

1.0 INTRODUCTION

1.1 Preamble

The Municipal Development Plan (MDP) is the primary planning policy document for use at the municipal level. It is intended to provide a framework for the ongoing development of Birch Hills County.

The preparation of this Plan has been motivated by a number of factors.

- a) Changes to Alberta's planning legislation in 1994 resulted in the Planning Act being rescinded and revised planning provisions being incorporated into the Municipal Government Act. Included in this legislative change was the provision of new requirements for MDP content.
- b) Formerly known as Improvement District No. 19, the municipality was incorporated as the Municipal District of Birch Hills in 1995 and Birch Hills County in 1999. This resulted in important administrative changes and jurisdictional autonomy that need to be reflected in local plans and bylaws.
- c) Although MDP's are not mandatory for municipalities with a population of less than 3,500 persons, County Council deemed it desirable to adopt a Plan in order to establish policies addressing confined feeding operations and watershed protection.

1.2 Municipal Government Act Requirements

This Plan has been prepared in accordance with the Municipal Government Act According to Section 632 (3) of the Act, Municipal Development Plans must address;

- (i) the future land use within the municipality, (ii) the manner of the proposals for future development in the municipality, (iii) the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities, (iv) the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and (v) the provision of municipal services and facilities either generally or specifically...

The Act requires that the Plan “Contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities”, and “must contain policies respecting the provision of municipal, school or municipal and school reserves, and policies respecting protection of agricultural operations”.

In addition, the Act requires that Municipal Development Plans be consistent with the Provincial Land Use Policies.

1.3 Purpose of the Plan

1.3.1 The purpose of this Plan is to guide the future development of Birch Hills County by:

- a) Defining the goals, objectives and policies of the County with respect to planning matters;
- b) Minimizing the occurrence of incompatible land uses; and
- c) Providing support and direction for the administration of the Land Use Bylaw, and the preparation of other statutory planning documents.

1.3.2 This Plan, in addition to applicable Provincial legislation and the Land Use Bylaw, will provide the necessary direction to assist Council, Development Officer, Subdivision and Development Authority, and the Subdivision and Development Appeal Board in making land use decisions that are consistent with the established objectives of the County.

1.4 Interpretation

1.4.1 For the purpose of interpreting this Plan, the following definitions shall apply:

“**Act**” means the Municipal Government Act, SA 2000 as amended.

“**Better Agricultural Land**” means those lands in the rural area which are rated in excess of 28% by the Rural Farmland Assessment (RFA) or equivalent, and may be confirmed through site inspections and/or independent soils analysis. This definition may exclude any parcel or portions thereof that by reason of slope, configuration, seize or surrounding land use is determined by the County to not be a viable farm parcel.

“Country Residential” means the subdivision of land into one or more parcels that is intended to accommodate residential development.

“Environmentally Sensitive Areas” means those areas identified on the Future Land Use Map that are generally unsuitable for development due to the presence of excessive or unstable slopes, the potential for erosion or flooding, contain sensitive ecological habitat, or are Provincial Crown lands.

“Farmstead Separation” means the subdivision of one parcel of land from an un-subdivided quarter section to accommodate an existing, habitable residence and related improvements.

“Rural Area” means all that portion of the area within Birch Hills County which is not included in a Hamlet or Rural Settlement.

“Statutory Plan” means a municipal development plan, intermunicipal development plan, or area structure plan prepared and adopted in accordance with the Act.

All other words or expressions shall have the meanings respectively assigned to them in the Municipal Government Act, the Subdivision and Development Regulation and the Land Use Bylaw.

- 1.4.2 The policies set forth in this Plan apply to all lands contained within the corporate boundaries of Birch Hills County.
- 1.4.3 It is intended that the land use boundaries identified in this Plan be considered as approximate only and not absolute. Any minor adjustments or variances that may be necessary to land use boundaries will not require amendment to this Plan.

1.5 Goals of the Plan

1.5.1 The goals of this Plan are to:

- a) Provide a framework for the future growth and development of the County;
- b) Maintain the long term viability of the County's agricultural land base;
- c) Identify appropriate non-agricultural development in the rural area to facilitate diversification of the County's economic base;
- d) Minimize the possibility of conflicts between potentially incompatible land uses;
- e) Facilitate inter-municipal and inter-jurisdictional cooperation in matters affecting development in the region; and
- f) Ensure that the natural environment is protected and that significant environmental features are preserved.

2.0 AGRICULTURE

Agriculture is the main economic activity in the County. The promotion and protection of agricultural land uses is a high priority.

During the settlement of the County, most of the best agricultural land has been occupied. The opening of some new land continues to occur; however most is of lower agricultural capability. Extensive agriculture requires a substantial land base per operation. The opening of poorer land couples with loss and fragmentation of better land can threaten the farming community.

The loss and fragmentation of better agricultural land to non-agricultural uses can (1) transfer better lands out of production, (2) hinder farming operations, and (3) inhibit the future assembly of land into more viable farm operations. With the provision for some recognized exceptions, the preservation of the land base is considered an important part in supporting agriculture.

2.1 Objectives

- a) To recognize agriculture and related activities as the predominant land use in the rural area.
- b) To minimize the impact of non-agricultural uses on existing farm operations.
- c) To ensure that better agricultural land in the County is preserved for farm purposes wherever possible.
- d) To provide guidance on the establishment r expansion of confined feeding operations.

2.2 Policies

- 2.2.1 Unless otherwise allowed for in this Plan, the subdivision of better agricultural land for non-agricultural uses shall not be permitted.
- 2.2.2 The County shall discourage the development of non-agricultural uses on better agricultural land, unless no suitable alternative location is available or it is an industrial use with unique site requirement. The types of uses that may be permitted on better agricultural land include public uses, agricultural industries, site-dependent rural industry, resource extraction, extensive recreational uses, and equipment storage.
- 2.2.3 The County may approve the subdivision of better agricultural land if the proposed parcel is to accommodate;
 - a) A farmstead separation;
 - b) A vacant first parcel out of a quarter section that is proposed for residential use;
 - c) A parcel that is physically severed from the balance of the quarter section and which complies with Section 2.2.4;
 - d) An agricultural industry;
 - e) A confined feeding operation or other intensive agricultural use; or
 - f) A public use. Land subdivided solely for a public use is considered to be un-subdivided.

- 2.2.4 Further to 2.2.3 c the County may approve the subdivision of a parcel that is physically severed from the balance of the quarter section by a water course, gully or ravine, road, or railway if the following criteria are met:
- a) That the proposed parcel is inaccessible from the balance or, in the opinion of the County, is inconvenient to farm;
 - b) Legal and physical access are available; and
 - c) if proposed for residential development, that the parcel is not subject to erosion, flooding or subsidence.
- 2.2.5 The development of non-agricultural uses in the rural area shall not negatively impact existing agricultural operations. As new development occurs in the rural area, notice to developers respecting the presence of agricultural operations shall be made in accordance with the provisions of the Land Use Bylaw.
- 2.2.6 With the exception of confined feeding operations, the development of intensive agricultural uses such as market gardens may be permitted within Environmentally Sensitive areas such as river valleys.
- 2.2.7 Applications to the Natural Resources Conservation Board for the establishment or expansion of confined feeding operations shall not be supported by the County unless they are compatible with adjacent land uses and do not generate adverse health or environmental effects.
- 2.2.8 Notwithstanding the requirements of the Agricultural Operation Practices Act, the expansion or establishment of confined feeding operations will not be supported:
- a) Within 1,600 m (1 mile) of the boundaries of a hamlet or settlement;
 - b) Within 800 m (1/2 mile) of an environmentally sensitive area, water body, watercourse or drainage channel unless measures are employed to prevent negative impacts on these features to the satisfaction of the County.

3.0 RESIDENTIAL DEVELOPMENT

Since the County is primarily a stable agricultural community, the general demand for non-farm residences has been comparatively low. The type of residential development that has dominated subdivision activity has been mainly the farmstead separation or the single undeveloped parcel. The future demand can be expected to be similar to past trends.

Country residential development is considered a legitimate land use in the rural area but of secondary priority to agricultural activities. Thus the most important issue is the conservation of good agricultural land for farming. Those areas that are not practical for farming but offer attractive settings or interesting views may be ideal for country living. Another important issue when considering this type of development in the County is the matter of servicing, especially in regard to road access.

3.1 Objectives

- a) To accommodate country residential development that is compatible with other uses in the rural area.

3.2 Policies

3.2.1 Multiple Parcel Country Residential Subdivision (more than one parcel per quarter section) may be permitted under the following conditions:

- a) It is not located on better agricultural land;
- b) The proposed development does not negatively impact existing agricultural operations;
- c) The land in question is not subject to flooding, erosion, subsidence, groundwater inundation, or other hazards;
- d) The development is compatible with adjacent land uses and environmentally sensitive areas;
- e) the applicant has demonstrated the means of providing an adequate water supply, and has made provision for sewage disposal in accordance with the requirements of the Safety Codes Act; and
- f) Access to existing roads or internal roads required to service the development shall be constructed to municipal standards.

Subdivision proposals that do not meet the above criteria to the satisfaction of the County should be refused.

3.2.2 The County may direct the development of multiple parcel country residential subdivisions away from:

- a) Active sanitary landfills and waste transfer stations;
- b) Environmentally sensitive lands;
- c) Existing confined feeding operations and other major agricultural operations;
- d) Highways unless accommodated in an approved Area Structure Plan;
- e) Existing sand and gravel extraction sites; and
- f) Sour gas facilities or other potentially hazardous industrial operations.

4.0 COMMERCE AND INDUSTRY

Industrial development in the County is related to agriculture and the petroleum industry.

With a few exceptions, commercial development is limited to the hamlets, with some located adjacent to Highway 49. Home based businesses are commonplace throughout the County.

4.1 Objectives

- a) To promote and accommodate the development of industrial and commercial uses at appropriate locations.
- b) To accommodate the growth and development of home-based businesses.

4.2 Industrial Development

4.2.1 Where possible, industrial development should be encouraged to locate in Industrial Zoned Parks within Hamlets.

4.2.2 The County may support industrial development in the rural area if the proposal:

- a) Caters to the needs of agriculture, forestry, or natural resource extraction;
- b) has comparatively large land requirements;
- c) is not suited to locating in a hamlet;
- d) does not conflict with adjacent land uses in terms of appearances, emissions, noise, or traffic generation, unless suitable buffers are provided;
- e) the site is suitable for the proposed development in terms of soil stability, groundwater level, and drainage; and
- f) has minimal servicing requirements.

4.2.3 Industrial development shall not be permitted to locate on better agricultural land, unless the proposal has unique site requirements or no suitable alternative location.

4.2.4 All industrial development proposals will be evaluated according to the following:

- a) potential impact on water supplies and water courses;
- b) proximity to residential, recreational, and public uses, and environmentally sensitive areas;
- c) sufficiency of on-site water storage for fire protection purposes; and
- d) impacts on the road network.

4.2.5 With the exception of farm-based industries, agricultural industries, and resource extraction industries, industrial development should be encouraged to locate in industrial parks.

4.2.6 As required, the County shall consult with the Alberta Energy and Utilities Board with respect to setbacks for development in close proximity to sour gas facilities, and shall apply the minimum distance setback requirements from sour gas wells and pipelines as specified by the Board.

4.3 Commercial Development

4.3.1 The County encourages commercial developments to be located within or in close proximity to hamlets and Rural Settlements, or along highways at appropriate locations.

- 4.3.2 All commercial development proposals will be evaluated according to the following:
- a) proximity to hamlets or Rural Settlements;
 - b) the quality of the subject land; where possible, such developments should not be located on better agricultural land;
 - c) the presence of a suitable building site in terms of soil stability, groundwater level, and drainage;
 - d) proposed servicing; and
 - e) provisions for access and impacts on the road network.

4.3.3 All applications for highway commercial development shall be referred to Alberta Transportation for review and approval prior to a decision being issued by the County.

4.4 Home-Based Business

- 4.4.1 The County supports and encourages the continued development of home-based businesses.
- 4.4.2 The County shall provide for the accommodation of both major and minor home occupations in the Land Use Bylaw. The development of major home occupations shall only be supported if they do not negatively impact adjacent land uses.

5.0 ENVIRONMENT AND RECREATION

Birch Hills County possesses and abundance of natural environmental resources in terms of river valleys, the Birch and Saddle Hills, small lakes and creeks, and wildlife habitat. It is important that these areas be managed and protected properly. These areas also provide residents with a variety of recreational opportunities. In addition, these areas can also pose hazards to development in terms of flooding, erosion and subsidence, the potential effects of which need to be mitigated. There is also a need to ensure that water quality is protected.

5.1 Objectives

- a) To ensure that river valleys, lakeshores and watercourses are protected from the impacts of development;
- b) To protect environmentally sensitive areas and important wildlife habitat;
- c) To ensure that subdivision and development activity does not occur on hazard lands;
- d) To encourage the development of outdoor recreational opportunities.

5.2 Environmental Policies

5.2.1 The policies contained in this section apply to those lands identified as “Environmentally Sensitive Areas” on the Future Land Use Map, as well as any other lands that the County identifies as Environmentally Sensitive on a site specific basis. In general terms this applies to lake shores, rivers and other water courses, environmentally hazardous land and important wildlife habitat.

5.2.2 The County will not approve any development that will cause damage to environmentally sensitive lands. Development must follow land management practices that include:

- a) Stripping vegetation, grading or other soil disturbance shall be done in a manner which will minimize soil erosion;
- b) Wherever feasible, natural vegetation shall be retained and protected;
- c) The extent of the disturbed area and the duration of its exposure shall be kept within practical limits. Suitable stabilization measures should be used to protect exposed areas during construction and these areas should be re-vegetated as soon as possible;
- d) All grading work should be designed to blend with the natural contours of the land;
- e) natural drainage patterns should not be disturbed and changes to water courses shall be avoided except where controlled improvements are warranted.

- 5.2.3 New residential development or subdivision or the expansion of existing residential development or subdivision shall not be permitted on lands which are contained within the flood plain area or lands which may be flood-prone, unless buildings and structures are protected from flood damage by flood proofing. This shall require that the application include certification from a registered professional engineer or architect licensed to practice in Alberta, indicating that preventative engineering and construction measures can be instituted to flood proof the buildings and/or structures. In addition, any subdivision application proposed for an area which may be flood prone shall be prepared by an Alberta Land Surveyor and is required to include delineation of the 1:100 year flood elevation.
- 5.2.4 Permanent development shall not be permitted within 31 meters of an escarpment bank or any slope exceeding 15 percent or on land that is subject to erosion. Development on such lands may only be considered after sufficient geo-technical investigation has demonstrated that the site in question is suitable for development.
- 5.2.5 The County has established as a priority the protection of the Fox Creek Watershed as illustrated on the Future Land Use Map in order to protect the supply to the Birch Hills County Eaglesham/Wanham Water System. Except as provided in this Municipal Development Plan, no development including agricultural or other industries, oil or natural gas exploration, confined feeding operations and sand or gravel extraction operations, shall be supported in this area as they may generate negative impacts on the creek. Such developments may be permitted if mitigative measures are employed to the satisfaction of the County. Depending on the nature of the development, such measures may include:
- a) the provision of fencing or vegetated buffers;
 - b) berming;
 - c) the enforcement of development setbacks;
 - d) the enforcement from nutrient loading; and
 - e) the prevention of runoff diversion.

- 5.2.6 Subdivision and development proposals located in Environmentally Sensitive Areas may be submitted to the applicable Provincial agencies for comment and advice.
- 5.2.7 As a condition of subdivision approval, the County may require that environmentally sensitive or hazard lands be dedicated as environmental reserve, either in parcel or easement form, as provided in the Municipal Government Act.
- 5.2.8 The County shall encourage and promote the use of Conservation Easements as a means of protecting environmentally sensitive features on private lands.
- 5.2.9 Subject to Section 5.2.5 the development of sand and gravel extraction operation may be permitted subject to the site being reclaimed to the satisfaction of the County and the Province.

5.3 Recreation Policies

- 5.3.1 The County supports the development of areas with high recreational potential. Some of these important recreational resources include:
 - a) the Peace, Smoky and Burnt River valleys;
 - b) the confluence of the Peace and Smoky Rivers, which is identified under the Special Places 2000 program;
 - c) Kakut Lake;
 - d) Lakeside (Eaglesham) campground and golf course;
 - e) Shaftesbury Crossing (Tangent Park) campground; and
 - f) Dreamer’s Lake.
- 5.3.2 Through the subdivision process, public access to shoreline areas shall be accommodated through the dedication of environmental and/or municipal reserve.
- 5.3.3 The use of environmental sensitive areas for unobtrusive recreational development is supported, subject to the requirements of the Special Places 2000 program.

6.0 HAMLETS & SETTLEMENTS

The Hamlets of Eaglesham, Peoria, Tangent, Wanham and Watino play important roles in the provision of services to the residents of the County. Eaglesham and Wanham, the two largest hamlets, were formerly villages within the County but have dissolved. Although they are primarily residential in nature, these centres provide commercial and instructional facilities and services to area residents. The long term sustainability of these hamlets is of utmost importance to the County.

6.1 Objectives

- a) To ensure that future hamlet development occurs in an orderly and efficient manner.
- b) To retain hamlets as viable communities within the County.

6.2 Policies

- 6.2.1 The County shall encourage commercial, industrial and institutional uses that are intended to serve the rural area to locate in or near hamlets and settlements wherever possible.
- 6.2.2 In order to ensure that future hamlet development is compatible with existing uses, the County shall ensure that adequate distance separations or buffers are provided, between residential and non-residential uses.
- 6.2.3 The removal of abandoned buildings, or renovation of dilapidated structures, is encouraged to improve the aesthetic character of the hamlets and settlements.
- 6.2.4 The types of industrial uses permitted in hamlets shall be limited to small scale industries which are compatible with adjacent or nearby residential areas.
- 6.2.5 With the exception of those developments accessing municipal water and sewage systems, hamlet developments are required to utilize private systems in accordance with Provincial Standards.

7.0 INFRASTRUCTURE

The operation and maintenance of a safe and efficient road system is a high priority for the County. Although all highways are the responsibility of the Province, maintenance of a high quality local road network is of major importance. In addition, policies respecting other forms of infrastructure (water, sewer, waste disposal) are required to ensure that all new developments are adequately serviced and the needs of residents are met.

7.1 Objectives

- a) To ensure that the County maintains a safe and efficient transportation network.
- b) To ensure that all development is serviced to property existing standards.

7.2 Transportation

- 7.2.1 All subdivision and development located adjacent to or in close proximity to a Highway shall meet the requirements of Alberta Transportation. The County shall refer all such applications to Alberta Transportation for review.
- 7.2.2 All subdivision and development proposals shall have access to developed roads. The provision of roads within a proposed subdivision, approaches to individual developments, and the upgrading of municipal roads, where required, shall be the responsibility of the developer.
- 7.2.3 All improvements to local roads that may result from proposed subdivision or development shall be constructed to the satisfaction of the County.
- 7.2.4. Developments that are expected to generate relatively large traffic volumes will be encouraged to locate near Highways.
Any improvements to the highway system that are required as a result of a development or subdivision proposal shall be carried out at the developer's expense.
- 7.2.5 Developments located adjacent to railway lines may require buffering to reduce exposure to noise and vibration.

7.3 Municipal Services

- 7.3.1 With the exception of development located within the serviced area of a hamlet, all developments in the County are required to provide private water and sewer service in accordance with existing Provincial Standards.
- 7.3.2 All subdivision and development applications for lands located in the vicinity of a landfill site, waste transfer station, or sewage treatment plant and lagoon are required to comply with the provisions of the Subdivision and Development Regulation.
- 7.3.3 The County shall, in cooperation with other local authorities, continue to establish and encourage the use of solid waste disposal sites and transfer stations.

8.0 INTER-MUNICIPAL RELATIONS

The facilitation and implementation of inter-municipal planning and cooperation is a significant thrust of the Municipal Government Act. Although there are no incorporated urban centres within the County, it is necessary for the County to recognize its relationship with its rural neighbours.

8.1 Objectives

- a) To foster a cooperative approach to inter-municipal development issues.
- b) To establish a process for referrals with adjacent rural municipalities.

8.2 Policies

- 8.2.1 The County shall establish a 3.2 km (2 mile) fringe zone adjacent to its boundaries with neighbouring rural municipalities. In this zone, the County shall circulate the following to the affected municipality for review and comment:
 - a) subdivision applications, with the exception of applications for farmstead separations, boundary adjustments and public uses;
 - b) development permit applications for Discretionary Uses under the Land Use Bylaw; and
 - c) Statutory Plan and Land Use Bylaw amendments.

8.2.2 The County supports a coordinated approach to transportation and infrastructure planning with neighbouring municipalities.

8.2.3 The County supports the continuing use of inter-municipal agreements as means of delivering services in a cooperative manner and maximizing available resources.

9.0 CROWN LAND

The use, disposition and protection of Provincially controlled Crown Lands is a significant issue within Birch Hills County, as these areas constitute a substantial portion of its land base. These lands are also significant as they accommodate a diversity of major economic activities, including oil and gas, forestry, sand and gravel extraction, and agriculture. They also contain the County's major environmental features including rivers and lake shores. As a result, the development of Crown Land is an important land use issue, but the County's role is limited due to Provincial control of these lands.

9.1 Objective

- a) To cooperate with Provincial Government departments in the planning and development process affecting Crown Lands.

9.2 Policies

9.2.1 The County may support the development of Crown Lands, subject to the following considerations:

- a) the impact on the existing road system and the cost of constructing roads, if any, in the new areas; and
- b) the potential loss of alternative resource development opportunities, recreational opportunities, or environmentally sensitive lands.

- 9.2.2 As a means of ensuring that the interests of the County are recognized and reflected in the development of Crown Lands, the County's involvement and cooperation in Provincial approval processes for land leases and other dispositions is encouraged. County involvement in the process may serve as a means for conveying the concerns of residents to the appropriate Provincial Agencies, and active participation in the review processes utilized by the Alberta Energy and Utilities Board and the Natural Resources Conservation Board.

10.0 IMPLEMENTATION

The purpose of this Section is to outline the mechanisms to be used in the implementation of policies contained in this Plan.

10.1 Land Use Bylaw

- 10.1.1 All amendments to the Land Use Bylaw shall be consistent with this Plan. If a proposed amendment is contrary to this Plan, but is an amendment Council wishes to consider, an amendment to this Plan shall be considered at the same time as the Land Use Bylaw Amendment to ensure that consistency is maintained.
- 10.1.2 If an amendment to the Land Use Bylaw is required to accommodate a proposed subdivision, the amendment shall receive third reading from Council prior to subdivision approval taking place. Such amendments will not be considered unless accompanied by a subdivision application.

10.2 Subdivision and Development

- 10.2.1 All applications for Land Use Bylaw Amendments, subdivision or development permits shall be evaluated by the County according to the following criteria:
- a) compliance with the Act, Land Use Bylaw, and any other Statutory Plan that may be in effect;
 - b) adequacy of road access;
 - c) proposed methods of water supply and sewage disposal;
 - d) compatibility with adjacent land uses;
 - e) site suitability in terms of soils, topography, and size;
 - f) environmental factors , including the potential for erosion, flooding, loss of fish and wildlife habitat, or water course contamination; and
 - g) the quality of agricultural land.

10.2.2 The County may require the developer to enter into a development agreement with respect to the provision of services to the site.

10.2.3 The developer is responsible for the provision of all infrastructure required to service the site.

10.3 Municipal Reserve

10.3.1 As a condition of subdivision approval, the County may require that ten percent (10%) of the developable lands be dedicated as municipal reserve as provided for under the Act.

10.3.2 The County shall require the municipal reserve be taken as cash-in-lieu in all cases except as follow:

- a) Where the subdivision results in the creation of a multi-parcel country residential development, municipal reserves may be taken in parcel form if required for community open space;
- b) In industrial or other non-residential subdivisions, municipal reserve may be dedicated in parcel form to serve as buffers from incompatible land uses;
- c) Municipal reserve shall be dedicated in parcel form or deferred to the balance in accordance with an approved Area Structure Plan.

10.3.3 The County shall use the funds generated through municipal reserve dedication to acquire lands for recreational purposes, or for the purchase of associated equipment or facilities.

10.3.4 Land dedicated as municipal reserve shall be of similar quality as the land being subjected to development. Land that is deemed undevelopable in its natural state or is otherwise more suited as environmental reserve will not be accepted as municipal reserve.

10.4 Monitoring and Review

- 10.4.1 To ensure that this Plan continues to be current and relevant, it should be reviewed at five year intervals unless changing conditions warrant a review prior to that time. Plan reviews may reflect such factors as legislative change, changes to the local development climate, the impact of new major projects, or Council philosophy.
- 10.4.2 If a significant change in policy direction is desired, or if subsequent studies indicate the need for a change to this Plan, it shall be amended in accordance with the Municipal Government Act.

