-op
Lomond North Water Users Coop Assoc
McGregor Water Users Co-op
Milo Water Co-operative Ltd.
Mine Road Water Co-op
Plainfield Water Users Ltd.
Vulcan East Water Co-op
West Champion Water Co-op

Kilometers
0 5 10
N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 22
Recreation & Public Land Areas



- Vulcan County Boundary
- Urban Area
- Hamlet
- Siksika 146
- Waterbody
- Resort
- Recreation & Tourism Point of Interest[1]
- Park & Protected Area
- Majorville Guideline Management Area Boundary
- Crown Land

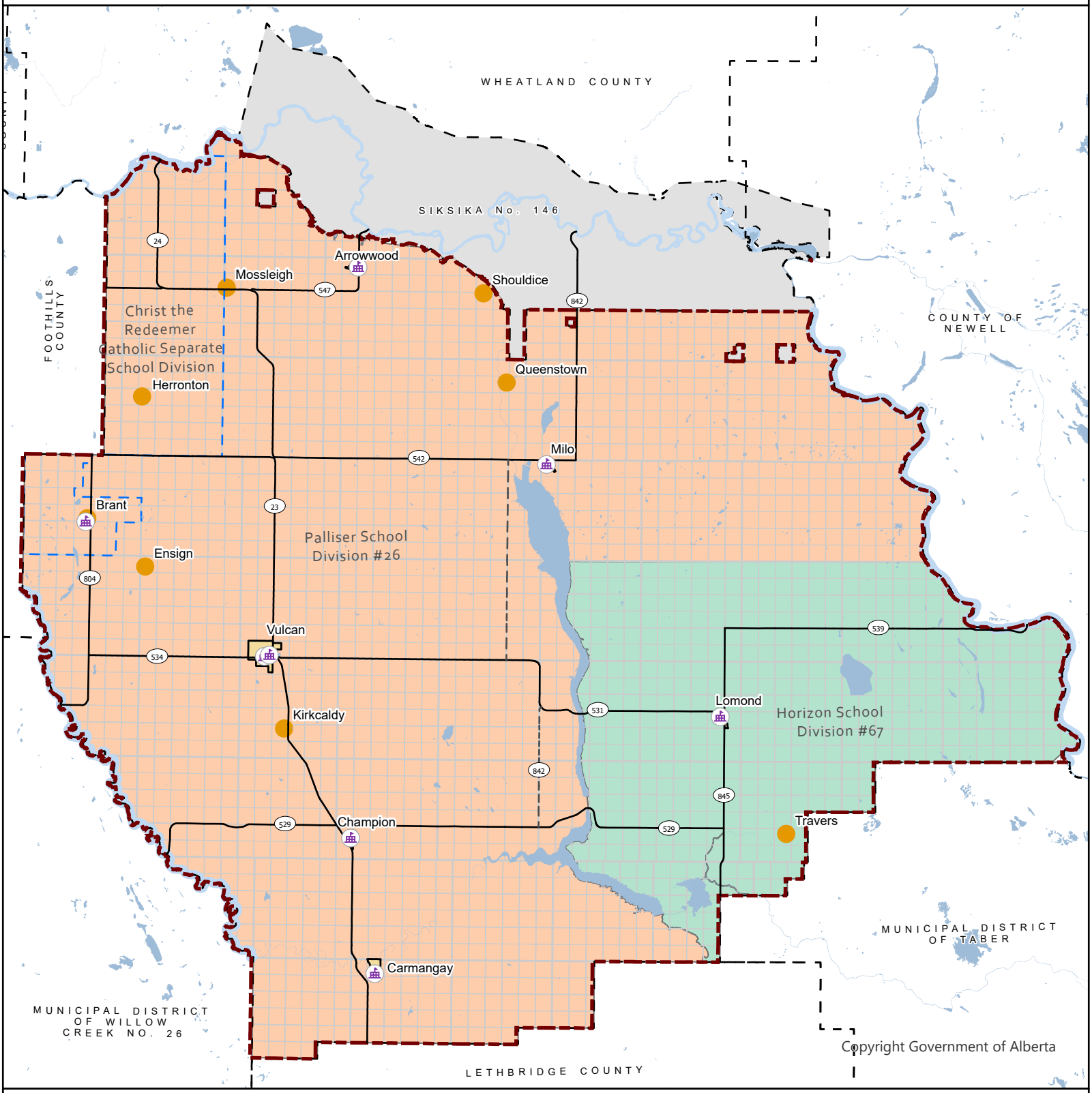
[1]AMDSP, 2025

Kilometers
0 5 10

N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 23
School Divisions



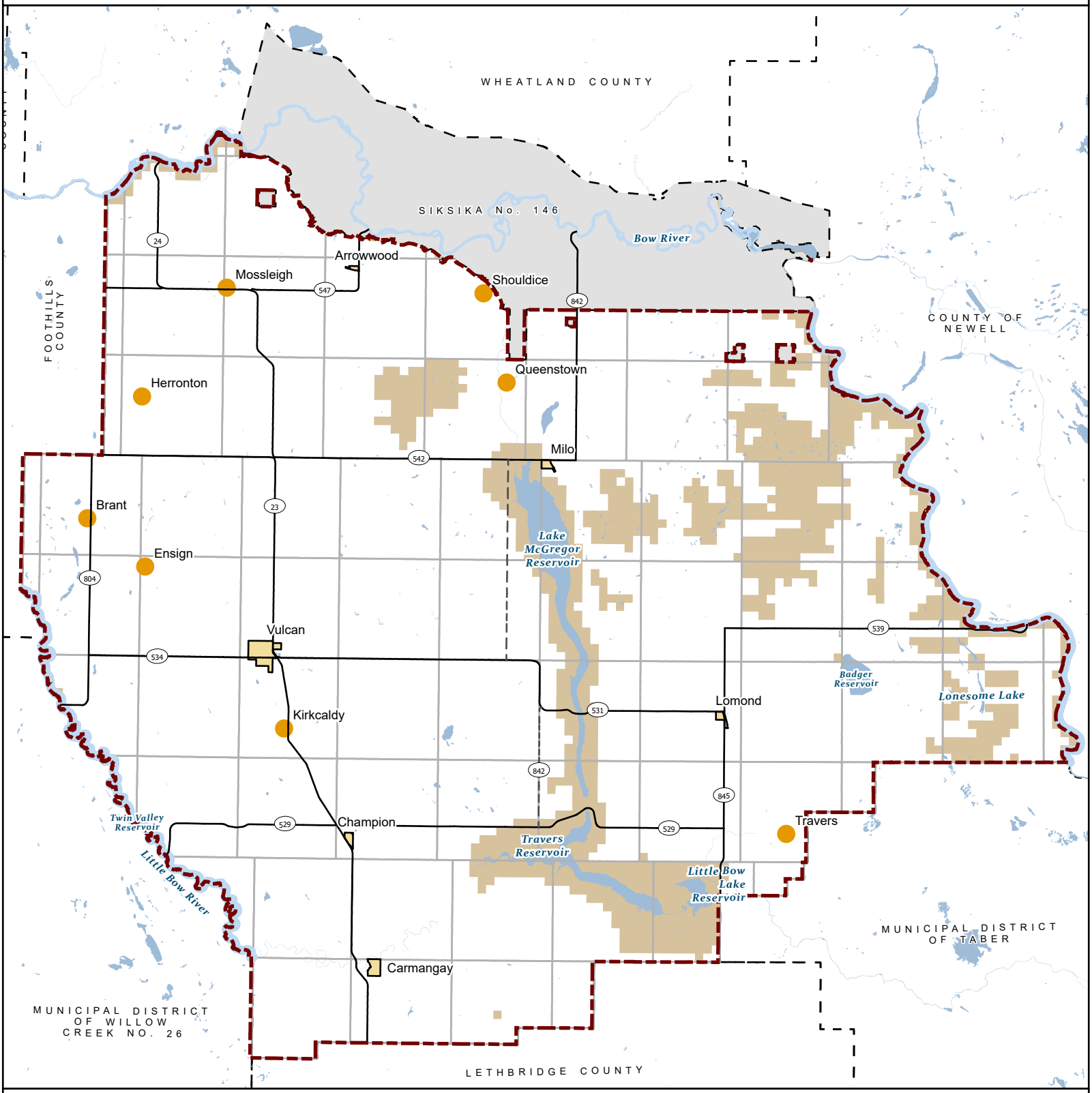
- Vulcan County Boundary
- Urban Area
- Hamlet
- Siksika 146
- Waterbody
- Horizon School Division No. 67
- Palliser Regional Division No. 26
- The Christ the Redeemer Catholic Separate School Division
- School Location[1]

[1]AMDSP, 2025

Kilometers
0 5 10
N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 24
Environmentally Significant Areas (ESAs)



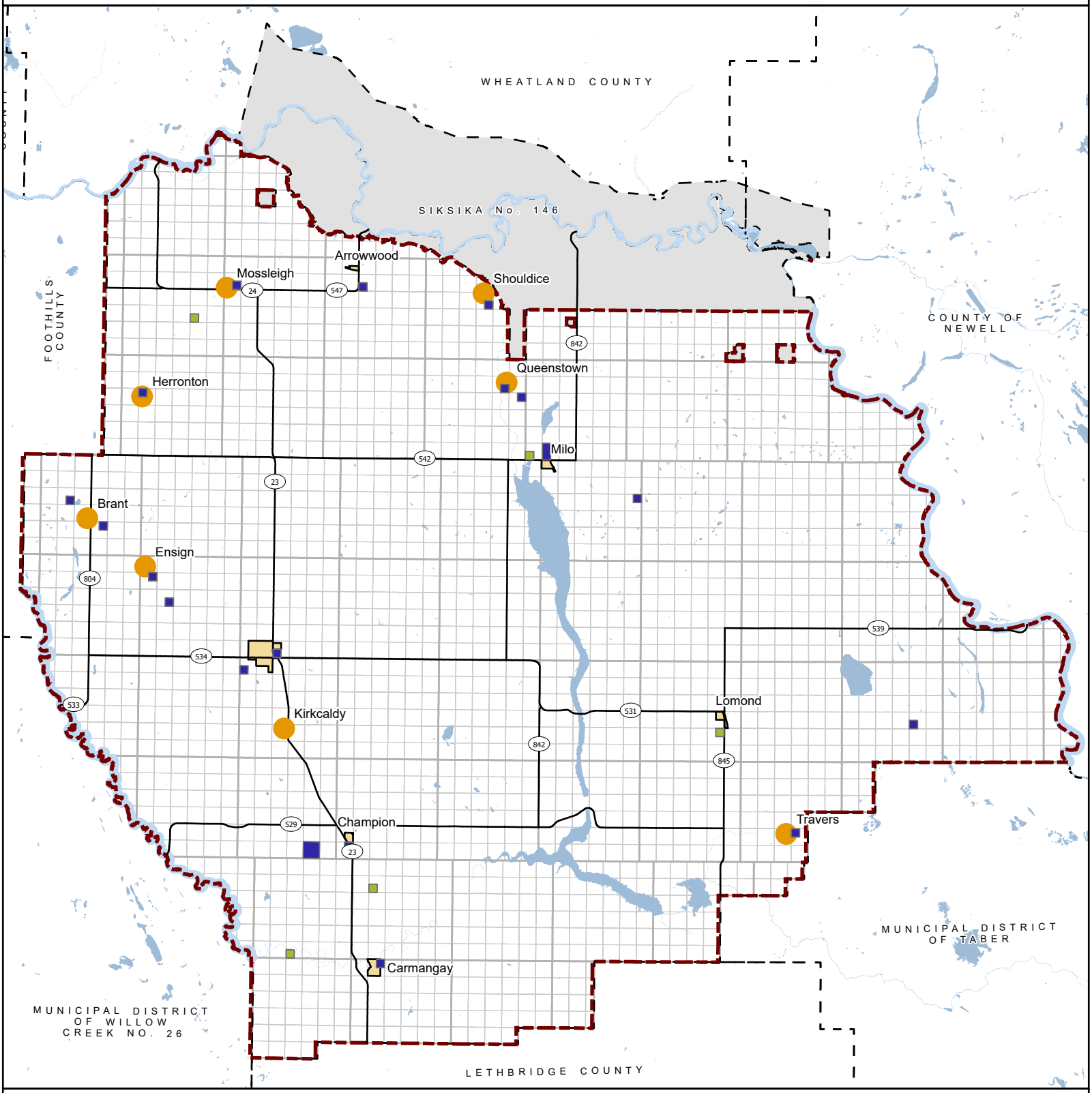
- Vulcan County Boundary
- Urban Area
- Hamlet
- Siksika 146
- Waterbody
- Environmentally Significant Areas (ESAs)[1]

[1]Alberta Government, 2009

Kilometers
0 5 10
N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 25
Sites of Potential Environmental Concern



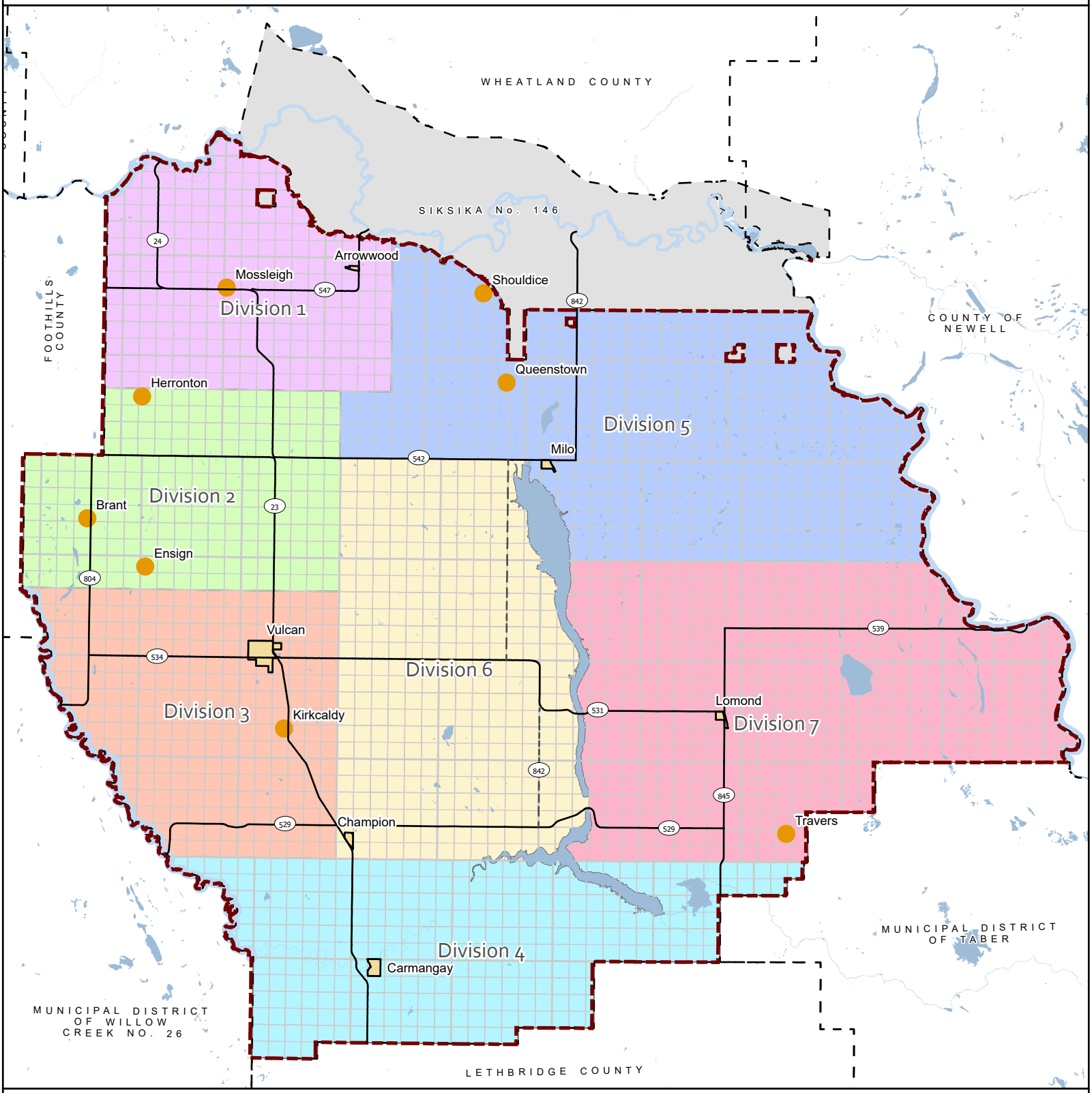
Urban Area
Hamlet
Siksika 146
Waterbody

Sites of Potential Environmental Concern
Active
Inactive

Kilometers
0 5 10
N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 26
Electoral Divisions



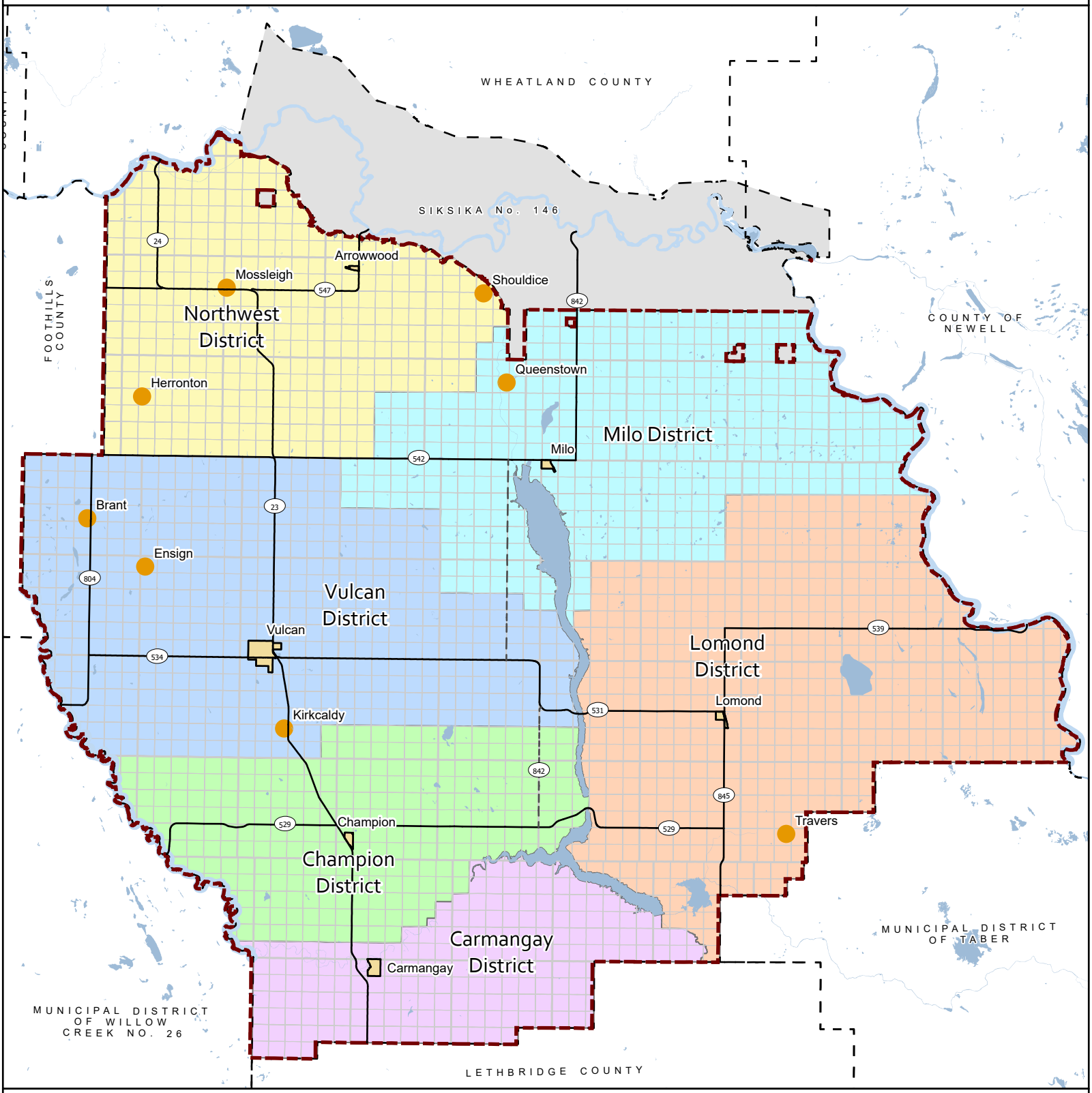
- Vulcan County Boundary
- Urban Area
- Hamlet
- Siksika 146
- Waterbody
- Electoral Division 1
- Electoral Division 2
- Electoral Division 3
- Electoral Division 4
- Electoral Division 5
- Electoral Division 6
- Electoral Division 7

Kilometers
0 5 10

N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 27
Fire Districts

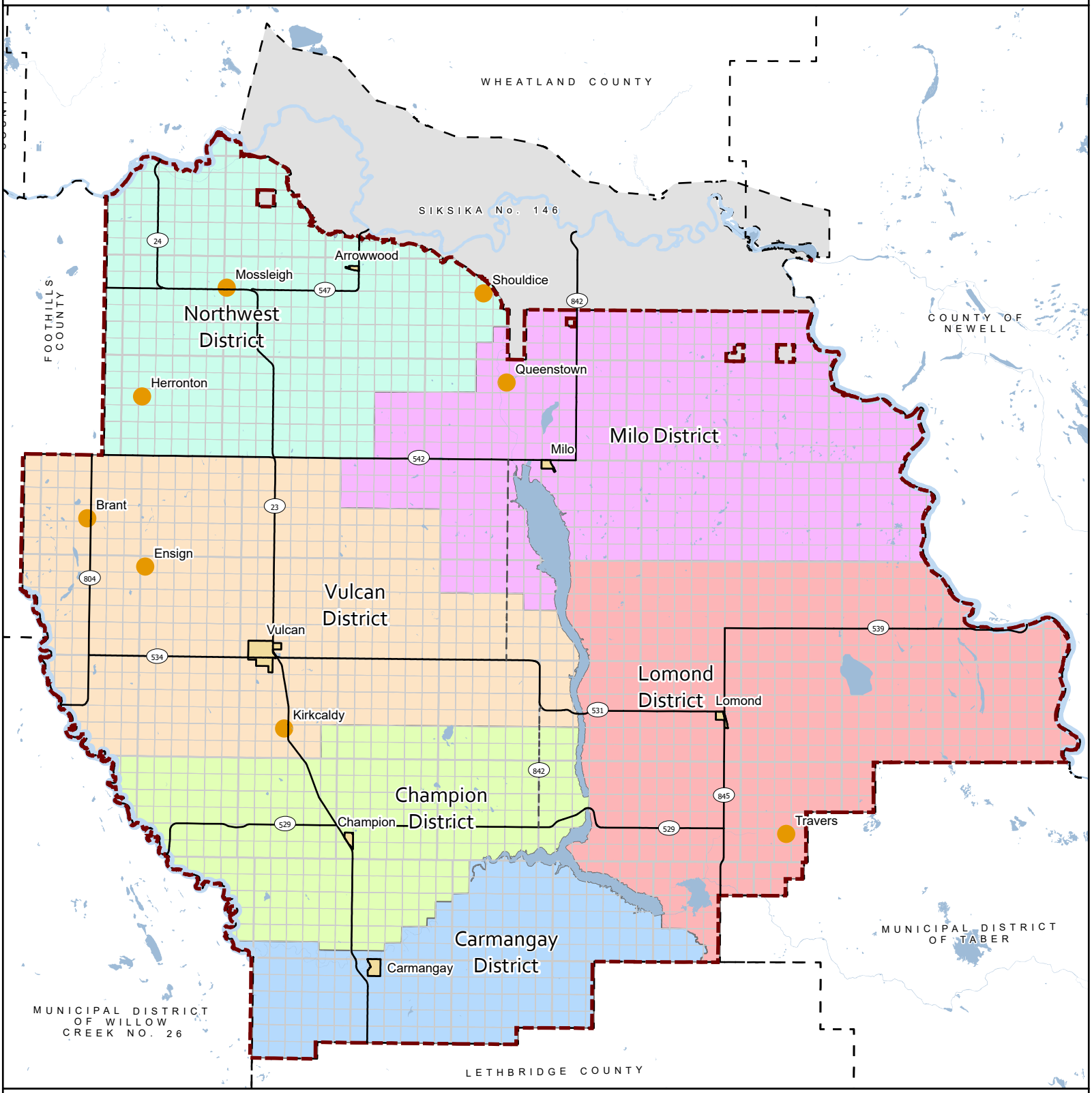


- Vulcan County Boundary
- Urban Area
- Hamlet
- Siksika 146
- Waterbody
- Carmangay Fire District
- Champion Fire District
- Lomond Fire District
- Milo Fire District
- Northwest Fire District
- Vulcan Fire District

Kilometers
0 5 10
N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 28
Recreation Districts

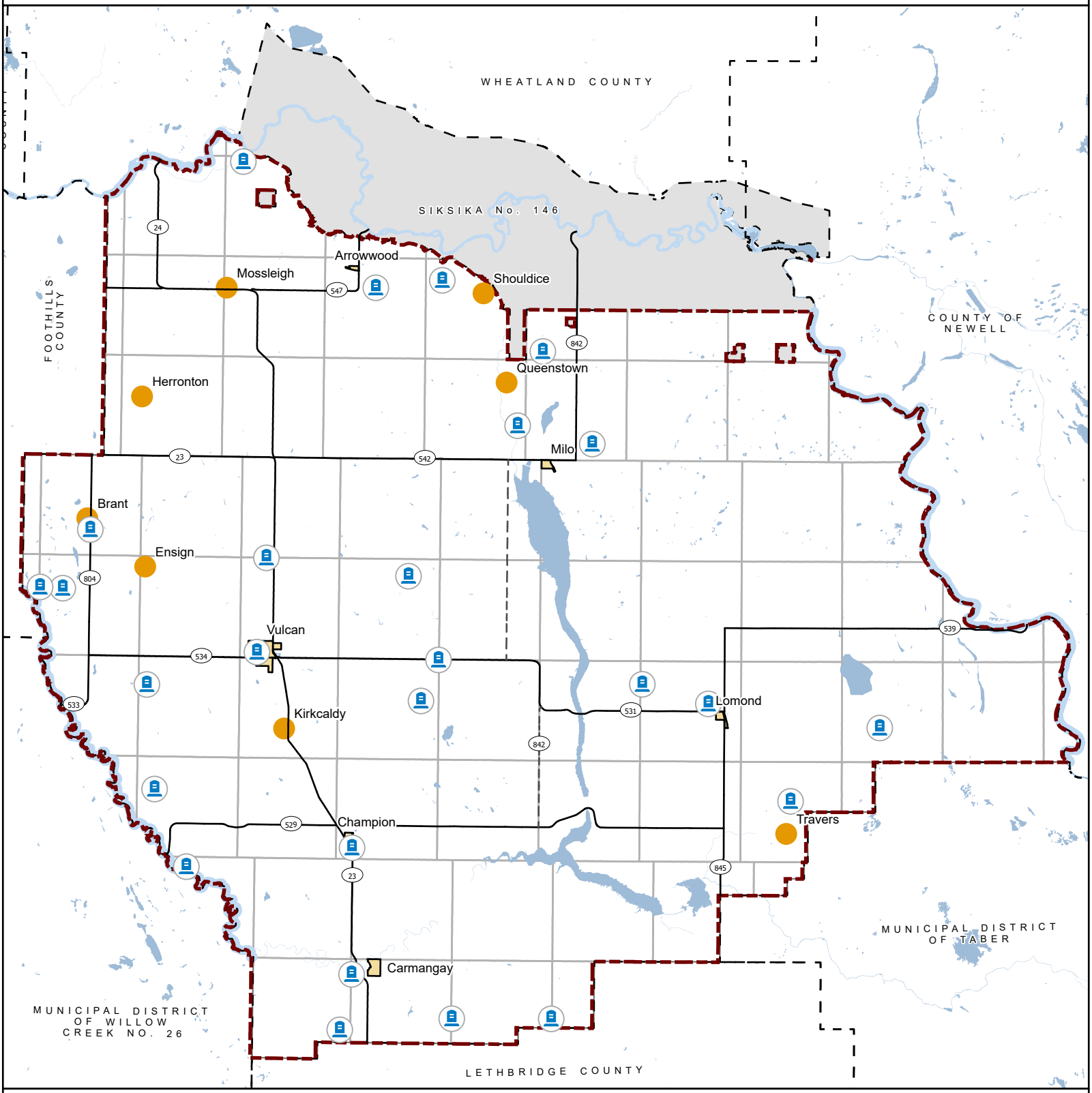


- Vulcan County Boundary
- Urban Area
- Hamlet
- Siksika 146
- Waterbody
- Carmangay Recreation District
- Champion Recreation District
- Lomond Recreation District
- Milo Recreation District
- Northwest Recreation District
- Vulcan Recreation District

Kilometers
0 5 10
N

Vulcan County
Municipal Development Plan
Bylaw No. 2025-011

Map 29
Cemeteries



Vulcan County Boundary
Urban Area
Hamlet
Siksika 146
Waterbody
Cemetery

Kilometers
0 5 10
N