

INTER-MUNICIPAL DEVELOPMENT PLAN

BETWEEN

THE COUNTY OF PAINTEARTH



AND

THE TOWN OF CORONATION



County of Paintearth and Town of Coronation
Intermunicipal Development Plan

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1) Background and Objectives

The County of Paintearth and Town of Coronation exist as neighbours in East Central Alberta in a rural prairie landscape and have decided to provide for the advance planning of urban growth within the County lands surrounding the Town. They have also valued the advantages of predetermining processes for land use and development where one municipality's border areas are affected by the other's new developments. To that extent, the Intermunicipal Development Plan may strive to achieve the following objectives:

- *wise use and proper planning for future infrastructure needs*
- *the IDP process would be seen to benefit both municipalities*
- *regulations for properties on the boundary would be viewed as seamless, fair, and consistent*
- *effective, efficient, and coordinated planned future developments and servicing across boundary lines*
- *both a short and long term vision will exist*
- *facilitates the expansion of town boundaries when facing increased development and need for land*
- *IDP would provide clarity and continuity for future Councils*
- *protection for existing land uses as encroachment approaches*
- *a transparent process and results for all stakeholders*
- *mutual co-operation from both municipalities*
- *a method or format to resolve minor urban-rural differences*
- *valued contributions from both municipalities and support from the tax payers of both municipalities*
- *to provide a framework of cooperation and communication for the decision making and resolution of planning and development matters*

2) Municipal Government Act (MGA) Requirements

As established by the Municipal Government Act (MGA) an Inter-Municipal Development Plan is a statutory document and in accordance with Sections 631 and 636 of the Act states that:

631(1) Two or more councils, may, by each passing a bylaw adopt an Inter Municipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.”

In accordance with Section 631(2) of the Act this Plan **MUST** include:

- (i) future land uses within the area,
- (ii) the manner of, and the proposals for future development in the area,
- (iii) the provision of transportation systems for the area, either generally or specifically;
- (iv) the co-ordination of intermunicipal programs relating to the physical, social, and economic development of the area;
- (v) environmental matters within the area either generally or specifically;
- (vi) any other matter relating to the physical, social or economic development of the area that councils consider necessary.

As well, an IDP must address the following administrative features:

- (i) a procedure used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,
- (ii) a procedure to be used, by one or more municipalities to amend or repeal the plan, and
- (iii) provisions relating to the administration of the plan

3) Identification of Fringe Area

For all land descriptions – please refer to Appendix A – IDP Map contained at the end of this document.

All lands surrounding the Town of Coronation for approximately ½ mile, or the neighbouring quarter sections, were identified as the lands comprising the “Fringe Area” and those are:

In Township 36-10-W4:

- Southwest of sec 19
- North half of sec 18
- Southeast of sec 18
- North half of sec 7

In Township 36-11-W4:

- North half of sec 12
- South half of sec 13 (south of hwy 12)
- South half of sec 14
- Northwest of sec 14
- South half of sec 23
- South half of sec 24

3.1 Land Use Regulations for Fringe Area

Uses identified within the County LUB Agricultural District are acceptable for review with no specific needs for exclusion. A few discretionary uses will trigger a more thorough review due to sensitivity and proximity to an urban area.

4) Lands within Fringe Area

4.1 Agricultural Quality

The County of Paintearth has identified that the lands within the Fringe Area are marginal agricultural lands and indicated that no enhanced or special capabilities existed or were planned for such lands.

4.2 Environmental Sensitivities

Environmentally significant areas which are to require strict environmental impact considerations and close review of potential land developments were identified and listed as:

- a) Town of Coronation: rail lands between highway and old rail bed – within the Town boundaries however adjacent to the Fringe Area.
- b) County of Paintearth: West half of 24-36-11-W4 and the North half of 23-36-11-W4 being the creekbed and dam

4.3 Future Uses and Proposals

a) Town Growth Areas and Priorities

The Town of Coronation identified their existing undeveloped land inventory within the current boundaries, and indicated that with the current pace of new developments, land exists for approximately 25 + years of growth which could easily be serviced by extensions of existing municipal infrastructure. Therefore any growth areas were to be considered long term. The lands were identified into two main categories of residential growth and industrial growth.

i) Residential Growth – is identified to be located north of Highway 12 (*light orange sections on Appendix A – IDP Map*) where services are easily expanded, and transportation routes defined or easily implemented as extensions from existing road networks. Residential growth was further sub-classed into 2 varying capacities:

- a) Low density developments would be allowed within the northwest of Sec 14, and south half of sec 23 in keeping with existing developments;
- b) Low density developments, proper use and development of existing environmental areas, and green space incorporation would allowed within

the southwest of sec 24 in keeping with the existing environmentally significant areas within;

c) Higher urban style density developments would be allowed in the south east of sec 24 in keeping with the extension of the natural Town developments immediately to the south within the Town boundaries, which would be developed out the boundary area in the same fashion;

d) Low density developments would be allowed within the southwest of Sec 19-36-11-W4, and north half of sec 18 in keeping with existing developments.

ii) Industrial Growth – is identified to be located to the east of Sec Hwy 872 and south of Highway 12 (*light green sections on Appendix A – IDP Map*) where existing developments and facilities are and due to the lack of municipal infrastructure or services.

b) County Developments and Priorities

The County of Paintearth has no immediate pressing planning or development priorities for the lands within the Fringe Area.

For the lands identified above as Residential Growth areas for the Town, current residential development and use while in County jurisdiction is to be encouraged according to the preferred densities and subject to the joint review process while safeguarding against land locking the Town's growth into the defined area. Industrial uses and developments would be strongly discouraged.

For the lands identified above as Industrial Growth areas for the Town, residential large parcel development and use while in County jurisdiction is to be allowed in keeping with existing uses, and industrial uses and developments would also be encouraged in those areas where there are existing industrial uses. All uses and developments would be subject to the joint review process.

4.4 Utility Servicing

There are no Town utility services currently extended into any of the fringe areas. Services would be prioritized to the residential areas first where easily feasible, and services offered to those developments prior to any annexation procedures would be subject to cost recovery off-site levies by the Town of Coronation in addition to a cost-sharing agreement with the County of Paintearth for operations.

Where there are no services and are not easily feasible from the Town – such as the Fringe Area south of Highway 12 – the opportunity exists for the County rural waterline as an alternate source.

5) Land Use Compatibility and Encroachment

As part of the mutual cooperation and respect for each municipality's jurisdiction, potential land uses and developments must recognize and be sensitive to existing landowners and incompatible developments are to be prevented. To this extent, the joint review and referral processes will ensure that proper planning will occur through the development permit and subdivision approval process to limit the adverse effects of new developments.

6) Transportation Networks and Coronation Airport

a) Road Network – The Town and County both agree on the importance of impacts from development on the municipal road infrastructure. To that extent, both municipalities will provide notification to each other as outlined in the referral section for any developments where access will be to or from the other municipality's road network. Both municipalities maintain their own road networks and the ability to require Road Use Agreements at their discretion. And both municipalities agree to work towards a coordinated approach to maintenance, and as required, upgrading of any shared or connected transportation systems.

b) Coronation Airport - The Coronation Airport sits just outside the Fringe Area, in an area defined under the County's Land Use Bylaw as Airport Fringe District. The actual airport land is owned by the Province of Alberta under Alberta Transportation and managed by the Town of Coronation, with plans underway to have the title transferred from the Province to the Town. The County provides maintenance in the plowing of the runways and tarmac areas. Development permits for the lands within the airport title, will be subject to the joint review as if they were included in the Fringe Area. For those County lands not within the IDP Fringe Area, but within the Airport Fringe Area District of the County LUB, they will continue to be administered as such and will not form part of the IDP.

7) Confined Feeding Operations and NRCB Applications

Due to the nature of large scale feedlot and intensive livestock operations and the important issue of air quality and proximity, exclusion zones were identified for those operations falling under the Natural Resource and Conservation Board (NRCB) authority as established by the Agricultural Operations and Protection Act (AOPA) as well as for those operations which fall under the threshold of the NRCB limits, but still require a development permit from the County.

There will be no applications supported for any livestock operation above the NRCB thresholds and regulations within a Three (3) Mile Limit of the Town of Coronation (*outer edges of purple shaded sections on Appendix A – IDP Map*).

Applications for any livestock operation under the NRCB thresholds and subject to the County LUB regulations within a Two (2) Mile Limit of the Town of Coronation (*outer edges of green shaded sections on Appendix A – IDP Map*) will be subject to the joint review process.

8) Oil and Gas Operations and ERCB Applications

The existence of oil and gas operations in close proximity to residential developments of either an urban or rural nature pose a slightly less risk of negative impacts as compared to the livestock operations above. As above, the oil and gas operations are under the authority of the Energy Resources Conservation Board as established by the Oil and Gas Conservation Act. There is potential for conflict within the Fringe Area for existing oil and gas facilities as well as the development of new facilities and operations.

This plan will request the ERCB to consider the placement and alignment of such facilities in accordance with the growth areas as identified within the IDP Fringe Area in such a manner to not impede future growth of the Town. Further the Town and the County will jointly respond to any ERCB notification of oil and gas development that is inconsistent with this IDP.

9) Intermunicipal Initiatives, Services, and Collaboration

The Town and County have a strong history of intermunicipal cooperation and have undertaken a number of intermunicipal initiatives and programs together for the benefits of their residents and the overall region. Below is a listing of the many services (and their related agreements) that are provided either by a jointly cooperated service, or by one or the other municipalities on behalf of the region and the mutual benefits arising from:

Disaster Services Mutual Aid	East Central Ambulance Association
Fire Services Agreement	East Central 911 Call Center
County Recreation Grants	Coronation Municipal Library
Coronation and District FCSS	Paintearth Economic Partnership Society
Palliser Regional Planning Services	Physician Recruitment and Retention
Paintearth Regional Waste	Shared Water Reservoir and Transmission Line
Coronation/Consort Victim Services	Paintearth Community Adult Learning Council

10) Plan Administration

The Town and County will work together to implement and monitor this plan, with the County performing the administrative work due to the fringe area all being County lands and potential developments.

a) Referral Process for Applications Abutting Fringe Area

The referral areas for each municipality will be as follows:

The Town will refer to the County for comment all development permit, subdivision or other planning applications that are directly adjacent or abut to the Fringe Area.

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b) Adjudication Process for Applications within Fringe Area

The IDP calls for the joint review of all subdivision, development, and planning applications within the Fringe Area. The particulars of the review process include the following:

- 1) Joint review committee would adjudicate all development permit and subdivision applications within the fringe area, as well as extensive agricultural operation applications within a 2 mile radius.
- 2) Joint review committee would include 1 administrative member and 2 elected officials from each municipality
- 3) Permits would be issued by the County as long as the Fringe Area is still within County jurisdiction
- 4) Appeals to decisions from joint review committee would be forwarded onto a joint Subdivision and Development Appeal Board consisting of 1 councillor from each municipality and 3 people jointly appointed from at large within either or both municipalities
- 5) Each municipality will retain its right to appeal any developments as per the MGA
- 6) Timelines for all such reviews to be in accordance with the respective LUB for the land's jurisdiction

c) Dispute Resolution Process

This is a mandatory component of the IDP as per the MGA. While the intent is to avoid municipal appeals of decisions to the joint SDAB, an irresolvable split within the joint review committee, or proceeding to an appeal to the MGB, there may be issues or applications that still need to be administered. Where the joint review committee is unable to render a decision the following process will occur in respect to the decision:

- 1) A meeting of joint review committee with CAO's of each municipality. If unable to render a decision then
- 2) A meeting of Councils of both Town and County less the individual Councillors who sit on the joint SDAB. If unable to render a decision then

- 3) A meeting of Councils of both Town and County less the individual Councillors who sit on the joint SDAB facilitated by a member of the Alberta Arbitration Society. If unable to render a decision then
- 4) The processing municipality may proceed as it chooses and the other municipality shall pursue relevant avenues of appeal available to it.
- 5) Third parties may appeal decisions on subdivisions or development permits to the joint SDAB, or MGB in accordance to MGA.

d) Implementation, Review, Amendments and Repeal of IDP

This is a mandatory component of the IDP as per the MGA. The IDP is seen as a living document, in that it is open to review, amendment and effect without term as per the noted details below:

- 1) The IDP will be an indefinite plan with no set termination date
- 2) Upon adoption the IDP will supercede previous policies, studies or resolutions for the Fringe Area contained within.
- 3) The IDP will be reviewed annually together by both municipality's CAOs with development staff for possible amendments, which may be suggested at any time from the joint review committee
- 4) Amendments to the IDP require approval from both councils and must follow the amending process as required by the MGA
- 5) Repealing the IDP or withdrawing from it requires both municipalities to go through the Dispute Resolution Process steps 1-3.
- 6) All other planning documents by both municipalities will be reviewed and amended to conform with the content of the IDP and shall not be in conflict. Should any contradictory issue arise, the IDP will be the authoritative planning document of reference.