

WELCOME

Thank you for attending the Intermunicipal Development Plan Information Session!

Our goal is to create an Intermunicipal Development Plan (IDP) that reflects the changing needs of our communities and provides a framework that guides future growth and development.

PROJECT PROCESS



Phases 1 - 4 have seen:

- Public notification & information gathering
- Working with the Intermunicipal Collaboration Committee to identify a study area and conduct analysis
- Creating a plan area and drafting policies

In Phases 5 & 6:

- Sharing draft content with the public
- Gathering feedback to prepare refinements
- Refining and adopting a mutually beneficial Intermunicipal Development Plan

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WHAT IS AN IDP?

An Intermunicipal Development Plan (IDP) is a long-term strategic growth plan between two or more municipalities. Municipalities who share a common boundary are required to have an IDP in accordance with the Municipal Government Act (MGA).

The purpose of an IDP is to provide a coordinated and collaborative land use, servicing and transportation framework for areas where the municipalities share a joint interest. An IDP maintains the characteristics, vision, and goals unique to each community, while coordinating future growth development patterns.

An IDP is not: appropriation, annexation or a plan for imminent development, nor does it change the use of your land.

What does it include?

Under the MGA, an IDP must address:

- future land uses,
- future development proposals,
- provision of transportation systems,
- environmental matters,
- coordination of intermunicipal physical, social, and economic programs,
- other matters related to physical, social or economic development,
- conflict resolution procedures,
- plan amendment procedures, and
- overall plan administration.

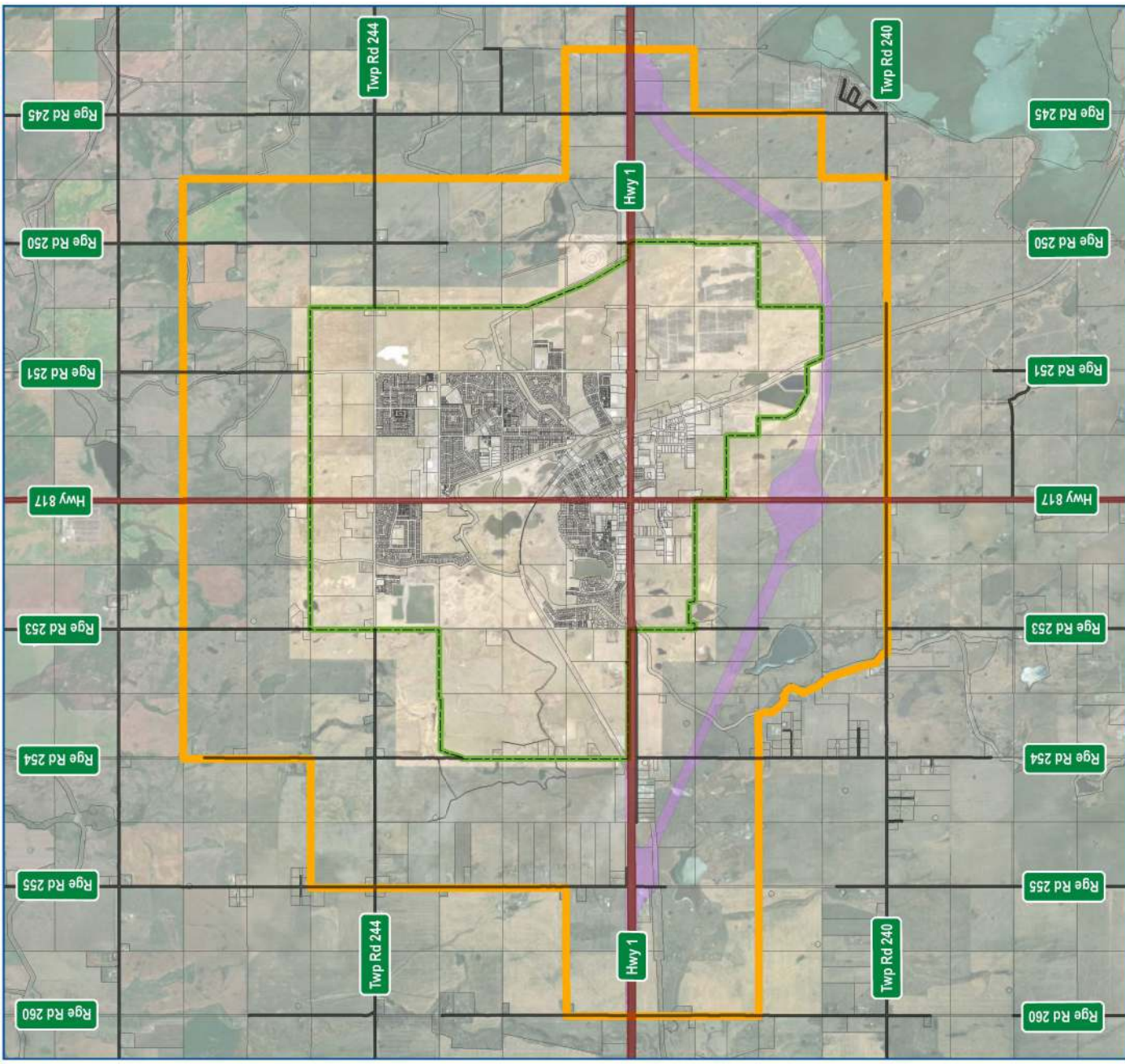
Why now?

- With approval from the Minister of Municipal Affairs, the Town and County jointly decided to leave the Calgary Metropolitan Region Board (CMRB).
- As a result, the Town and County are now required to prepare an IDP in alignment with the MGA.
- Alongside the IDP, an Intermunicipal Collaboration Framework (ICF) is being collaboratively developed by the municipalities.
- The IDP will eventually become an appendix of the ICF.



IDP PLAN AREA

DRAFT

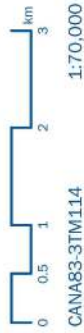


Municipal Boundary
IDP Area

Highway
Collector Roadway
Local Roadway
Future Bypass



TOWN OF STRATHMORE
& WHEATLAND COUNTY
INTERMUNICIPAL
DEVELOPMENT PLAN
FIGURE 1: PLAN AREA



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GUIDING COMMITMENTS

The following commitments were identified through an ongoing conversation with the standing Intermunicipal Collaboration Committee, the respective Administration and Council's of both municipalities, and feedback from plan area landowners and the general public:

- 1. Commitment to the Region** – the municipalities will cooperate to advance regional interests and opportunities while remaining mindful of each municipality's unique vision and mandate.
- 2. Commitment to Each Other** – the municipalities commit to working cooperatively for their mutual benefit through effective and ongoing collaboration, coordination, and communication.
- 3. Commitment to Responsible Development** – the municipalities will strive for consistent execution and enforcement of responsible development practices within the plan area.

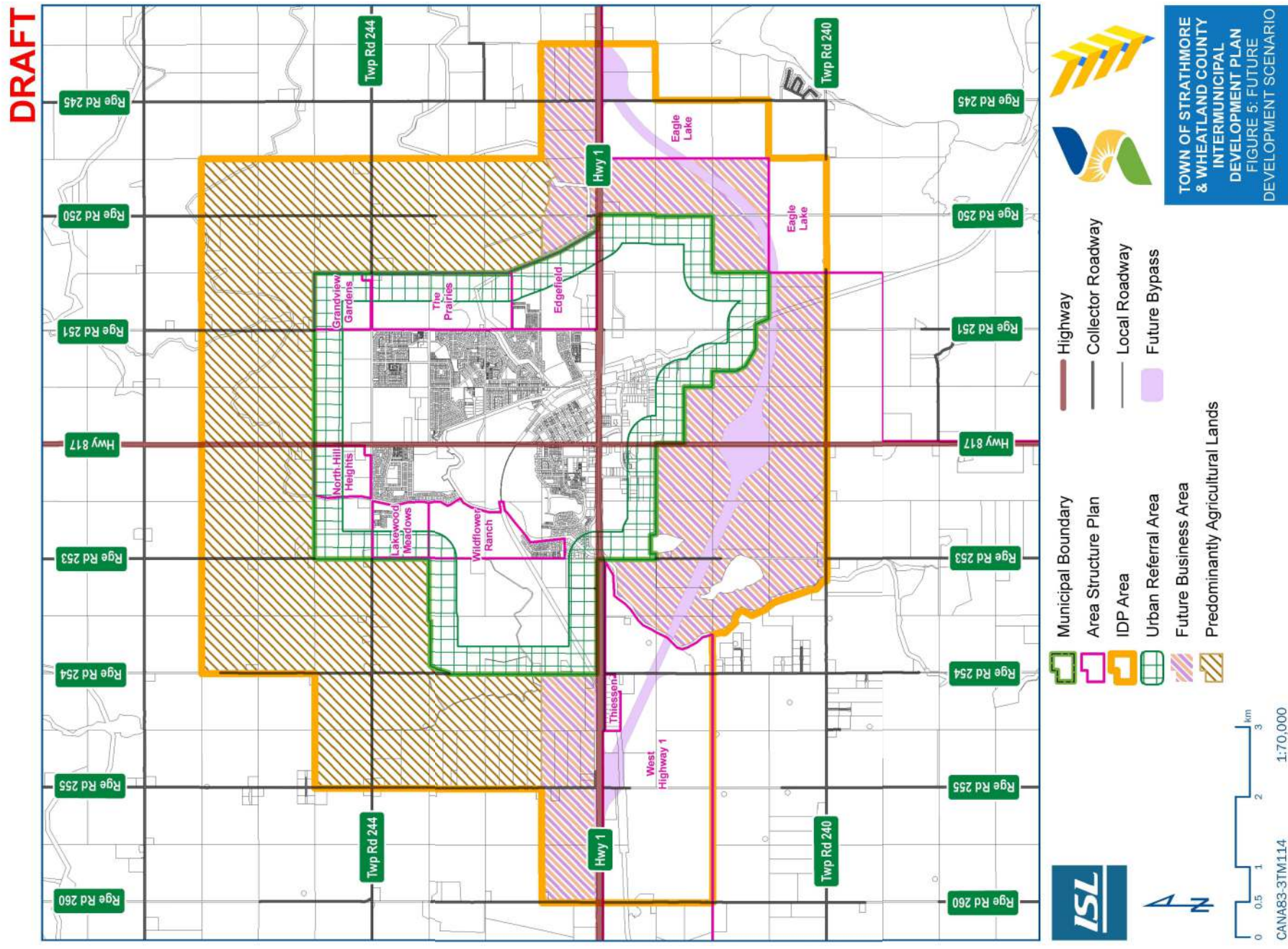
FUTURE DEVELOPMENT SCENARIO

Both municipalities have access to land in their respective jurisdictions for future development. As such, the Future Development Scenario (see Figure 5), focuses on identifying areas of mutual benefit in which there are opportunities for future commercial or industrial development, referred to generally as "Future Business Area."

All other lands in the Plan Area are considered "Predominantly Agricultural Lands" as identified in Figure 5. Certain development proposals in this area will be referred to the Town for comment.

An "Urban Referral Area" has also been identified and certain developments in this area, namely development not within an existing plan, will be referred to the County for comment.

FUTURE DEVELOPMENT SCENARIO (FIGURE 5)



GENERAL LAND USE POLICY

Growth in the plan area is inevitable and must be accommodated strategically. Establishing appropriate land use policies will ensure logical and efficient transition between the municipalities over time. The goal of the policies herein is to provide direction in land use planning in accordance with the Future Development Scenario (see Figure 5).

The following policies apply to the entire plan area:

Policy 2.3.1 Existing agricultural operations in the County shall be allowed to continue unencumbered in the plan area in alignment with the provisions of the County's MDP and LUB.

Policy 2.3.2 The development of new or expansion of existing Confined Feeding Operations (CFOs) within the plan area is not supported.

Policy 2.3.3 Gravel extraction shall not be allowed within the plan area.

Policy 2.3.4 All statutory plans and plan amendments, as well as future land use, subdivision, and development in the plan area, shall comply with the policies of this IDP.

Policy 2.3.5 Planning and development applications within the plan area shall be considered in accordance with the Future Development Scenario (see Figure 5) in order to minimize the potential for land use conflicts.

Policy 2.3.6 Where an ASP exists within the plan area, or within the Urban Referral Area identified in Figure 5, the policies of the applicable ASP shall take precedence over the IDP as it relates to site-specific development decisions.

Policy 2.3.7 Proposed residential developments should implement effective transitional buffering from non-residential land uses in order to mitigate potential interface conflicts.

Policy 2.3.8 Environmental impacts shall be minimized where development occurs near environmentally sensitive areas such as slopes and watercourses.

FUTURE BUSINESS AREA LAND USE POLICY

Lands generally suitable for future commercial and industrial development have been identified as Future Business Areas in the Future Development Scenario (see Figure 5). The IDP recognizes that the successful integration of commercial and industrial land uses requires some degree of land use separation and the mitigation of potential impacts to the environment and other land uses.

The following policies apply to the lands identified as Future Business Area in the plan area:

Policy 2.4.1 Future commercial and industrial development shall be directed to those areas identified as Future Business Area in the Future Development Scenario (see Figure 5).

Policy 2.4.2 Future residential development is discouraged from locating in those areas identified as Future Business Area in the Future Development Scenario (see Figure 5).

Policy 2.4.3 Commercial and Industrial development proposed within the Future Business Area designation shall align with statutory plan requirements, and address compatibility with existing and future surrounding land uses, environmental impacts, and transportation and infrastructure requirements.

PREDOMINANTLY AGRICULTURAL LANDS POLICY

Much of the plan area consists of agricultural lands that are expected to remain predominantly agricultural. The following policies apply to the Predominantly Agricultural Lands identified in Figure 5:

Policy 2.5.1 All development proposed within the Predominantly Agricultural Lands (see Figure 5) shall align with statutory plan requirements, and address compatibility with existing and future surrounding land uses, environmental impacts, and transportation and infrastructure requirements.

Policy 2.5.2 Notwithstanding Policy 2.4.1, single-lot commercial and industrial development may be approved within the Predominantly Agricultural Lands (see Figure 5) provided that the following criteria are met:

- a) The site is located along, or near, a major transportation route such as a provincial highway,
- b) The development is compatible with adjacent land uses,
- c) The development requires minimal on-site municipal services, improvements and public amenities, and
- d) On-site water and sewage disposal capacity is demonstrated as being available to the Development Authority's satisfaction.

TRANSPORTATION POLICY

The transportation network within the plan area has been developed to accommodate traffic volumes in an efficient, safe and effective manner. The proposed Highway 1 Bypass has been identified in Figure 5; however, the timing of this network improvement is determined by Alberta Transportation and Economic Corridors (ATEC).

The following policies apply to the entire plan area:

Policy 2.6.1 Specific road alignments will be determined through ASPs and functional planning studies.

Policy 2.6.2 Proposed development that involves access to or abuts the proposed Highway 1 Bypass and interchanges in the plan area (shown in Figure 5), outside of an approved ASP, will be flagged for circulation to ATEC as part of the referral process for additional scrutiny.

Policy 2.6.3 Unless otherwise agreed to, each municipality shall be responsible for the maintenance of transportation infrastructure within their boundaries. Any joint agreements to share maintenance responsibilities between the municipalities shall supersede this policy.

Policy 2.6.4 The IDP recognizes that ATEC controls the highway system, and that existing policies and agreements with the Town and County will continue in force.

Policy 2.6.5 Road approach standards shall comply with the requirements of the municipality that has jurisdiction over the road.

INFRASTRUCTURE POLICY

The following policies apply to the development of water, wastewater and stormwater services within the entire plan area:

Policy 2.7.1 The municipalities may cooperate on any infrastructure or servicing study, or the extension of services, which affects any part of the plan area.

Policy 2.7.2 The municipalities shall utilize and, where appropriate, develop compatible design standards for infrastructure throughout the plan area.

Policy 2.7.3 The municipalities shall share relevant, up-to-date information on storm water issues with each other.

Policy 2.7.4 Unless otherwise agreed to, each municipality shall be responsible for the maintenance of infrastructure within their boundaries. Any joint agreements to share maintenance responsibilities between the municipalities shall supersede this policy.

Policy 2.7.5 Land required for future utility rights-of-way that has been identified through the mutual agreement of the municipalities or in subsequent studies shall be protected during the subdivision and development processes.

Policy 2.7.6 Requests by private developers for municipal services from the adjacent municipality shall be directed to the Planning Department of said municipality.

SOCIAL AND ECONOMIC POLICY

The following policies apply to the entire plan area, and speak to the broader intermunicipal relationship:

Policy 2.8.1 The municipalities are encouraged to prepare Joint Area Structure Plans in the future to the mutual economic benefit of both parties.

Policy 2.8.2 The municipalities shall continue to deliver shared services, as appropriate.

Policy 2.8.3 The municipalities may cooperate on any social, recreational, or economic development activities, or other matters of mutual benefit, which affect any part of the plan area.

Policy 2.8.4 The municipalities may explore and implement methods of providing future services in an efficient and cost-effective manner.



GENERAL IMPLEMENTATION POLICY

As required by the MGA, the IDP must include provisions relating to its administration as well as a procedure to be used by one or more of the municipalities to amend or repeal the plan. While the IDP is intended to be a long-range planning document, regular monitoring, review, and periodic amendments may be required for it to remain current with changing trends, technologies, and growth within the plan area.

Policy 3.1.1 In adopting the IDP, it is recognized that each municipality's jurisdiction is limited to lands within their respective corporate boundaries.

Policy 3.1.2 The municipalities shall undertake reviews of the IDP, when required, with major reviews occurring at least every ten years from the date of adoption.

Policy 3.1.3 An amendment to the IDP may be initiated at the request of either Council.

Policy 3.1.4 An amendment to the IDP may be recommended to either Council by the ICC.

Policy 3.1.5 Amendments to the IDP shall be jointly adopted by the municipalities by Bylaw in accordance with the MGA.

Policy 3.1.6 Repeal of the IDP may be initiated by either municipality if it is to be replaced by a new IDP that is agreeable to both municipalities, or jointly rescinded if both municipalities agree that an IDP is no longer required, in alignment with the MGA.

APPLICATIONS

Planning and development applications and amendments are to be processed and decided upon by the respective approving authority of the municipality in which the application is made. Any applications for urban expansion will align with the MGA.

Policy 3.2.1 The adoption of, or amendments to, a statutory plan (IDP, MDP, ASP, ARP) or LUB shall be processed and decided upon by the Council of the municipality in which the plan or bylaw is located and circulated in alignment with the MGA.

Policy 3.2.2 Subdivision and development permit applications are to be processed and decided on by the Approving Authority of the municipality to which the application pertains.

Policy 3.2.3 The municipalities will adhere to Division 6 of the MGA as it relates to any application for annexation and the process it entails.

INTERMUNICIPAL REFERRAL PROCESS

Referral of planning applications and amendments is essential to maintaining open communication on an ongoing basis. The municipalities will continue the reciprocal referral of planning proposals, in accordance with the IDP.

Policy 3.3.1 Referrals on new or amended ASPs or Conceptual Schemes within the:

- a) Future Business Area,
- b) Predominantly Agricultural Lands, or
- c) Urban Referral Area,

as identified in Figure 5, shall be made to the adjacent municipality.

Policy 3.3.2 Referrals for land use redesignation, subdivision, or discretionary development approvals are:

- a) Required when the development is proposed in the Future Business Area Predominantly Agricultural Lands, or Urban Referral Area, as identified in Figure 5, and outside of the boundary of an ASP, and
- b) Not required when the development is proposed inside the boundary of an adopted ASP and the proposal fully complies with the policies of the ASP.

Policy 3.3.3 Notwithstanding Policy 3.3.2, land use redesignation, subdivision, or discretionary development approvals for single-lot commercial and industrial development in the Predominantly Agricultural Lands shall be referred to the Town.

Policy 3.3.4 Referrals shall be sent by email to the respective Planning Departments of each municipality, with additional information conveyed by email as needed.

Policy 3.3.5 Referrals shall be responded to within 30 days.

Policy 3.3.6 If either municipality does not reply within – or request an extension to – the 30-day period, it will be assumed that the responding municipality has no comment or objection to the referred planning or development proposal.

Policy 3.3.7 The municipalities shall continue to provide contact information for landowner circulation in cases where the subject land abuts a municipal boundary.

INTERMUNICIPAL COLLABORATION COMMITTEE

The following policies apply to the Intermunicipal Collaboration Committee (ICC).

Policy 3.4.1 The ICC Terms of Reference jointly prepared and agreed to by the municipalities shall be the prevailing document for the composition and duties of the committee, as amended from time to time.

INTERMUNICIPAL COLLABORATION FRAMEWORK

Pursuant to the MGA, the municipalities will endeavour to prepare an Intermunicipal Collaboration Framework (ICF).

Policy 3.5.1 The municipalities shall endeavor to prepare an ICF.

Policy 3.5.2 The municipalities acknowledge that services, amenities and infrastructure provided by each other serves ratepayers beyond the plan area.

Policy 3.5.3 The municipalities may establish a cost sharing policy for any service, amenity and infrastructure where mutual benefit exists.

DISPUTE RESOLUTION

Both municipalities agree it is important to avoid disputes by following the policies and provisions of the IDP. Should any disagreements regarding the interpretation and application of the provisions within the IDP arise, the municipalities shall seek a timely resolution in a manner which is respectful of each Municipality's interests and concerns using the steps as identified.

In the event the dispute resolution process is initiated, the municipality having authority over the matter shall not provide any further approval until the dispute has been resolved or the mediation process has concluded.

Policy 3.6.1 A dispute may be triggered in the following circumstances:

- a) Lack of agreement on an IDP amendment, or
- b) An unresolved objection to the proposed adoption or amendment of a statutory plan or LUB that is believed to be inconsistent with the IDP.

Policy 3.6.2 The dispute resolution process does not apply to matters that fall under the jurisdiction of either municipality's respective Subdivision Development and Appeal Boards (SDABs) or the Land and Property Rights Tribunal (LPRT), nor does it allow a municipality to appeal a subdivision or development approval.

The municipalities agree the resolution steps identified below shall be completed within ninety (90) calendar days from the date on which the disagreement is identified. The process is designed to maximize opportunities for discussion and review with the goal of resolving any disagreements early in the approval process through the following six (6) stages:

Step 1 – Administrative Review and Discussion

Should the Town of Strathmore or Wheatland County identify any issue related to proposed plans, bylaws or amendments that may result in a serious disagreement between them, every attempt will be made to discuss the issues at the administrative level with the intent of arriving at a mutually agreeable solution.

Step 2 – CAO Review Prior to Escalating to the ICC

The Chief Administrative Officers (CAOs) from the Town and County shall attempt to resolve the issue(s).

Step 3 – Intermunicipal Collaboration Committee (within 60 days on which the disagreement is identified)

In the event administrative review and discussion are unable to resolve a disagreement, the Intermunicipal Collaboration Committee shall attempt to resolve the disagreement. Each municipality, through its Administration, must ensure the facts of the issue have been fully investigated and clarified. Administrative meetings may occur at this point to discuss possible solutions.

Step 4 – Municipal Councils (within 30 days from the meeting of the ICC)

Should the Intermunicipal Collaboration Committee be unable to resolve the disagreement, they shall request a joint meeting of the Councils of the municipalities who will attempt to resolve the disagreement.

Step 5 – Alberta Municipal Affairs Mediation

Should the Councils be unable to resolve the disagreement, either municipality may request Alberta Municipal Affairs to commence a mediation process under the Department's guidance.

Step 6 – Appeal to the LPRT

If the disagreement cannot be resolved by mediation, then:

- Any municipality may appeal to the LPRT under the provisions of Section 690 of the Act if the disagreement pertains to a statutory plan, a land use bylaw or any amendment of either, or
- The results of the mediation report will be binding on each Municipality if no relief under the LPRT is found.

