

BYLAW NO. 1643

A Bylaw of the Municipal District of Wainwright No. 61 in the Province of Alberta for the purpose of adopting an Intermunicipal Development Plan for the Village of Edgerton and Municipal District of Wainwright No. 61.

WHEREAS:

The Municipal Government Act, R.S.A. 2000, c. M-26, as amended, ("the Act") requires two or more councils of municipalities that have common boundaries to adopt an Intermunicipal Development Plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary;

AND WHEREAS:

An Intermunicipal Development Plan has been prepared for the Village of Edgerton and the Municipal District of Wainwright No. 61, based on public input and studies of land use, development and other relevant data;

AND WHEREAS:

The Council of the Municipal District of Wainwright No. 61 has determined that it wishes to adopt an Intermunicipal Development Plan with the Village of Edgerton;

NOW THEREFORE:

The Council of the Municipal District of Wainwright No. 61 duly assembled, hereby enacts as follows:

1. That the Intermunicipal Development Plan between the Municipal District of Wainwright No. 61 and Village of Edgerton, as attached, and forming part of this bylaw, is hereby adopted.
2. This Bylaw may be cited as "Village of Edgerton & MD of Wainwright Intermunicipal Development Plan."
3. This Bylaw may be amended by Bylaw in accordance with the Municipal Government Act, R.S.A. 2000, c. M-26, as amended.
4. Should any provision of this Bylaw be found invalid, the invalid provision shall be severed and the remaining Bylaw shall be maintained.

REPEALS:

5. Bylaw 1520, the Municipal District of Wainwright No. 61 and Village of Edgerton Intermunicipal Development Plan, is hereby repealed

Read a first time this 15th day of October, A.D., 2019.




Reeve



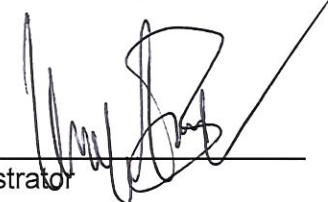
Municipal Administrator

Following a public hearing on this 17th day of December, A.D., 2019.

Read a second time this 17th day of December, A.D., 2019.

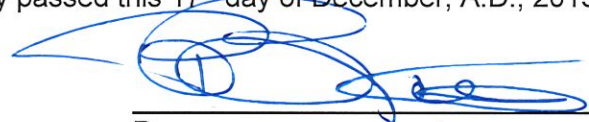


Reeve




Municipal Administrator

Read a third time and finally passed this 17th day of December, A.D., 2019.



Reeve



Municipal Administrator

VILLAGE OF EDGERTON & MD OF WAINWRIGHT

Intermunicipal Development Plan

30 SEPTEMBER 2019

VILLAGE OF EDGERTON BYLAW #09-19

MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61 BYLAW #1643

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1. Introduction

1.1 PLAN HISTORY

The 2019 Village of Edgerton & MD of Wainwright Intermunicipal Development Plan replaces the 2011 Intermunicipal Development Plan adopted by the Village and the MD. This new Intermunicipal Development Plan was prepared to ensure that the plan was current with the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, and that it reflects the current development and regulatory environments affecting lands within the Plan Area.

1.2 PURPOSE OF THE PLAN

An Intermunicipal Development Plan (IDP) is a high level, land management plan prepared by two (or more) municipalities that share a common border. The purpose of the IDP is to provide an overview of the anticipated future growth pattern within the plan area by identifying a future development concept and land use policies affecting areas of mutual interest adjacent to the boundary of the Village of Edgerton. The plan also includes reasonable and coordinated processes for communication, referral, and dispute resolution to reduce the possibility of future land use conflicts and enable proactive planning in the areas of infrastructure and economic development.

This IDP is a joint plan between the Village of Edgerton and the MD of Wainwright. The IDP shall form part of an Intermunicipal Collaboration Framework shared between the two municipalities, as required by the Municipal Government Act, R.S.A. 2000, c. M-26, as amended.

The Village of Edgerton (the Village) and the Municipal District of Wainwright No. 61 (the MD) recognize that both municipalities are equal and have a right to growth and development. Policies within this IDP are not intended to nor shall be interpreted as fettering either Council's discretion or autonomy. Both municipalities have agreed that a negotiated IDP is the preferred method of addressing intermunicipal land use planning issues within the Plan Area and that an IDP represents the best opportunity for a continuing cooperative working relationship.

The municipal policy framework for the preparation of an IDP is contained within the Village and MD's respective Municipal Development Plans (MDPs). The Village of Edgerton MDP contains policies regarding intermunicipal planning and cooperation. The MD's MDP contains intermunicipal policies and establishes that urban municipalities shall be consulted on proposed developments near their municipal borders. It is anticipated that when more detailed planning is undertaken within the plan area, future planning documents shall be consistent with the policies within this plan.

1.3 PLAN ORGANIZATION

The Village of Edgerton and MD of Wainwright Intermunicipal Development Plan (the IDP) has been organized into four sections (and three appendices):



INTRODUCTION includes the purpose of the plan, the plan organization, legislative requirements for an IDP, relationships to other plans and frameworks, plan principles, information about the Wainwright Region, and information about the Plan Area.



FUTURE LAND USE AND GROWTH includes the IDP Future Land Use Concept, and policies respecting residential, commercial/industrial, and public use development.



WORKING TOGETHER addresses the Intermunicipal Planning Committee, intermunicipal communication, circulation and referral procedures, plan amendment and repeal, dispute resolution, dispute resolution processes, and annexation.



MAPS includes the plan boundary map, the future land use concept map, and the referral area map. These maps correspond to policies in the plan, and are intended to aid in intermunicipal decision making between the Village of Edgerton and the MD of Wainwright.



APPENDIX A is a map that identifies major development considerations in the Plan Area. This map is not approved as part of this plan. It is intended to aid the municipalities' Councils, Administrations, and the Intermunicipal Planning Committee with addition information about physical and environmental features within the Plan Area. As such, it may be updated from time to time as additional data becomes available.



APPENDIX B is a list of acronyms used in this plan intended to assist the reader.



APPENDIX C is a list of definitions for key words used in this plan, intended to aid the Intermunicipal Planning Committee and the participating municipalities in decision making.

1.4 LEGISLATIVE REQUIREMENTS

The requirements for a Intermunicipal Development Plan are outlined in Section 631 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (the *Act*), which reads:

"631 (1) Two or more councils of municipalities that have common boundaries that are not members of a growth region as defined in Section 708.01 must, by each passing a bylaw in accordance with this Part or in accordance with Sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.

(2) An intermunicipal development plan

(a) must address:

- (i) the future land use 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 coordination of intermunicipal programs relating to the physical, social and economic development of the area,
- (v) environmental matters within the area, either generally or specifically, and
- (vi) any other matter relating to the physical, social or economic development of the area that the councils consider necessary, and

(b) must include:

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

The Village of Edgerton & MD of Wainwright Intermunicipal Development Plan is consistent with requirements for intermunicipal collaboration and Intermunicipal Development Plans identified within the *Act*.

1.5 RELATIONSHIP TO OTHER PLANS

1.5.1 North Saskatchewan Regional Plan

In addition to the *Act*, the North Saskatchewan Regional Plan (NSRP) is currently being prepared by the Province of Alberta and is expected to come into effect in the next few years. The Village of Edgerton and the MD of Wainwright are located entirely within the North Saskatchewan Regional Plan area. The North Saskatchewan Region is bordered by Saskatchewan to the east and the Red Deer Regional Plan area to the south.

The NSRP will use a cumulative effects management approach to set policy direction for municipalities to achieve environmental, economic, and social outcomes within the North Saskatchewan Region. The NSRP applies to all Wainwright Region municipalities as they are within the North Saskatchewan Region.

Pursuant to section 13 of the *Alberta Land Stewardship Act*, S.A. 2009, c. 26.8, as amended (ALSA), regional plans are legislative instruments. Pursuant to section 15(1) of ALSA, the Regulatory details of the NSRP are enforceable as law and bind the Crown, decision makers, local governments and all other persons while the remaining portions are statements of policy to inform and are not intended to have binding legal effect.

The Alberta Land Use Framework sets out an approach to managing public and private lands and natural resources to achieve Alberta’s long-term economic, environmental, and social goals. The Land Use Framework establishes the Alberta government’s model for the NSRP and other regional plans, and identifies three desired outcomes:

- A healthy economy supported by our land and natural resources;
- Healthy ecosystems and environment; and
- People-friendly communities with ample recreational and cultural opportunities.

The participating municipalities have worked closely to ensure that the IDP has been developed in a manner that adheres to the intended purpose of the regional plans, as identified in the Alberta Land Use Framework.

1.5.2 Intermunicipal Collaboration Framework

All municipalities in Alberta are required to adopt an Intermunicipal Collaboration Framework (ICF) with each municipality they share a common border with. Intermunicipal Development Plans are a required component of all Intermunicipal Collaboration Frameworks.

The Village of Edgerton & MD of Wainwright Intermunicipal Development forms part of an Intermunicipal Collaboration Framework shared between the two municipalities. This IDP and the ICF were developed concurrently; the policies, processes, and vision for the future in both documents are consistent and support one another.

1.5.3 Municipal Development Plan

A Municipal Development Plan (MDP) is a statutory plan that guides the future growth and development of a municipality. The MDP sets the vision on how to accommodate this growth responsibly and serves as an important decision-making tool for Council, administration, and all stakeholders.

The participating municipalities respect that both municipalities will identify their individual visions and priorities for future land use growth and development through their respective Municipal Development Plans. However, this plan notes that the Municipal Development Plans of the Village of Edgerton and the MD of Wainwright support strong regional collaboration through the implementation of an IDP.

All MDPs must be consistent with an approved IDP; the policies and future land use concept of the Village of Edgerton & MD of Wainwright Intermunicipal Development Plan are consistent with the Village of Edgerton Municipal Development Plan and the MD of Wainwright Municipal Development Plan.

1.5.4 Area Structure Plans/Area Redevelopment Plans

Area Structure Plans (ASP) and Area Redevelopment Plans (ARP) are statutory plans adopted by a municipality. They provide a policy framework for future subdivision and development for a particular area at a local level. They provide land use, access, and servicing policy direction for specific neighbourhoods or areas of a municipality. An ASP or an ARP must be consistent with an approved IDP and MDP.

Currently, there are no approved ASPs or ARPs in the IDP area.

1.5.5 Planning Hierarchy

The chart on the following page identifies how an IDP relates to other provincial acts and regulations, intermunicipal collaboration efforts, statutory plans, and planning processes.

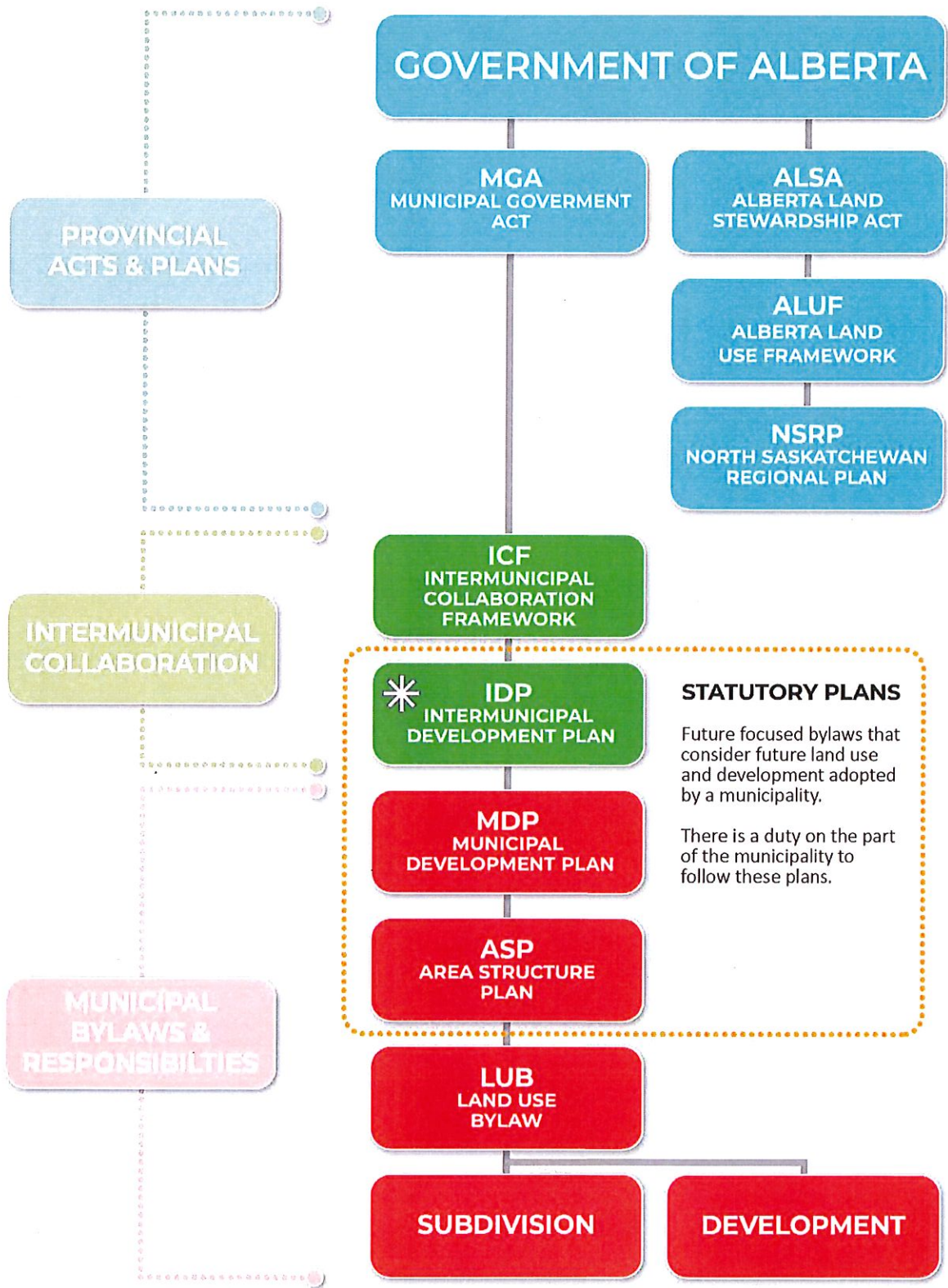


Figure 1: Planning Hierarchy

1.6 PRINCIPLES OF THE INTERMUNICIPAL DEVELOPMENT PLAN

The Village of Edgerton & MD of Wainwright Intermunicipal Development Plan was developed based on a set of principles identified by the Intermunicipal Planning Committee. These include:

1. Maintain open, fair, and honest communication.
2. Promote orderly, economic, and beneficial land development to minimize the amount of agricultural land converted to other land uses prematurely.
3. Support appropriate levels of urban expansion within the Village and orderly, timely, and agreed upon urban annexation when necessary.
4. Identify compatible and complementary land uses within the IDP area to ensure that future development is mutually beneficial and compatible.
5. Develop land use policies that support mutually beneficial economic development.
6. Effectively coordinate transportation systems and the protection of required land for future road, rail, and trail network developments.
7. Ensure that future sites for schools and recreation areas are protected.
8. Identify and protect environmentally sensitive features.
9. Provide for effective IDP administration and implementation mechanisms.

1.7 ABOUT THE WAINWRIGHT REGION

The Wainwright Region includes: the Municipal District of Wainwright No. 61, the Town of Wainwright, the Villages of Irma, Chauvin, and Edgerton, and three hamlets. The region has a total population of 12,040. There are 4,479 within the MD of Wainwright, 6,270 in the Town of Wainwright, and 1,291 in the three Villages (according to the 2017 Municipal Census).

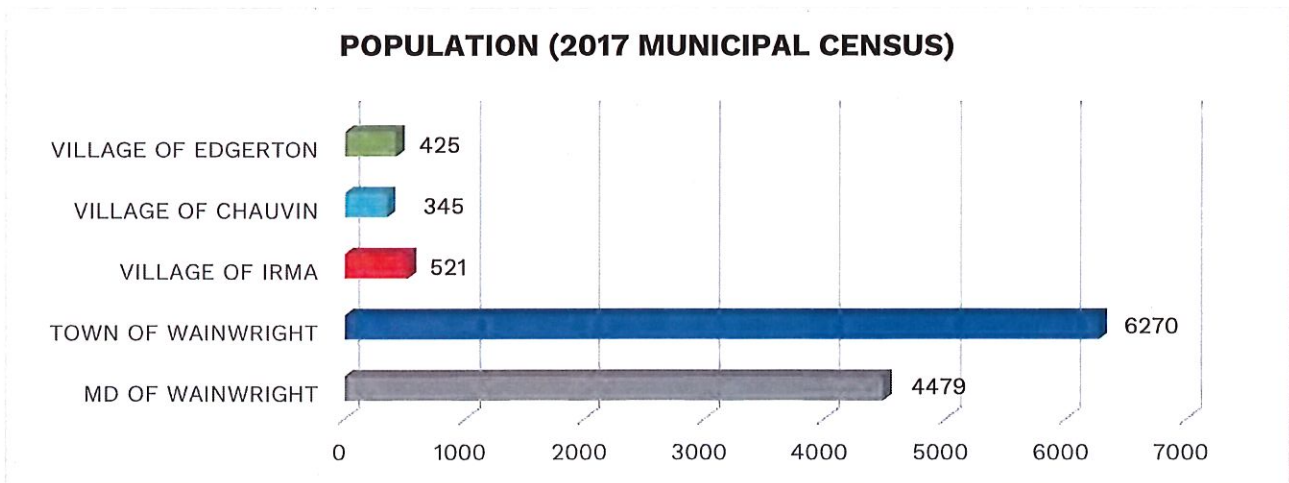


Figure 2: Wainwright Region Population

The Wainwright Region is positioned at the eastern edge of central Alberta along the Saskatchewan border, a two hour drive from the City of Edmonton. The region is bisected by Highway 41, (the Buffalo Trail, north-south) and Highway 41 (the Poundmaker Trail, east-west). **Map 4 – Regional Location** identifies the location of the IDP area within the Wainwright Region.

Canadian Forces Base (CFB) Wainwright is a significant feature in the region. Encompassing 58,300 hectares (144,062 acres) of land south and southwest of the Town of Wainwright, CFB Wainwright is a significant employment base and land use consideration.

Oil and gas exploration and development is found throughout the Wainwright Region. Large and small scale agricultural operations are also found throughout the Wainwright Region, serving as an important connection to the region's cultural identity as a rural community. Aggregate exploration and extraction is also a major natural resource industry in the Wainwright Region, as many lands adjacent to local waterbodies and watercourses contain sand and gravel deposits.

The Wainwright Region is home to several significant waterbodies and watercourses, including the Battle River, Ribstone Creek, and Grattan Creek/Coulee. There are provincially-recognized environmentally significant areas, natural areas, historically significant areas, and regionally significant wetlands, waterbodies, and watercourses providing area of interest and ecological value to the Region.

1.8 ABOUT THE PLAN AREA

The Plan Area of the Village of Edgerton & MD of Wainwright Intermunicipal Development Plan is established on **Map 1 – Plan Boundaries**.

The Plan Area was determined by the Village of Edgerton & MD of Wainwright Intermunicipal Planning Committee. The Plan Area generally follows a 0.4 to 1.6 kilometre (0.25 to 1.0 mile) radius around the Village of Edgerton, with local quarter section lines used to provide a delineated border. In total, the Plan Area constitutes over 1,317 hectares of land (including the Village of Edgerton).

1.8.1 Transportation

Within the Plan Area, there are two major transportation routes: (1) Highway 610, which runs east-west through the Plan Area and through the Village of Edgerton, and (2) Highway 894 which runs north through the Plan Area from the Village of Edgerton to Highway 14. Intersections with Highways 610 and 894 near and in the Village of Edgerton form very important intersections for travellers in the Plan Area. The Village of Edgerton is approximately 25 kilometres west of the Village of Chauvin and 40 kilometres east of the Town of Wainwright. These intersections are identified on the **Development Considerations Map in Appendix A**.

A rail right-of-way is located in the Plan Area, which runs southeast through the Village of Edgerton on the south side of Highway 610. Rail is a vital component to regional oil and gas development in the Wainwright Region and central Alberta. Rail traffic is increasing throughout the region, and the rail line is expected to be twinned throughout the MD in the next couple of years.

1.8.2 Development

Development Considerations identified in this section are shown on the **Development Considerations Map in Appendix A**. The majority of land within the Plan Area outside of the Village of Edgerton is currently used for agricultural and rural residential purposes. There are no multi-lot country residential subdivisions (developed or approved for development) within the MD of Wainwright portions of the Plan Area. In the northwestern portion of the Plan Area, there is oil and gas wellsite and pipeline infrastructure; setbacks from the well sites established by the Alberta Energy Regulator further limit how this area may develop in the future.

There is an operating sewage lagoon in the Village of Edgerton. The Province of Alberta requires a 300 metre setback for some land uses from the working area of lagoons or waste management sites, unless a variance has been granted by the Province. This setback applies to a range of land uses including: residential developments, food sales and preparation, and educational facilities. The 300 metre setback from the lagoon does not directly affect lands within the Plan Area; however, lands within in the Plan Area along the northern boundary of the Village are directly adjacent to lands in the Village that fall within in the 300 metre setback area.

The Edgerton Cemetery is located within the Plan Area south of the Village and is a significant local historic feature of the community.

According to the 2017 Municipal Census, the Village of Edgerton has a population of 425. From 2011 to 2017, population increased by 34%, based on the data from Statistics Canada. The Municipal Census indicates more gradual growth, nevertheless, the Village is experiencing strong growth for a municipality of its size in East-Central Alberta. The Village's population can vary from year to year, as oil and gas employment opportunities change. However, the overall trend is for growth.

1.8.3 Natural Environment and Historic Resources

Several wetlands, waterbodies, and watercourses can be found in the Plan Area. These significant features support local ecosystems in the Wainwright Region.

There are no lands within the Village or the IDP Plan Area that have been identified as provincially recognized Environmentally Significant Areas. However there are Environmentally Significant Areas just south of the IDP area boundary that are noted for:

1. Containing areas with ecological integrity which includes intact, connected landscapes of a large enough area to enable connectivity and promote species diversity & richness, abundance and population viability; and
2. Containing areas that contribute to water quality and water quantity and includes: rivers, streams wetlands and lakes.

The Ribstone Creek Heritage Rangeland Natural Area is located within and adjacent to the southeastern portion of the IDP area. This provincially significant Natural Area is a diverse complex of sand plains, active dunes, calcareous fens and riparian wetlands. Lands within the Natural Area preserves habitat for numerous breeding birds and includes sharp-tailed grouse dancing grounds.

ESAs and the Ribstone Creek Heritage Rangeland Natural Area are identified on the **Development Considerations Map in Appendix A**.

The lands within and adjacent to the Plan Area that are within the Ribstone Creek Heritage Rangeland Historic Resources have also been identified by the Historic Resources Management Branch of Alberta Culture, Multiculturalism and the Status of Women within (and adjacent to) the Plan Area.

These Historic Resources are categorized as archeological resources. This area is identified having a value of "5", which indicates that the site is "believed to contain a historic resource." This area is identified on the **Development Considerations Map** in **Appendix A**.

2. Future Land Use and Growth

2.1 FUTURE LAND USE CONCEPT

The IDP identifies the preferred location for future growth and development that support the plan goals. To identify preferred future land use areas the following data was carefully considered:

- existing opportunities and constraints to development within the Plan Area relating to the physical characteristics of the area including: significant environmental features and topography;
- the location of existing municipal services, roadways, regional infrastructure; and
- the location of existing land uses.

Policies for specific land uses in the Plan Area are provided for in the subsequent subsections. These policies are intended to support the following goal and the future land use concept developed for this Plan.

GOAL	To ensure that future land use and development within the Plan Area allows for the orderly and efficient growth of the Village of Edgerton, and capitalizes on economic advantages within the Wainwright Region.
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1. The Future Land Use Concept for the Village of Edgerton & MD of Wainwright Intermunicipal Development Plan is illustrated on **Map 2 – Future Land Use**. Development within the Plan Area shall be consistent with the policies in this section.
2. **Map 2 – Future Land Use** identifies the preferred future development pattern within the Plan Area, and three land use areas. The purpose of these land use areas is:

AGRICULTURE	To support small and large scale agricultural operations and rural residences that are compatible with nearby urban development in the Village of Edgerton.
RESIDENTIAL	To support planned residential development that utilizes piped municipal/regional infrastructure, including water, sanitary, and stormwater services.
COMMERCIAL/ INDUSTRIAL	To support and promote commercial and industrial development that supports economic development in the Village of Edgerton and the Wainwright Region.

2.2 GENERAL LAND USE AND DEVELOPMENT

1. Policies in this section apply to all lands within the Plan Area.
2. Future subdivision and development shall be in accordance with this plan. Major deviations to the plan's policies shall require an amendment to this plan. Where discretion is provided for within the plan policies the approving authority may exercise their discretion. At no time shall an approving authority issue a decision that is inconsistent with the intent of this plan's policies.
3. Where an Area Structure Plan or Outline Plan is required, affecting land within the Plan Area, the ASP (or Outline Plan) shall be accompanied by the preparation of the following:
 - a. Water and Wastewater Servicing Plans;
 - b. Geotechnical Report;
 - c. Phase I Environmental Assessment;
 - d. Stormwater Management Plan;
 - e. Wetland Assessment;
 - f. Traffic Impact Assessment; and
 - g. Any other studies required by the MD or Village (according to jurisdiction) approving authorities to determine the suitability of the site for the proposed use, and may include a Historical Resources Impact Assessment, a Biophysical Report, a Water Report, and/or a Slope Stability Assessment.
4. The development of residences, food sales and preparation establishments, and educational facilities shall not be permitted within the required setback areas from a landfill or lagoon as identified within the *Subdivision and Development Regulation* unless a variance has been granted by Alberta Environment and Parks.
5. Confined feeding operations/intensive livestock operations requiring registrations or approvals and manure storage facilities requiring authorization under the *Agricultural Operations Practices Act*, R.S.A. 2000, c. A-07, as amended, shall be discouraged within the Plan Area.
6. Public uses (e.g. golf courses, parks, trails, places of worship, etc.) may be permitted at the discretion of the MD of Wainwright, on lands designated Agriculture, Residential, or Commercial/Industrial on **Map 2 – Future Land Use**.
7. Public uses that may be suitable for the Plan Area are limited to the permitted and discretionary uses listed in the applicable district within the Village's or MD's Land Use Bylaw.
8. Where a proposed public use would be more suitable to locate in an urban area (and/or be connected to municipal services), the proponent shall be encouraged to locate the proposed public use in the Village of Edgerton.

9. Public uses should be developed in a manner that is compatible with surrounding land uses and minimize impacts related to traffic, parking, and noise.
10. To encourage regional competitiveness, The Village of Edgerton and the MD of Wainwright agree to cooperate and may explore opportunities to develop design guidelines to ensure public and private developments along the Highway 610 Corridor are of a high quality and aesthetically pleasing given the role of Highway 610 as the gateway to the Village of Edgerton. These design guidelines may address: architectural treatments, setbacks, berming, screening of parking and yard storage, access management, landscaping, and signage.

2.3 AGRICULTURE

The Agriculture Area applies to land within the Plan Area that is currently used for agricultural purposes and limited acreage development. It is anticipated that land use within this area shall continue to be predominately agriculture oriented.

GOAL

To support existing agricultural operations and rural residences that are compatible with adjacent urban development in the Village of Edgerton

1. Policies within this section apply to lands identified in the Agriculture Area on **Map 2 – Future Land Use**.
2. Agricultural operations in the Plan Area shall be protected from encroachment by conflicting land uses and developments.
3. Land uses suitable for this area shall be those uses listed as permitted or discretionary in the MD of Wainwright’s Land Use Bylaw, excluding new Confined Feeding Operations, which shall not be allowed.
4. New multi-lot country residential subdivisions or developments shall not be allowed in the Agriculture Area unless an area structure plan or outline plan is approved by the MD that identifies:
 - a. Proposed future land uses;
 - b. Potential residential density (at full build out);
 - c. The transportation and servicing plan for the area.
5. The MD shall encourage multi-lot country residential development to be located on lower capability agricultural land.
6. Multi-lot country residential development shall not be allowed on lands that are subject to or subsidence or high water tables which would make the site hazardous or unsuitable for the construction of a dwelling.
7. Multi-lot country residential development may be allowed only after an amendment to the MD’s Land Use Bylaw, placing the lands affected by the proposed subdivision or development into an appropriate Residential District.

8. Multi-lot country residential redistricting and subdivision applications shall include information which identifies potential conflicts with existing (or planned) agricultural, commercial, and industrial operations, and shall indicate, to the satisfaction of the Municipal District, how these potential conflicts shall be resolved or mitigated prior to application approval.
9. Subdivision and development of single lot country residential uses may be allowed as provided for in the Controlled Urban Development District in the MD's Land Use Bylaw.

2.4 RESIDENTIAL

Land within the Residential Area is generally intended for urban residential development. For this purposes of this plan, urban residential development is considered to be municipally serviced; connected to municipal water, sanitary, and stormwater management systems.

GOAL	Future urban residential development that utilizes available local infrastructure and accommodates the needs of existing and future residents in the Village of Edgerton.
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1. Policies within this section shall apply to lands identified in the Residential Area on **Map 2 – Future Land Use**.
2. New multi-lot residential subdivisions and/or developments shall not be allowed in the Residential Area unless an area structure plan or outline plan is approved by the MD that identifies:
 - a. Proposed future land uses;
 - b. Proposed residential density (at full build out); and
 - c. Transportation and servicing plan for the area.
3. Land within the Residential Area shall be developed in a predominately residential neighbourhood form, with a mixture of residential densities, park and recreational uses, and may include as part of the neighbourhood some small-scale neighbourhood-oriented commercial uses.
4. Undeveloped land within the Residential Area shall be buffered from uses that may have negative effects on future urban development by virtue of odour, heat, vibration, visual impact, noise or light. This requirement shall not apply to such effects that arise in the course of normal, extensive agricultural operations.
5. New residential development in the Residential Area shall be connected to municipal water, wastewater, and stormwater systems developed to a standard acceptable to the Village of Edgerton. However, if the Village has indicated they have no objections, the MD may approve a development with on-site services until such time that services become cost effectively available.

6. Where serviced developments are proposed, approval of the development or subdivision shall include a condition requiring the proponent to enter into a development agreement with the municipality (or, municipalities) providing the service(s).

2.5 COMMERCIAL/INDUSTRIAL DEVELOPMENT

The Commercial/Industrial area identifies lands within the Plan Area intended for future commercial and/or industrial development.

GOAL

Commercial and industrial developments in the Plan Area support the long-term economic sustainability of the Village of Edgerton and the MD of Wainwright.

1. Policies within this section shall apply to lands identified in the Commercial/Industrial Area on **Map 2 – Future Land Use**.
2. The municipalities shall work together to promote and support regional economic development initiatives and developments that are beneficial to both municipalities. Land use policies within the section shall support and encourage regional economic development.
3. In order to facilitate mutually beneficial commercial and industrial development, cost and municipal property tax sharing agreements may be negotiated affecting lands and development in the Plan Area. Agreements shall be fairly negotiated in a manner that is equitable, and beneficial to both municipalities.
4. Lands designated Commercial/Industrial may develop in a wide range of commercial or industrial uses. Land uses that may be suitable for the area are limited to the permitted and discretionary uses listed in the commercial and industrial land use districts of MD's Land Use Bylaws, with the exception of heavy industries.
5. The MD of Wainwright may require the approval of an Area Structure Plan or Development Concept Plan prior to the approval of any amendment to the Land Use Bylaw to allow a substantial commercial or industrial development within the Plan Area.
6. The following factors shall be considered by the Village of Edgerton, the MD of Wainwright, and the Intermunicipal Planning Committee when considering proposals for commercial or industrial redistricting, subdivision or development:
 - a. The desirability of proposed services to motorists;
 - b. Highway access to the development and the impact of the development on through traffic;
 - c. Impacts on municipal and provincial roadways and intersections;
 - d. The utilization of service roads;
 - e. Compatibility with adjacent land uses; and

- f. Compliance with applicable provincial regulations and requirements.

2.6 UTILITIES AND SERVICING

GOAL	Municipal and regional services are cost effectively and consistently designed to ensure safe and efficient service delivery.
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1. Policies in this section shall apply to all lands within the Plan Area.
2. Proposed servicing plans accompanying new multi-lot subdivisions shall be circulated to the Village for review and comments prior to the issuance of a decision.
3. Developments outside of the Village boundaries **shall not** connect to the Village's infrastructure system unless:
 - a. the land is annexed; or
 - b. otherwise agreed to by the Village and MD.
4. Development on existing vacant parcels of land within the urban expansion area may utilize private, onsite services (water and wastewater systems (including cistern, wells, and hauling (for water) and pump out/holding tanks, and septic fields (for wastewater)), until such time as the lands are annexed and/or water and wastewater transmission lines are extended to the area, under the following conditions:
 - a. the developer shall enter into a deferred servicing agreement with the MD or Village, which shall be registered by caveat on title; and
 - b. potable water and private sewage disposal systems must be designed and constructed to satisfy provincial requirements including (but not limited to) the *Water Act*, R.S.A. 2000, c. W-3, as amended, and the *Private Sewage Disposal Regulations*, AR 229/1997.
5. For developments requiring or proposing to require municipal water and wastewater services, the Village and MD agree to enter into a joint servicing agreement for said services. For developments requiring or proposed to require water and wastewater services from the Village, the MD shall submit the relevant portions of the development agreement, including full details on the water and wastewater servicing standards and anticipated volumes, for the Village's review and approval.
6. Provisions shall be made to control stormwater runoff to predevelopment rates. The number of stormwater management facilities in the Plan Area should be minimized in order to control ongoing operational and maintenance costs and consumption of developable lands. Any proposals for the development of a stormwater management facility within the Plan Area shall be referred by the municipality with jurisdiction to the other municipality for comment.
7. Best management practices should be utilized as measures to control stormwater quality. The incorporation of Low Impact Development measures for the control of surface water and storm water shall be encouraged.

8. The Village and MD acknowledge that the future development within the Plan Area is dependent on access to water and wastewater services, and the Village and MD agree to work together to ensure the corridors for these services are protected.
9. The Village and MD shall encourage future developments in the Plan Area to utilize existing utility corridors where possible to minimize the fragmentation of the landscape and to lessen future development constraints.
10. Franchise utilities providing services to the Plan Area shall be notified of long term planning to ensure continuity in service delivery.

2.7 TRANSPORTATION

GOAL

To develop and maintain a safe and efficient transportation network within the Plan Area.

1. The Village and MD shall work together (and in collaboration with Alberta Transportation) to ensure the transportation network is safe, efficient, and well maintained to service the residents and businesses within the Plan Area.
2. When subdivisions and substantial developments are approved in the Plan Area, the approving authority shall include, as a condition of approval, the provision of all right-of-way plans and/or agreements required to ensure that long-term transportation and utility services can be provided.
3. New roads within the Plan Area shall be constructed to MD standards. The MD shall have regard for the Village's road design requirements when direct linkages to the Village's transportation system are proposed.
4. The MD of Wainwright shall consult with the Village of Edgerton when approving new haul routes within the Plan Area to mitigate potential conflicts.
5. Dust mitigation may be required as a condition of a development permit approval within the Plan Area.
6. Multi-lot subdivisions shall be required to provide internal road access to each lot.

2.8 NATURAL RESOURCES

GOAL

To promote the development of oil, gas, and aggregate infrastructure in the Plan Area that shall not impede the future growth and development of the Village of Edgerton.

1. Existing local oil, gas, and aggregate extraction infrastructure and facilities are identified on the **Development Considerations Map in Appendix A.**
2. The Village and MD acknowledge the important role that the oil and gas industry has played in the development within the region. The Village and MD shall work with industry stakeholders to ensure that orderly development within the Plan Area is not unduly restricted by the development of new oil and gas infrastructure, including pipelines.
3. The MD shall refer all natural resource referrals to the Village on lands within the Plan Area.

2.9 NATURAL ENVIRONMENT

Known significant environmental features have been identified on the **Development Considerations Map in Appendix A.** Significant environmental features include: waterbodies, watercourses, wetlands, and provincially-recognized environmentally significant areas and historic resource areas.

GOAL

To conserve significant environmental features within the Plan Area that support the region's unique habitat areas and ecosystem processes.

1. The preparation of more detailed planning documents including: Area Structure Plans and outline plans shall include the identification of significant environmental features. Where these areas are identified, new development shall be designed to avoid the area(s). If avoidance is not possible, then the proponent shall be required to take measures to mitigate the impacts from the development on the area and features.
2. Redistricting applications, statutory plan amendments (MDP and IDP), may be required to be accompanied by environmental studies or reports; prepared by a qualified professional, where significant environmental features are present on the affected land.
3. Where not otherwise provided, as part of an approved redistricting application of a detailed plan such as an Area Structure Plan or outline plan, subdivision and development applications may be required to be accompanied by environmental studies or reports; prepared by a qualified professional where significant environmental features are present on the affected land.
4. Significant environmental features shall be delineated at time of subdivision and shall be required by the Subdivision Authority to be dedicated as an Environmental Reserve parcel, Environmental Reserve Easement, or as a Conservation Reserve as provided for in Section 664 of the *Act*.

5. Within the Plan Area, subdivision applicants shall be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended. The full amount of Municipal Reserve owing at time of subdivision shall be provided as a condition of Subdivision Authority approval. Within the Urban Expansion Area, the full amount of Municipal Reserve owing at time of subdivision shall be provided as a condition of Subdivision Authority approval, unless the Village of Irma requests in writing that the Municipal Reserve be deferred.
6. Through the MD of Wainwright Land Use Bylaw, appropriate development setbacks from waterbodies and watercourses shall be enforced.
7. Both municipalities shall recognize and enhance the wide diversity of open space opportunities and seek to identify future partnerships to protect and/or enhance these areas.
8. No development shall be allowed in areas that are prone to flooding, erosion, landslides, subsidence, or any natural or human induced hazards. Development on or in proximity to steep escarpments, steep or unstable slopes may be considered only if recommended by a geotechnical study prepared by a qualified professional and if adequate setbacks are provided to the satisfaction of the approving authorities.

3. Working Together

3.1 INTERMUNICIPAL PLANNING COMMITTEE

1. The Intermunicipal Planning Committee (IPC) shall be established upon third reading of the Bylaw adopting the Village of Edgerton & MD of Wainwright Intermunicipal Development Plan.
2. The Intermunicipal Planning Committee will not be a decision-making body, but will submit recommendations to the approving bodies of the respective municipalities, striving for consensus as much as possible.
3. The Intermunicipal Planning Committee shall be comprised of:
 - a. Two members of the Council of the Village of Edgerton (voting members);
 - b. Two members of the Council of the MD of Wainwright (voting members);
 - c. The Chief Administrative Officer of the Village of Edgerton, or their designate (non-voting member);
 - d. The Chief Administrative of The MD of Wainwright, or their designate (non-voting member); and
 - e. Consultants, as required by the Committee (non-voting members).
4. The Councils of each municipality may appoint alternative members, should any member not be able to attend an IPC meeting.
5. The Chief Administrative Officers of each municipality may appoint another member of their municipality's Administration to serve as an alternate non-voting member.
6. The IPC shall establish its own rules of procedure, including its own schedule of meetings.
7. Meetings should be called at the pleasure of the IPC chair as required.
8. At minimum, the IPC shall communicate with all members via email on an annual basis to determine if a meeting of the Committee is requested by a member to discuss issues concerning the implementation of the Intermunicipal Development Plan. If no request for a meeting is made, then a meeting of the Intermunicipal Planning Committee shall not be required.
9. The IPC shall not deal with all development matters within the Plan Area. Rather, it shall deal with all matters referred to it in the manner described in **Section 3.6** of this plan.
10. The IPC has the following functions:
 - a. To clarify the intent and interpretation of the Intermunicipal Development Plan;
 - b. To develop specific strategies related to the provision of infrastructure, service provision, cost sharing, etc. for proposed subdivision and development in the Plan Area that reflect the policies and guidelines set out in the Intermunicipal Development Plan;
 - c. To review and comment on applications to amend the Intermunicipal Development Plan;
 - d. To review and comment on development matters referred to the IPC in accordance with **Section 3.6** of this Intermunicipal Development Plan; and

- e. To undertake such other matters as it deems reasonable and as are referred to it by either municipality's Council or Administration.

3.2 COMMUNICATION

1. The Council and Administration of each municipality shall encourage and work to improve intermunicipal communication and cooperation through the implementation for conflict resolution practices and plan amendment policies identified within this plan.
2. The Village and MD shall maintain open lines of communication to provide opportunities to resolve misunderstandings about interpretation and the implementation of the plan's policies.

3.3 CIRCULATION AND REFERRAL

1. The Village of Edgerton and The MD of Wainwright agree that:
 - a. The MD's Subdivision Authority and Development Authority shall notify Village Administration of:
 - i. a proposed Municipal Development Plan, or amendment thereto;
 - ii. a proposed Land Use Bylaw, or amendment thereto;
 - iii. a proposed Area Structure Plan or Outline Plan, or any amendment thereto;
 - iv. all subdivision applications; and
 - v. development permit applications for discretionary useswithin the Referral Area identified on **Map 3 – Referral Area**.
 - b. The Village's Subdivision Authority and Development Authority shall notify MD Administration of:
 - i. a proposed Municipal Development Plan, or amendment thereto;
 - ii. a proposed Land Use Bylaw, or amendment thereto;
 - iii. a proposed Area Structure Plan or Outline Plan, or any amendment thereto;
 - iv. all subdivision applications; and
 - v. development permit applications for discretionary useswithin the Village.
2. Where a referral is required, the referring municipality shall provide complete information concerning the matter to the other municipality's administration. The other municipality (hereinafter referred to as "the responding municipality") shall undertake an evaluation of the matter and provide comments to the administration of the applicant municipality within the timeframe indicated on the referral letter.
 - a. If there is any concern, the two (2) administrations shall discuss the issue and attempt to resolve the matter.

- b. If the administrations resolve the concern, the responding municipality shall formally notify the applicant municipality in writing, and the applicant municipality shall proceed with the processing of the application and the issuance of a decision.
 - c. In the event that the issue is not resolved at the administrative level, the applicant municipality's administration shall refer the matter to the Intermunicipal Planning Committee.
 3. Upon the referral of a matter, the Intermunicipal Planning Committee shall schedule a meeting and the administrations of the Village and MD shall present their positions on the matter to the Committee.
 4. After consideration of a matter, the Intermunicipal Planning Committee may provide the following referral comments:
 - a. Provide suggestions to both administrations with respect to revisions to the matter that should be considered to make it more acceptable to both municipalities;
 - b. If possible, agree on a consensus position of the Committee in support of or in opposition to the matter, to be presented to both municipalities;
 - c. Conclude that no initial agreement can be reached and that a consensus position of the Committee shall not be presented to both municipalities;
 - d. If agreed to by both municipalities, employ a facilitator to help the Committee work toward a consensus position;
 - e. If a matter cannot be satisfactorily resolved following a Committee review, request that a decision in the matter be deferred until the matter can be reviewed by both Councils; and/or
 - f. Undertake any other action it deems reasonable and is available to the municipalities as provided for in Section 690 of the *Act* including appealing a decision or an amendment to a LUB or a statutory plan to the Municipal Government Board..

3.4 ENACTMENT

1. The policies within this plan come into force once the Municipal District of Wainwright No. 61 and the Village of Edgerton have each given third reading to the bylaws adopting the Village of Edgerton & MD of Wainwright Intermunicipal Development Plan.

3.5 AMENDMENT AND REPEAL

1. Annually, the Development Officers of both municipalities and the Intermunicipal Planning Committee shall communicate and (if deemed necessary), meet to determine if any amendments to the Plan are required.

2. If an amendment is deemed necessary by both municipalities then the results of the review shall be presented to both Councils; either jointly or separately; within one month of the anniversary of the adoption of this IDP. The Councils shall determine if any amendments are to be proceeded with and direct municipal administration to commence with a public plan amendment process. If both Councils do not agree that a particular amendment shall proceed, neither municipality shall proceed with that amendment without proceeding to the Dispute Resolution Process included in this IDP.
3. Amendments to this plan may also be initiated by individuals (e.g. residents, development proponents, etc.). When an amendment is proposed by an individual, it shall first be applied for to the municipality in which the subject property lies. If the proposed amendment affects only the text of the IDP, rather than a specific titled area within the plan boundary, the proposed amendment shall be made to both of the participating municipalities concurrently.
4. An amendment to this plan has no effect unless it is adopted by both municipalities by bylaw, in accordance with the *Act*.
5. The IDP shall be comprehensively reviewed every five years, from the date on which the IDP comes into effect, independently or as part of the review of the Intermunicipal Collaboration Framework shared between the Village of Edgerton and The MD of Wainwright.

3.6 DISPUTE RESOLUTION

1. The Village of Edgerton and The MD of Wainwright agree that disputes relating to the Intermunicipal Development Plan shall be restricted to the following:
 - a. Lack of agreement on proposed amendments to the IDP;
 - b. Lack of agreement on any proposed statutory plan, land use bylaw or amendment to either located within or affecting the Plan Area; or
 - c. Lack of agreement on an interpretation of this IDP.
2. Lack of agreement pursuant to **Section 3.6.1** of this IDP is defined as a statutory plan, Land Use Bylaw, or amendment to either that is given first reading by a Council and the other Council deems to be inconsistent with the policies of this IDP or detrimental to their planning interests as a municipality.
3. A dispute shall be limited to the decisions on the matters listed in **Section 3.6.1**. Any other appeal shall be made to the appropriate approving authority or appeal board that deals with that matter.
4. The dispute resolution process may only be initiated by the municipalities' Councils after the referral process has concluded, relating to a dispute regarding a matter listed in **Section 3.6.1**, where no mutually agreed upon resolution has been identified.

5. Once either municipality has received written notice of a dispute, the dispute resolution process must be started within 30 calendar days of the date the written notice was received, unless both Chief Administrative Officers agree otherwise.
6. In the event the dispute resolution process is initiated by the municipality having authority over the matter shall not give any further approval in any way until the dispute has been resolved or the mediation process has been concluded.
7. In the event mediation does not resolve the dispute, the municipality may proceed to adopt the bylaw and in accordance with the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, the other municipality shall have the right to appeal to the Municipal Government Board.

3.7 DISPUTE RESOLUTION PROCESS

1. The process for dispute resolution shall be in accordance with the figure below.



STAGE 1 ADMINISTRATIVE REVIEW – The Chief Administrative Officers of both municipalities (party, or parties) will meet in an attempt to resolve the issue first, within 15 days of a written notice of dispute by one of the municipalities. Failing resolution, the dispute will then be referred to the Intermunicipal Planning Committee. In the event a resolution is not achieved by the 30th day following the first meeting of the Chief Administrative Officer of both municipalities, either party may refer the dispute to the Intermunicipal Planning Committee.



STAGE 2 INTERMUNICIPAL PLANNING COMMITTEE REVIEW – The Committee will convene to consider and attempt to resolve the dispute and forward their recommendation to Council(s). Failing resolution, the dispute will then be referred to mediation. In the event a resolution is not achieved by the 30th day following the first meeting of the Intermunicipal Planning Committee, either municipality may refer the dispute to a mediator.



STAGE 3 MEDIATION – The services of an independent mediator will be retained, with the mediator to present a written recommendation to both Councils. The parties must give the mediator access to all records, documents and information that the mediator may reasonably request. The parties must meet with the mediator at such reasonable times as may be required and must, through the intervention of the mediator, negotiate in good faith to resolve their dispute. All proceedings involving a mediator are without prejudice, and, unless the parties agree otherwise, the cost of the mediator must be shared equally between the parties.



STAGE 4 REPORT - If the dispute has not been resolved within 6 months after the notice is given, the initiating party must, within 21 days, prepare and provide to the other parties a report. The report must contain a list of the matters agreed on and those on which there is no agreement between the parties. The initiating party may prepare a report before the 6 months have elapsed if:

1. the parties agree, or

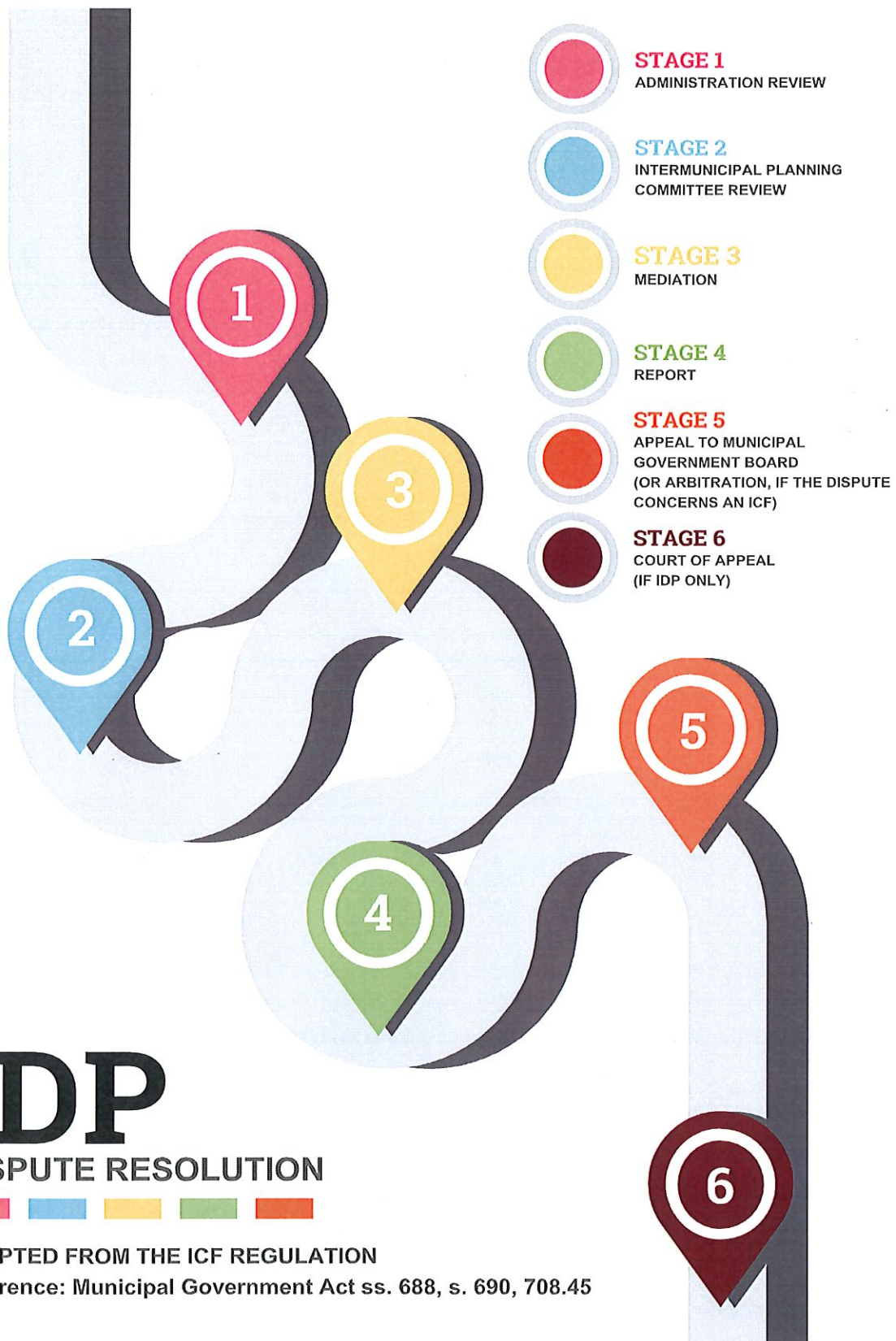
2. the parties are not able to appoint a mediator, as identified in **Section 3.7.3** of this IDP.



STAGE 5 APPEAL TO MUNICIPAL GOVERNMENT BOARD - In the event the mediation process does not resolve the dispute, the municipality may proceed to adopt the bylaw and in accordance with the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, the other municipality will have the right to appeal to the Municipal Government Board.



STAGE 6 COURT OF APPEALS – On a question of law or jurisdiction only.



IDP

DISPUTE RESOLUTION



ADAPTED FROM THE ICF REGULATION

Reference: Municipal Government Act ss. 688, s. 690, 708.45

3.8 ANNEXATION

1. The MD recognizes and agrees that in the future, the Village may need additional land to grow to accommodate urban residential, institutional, and commercial development pressures. The MD may support annexations that provide the Village with 20 years of projected and planned urban growth that utilizes Village utility services.
2. The Village and the MD agree that planned urban expansion by the Village shall occur on lands identified in the IDP as Urban Expansion on **Map 1 – Plan Boundaries**.
3. In considering subdivision and development proposals in the Urban Expansion Area, the MD's Subdivision Authority and Development Authority shall ensure the proposed subdivision and/or development conforms to the intent of **Map 2 – Future Land Use** and the land use policies contained herein.
4. The annexation process may be initiated by the Village through the preparation of a Growth Study and in accordance with the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended. The Village and MD shall endeavour to reach an intermunicipal agreement on the annexation prior to submitting the annexation application to the Municipal Government Board.
5. Any Growth Study prepared in support of an annexation application supported by the Village shall address the following questions:
 - a. Does the annexation proposal encompass lower capability agricultural land? If not, is the expansion onto high capability agricultural land justified in light of existing growth direction options?
 - b. Has the urban centre planned its future land use and development through a municipal development plan or similar planning document?
 - c. Is the annexation required or does the urban centre have sufficient land within its boundaries to accommodate anticipated growth and development?

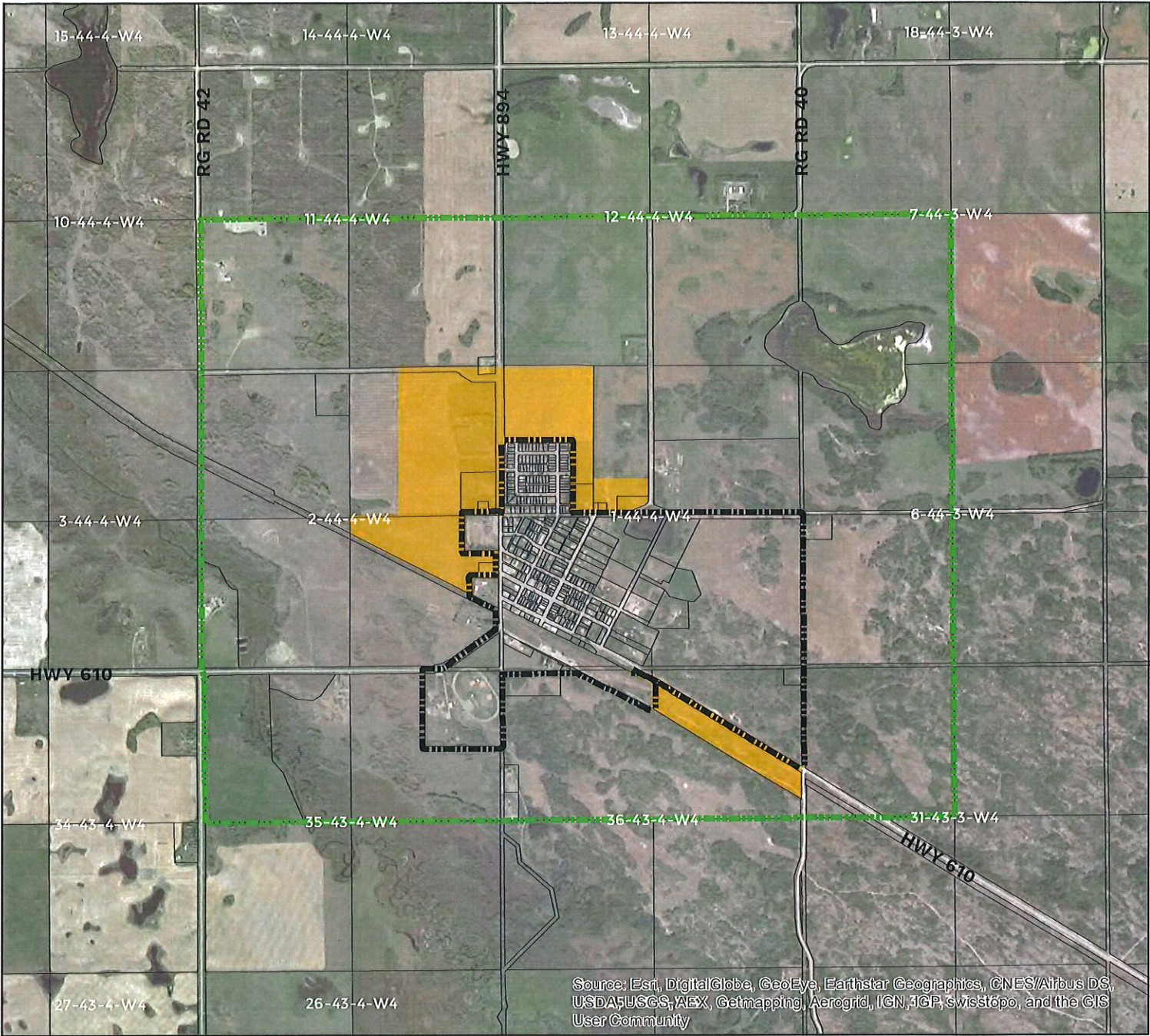
4. Maps

MAP 1 PLAN BOUNDARIES

MAP 2 FUTURE LAND USE

MAP 3 REFERRAL AREA




MAP 4 REGIONAL LOCATION



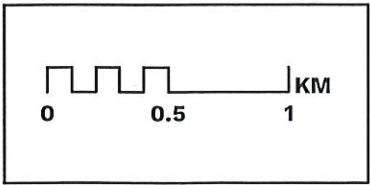
VILLAGE OF EDGERTON AND MD OF WAINWRIGHT
Intermunicipal Development Plan

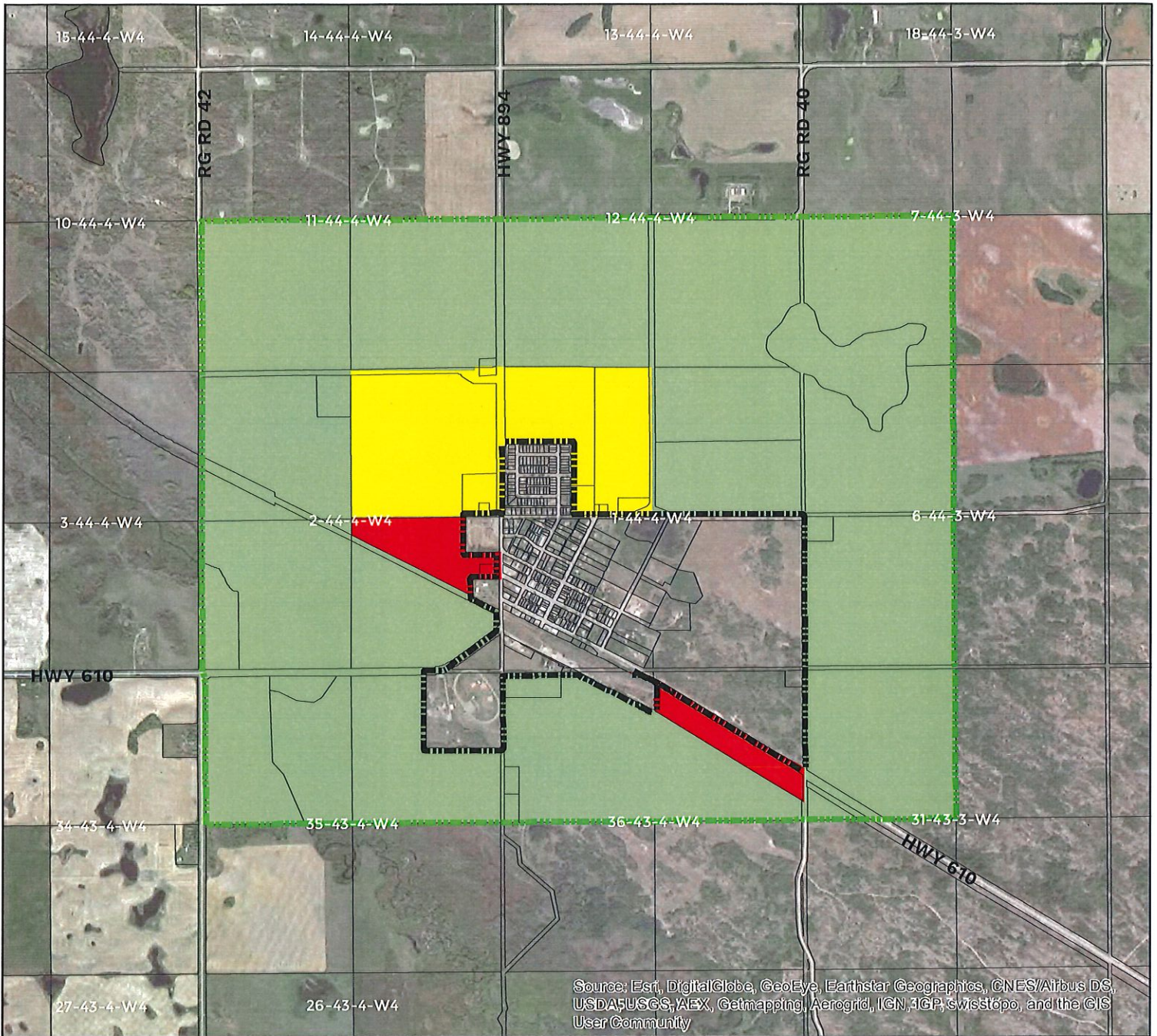
MAP 1
PLAN BOUNDARIES

LEGEND

 Plan Area Boundary
  Village of Edgerton
  Future Urban Expansion Area

Digital Information: Geogratias,
 Geodiscover, and Altalis
 Projection: UTM NAD 83 12N





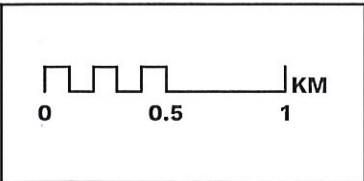
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Intermunicipal Development Plan

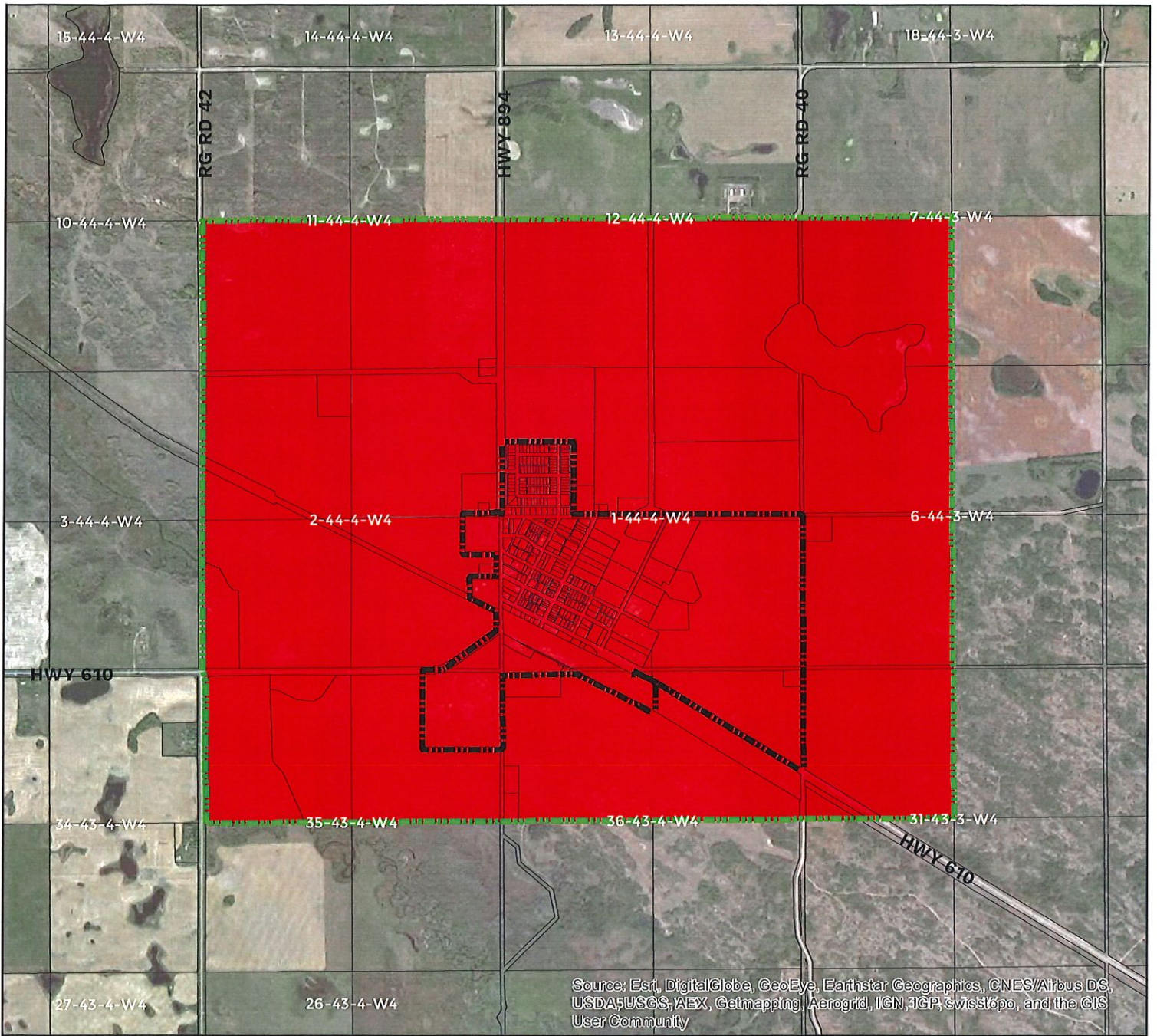
MAP 2
FUTURE LAND USE

LEGEND

- Plan Area Boundary
- Residential
- Agriculture
- Village of Edgerton
- Commercial/Industrial

Digital Information: Geogratix, Geodiscover, and Altalis
 Projection: UTM NAD 83 12N





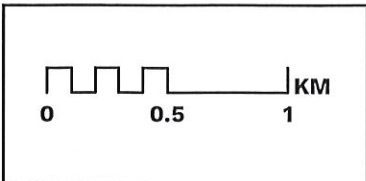
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Intermunicipal Development Plan

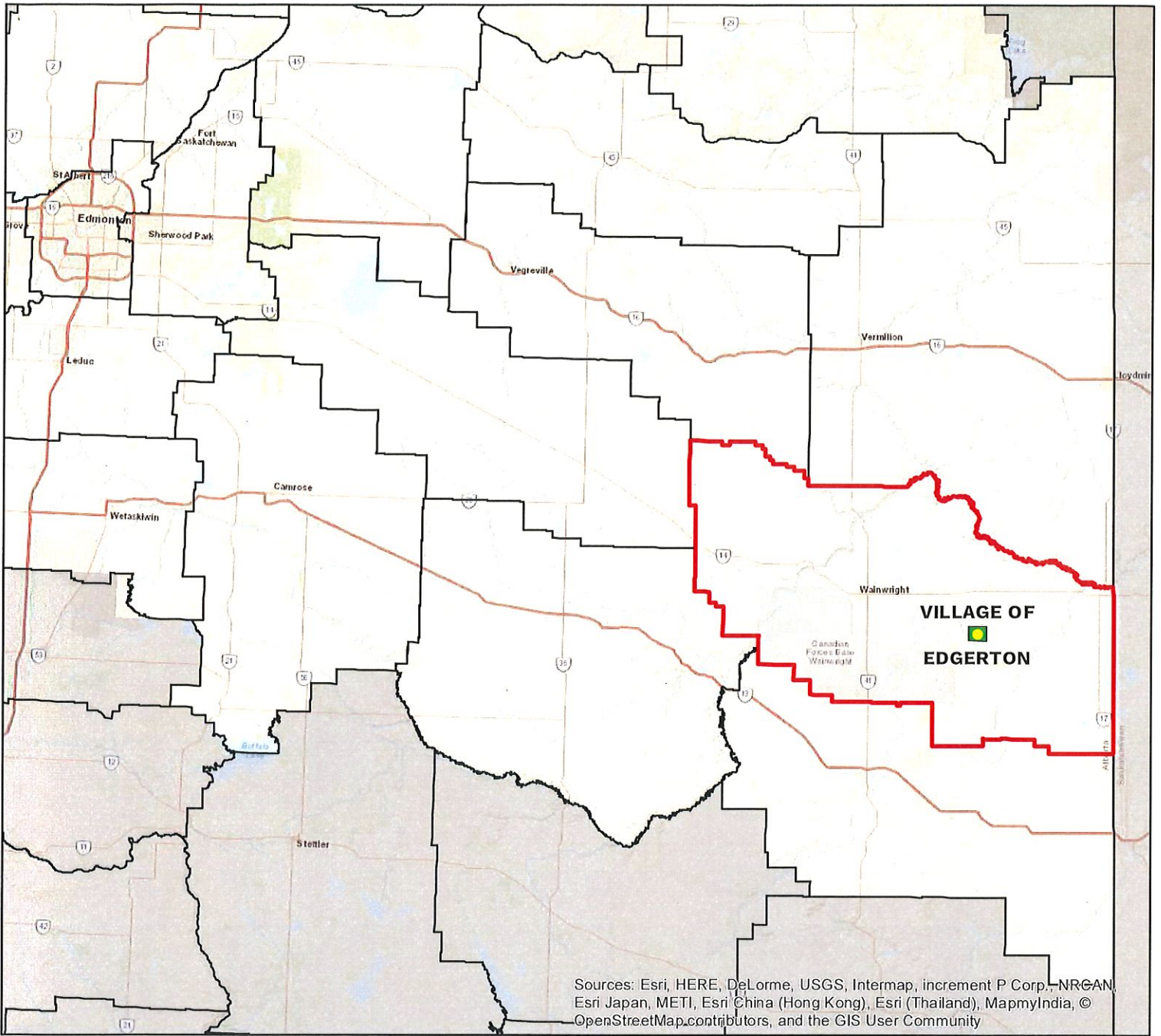
MAP 3
REFERRAL AREA

LEGEND

- Plan Area Boundary
- Village of Edgerton
- Referral Area

Digital Information: Geogratis,
 Geodiscover, and Altalis
 Projection: UTM NAD 83 12N









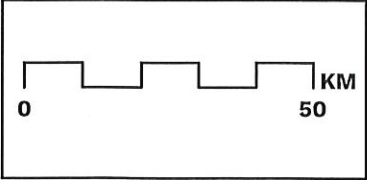
VILLAGE OF EDGERTON AND MD OF WAINWRIGHT
Intermunicipal Development Plan

MAP 4
REGIONAL LOCATION

LEGEND

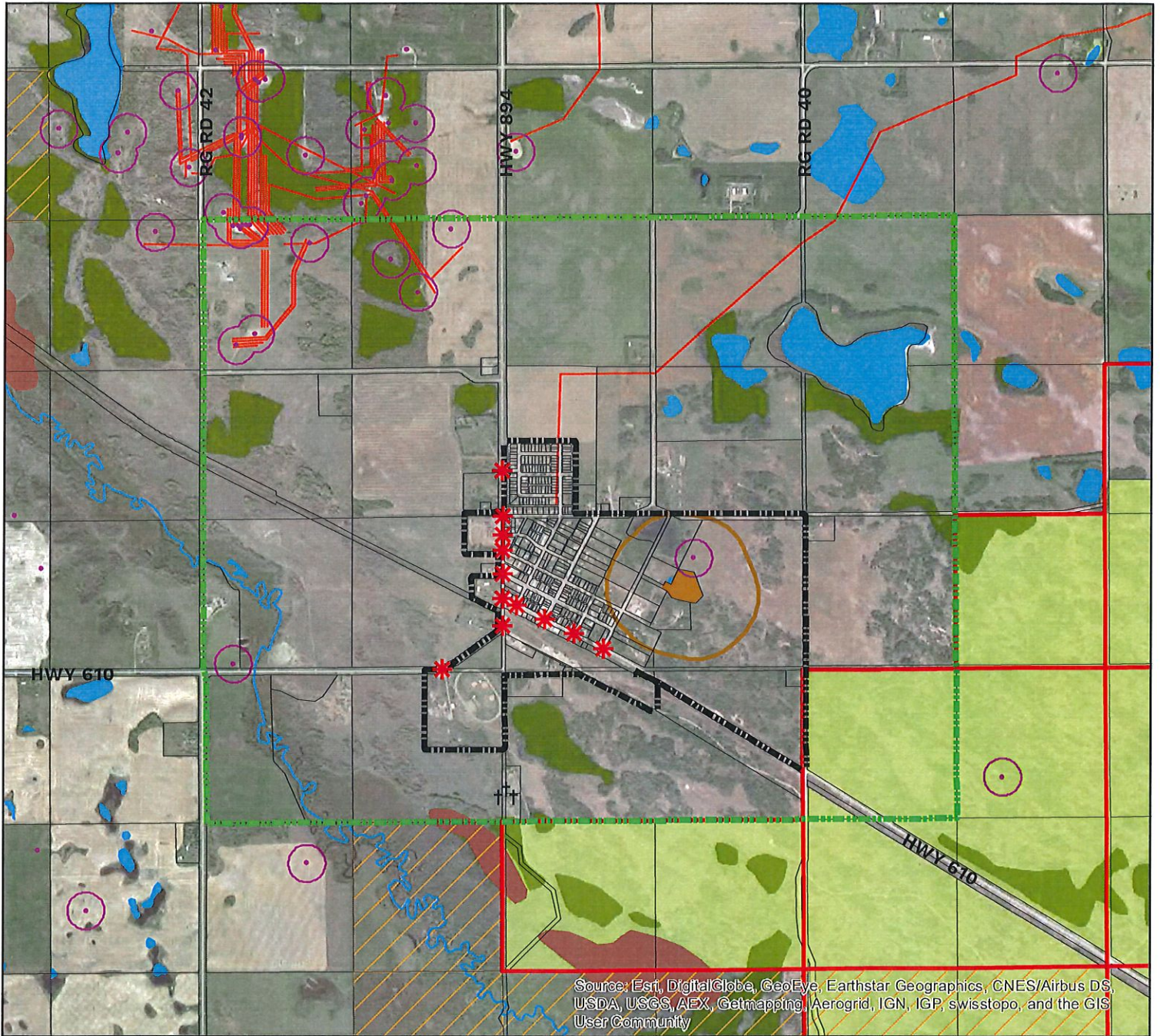
 Plan Area	 MD of Wainwright
 Village of Edgerton	 North Saskatchewan Regional Plan Area

Digital Information: Geogratis, Geodiscover, and Altalis
 Projection: UTM NAD 83 12N



Appendix A

INFORMATION MAP: DEVELOPMENT CONSIDERATIONS



VILLAGE OF EDGERTON AND MD OF WAINWRIGHT

Intermunicipal Development Plan

DEVELOPMENT CONSIDERATIONS



Digital Information: Geogratis, Geodiscover, and Altalis
 Projection: UTM NAD 83 12N

