

Lethbridge County & Village of Barons

INTERMUNICIPAL DEVELOPMENT PLAN

SEPTEMBER 2020

Bylaw No. 20-004 & Bylaw No. 719





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Prepared for Lethbridge County and Village of Barons

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LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 20-004

Bylaw No. 20-004 of the Lethbridge County is for the purpose of adopting the Lethbridge County and Village of Barons Intermunicipal Development Plan in accordance with sections 631 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

WHEREAS municipalities are encouraged by the province to expand intermunicipal planning efforts to address common planning issues and where the possible effects of development transcend municipal boundaries.

AND WHEREAS the Intermunicipal Development Plan outlines policies that apply to lands in the urban fringe area and within parts of the town and is to be used as a framework for decision making in each municipality with input and cooperation of the other jurisdiction.

AND WHEREAS both the Councils of Lethbridge County and the Village of Barons agree that it is to their mutual benefit to establish joint planning policies, and this negotiation and agreement reflects a continuing cooperative approach between the two municipalities and the desire to see well-planned, orderly, and managed growth.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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

1. Council shall adopt the Lethbridge County and Village of Barons Intermunicipal Development Plan in consultation and as agreed to with the Village of Barons.
2. This plan, upon adoption, shall be cited as the Lethbridge County and Village of Barons Intermunicipal Development Plan Bylaw No. 20-004 and Bylaw No. 719.
3. This bylaw shall come into effect upon third and final reading thereof.

GIVEN first reading this 16th day of April 2020.

Reeve

Chief Administrative Officer

GIVEN second reading this 21 day of May, 2020

Reeve

Chief Administrative Officer

GIVEN third reading this 21 day of MAY, 2020.

Reeve

Chief Administrative Officer

1st Reading	April 16, 2020
Public Hearing	May 21, 2020
2nd Reading	May 21, 2020
3rd Reading	May 21, 2020

BYLAW NO. 719

VILLAGE OF BARONS

IN THE PROVINCE OF ALBERTA

Bylaw No. 719 of the Village of Barons is for the purpose of adopting the Lethbridge County and Village of Barons Intermunicipal Development Plan in accordance with sections 631 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

WHEREAS municipalities are encouraged by the province to expand intermunicipal planning efforts to address common planning issues and where the possible effects of development transcends municipal boundaries.

AND WHEREAS the Intermunicipal Development Plan outlines policies that apply to lands in the urban fringe area and within parts of the Village and is to be used as a framework for decision making in each municipality with input and cooperation of the other jurisdiction.

AND WHEREAS both the Councils of the Village of Barons and Lethbridge County agree that it is to their mutual benefit to establish joint planning policies, and this negotiation and agreement reflects a continuing cooperative approach between the two municipalities and the desire to see well-planned, orderly, and managed growth.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended, the Council of the Village of Barons duly assembled hereby enacts the following:

1. Council shall adopt the Lethbridge County and Village of Barons Intermunicipal Development Plan in consultation and as agreed to with Lethbridge County.
2. This plan, upon adoption, shall be cited as the Lethbridge County and Village of Barons Intermunicipal Development Plan Bylaw No. 20-004 and Bylaw No. 719.
3. This bylaw shall come into effect upon third and final reading thereof.

READ a **first** time this 10th day of March, 2020.

Mayor – Ed Weistra ***Chief Administrative Officer –Laurie Beck***

READ a **second** time this 8 day of September, 2020.

Mayor – Ed Weistra ***Chief Administrative Officer –Laurie Beck***

READ a **third** time and finally PASSED this 8 day of September, 2020.

Mayor – Ed Weirstra ***Chief Administrative Officer –Laurie Beck***

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INTRODUCTION

PART 1

PART 1
INTRODUCTION

1.1 Introduction

Lethbridge County (County) and the Village of Barons (Village) recognize that the land surrounding the Village is of mutual interest warranting a collaborative approach to planning. The Intermunicipal Development Plan (IDP or Plan) is based on creating a shared vision for future growth, by establishing and agreeing to a long-term strategy for planning and development which attempts to balance the interests of each municipality. The Plan is intended to foster ongoing collaboration and cooperation between the County and Village by providing a forum to discuss planning matters in the context of each municipality's land use philosophy. Therefore, both municipalities wish to be proactive and establish a framework to direct and manage development in a manner which is mutually beneficial. The key policy areas of the Plan include:

- Land Use,
- Transportation,
- Utilities, Servicing and Drainage,
- Consultation and Referrals, and
- Dispute Resolution.

The Plan is intended to provide guidance to decision-makers and establishes planning policy that applies to lands in the fringe and within the Village; however, each municipality is ultimately responsible for making decisions within their jurisdiction using the policies and procedures as agreed upon in this Plan.

1.2 Legislative Requirements

In order to foster cooperation and mitigate conflict between municipalities, the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 with amendments (MGA)* has included two mechanisms within the planning legislation which allows a municipality to:

1. include policies regarding coordination of land use, future growth patterns and other infrastructure with adjacent municipalities in their municipal development plans [section 632(3)(iii)] if no intermunicipal development plan exists with respect to those matters; and

2. complete and adopt an intermunicipal development plan with adjacent municipalities to address the above matters.

Specifically, the *MGA* states:

631(1) *Subject to subsections (2) and (3), 2 or more councils of municipalities that have common boundaries and 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.*

631(8) *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 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, and

(vi) any other matter related 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 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.

It is noted that the paramountcy of the IDP is established within the "Plans Consistent" (Section 638) portion of the MGA:

638(1) *In the event of a conflict or inconsistency between*

(a) an intermunicipal development plan, and

(b) a municipal development plan, an area structure plan or an area redevelopment plan

In respect of the development of the land to which the intermunicipal development plan and the municipal development plan, the area structure plan or the area redevelopment plan, as the case may be, apply, the intermunicipal development plan prevails to the extent of the conflict or inconsistency.

In addition to *MGA* requirements, the *South Saskatchewan Regional Plan (SSRP)* became effective September 1, 2014 which introduced additional requirements when addressing land use matters. The SSRP uses a cumulative effects management approach to set policy direction for municipalities for the purpose of achieving environmental, economic and social goals within the South Saskatchewan Region until 2024.

Pursuant to section 13 of the *Alberta Land Stewardship Act (ALSA)*, regional plans are legislative instruments. The SSRP has four key parts including the Introduction, Strategic Plan, Implementation Plan and Regulatory Details Plan. Pursuant to section 15(1) of *ALSA*, the Regulatory Details of the SSRP 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.

Figure 1: Planning Hierarchy Flowchart



The Regional Plan is guided by the vision, outcomes and intended directions set by the Strategic Plan portion of the SSRP, while the Implementation Plan establishes the objectives and the strategies that will be implemented to achieve the regional vision. As part of the Implementation Plan, Section 8: Community Development includes guidance regarding Planning Cooperation and Integration between municipalities with the intention to foster cooperation and coordination between neighbouring municipalities and between municipalities and provincial departments, boards and agencies. Section 8 contains the following broad objectives and strategies:

Objectives:

- Cooperation and coordination are fostered among all land use planners and decision-makers involved in preparing and implementing land plans and strategies.
- Knowledge sharing among communities is encouraged to promote the use of planning tools and the principles of efficient use of land to address community development in the region.

Strategies:

8.1 Work together to achieve the shared environmental, economic, and social outcomes in the South Saskatchewan Regional Plan and minimize negative environmental cumulative effects.

8.2 Address common planning issues, especially where valued natural features and historic resources are of interests to more than one stakeholder and where the possible effect of development transcends jurisdictional boundaries.

8.3 Coordinate and work with each other in their respective planning activities (such as in the development of plans and policies) and development approval processes to address issues of mutual interest.

8.4 Work together to anticipate, plan and set aside adequate land with the physical infrastructure and services required to accommodate future population growth and accompanying community development needs.

8.5 Build awareness regarding the application of land-use planning tools that reduce the impact of residential, commercial and industrial developments on the land, including approaches and best practices for promoting the efficient use of private and public lands.

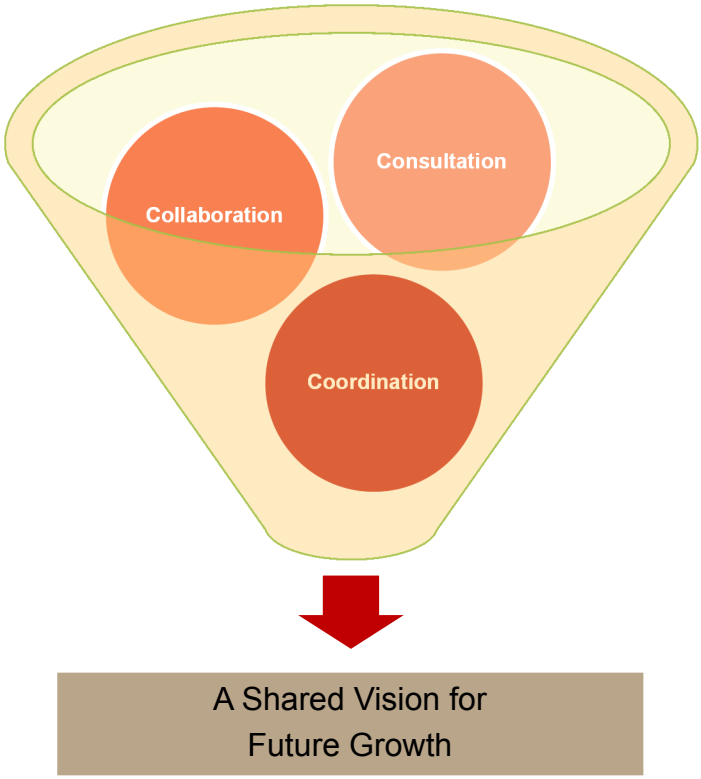
8.6 Pursue joint use agreements, regional services commissions and any other joint cooperative arrangements that contribute specially to intermunicipal land use planning.

8.7 Consider the value of intermunicipal development planning to address land use on fringe areas, airport vicinity protection plans or other areas of mutual interest.

8.8 Coordinate land use planning activities with First Nations, irrigation districts, school boards, health authorities and other agencies on areas of mutual interest.

The above strategies are to be considered by both municipalities when developing policy within this IDP and when rendering land use decisions pertaining to development within the Plan area. Other strategies contained in the SSRP should be considered in the context of each municipality's Municipal Development Plan, Land Use Bylaw, other statutory plans and through policies found within this Plan.

Figure 2: Plan Strategy



1.3 Plan Goals

The intended goals of the Intermunicipal Development Plan are:

1. To provide for a continuous planning process that facilitates ongoing consultation, collaboration, and coordination between the two municipalities.

2. To establish a planning approach defined in a land use and transportation concept that will facilitate orderly, efficient development as well as promote compatible and complementary land uses.

3. To recognize the importance of the existing agricultural pursuits located within the fringe area and the need to minimize fragmentation of these lands.

4. To provide a clear policy framework that serves to guide future planning decisions for lands located within the Plan Area, affording more certainty for and better coordination of development within the Plan Area.

5. To encourage and support cooperation and enable mutually beneficial economic opportunities to occur between the two municipalities.

PLAN IMPLEMENTATION

PART 2

PART 2

PLAN IMPLEMENTATION

2.1 Plan Validity and Amendment

Intent

The intent is to keep the Plan current and in conformity with any provincial regulations or initiatives. As result, this Plan may require amendments when necessary.

Policies

2.1.1 This Plan comes into effect on the date it is adopted by both the County and Village. It remains in effect until by mutual agreement of both municipalities it is replaced. In respect of this:

(a) either municipality may request that the Plan be repealed and replaced with a new IDP upon serving written notice to the other municipality; and

(b) the dispute resolution process stipulated in Section 2.5 will be undertaken should the municipalities be unable to reach an agreement.

2.1.2 Amendments to this Plan may be necessary from time to time to accommodate agreed to updates or changes and/or unforeseen situations not specifically addressed in the Plan; any amendments must be adopted by both Councils using the procedures established in the *Municipal Government Act*. No amendment shall come into force until such time as both municipalities adopt the amending bylaw.

2.1.3 Requests for amendments to this Plan, by parties other than the County or Village, may be made to the municipality in which the request originated and be accompanied by the applicable fee to each municipality for processing amendments to a statutory plan.

2.1.4 If agreed to by both municipalities, a joint public hearing may be held in accordance with the *Municipal Government Act* for any amendments to this Plan.

2.1.5 Municipal staff are encouraged to meet annually to review the policies of the Plan and discuss land use planning matters, issues and concerns on an ongoing basis. Municipal staff may make recommendations to be considered by their respective Councils to amend the Plan to ensure the policies remain relevant and continue to meet the needs and protect the interests of both municipalities.

2.1.6 The Plan should be informally reviewed by each respective Council within the year after a municipal election so that the elected officials familiarize themselves with the joint intermunicipal planning document and are aware of the general policies.

2.1.7 A formal review of the Plan will occur within 10 years from the date the IDP is adopted by both municipalities.

2.2 Plan Implementation

Intent

The County and Village agree that a collaborative approach to planning is necessary within the Plan Area. The policies in the Plan serve as the framework for decision making on subdivision and development proposals. As such, each municipality will need to review and amend their respective Municipal Development Plan and Land Use Bylaw, to achieve consistency with and to implement policies in the Plan. The *Municipal Government Act* also stipulates that all statutory plans adopted by a municipality must be consistent with each other. To address this, the following process and policies will need to be implemented by each municipality.

Policies

2.2.1 The County and Village prepared the Plan in accordance with the requirements of the *Municipal Government Act*, including advertising and conducting a public consultation process, prior to passing the respective adopting bylaws.

2.2.2 This Plan comes into effect on the date it was adopted by both the County and Village, after receiving three readings of the bylaw(s).

2.2.3 The County and Village agree that they will ensure that the policies of this Plan are properly, fairly and reasonably implemented.

2.2.4 The County and Village's Land Use Bylaws and statutory plans MAY need to be amended to conform with and reflect specific policies of this Plan. It is noted that in the event of an inconsistency between this Plan and a lower order plan, this Plan prevails to the extent of the conflict or inconsistency in accordance with section 638 of the *Municipal Government Act*.

2.2.5 To achieve continued success in implementing the Plan and help ensure that the goals and coordinated land use planning approach emphasized is successful, the County and Village agree to:

(a) require that all area structure plans or conceptual design scheme proposals submitted by a developer/landowner within the Plan Area conform to the principles and policies of the Plan; and

(b) consult on an ongoing basis, and will refer to each other, major land use or planning matters that have the potential to impact the other jurisdiction, even if it involves land that may not be located within the Plan Area.

2.2.6 The County and Village will monitor and review the Plan to ensure the policies remain relevant and continue to meet the needs of both municipalities.

2.2.7 The *Alberta Land Stewardship Act* (June 2009) and the subsequent South Saskatchewan Regional Plan (September 2014) were approved and govern planning in the southern portion of the province. The

County and Village will consider and respect the mandate of this legislation and will cooperate to comply with the adopted regional plan policies.

Intermunicipal Committee

2.2.8 An Intermunicipal Committee (or Committee) shall be established between the County and Village for the purposes of ensuring continued communication between the municipalities and to provide a forum to review and comment on matters that may have an impact on either municipality.

2.2.9 The Committee shall be an advisory body and shall attempt to achieve resolution to intermunicipal matters through consensus, and may make comments or recommendations to the County and Village. In its advisory capacity, the Committee does not have decision making authority or powers with respect to planning matters in the County or Village.

2.2.10 The Committee shall be comprised of two elected officials, one from the County and one from the Village, and the Committee may also include whatever number of municipal resource personnel deemed appropriate in a non-decision making capacity. Resource personnel may serve as secretary to the Committee and is responsible for recording the minutes of all Committee meetings and preparing the recommendations of the Committee.

2.2.11 Meetings of the Committee shall be held as required. At least five days' notice shall be provided for the scheduling of Committee meetings and including agenda package and background information, unless otherwise agreed to by both municipalities.

2.2.12 Where a matter involving the two municipalities cannot be resolved to the satisfaction of the Committee, the Committee shall provide a report summarizing their discussions to each respective Council. At the discretion of either Council, the dispute resolution process outlined in this Plan may be initiated.

2.3 Mutual Benefit & Cooperation

Intent

Consultation and cooperation on joint policy areas that may affect or benefit both parties should be encouraged and reviewed by both municipalities, as there are regional issues or opportunities that may impact both.

Policies

2.3.1 The County and Village agree to work together to try and enhance and improve the region for the benefit of both municipalities.

2.3.2 The County and Village agree that they will continue to consult and cooperate together in discussing and planning in a positive, collaborative manner, land use and development strategies for the area with a "regional" perspective.

2.3.3 Both municipalities recognize that some development or economic proposals may be regionally significant and/or mutually beneficial to both parties and the two agree to meet to discuss such proposals when they come forward to find methods to accommodate such proposals for the benefit of the shared region. Joint Council meetings may be used as forum to discuss and negotiate particular proposals.

2.3.4 The County and Village shall continue to cooperate in pursuing mutually acceptable and beneficial growth and development policies in the urban fringe.

2.3.5 The County will continue to inform the Village of any proposed changes to the regulations, standards or procedures established in the Lethbridge County Land Use Bylaw regarding development in the Barons fringe area.

2.3.6 The County and Village both support ongoing public engagement and encourage residents of both municipalities to provide input on matters of specific and general planning or community interest wherever possible.

2.3.7 Both municipalities are committed to providing transparent communication regarding land use matters in the Plan Area and will continue to make information regarding the planning, subdivision and development processes available to each other, the public and applicants.

2.3.8 Both municipalities agree to discuss and find ways to cooperate with other government departments, agencies and utility service providers to help facilitate the efficient delivery of infrastructure and services that may transcend municipal boundaries or are of a mutual benefit.

2.3.9 In consideration of providing certain municipal services to areas or proposals agreed to between the two municipalities, the County and Village may discuss the need to create and apply off-site levies, development charges, and/or servicing fees to any and all development areas as part of the agreement.

2.3.10 Where feasible, the County and Village should jointly develop and implement storm water management planning, and infrastructure to make use of the potential cost and land use efficiencies gained through the sharing of this important and required infrastructure.

2.3.11 As a municipal cost saving initiative endeavour, the County and Village may discuss and plan for the sharing of various municipal equipment, machinery, and services where feasible, practical and workable, which may be managed through separate agreements.

2.3.12 The two municipal parties will proactively work together on preparing an Intermunicipal Collaborative Framework, as required by the *Municipal Government Act*, in a cooperative spirit in an attempt to give due consideration to regional perspectives on municipal governance and community services.

2.3.13 The County and Village may collaborate and investigate methods of giving various support to a variety of community cultural, recreational, environmental (wetlands, parkland, etc.) or heritage projects that may mutually benefit or enhance the quality of life of ratepayers of both municipalities within the region. This could be in the form of: time (municipal staff), gifts in kind, materials, municipal letters of

support, unified government lobbying, application for grants, or other more permanent arrangements if both municipalities agree and enter into discussions and make specific agreements for the type and method of delivery of such municipal support.

2.4 Intermunicipal Referrals

Intent

To establish a clearly defined process for consistent and transparent sharing of information necessary to make decisions in accordance with the intent of the Plan.

Policies

Referral Process

2.4.1 Any of the following that affect lands in the Plan Area or land within the Village of Barons adjacent to the corporate boundary will be forwarded to the other municipality for comment prior to a decision being made on the application or document:

- Municipal Development Plans
- Area Structure Plans
- Area Redevelopment Plans
- Conceptual Design Schemes
- Overlay Plans
- Land Use Bylaws (new or any amendments that affect/apply to the Plan area)
- Subdivision Applications
- Discretionary Use Development Applications

The receiving municipality may request the above-mentioned document(s) or application(s) be referred to the Intermunicipal Development Plan Committee for comment prior to a decision being rendered.

2.4.2 Any changes to the documents or applications referred to in Section 2.4.1 that may have an impact on the Plan or municipal expansion will be recirculated to the other municipality and if deemed necessary by either municipality, the Intermunicipal Development Plan Committee, prior to second reading or approval of the document. Based on the significance of the changes, the municipality processing the proposal will consider convening a new public hearing or meeting.

2.4.3 The municipalities are encouraged to refer to each other for comment major land use or planning matters that have the potential to impact the other jurisdiction, even if it involves lands that may not be located within the Plan Area.

2.4.4 Where an intermunicipal referral is required by the *Municipal Government Act* or the policies contained in this Plan, both municipalities agree to share mailing address and property ownership information for circulation purposes with the adjacent municipality, and where applicable, the municipality's processing agency or designate.

Response Timelines and Consideration of Referral Responses

2.4.5 The receiving municipality will, from the date of mailing, have the following timelines to review and provide comment on intermunicipal referrals:

(a) 15 days for development applications,

(b) 19 days for subdivision applications, and

(c) 30 days for all other intermunicipal referrals.

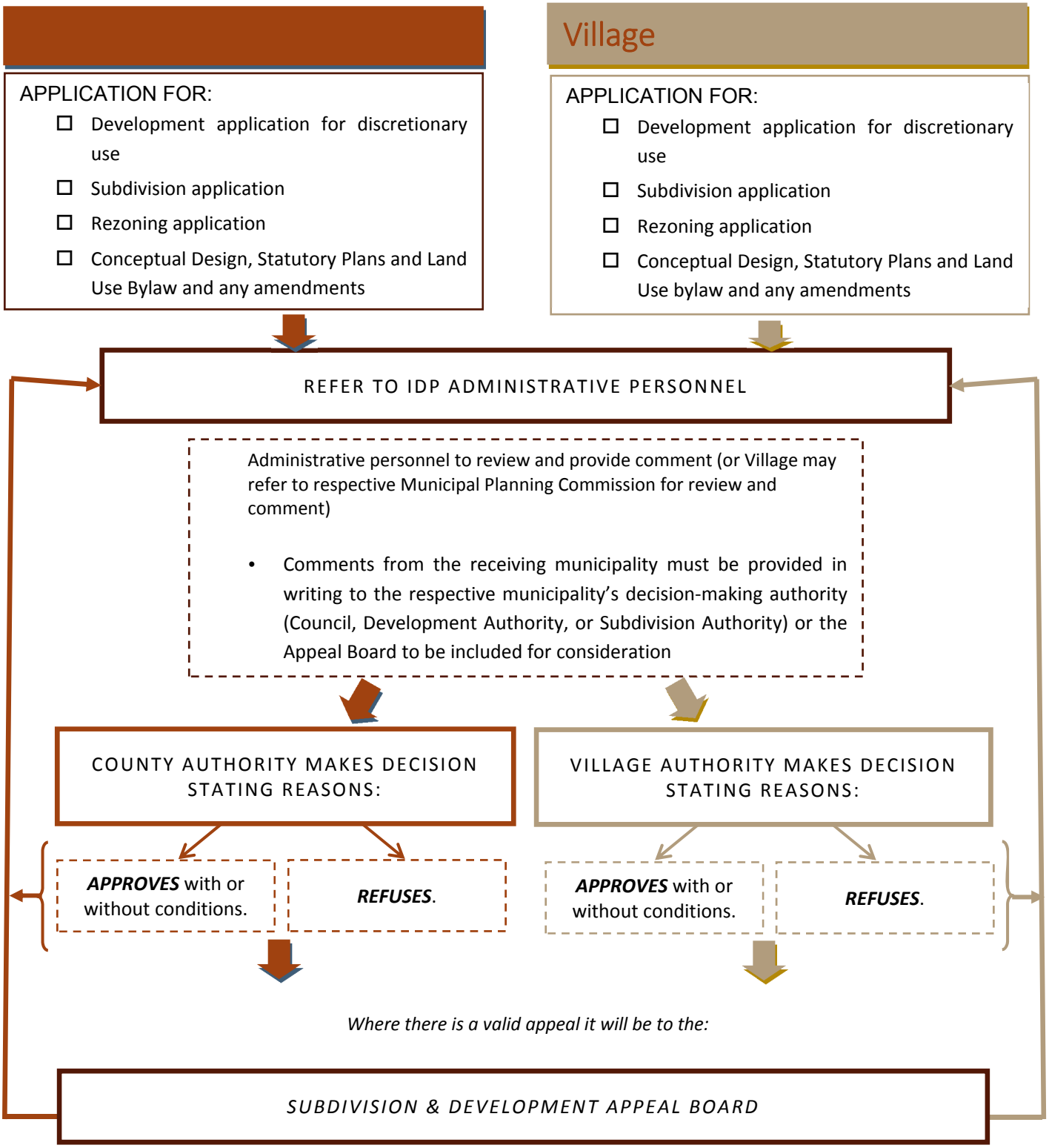
2.4.6 In the event that an intermunicipal referral is forwarded to the Intermunicipal Development Plan Committee for review and comment, an IDP Committee meeting will be scheduled as soon as possible and a written Committee response shall be provided within 10 days of the Committee meeting date.

2.4.7 In the event that either municipality and/or the Committee does not reply within, or request an extension to, the response time for intermunicipal referrals stipulated in Section 2.4.5(a), (b) and (c), it will be assumed that the responding municipality and/or Committee has no comment or objection to the referred planning document or application.

2.4.8 Either municipality may request in writing an extension to the time periods prescribed in Section 2.4.5(a), (b) and (c), to accommodate unique circumstances or Council and/or Committee meeting dates that make the referral time periods unable to be respected. In such circumstances, the additional time period requested shall be clearly stated in the extension, and it should not typically exceed an additional 30 days.

2.4.9 Written comments from the receiving municipality and the Intermunicipal Development Plan Committee that are provided prior to or at the public hearing or meeting will be considered by the municipality in which the plan, scheme, land use bylaw, subdivision application, development application or amendment is being proposed.

Figure 3: Intermunicipal Development Plan Referral Flowchart



2.5 Dispute Resolution

Intent

The intent of the dispute resolution process is to maximize opportunities for discussion and review in order to resolve areas of disagreement early in the process. Despite the best efforts of both municipalities, it is understood that disputes may arise from time to time affecting land use within the Plan boundary. The following process is intended to settle disputes through consensus and minimize the need for formal mediation.

Policies

General Agreement

2.5.1 The County and Village agree that it is important to avoid dispute by ensuring that the Plan is adhered to as adopted, including full circulation of any permit or application that may affect the municipality or as required in the Plan and prompt enforcement of the Plan policies.

2.5.2 Prior to the meeting of the Committee, each municipality through its administration, will ensure the facts of the issue have been investigated and clarified, and information is made available to both parties. Staff meetings are encouraged to discuss possible solutions.

2.5.3 The Committee should discuss the issue or dispute with the intent to seek a recommended solution by consensus.

Dispute Resolution (see Figure 3)

In the case of a dispute, the following process will be followed to arrive at a solution.

2.5.4 When a potential intermunicipal issue comes to the attention of either municipality regarding the policies or implementation of this Plan, either municipality's Land Use Bylaw, development applications, or any other plan affecting lands in the Plan Area, it will be directed to the administrators of each municipality. The administrators will review the matter and if both administrators are in agreement, take action to rectify the matter.

2.5.5 In respect of Policy 2.5.4, the administrations shall discuss or meet within 15 calendar days of the matter being brought to each party's attention. The prescribed time period may be extended if both parties are in agreement to do so.

2.5.6 In the event a matter or issue cannot be resolved by the administration representatives or within the timeframe prescribed, the administration of each municipality will schedule a joint meeting of the two Councils to discuss possible solutions and attempt to reach consensus on the issue. Each municipality, acting in good faith, agrees that they will attempt to schedule a joint Council meeting within a reasonable timeframe.

2.5.7 Should the Councils be unable to resolve the matter, either municipality may initiate a formal mediation process to facilitate resolution of the issue.

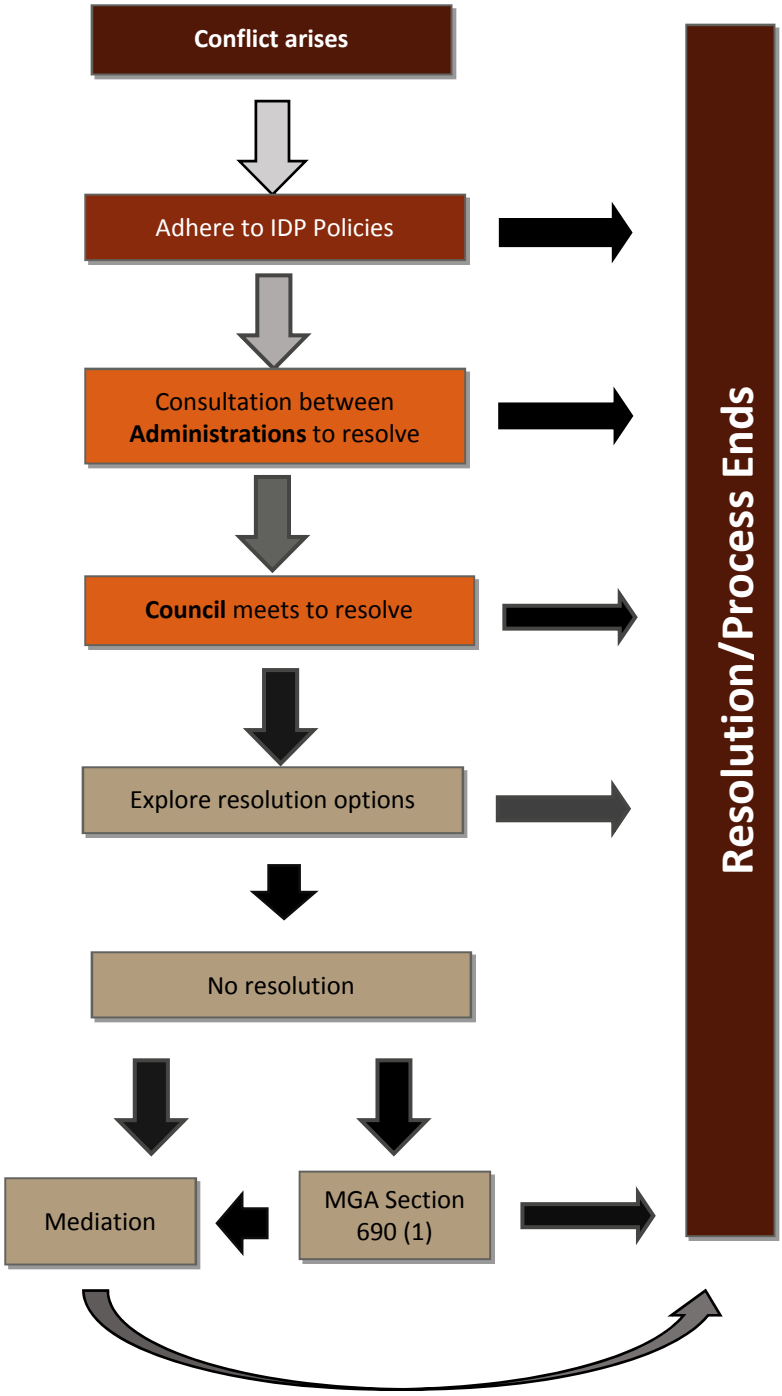
Filing an Intermunicipal Dispute under the *Municipal Government Act*

2.5.9 In the case of a dispute involving the adoption of a statutory plan, Land Use Bylaw or amendment to such, within 30 days of adoption, the municipality initiating the dispute may, without prejudice, file an appeal to the Municipal Government Board under section 690(1) of the *Municipal Government Act* so that the provincial statutory right and timeframe to file an appeal is not lost.

2.5.10 The appeal may then be withdrawn, without prejudice, if a solution or agreement is reached between the two municipalities prior to the Municipal Government Board meeting. This is to acknowledge and respect that the time required to seek resolution or mediation may not be able to occur within the 30 day appeal filing process as outlined in the *Municipal Government Act*.

Note: Using section 690(1) of the MGA is the final stage of dispute settlement, where the municipalities request the Municipal Government Board to intercede and resolve the issue.

Figure 4: Dispute Resolution Flow Chart



COORDINATED GROWTH MANAGEMENT STRATEGY

PART 3

PART 3

COORDINATED GROWTH MANAGEMENT STRATEGY

3.1 Plan Area

The Intermunicipal Development Plan Area (also referred to as the IDP Area or Plan Area) consists of an approximate 1-mile boundary around Barons, comprised of 3,032 acres (1,227 hectares) of land, and is illustrated on Map 2. The Village of Barons encompasses approximately 0.25 square miles (0.64 km^2) or 158 acres of land and the IDP area also includes lands within the Village that are adjacent to the boundary with Lethbridge County. Land Use Concepts have been developed for the Plan Area to efficiently manage growth and assist decision makers in the review of subdivision and development proposals by identifying general locations for future land uses and major transportation routes and road linkages.

Historically, development pressures within the Plan Area have been limited as the land is almost entirely under agricultural use. Nevertheless, both municipalities share economic and social links which necessitate the need to coordinate intermunicipal issues through an intermunicipal development plan. The Village of Barons and Lethbridge County, upon consideration of existing uses in the fringe, limited development pressures, and municipal servicing potential, find the approximate 1-mile Plan Area adequate to serve intermunicipal considerations well into the future.

3.2 Background

The Plan Area is located in the northern portion of Lethbridge County along Highway 23 and approximately 45 kilometres north of the City of Lethbridge. Highway 23 is situated to the west of the Village and connects to Highway 520 to the south of Barons, forming a major intersection within the Plan Area (Map 1). The CPR rail line runs parallel to Highway 23, on the west side of the Village. The County and Village have many economic and social links which necessitates the need for the municipalities to coordinate land use planning and infrastructure.

As part of the IDP planning process, a background study was undertaken to help identify major development considerations and limitations requiring intermunicipal consideration within the Plan Area. The study examined land use, transportation systems, natural features, soils, topography, historical and environmental aspects, abandoned gas wells, and subdivision and title configurations, amongst other matters.

Agriculture is the primary land use in the IDP Plan Area including a variety of crop production on lands classified by Canada Land Inventory (CLI) as Class 2 and 3 soils (Map 8). Currently there are no Confined Feeding Operations within the Plan Area. The Rural Urban Fringe land use district comprises a portion of the Plan Area, occupying land approximately ¼ to ½ mile around the Village of Barons boundary (Map 7).

Subdivision and fragmentation of land within the Plan Area has been minimal by comparison to many other urban centres and their urban fringe area. There has been a total of 14 County subdivisions registered over time within the Plan Area. A few subdivisions were for country residential development, namely farmstead separation, but the majority were for municipal/government use (e.g. utilities, highway land). Several restrictions to potential growth and development identified in the Plan Area include oil and gas wells (100 metre buffer required), a sewage lagoon (300 metre buffer required) and former landfill site (300 metre buffer required), which restrict the development of residences, schools, hospitals, and food establishments (Map 5). Historically, the Village has had three annexations since its incorporation and one annexation from the Village to Lethbridge County. The Village has expanded by approximately 31.63 acres (12.8 ha) since its incorporation in 1911 until the most recent annexation in 1969.

It is noted there are no major environmentally significant areas within the Plan Area, however, the provincial data identifies potential wetlands in low lying areas, primarily to the southwest of Barons, west of Highway 23. The provincial data also identifies some areas with potential for historical resources within the Plan Area and the Village of Barons, primarily south and southwest of the Village. These lands have a HRV value of 2h which designates a registered historical resource (historic period). Maps 5 through 8 illustrate some of the physical features and considerations within the Plan Area.

Main Characteristics of Plan Area

The Lethbridge County and Village of Barons Intermunicipal Development Plan Area (Map 2) encompasses approximately 3,032 acres (1,227 hectares) within Lethbridge County. Key characteristics of the Plan Area include the following:

- Agriculture
    - The majority of the land in the Plan Area is zoned for agricultural use as Rural Agriculture (RA), with the exception of the fringe area of the Village designated as Rural Urban Fringe (RUF).
    - Agricultural operations are primarily irrigated and dry land farming for various cereal crops and canola.
    - There are currently no confined feeding operations (CFOs) located within the Plan Area; however, there could be potential for CFOs to establish in the future in this area.

- Limited Residential Development
    - Country residential development within the Plan Area is fairly sparse. There is no Grouped Country Residential zoned land within Lethbridge County for the Plan Area, only farmsteads or isolated country residential subdivisions.
    - Almost all of the land within the Plan Area is privately held, with the exception of Alberta Transportation associated highway parcel land which is under crown ownership, holdings of the Lethbridge Northern Irrigation District, and titled land the Village owns.

- Transportation Infrastructure
    - Highways 23 and 520 are the main transportation routes linking the two municipalities.

- County Township Road 12-3 is situated to the north side of the Village and Range Road 23-3 is on the east side. It is noted that a portion of this road allowance is located within the Village corporate boundary and forms Blayney Ave within the Village.
- The CPR rail-line is located to the immediate west side of the Village, on the as side of Highway 23 resulting in a rail crossing being required for Village access.

- Natural Resource Development
  - Oil and gas activity is abundant within the eastern portion of the Plan Area. There are six gas wells within ½ mile of the Village boundary.
  - There is an active gas well immediately to the east of the Village (NW 15-12-23-W4), requiring a 100 metre buffer from development.

- Natural Environment
  - There are a number of provincially identified potential wetlands in low lying areas, primarily to the southwest of Barons, west of Highway 23, and to the east.
  - The province has identified some small areas of potential Historic resources (HRV Category 2 historical) to be located south and west of the Village in the Plan Area (refer to Map 5).
  - The presence of potential Environmentally Significant Areas is categorized at the lower end of the provincial scale.

- Man-Made Constraints
  - The Village sewage lagoons are located within the County west of Highway 23 (NW 16-12-23-W4M) and there is a required 300 metre buffer for certain types of development (e.g. residential).
  - A former landfill site is located to the immediate northeast of the Village boundary (NW 15-12-23-W4), requiring a 300 metre buffer from residential development.

3.3 Municipal Perspectives

As part of the preliminary Plan discussions and background study, an attempt was made to generally identify issues and highlight important areas (i.e. interests) of each municipality to help eventually formulate plan policy. The intent was to ultimately find and present outcomes that meet the interests and needs of both the County and Village that are reflected in the policy directions of the IDP. The following is a brief description of each municipality's acknowledged goals or perspectives in preparing a successful IDP:

Village of Barons

- To protect the quality of life from intensive agricultural operations;
- To assure that land required for future long-term urban expansion is protected from fragmentation of ownership and the approval of incompatible or inappropriate uses;
- To assure opportunities to comment or participate in fringe area decisions;
- To establish process to identify potential for joint activities;

- To protect and expand the local commercial and industrial economic base;
- To continue to consult, cooperate and collaborate with the County.

Lethbridge County

- To clarify the legitimate interests in land use and decision making in the fringe area;
- To achieve a balance of land uses compatible with agriculture interests in the County;
- To allow ratepayers to have a range of opportunities for the use of their land where suitable;
- To protect the productivity of the good quality agricultural land as long as possible, from both urban and rural competing interests;
- To establish a clear and agreeable area of where CFOs may be prohibited in the area;
- To have a clear process or guide for dealing with expansion and future annexation issues;
- To continue to have a positive and collaborate relationship with the Village.

3.4 General Plan Policies

Intent

These general policies are applicable to all lands within the Plan Area and are intended to enable the implementation of an effective coordinated growth management strategy.

Policies

3.4.1 Existing land uses with valid development permits issued on or before the date of adoption of this Plan may continue to operate in accordance with the provisions of the Lethbridge County Land Use Bylaw, Village of Barons Land Use Bylaw and the *Municipal Government Act,* as applicable. New applications for subdivision and development on these lands are subject to this Plan's policies.

3.4.2 Both the County and Village shall review, update and amend their Land Use Bylaws and Municipal Development Plans as required to ensure conformity with the Intermunicipal Development Plan as adopted.

3.4.3 Applications for land use redesignation, subdivision or development must be made to the applicable municipality in which the land is jurisdictionally located.

3.4.4 Any application submitted for redesignation of land under the County's jurisdiction may be required to be accompanied by a professionally prepared Area Structure Plan containing the information requirements as prescribed in the Lethbridge County Land Use Bylaw and Municipal Development Plan.

3.4.5 The County and Village shall consider further intermunicipal cooperation and integration of land use planning with engineering, servicing, and utility studies in order to help both municipalities achieve greater efficiencies and provide better services to residents and businesses.

3.4.6 Applications or proposals may come forward from landowners or developers that may not be specifically addressed through the policies of this IDP. In such circumstances, the two municipalities should consult and determine if the proposal should be discouraged, supported, or if amendments may be needed to be made to the IDP in order to enable the proposal to proceed if there is general agreement between the County and Village that the proposal is acceptable.

3.4.7 The required plans, design schemes or other reports in support of major subdivisions/developments must be professionally prepared and engineered.

3.4.8 The County and Village agree to encourage, through various initiatives including working with private landowners and community groups, and regulate, through their respective Land Use Bylaws, a high aesthetic standard and focus on design and appearance for the lands including the built form and the landscape, adjacent to the principal roadway corridors entering and leaving the Village (see Map 2). For clarity, this policy is intended to help create a physical environment that will leave visitors to the Village and surrounding region with a positive impression of the community.

3.4.9 The County agrees upon the adoption of this IDP to amend its Land Use Bylaw for consistency and expand the current Rural Urban Fringe land use designation around the Village and have the designated RUF conform to the IDP boundary of this Plan.

3.5 Agricultural Practices

Intent

Agricultural activities are supported and are to continue to operate under acceptable farming practices within the Intermunicipal Development Plan boundary.

Policies

3.5.1 Priority is placed on the preservation of arable lands for agriculture production and promoting diversification of the agricultural sector by supporting many types of agricultural operations. Premature development of existing agriculture lands within the Plan Area should be avoided and such lands should continue to be used for agricultural purposes until it is necessary to change to another use.

3.5.2 Both municipalities recognize the importance of existing extensive agricultural (cultivation and grazing) uses of land within the Plan Area of the County's portion of the Intermunicipal Development Plan Area. These agricultural activities can continue to operate under acceptable farming practices and may be protected provided they are operating in accordance with the *Agricultural Operation Practices Act*.

3.5.3 Both municipalities will work cooperatively in encouraging and supporting 'considerate' good neighbour farming practices, such as for dust, weed, and insect control adjacent to developed areas, through best management practices and Alberta Agriculture guidelines.

3.5.4 If disputes or complaints in either municipality should arise between citizens and agricultural operators, the municipality receiving the complaint will attempt to direct the affected parties to the appropriate agency, government department or municipality for consultation or resolution wherever possible.

3.5.5 New confined feeding operations (CFOs) and expansions are not permitted to be established within the Intermunicipal Development Plan Confined Feeding Exclusion Area (Map 4).

3.5.6 In regard to manure application on lands in the CFO Exclusion Area, the standards and procedures as outlined in the *Agricultural Operation Practices Act, Standards and Administration Regulation* shall be applied.

3.5.7 Lethbridge County will amend its Municipal Development Plan to extend the CFO Exclusion Area surrounding the Village of Barons to the extent illustrated in Map 4 in order to ensure the IDP and the County MDP are consistent with one another.

3.6 Environmental & Historical Matters

Intent

Policies in this section address the shared concerns of both municipalities regarding the natural environment and historical resources in the area. The policies are a framework and process mechanism to address the concerns where applicable.

Policies

3.6.1 There are potential wetlands prevalent in the Plan Area and both municipalities recognize the importance of wetlands to the environment, society and the economy, and endeavor to protect sensitive areas by adhering to the *Water Act* and *Alberta Wetlands Policy* for mitigation hierarchy of avoidance, minimization and replacement. Where lands are likely to contain wetlands, a wetland assessment shall be required prior to a decision being made on a development application.

3.6.2 The County and Village recognize the importance of riparian areas and their preservation as part of the planning and development approval process. Each municipality shall consider if an environmental impact assessment is needed to make a decision on a development application and shall consider the recommendations in the *Stepping Back From the Water: A Beneficial Practice Guide to New Development Near Water Bodies in Alberta's Settled Region (2012)* document.

3.6.3 Both municipalities endorse the dedication of environmental reserve or an environmental reserve easement for watercourses, natural drainage courses, wetland areas and other areas within the Plan Area and recognize that the *Municipal Government Act* authorizes:

(a) the dedication of a minimum 6 metre strip abutting a water course; and

(b) the dedication of lands consisting of a swamp, gully ravine, coulee or natural drainage course; and

(c) the dedication of land that is subject to flooding or is unstable.

3.6.4 Both municipalities agree to encourage low impact development practices and sustainable design measures, including initiatives like green roofs, bio-retention areas, porous pavement, water re-use, bio-swales, naturalized storm ponds and other initiatives in order to reduce storm water quantity and achieve positive environmental outcomes.

3.6.5 Developers undertaking subdivision or development in either municipal jurisdiction are required to address storm water drainage management as part of their proposal, and are responsible for obtaining any necessary approvals from Alberta Environment and Parks that may be required with respect to the provincial *Water Act*.

3.6.6 There are some lands identified as containing potential for historical resources as identified by the province within the Plan Area (Map 5). Each municipality is responsible for referring subdivision and development applications to the Alberta Director of Culture and Tourism for the province as required under applicable provincial legislation.

3.6.7 On any lands identified as a site of a potential historical resource, the developer shall be responsible at their expense of undertaking any required archeological study or complying with an order of Alberta Culture and Tourism and obtaining any necessary clearances and approvals as it relates to their proposal and compliance with the *Historical Resources Act* (HRA).

3.7 Urban Growth & Annexation

Intent

In order to allow for the planning, financing, and installation of costly infrastructure, the County and Village have identified potential growth areas for future growth and development (Map 2). Future annexation of any of these lands will occur in the framework and context of long-range planning documents and in consultation with the County.

Policies

3.7.1 The general growth directions and preferred land use of the Village are indicated on Map 3 and the County and Village through policy will attempt to protect these lands from conflicting, incompatible or pre-mature land uses and fragmentation.

3.7.2 Based on the existing highway, topography, availability of services, and the location of Highway 23 and the CPR railway to the west, it is anticipated the Village will logically expand for future growth south and north (and possibly eastward long-term) as shown on Map 3. Future land uses will need to be more fully defined and planned through additional planning and engineering studies for the area when required.

3.7.3 The Village of Barons has prepared a Municipal Development Plan (MDP) as required by the province, and the Village will attempt to implement the growth and development strategies as outlined in the MDP as best it can prior to commencing an annexation process unless unique circumstances present themselves in which earlier annexation is viewed as necessary.

3.7.4 The Village, in consideration of the policies and strategies within its MDP, will attempt to develop internal vacant land within the Village boundaries as a first growth priority.

3.7.5 The Village will promote compatibility between the urban land uses within Barons and the agricultural operations in Lethbridge County within the vicinity of the municipal boundaries. The Village may consider the use of mechanisms available to achieve compatibility such as buffers between urban land uses and adjacent farming operations, referral responses on development applications, and general communication with Lethbridge County.

3.7.5 Any application submitted by developers or landowners for the redesignation of land will be required to be consistent with the intent of the Land Use Concept indicated on Map 3.

3.7.6 Subdivision applications will be required to demonstrate consistency with the intent of the Land Use Concepts illustrated on Map 3. Proposals for subdivision that are not consistent with the Land Use Concept may be considered on a case-by-case basis upon consultation with the Village of Barons or the IDP Committee.

3.7.7 Development applications for Permitted and Discretionary uses listed in the Urban Fringe District of the Lethbridge County Land Use Bylaw will have regard to the local road network system to ensure the development does not compromise the integrity of the potential road network.

3.7.8 Proposals for development that are not consistent with the Land Use Concept may be considered on a case-by-case basis upon consultation with the Village of Barons or the IDP Committee.

3.7.9 For any subdivision proposal within the IDP Area, a professionally prepared overlay plan identifying road networks may be required to be provided by developers/landowners and must be submitted in conjunction with the subdivision application unless otherwise agreed to by both municipalities.

3.7.10 In respect of the Village's MDP identified growth strategy, it is not foreseen that annexation will be needed in the foreseeable future. However, when the Village determines that annexation of land is necessary to accommodate growth, it will prepare and share with the County a growth strategy/study which indicates the necessity of the land, describes how land has been utilized to its fullest potential within the Village, outlines proposed uses of the land, servicing implications, and any identified financial impacts to both municipalities, while addressing the Municipal Government Board's "Annexation Principles" and demonstrating consistency with the relevant portions of the *South Saskatchewan Regional Plan*.

3.7.11 Annexation involves a number of stakeholders and the County and Village will both ensure the following parties are included and involved in the process:

(a) land owners directly affected by the application must be part of the negotiation process;

(b) Village of Barons, who must make the detailed case for annexation and be a major participant in any negotiations;

(c) Lethbridge County, who must evaluate the annexation application and supporting documentation for the impact on its financial status and land base as well as ratepayer issues. The County will, as part of the negotiation with ratepayers, wish to see arrangements regarding, but not limited to:

- property taxes of ratepayers,
- use of land continuing as agriculture until needed for development,
- ability to keep certain animals on site;

(d) authorities such as Alberta Transportation and Alberta Environment and Parks; and

(e) the Municipal Government Board, who will evaluate the application and responses from the stakeholders.

3.7.12 Annexation boundaries shall follow legal boundaries and natural features to avoid creating fragmented patterns of municipal jurisdiction.

3.7.13 Notwithstanding Policy 3.7.10 above, the County or Village may initiate an application for annexation without preparing a growth strategy/study if the proposal is for a minor boundary adjustment to accommodate existing title property line reconfigurations, roads, canals, or utility rights-of-way that may be split by municipal jurisdiction boundaries and the two municipalities agree the annexation proposed is minor and logical.

3.7.14 Within one year after a Municipal Government Board Order approving an annexation, the Intermunicipal Development Plan Committee shall review the IDP boundary to determine whether a need to amend the Plan boundary, or any other planning matter or boundary, is warranted.

3.8 Future Land Use

Intent

To address the management and matter of future land use within the Plan Area, possible expansion areas have been identified and need to have special considerations.

Policies

3.8.1 Future land use within the Plan Area will continue to be primarily for extensive agriculture, with the exception of the future growth areas shown on Map 3. This does not preclude the establishment of non-agricultural land uses within the Plan Area. Decisions on applications for non-agricultural land uses shall be made in the context of the policies of this Plan and other relevant planning documents.

3.8.2 Proposals for development within Lethbridge County that are not consistent with the Plan and the Land Use Concept / Future Growth Area Map 3 may be considered on a case-by-case basis upon consultation with the Village of Barons.

3.8.3 The Future Land Use Concept illustrated on Map 3 establishes, generally, the recommended future land uses for the primary/preferred Village growth zone within the Plan Area. The boundaries of the multiple future land uses shown on Map 3 are general approximations and are not intended to be exact boundaries.

3.8.4 Lands immediately to the north and south of the current Village boundary are recognized as the primary future growth directions of the Village, when required, due to the expected ease of providing municipal servicing.

3.8.5 The residential areas depicted on Map 3 are intended to support primarily urban scale residential use. Grouped country residential should be discouraged within the future expansion area unless mutually agreed to by both the Village and County, limited in nature, and appropriately planned.

3.8.6 Lands adjacent to the east side of Highway 23 and the CPR rail-line, within the SE of 16-12-23-W4, are identified as a suitable location for future light industrial and commercial (mainly highway commercial) business developments to be planned for and locate as the primary land use. The intersection of Highway 23 and Highway 520 within the Plan Area provides an opportunity area for the development of a highway commercial node.

3.8.7 The presence of a former landfill in the NW 15-12-23-W4 impacts the potential for residential development north of the Village, specifically lands west of Range Road 23-2 and south of Township Road 12-3. The lands identified for future non-residential development may be reduced or enlarged depending on more detailed information on the location and size of the former landfill.

3.8.8 Isolated commercial and industrial developments shall generally be directed to the appropriate growth areas illustrated on Map 3. Generally speaking, commercial and industrial developments that require municipal utilities may be viewed as more suitable within the Village, which may also help to retain the primarily agricultural nature of the majority of the Plan Area. However, land intensive uses and those that do not require major municipal services may be supported within the Plan Area.

3.8.9 Notwithstanding Policy 3.8.8, future isolated commercial and industrial developments may be considered outside of the Village that receive the benefit of Village services through the Village distribution network, if the proposal is deemed appropriate by the Village and the County to be located outside the Village boundary, and the two municipal parties enter into agreement(s) to address servicing, utility expenditures and revenue sharing with respect to Section 3.9 of the IDP.

3.8.10 The Village of Barons "gateway corridors" are considered the areas approximately 200 metres adjacent to Highway 23 and Highway 520 (illustrated on Figure 5), and any future development proposed adjacent to the identified Village entranceways (the gateway corridors) should consider potential visual impacts and plans should address the enhancement of visual appeal and attractiveness of the

development with special regard to landscaping, signage, building style, setbacks, screening, architectural guidelines and other features.

Figure 5: Gateway Corridors



3.8.11 All unsightly materials or objects being stored outdoors in the potential commercial or industrial areas or parcels should be located only in the side or rear yards, properly screened and enforced by an appropriate municipal bylaw.

3.8.12 Noxious, hazardous or heavy industrial uses should not be considered along the west side of Highway 23 along the boundary to the Village or on the south side of the Village within the Village future expansion area due to prevalent wind patterns and the proximity to residential uses within the Village.

3.8.13 Any discretionary land uses approved by the County should be compatible with the IDP Future Land Use concept and consideration for Village land uses either adjacent or in close proximity.

3.8.14 The County will attempt to promote compatibility between any non-agricultural operations proposed in Lethbridge County and the urban land uses within Barons and within the vicinity of the municipal boundaries. The County may consider the use of mechanisms available to achieve compatibility such as buffers between urban land uses and adjacent non-agricultural operations, referral responses on development applications, and general communication with the Village of Barons.

3.8.15 The development of the future growth areas as identified on Map 3 will require at some future point an Area Structure Plan to outline the planning, land use, density, road network and servicing framework for the entire area. For smaller multi-lot subdivisions or major large-scale development proposals, the municipalities may also require the proponent/developer provide an Area Structure Plan that demonstrates good planning, appropriate servicing and appropriate access to service the development.

3.8.16 The Village sewer lagoons are situated within the NW 16-12-23-W4 in Lethbridge County and both municipalities shall consider the following required provincial setbacks to these facilities when making decisions on subdivision and development proposals in the area:

(a) In accordance with Sections 12 and 13 of the Subdivision and Development Regulation, a subdivision authority shall not approve an application for the subdivision for a school, hospital, food establishment or residential use if the application would result in a property line of a lot created by subdivision for any of those uses being located within 300 metres of an operating wastewater treatment plant or a non-operating landfill.

(b) In accordance with Sections 12 and 13 of the Subdivision and Development Regulation, a development authority shall not issues a development permit for a school, hospital, food establishment or residential use if the building site is located within 300 metres of an operating wastewater treatment plant or a non-operating landfill.

3.8.17 The County and Village are both supportive of individual small-scale renewable energy developments (e.g., solar, wind, geothermal, etc.) that serve an individual landowner or business provided it is allowed for in the municipality's Land Use Bylaw and any municipal standards are met.

3.8.18 It is recognized that the County does not presently permit commercial-scale renewable energy developments (e.g., solar, wind, biofuel, etc.) in the Rural Urban Fringe district of the Land Use Bylaw which encompasses some of the land in the Plan Area. If a bylaw amendment application was proposed to the County to contemplate allowing such a use, the County will consult with the Village on the bylaw request and will circulate any submitted bylaw amending application to the Village for comment in accordance with Section 2.4 of this Plan.

3.8.19 Both municipalities acknowledge that telecommunication, radio communication and broadcast antenna systems are regulated by Industry Canada. If either municipality receives an application proposing to locate a telecommunication, radio communication or broadcast antenna system within the Plan Area, which is not excluded from the consultation requirements established by Industry Canada, the municipality receiving the application shall consult and refer the proposal to the other municipal party prior to making a determination if the municipality will grant a letter of concurrence or non-concurrence.

3.9 Utilities & Servicing

Intent

Both municipalities desire quality development with consistent, efficient and acceptable servicing standards that account for and manage cumulative impacts and recognize financial impacts to municipalities.

Policies

3.9.1 Both municipalities recognize the importance of efficient provision of utilities and services and agree to coordinate, wherever possible, to determine appropriate locations and alignments of any utility or servicing infrastructure required to serve a proposed subdivision or development within the Plan Area.

3.9.2 Proposed subdivision or development in the Plan Area may benefit from a sharing of municipal services from the Village. Where urban services are proposed by a developer, an agreement must be discussed with the Village prior to an application being deemed complete. It is acknowledged that, although these circumstances may arise and benefit all parties concerned:

(a) the Village of Barons is not committed to providing any new services outside the Village boundaries, and

(b) Lethbridge County will not approve any application requiring urban services until a servicing agreement has been negotiated with the Village.

3.9.3 Both municipalities agree in principle that existing and future developments outside of the Village that receive the benefit of Village services through the Village distribution network should be required to pay toward the use of Village facilities. This payment could come in the form of a one-time lump sum, a rate surcharge, or any other acceptable form of remuneration.

3.9.4 Information for major servicing infrastructure proposed by one municipality shall be provided to the other municipality to allow for collaboration and coordinated planning.

3.9.5 Prior to any subdivision or development approval which proposes the use of municipal water or sewer under the adjacent municipality's control or management, the developer/landowner must obtain approval in writing from the applicable municipality regarding the use of such infrastructure to serve the development or subdivision.

3.9.6 When Village municipal water and wastewater services are proposed:

(a) it is the responsibility of the developer/landowner to enter into an agreement with the Village for the provision of such services. Any costs associated with connecting to municipal water and wastewater, including extending waterlines and installing associated infrastructure will be defined in the agreement and will be at the expense of the developer/landowner;

(b) the location of the required infrastructure to provide those services may be approved by the County based on discussions and negotiations between the County, the Village and the developer/landowner;

(c) where municipal water or wastewater services have been extended into the County, the County may collect the agreed upon user fees, for remittance back to the Village.

3.9.7 When municipal water and wastewater services are available to service any proposed subdivision or development, the developer/landowner may be required to connect to such services.

3.10 Transportation

Intent

Policies are intended to foster enhanced coordination in the provision of linked road networks to ensure that these roads are functional, compatible and logical in order to facilitate orderly and planned growth that does not compromise future development.

Policies

3.10.1 The proposed future roadway system in the growth areas should be a continuation of the Villages grid pattern system and will need to be defined in more detail at the Area Structure Plan and subdivision stage.

3.10.2 The County may require dedication of road right-of-way, in consideration of a transportation concept with linkages to the adjacent Village grid pattern system, on the final plan of subdivision for any proposal located 0.5 miles (0.8 km) or closer to the Village boundary.

3.10.3 If road dedication is a condition of subdivision approval, the landowner/developer will be required to enter into a development agreement for road construction and associated costs.

3.10.4 Road construction may be deferred to a later subdivision or development stage subject to a deferred servicing/development agreement with either the County or Village as applicable.

3.10.5 Each municipality must be notified of any development or subdivision proposal in the other municipality that will result in access being required from an adjoining road under its control or management.

3.10.6 Both municipalities recognize the importance of the railway system to the economy of the region and shall regulate compatible land uses adjacent to the rail lines referring to using the *Guidelines for New Development in Proximity to Railway Operations (2013).*

3.10.7 Both municipalities recognize the need to coordinate provincial transportation plans and municipal land use plans to ensure proper planning of development adjacent to highways of provincial interest.

3.10.8 The County and Village will consult with Alberta Transportation regarding the implementation of this Plan. A developer/landowner may be required to conduct traffic studies with respect to impact and access onto Highways 23 and Highway 520 and any upgrading identified by traffic studies will be implemented at the sole cost of the developer/landowner and to the satisfaction of Alberta Transportation.

3.10.9 The County and Village will consult and work with and Alberta Transportation to coordinate the provision and development of efficient regional transportation networks and corridors. Both municipalities will employ required setbacks and appropriate mitigating measures relating to clear-slight visibility, noise, air pollution and safety on lands that may impact Highways 23 and 520.

3.10.10 With respect to future growth and development for the Plan area, it is recognized that no additional direct access to Highway 23 will be permitted by Alberta Transportation. Any additional proposed new road access linkage to Highway 520 shall also be determined in consultation with the provincial department with consideration for the need of preparing an Area Structure Plan. The future planning of growth lands to the south of the current Village boundary will require the incorporation and design of service roads to provide circulation and internal access to development.

3.10.11 Isolated industrial/commercial uses will be reviewed on a case-by-case basis in consultation with Alberta Transportation at the time of development to determine potential highway impacts, and any required intersection upgrades or improvements that may be required shall be provided at the sole cost by the developer/landowner.

3.10.12 The intersection of Highways 23 and 520 may be subject to future upgrades/improvements as determined by a Traffic Impact Assessment (TIA) when required. The findings and recommendations, as identified in a professionally engineered TIA, shall be considered with respect to Policies 3.8.6 and 3.10.8, or upon the direction or request of Alberta Transportation.

3.10.13 Both the County and Village will ensure that redesignation, subdivision and development applications located within the defined setback parameters of a provincial highway (300 metres for the boundary of a designated provincial highway or 800 metres from the intersection) are referred to Alberta Transportation.

DEFINITIONS

PART 4

PART 4

DEFINITIONS

Adjacent Land means land that abuts or is contiguous to the parcel of land that is being described and includes land that would be contiguous if not for a highway, road, lane, walkway, watercourse, utility lot, pipeline right-of-way, power line, railway, or similar feature and any other land identified in a land use bylaw as adjacent for the purpose of notifications under the *Municipal Government Act*.

Agricultural Land, Higher Quality means:

(a) land having a Canada Land Inventory (CLI) classification of 1-4, comprising 64.8 ha (160 acre) parcels of dryland or 32.4 ha (80 acre) parcels of irrigated land;

(b) land contained in an irrigable unit;

(c) land having a CLI classification of 5-7 with permanent water rights, with the exception of:

  (i) cut-off parcels of 4.0 ha (10 acres) or less. To be considered a cut-off, a parcel must be separated by:
    - a permanent irrigation canal as defined by the irrigation district,
    - a permanent watercourse normally containing water throughout the year,
    - a railway,
    - a graded public roadway or highway,
    - an embankment, or
    - some other physical feature,

  which makes it impractical to farm or graze either independently or as part of a larger operation, including nearby land;

  (ii) land which is so badly fragmented by existing use or ownership that the land has a low agricultural productivity or cannot logically be used for agricultural purposes. For the purpose of subdivision, fragmented land may be considered to be land containing 8.1 ha (20 acres) or less of farmable agricultural land in CLI classes 1-4.

Agricultural Operation means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and includes:

(a) the cultivation of land;

(b) the raising of livestock, including game-production animals within the meaning of the "Livestock Industry Diversification Act" and poultry;

(c) the raising of fur-bearing animals, pheasants or fish;

(d) the production of agricultural field crops;

(e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;

(f) the production of eggs and milk;

(g) the production of honey (apiaries);

(h) the operation of agricultural machinery and equipment, including irrigation pumps on site;

(i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;

(j) the collection, transportation, storage, application, use transfer and disposal of manure; and

(k) the abandonment and reclamation of confined feeding operations and manure storage facilities.

Area Redevelopment Plans (ARP) means designating an area of land for the purpose of improving land or buildings, roads, public utilities or other services in the municipal area, typically for the purpose of assisting in the revitalization of older areas of the municipality.

Area Structure Plan (ASP) means a statutory plan in accordance with the *Municipal Government Act* and the Lethbridge County Municipal Development Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality. The plan typically provides a design that integrates land uses with the requirements for suitable parcel densities, transportation patterns (roads), storm water drainage, fire protection and other utilities across the entire plan area.

Conceptual Design Scheme means a general site layout plan which provides for the orderly development of a parcel or group of parcels, usually for less than five lots. It is a planning tool which is a type of "mini" area structure plan, usually less detailed, typically illustrating lot layouts and sizes, roads, topography and general servicing information. It is usually not adopted by bylaw, but may be if the municipality desires to do so.

Confined Feeding Operation (CFO) means an activity on land that is fenced or enclosed or within buildings where livestock is confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and requires registration or approval under the conditions set forth in the *Agricultural Operation Practices Act (AOPA),* as amended from time to time, but does not include seasonal feeding and bedding sites.

Confined Feeding Operation (CFO) means an activity on land that is fenced or enclosed or within buildings where livestock is confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and requires registration or approval under the conditions set forth in the *Agricultural Operation Practices Act (AOPA),* as amended from time to time, but does not include seasonal feeding and bedding sites.

CFO Exclusion Area means the area within the Intermunicipal Development Plan where new confined feeding operations (CFOs) are not permitted to be established or existing operations allowed to expand.

Country Residential, Grouped means existing or proposed residential uses on more than two adjacent parcels of less than the minimum extensive agricultural parcel size, and may consist of the yard site of a former farmstead.

Country Residential, Isolated means one or two existing or proposed country residential uses.

Country Residential Use means a use of land, the primary purpose of which is for a dwelling or the establishment of a dwelling in a rural area, whether the dwelling is occupied seasonally, for vacation purposes or otherwise, or permanently.

County means Lethbridge County.

Dispute Settlement or Resolution means a formal process that provides the means by which differences of view between the parties can be settled, in a diplomatic and cooperative manner. These differences may be over their opinions, interpretations, or actions of one party in regards to decision making in the IDP plan area or interpretation of the IDP policies.

Fringe or Urban Fringe means the approximate one-to-two mile land area around the municipal boundary of an urban municipality and as designated in a land use bylaw, and for the purpose of this plan includes the actual designated Rural Urban Fringe district of the Lethbridge County Land Use Bylaw in the vicinity of the Village of Barons.

Gateway Corridors means areas of land adjacent to the highways and located at the main entranceways into and adjacent to the Village and are considered the area of approximately 200 m adjacent to Highway 23 and Highway 520.

Grandfathered Use or Land Uses means a use in existence at the time of adopting a bylaw but once the bylaw takes effect, may no longer conform or comply to the policies, standards or requirements of the bylaw, but they are legally allowed to exist until a change or intensification of the use occurs, at which time the use then must conform to the bylaw.

Growth or Expansion Areas means the areas of land identified in this Plan as logical parcels, areas or directions in which future urban scale growth may be directed in the future, when and if required, if additional lands are needed to accommodate population and/or economic growth by a municipality.

Growth Study means a report or analysis to identify the land requirements to accommodate future population and urban growth and is a guide for municipal decision-making regarding future land use needs. This study is not a statutory plan but it is often used as the basis for a formal annexation application being submitted to the Province. Typically the report will examine historic demographic trends, growth influences, land consumption, land and servicing constraints and municipal transportation and utility capacities.

Industrial Use means development used for manufacturing, fabricating, processing, assembly, production or packaging of goods or products, as well as administrative offices and warehousing and wholesale distribution use which are accessory uses to the above, provided that the use does not generate any detrimental impact, potential health or safety hazard, or any nuisance beyond the boundaries of the developed portion of the site or lot upon which it is situated.

Intensive Agriculture means any concentrated method used to raise crops, food production, or to rear or keep or confine livestock, animals, poultry or their products for market, including such operations as horse riding stables, poultry farms, pastures, rabbitries, fur farms, greenhouses, tree farms, sod farms, apiaries, dairies, nurseries and similar specialty uses conducted as the principal use of a building or site.

Intermunicipal Development Plan (IDP) Boundary means the agreed-to area the IDP will govern and is the referral area for the plan and all development applications and statutory bylaw amendments on lands within the identified plan area that will be referred to each municipality and/or the IDP Committee.

Intermunicipal Development Plan (IDP) Committee or Committee means the Intermunicipal Development Plan Committee or Intermunicipal Committee established in accordance with the policies in this Plan and whose members are assigned by each respective council for the purposes of administering and monitoring the Intermunicipal Development Plan.

Isolated Industrial/Commercial uses means individual industrial or commercial uses located or proposed to be located on parcels of land not adjacent to other proposed or existing industrial uses, or are not located in an identified business park, and that, in the opinion of the Development Authority, would not substantially change the agricultural characteristics of an area.

Land Use Concepts means the planning proposal or plan generally illustrating the likely future land uses for an identified area within or adjacent to an urban municipality.

Major Servicing Infrastructure means those hard infrastructure assets that relate to municipal road, water, wastewater and sewer systems that are necessary to serve a subdivision or development.

May means, within the context of a policy, that a discretionary action is permitted.

Municipal Services means those services and utilities generally provided to the public and both delivered and maintained by the municipality, such as public roads, municipal potable water, municipal waste treatment, and collective storm water management.

Noxious or Hazardous Use means industry which involves processing of an extractive or agricultural resource which is deemed to be hazardous, noxious, unsightly or offensive (smoke, dust, glare) and cannot therefore be compatibly located in proximity of a residential environment. Examples should include, but are not limited to: anhydrous ammonia storage, abattoirs, oil and gas plants, bulk fuel depots, livestock sales yards, gravel/sand pits or stone quarries, auto wreckers or other such uses determined by the Development Authority to be similar in nature.

Overlay Plans means a conceptual design drawing which indicates how parcels of land may be further subdivided and typically illustrates minimum sized urban lots, road alignments to adjacent road networks, servicing corridors and building pockets as to where dwellings should be located, so as not to fragment land or interfere with urban growth plans.

Plan means the Lethbridge County and Village of Barons Intermunicipal Development Plan.

Renewable Energy Developments, commercial scale means a use that produces energy (and in some cases other marketable by-products depending on the process utilized) fuelled in ways that do not use up natural resources or harm the environment. Energy may be derived from natural and/or non-traditional sources (e.g. geothermal, solar, water, wind, tides, waste, etc.) and once produced is sold and distributed off-site (commercially) to the marketplace.

Renewable Energy Developments, individual small-scale means a use that produces energy that is generated from an alternative or renewable source and that is generally derived from natural and/or non-traditional sources (e.g. geothermal, solar, water, wind, tides, waste, etc.) and is primarily utilized on-site for the sole consumption of the landowner, resident or occupant.

Shall or Must means, within the context of a policy, that the action is mandatory.

Should means within the context of a policy that the action is strongly encouraged but it is not mandatory.

Traffic Impact Assessment (TIA) means Traffic Impact Assessment (TIA) or Transportation Impact Analysis means an evaluation or analysis completed by a licensed professional engineer (typically specializing in traffic) of the effect(s) of traffic generated by a development on the capacity, operations, and safety of a public road or highway and generally includes summary of any mitigation measures or roadway improvements required. The analysis should provide a basis for determining the developer's responsibility for specific off-site improvements.

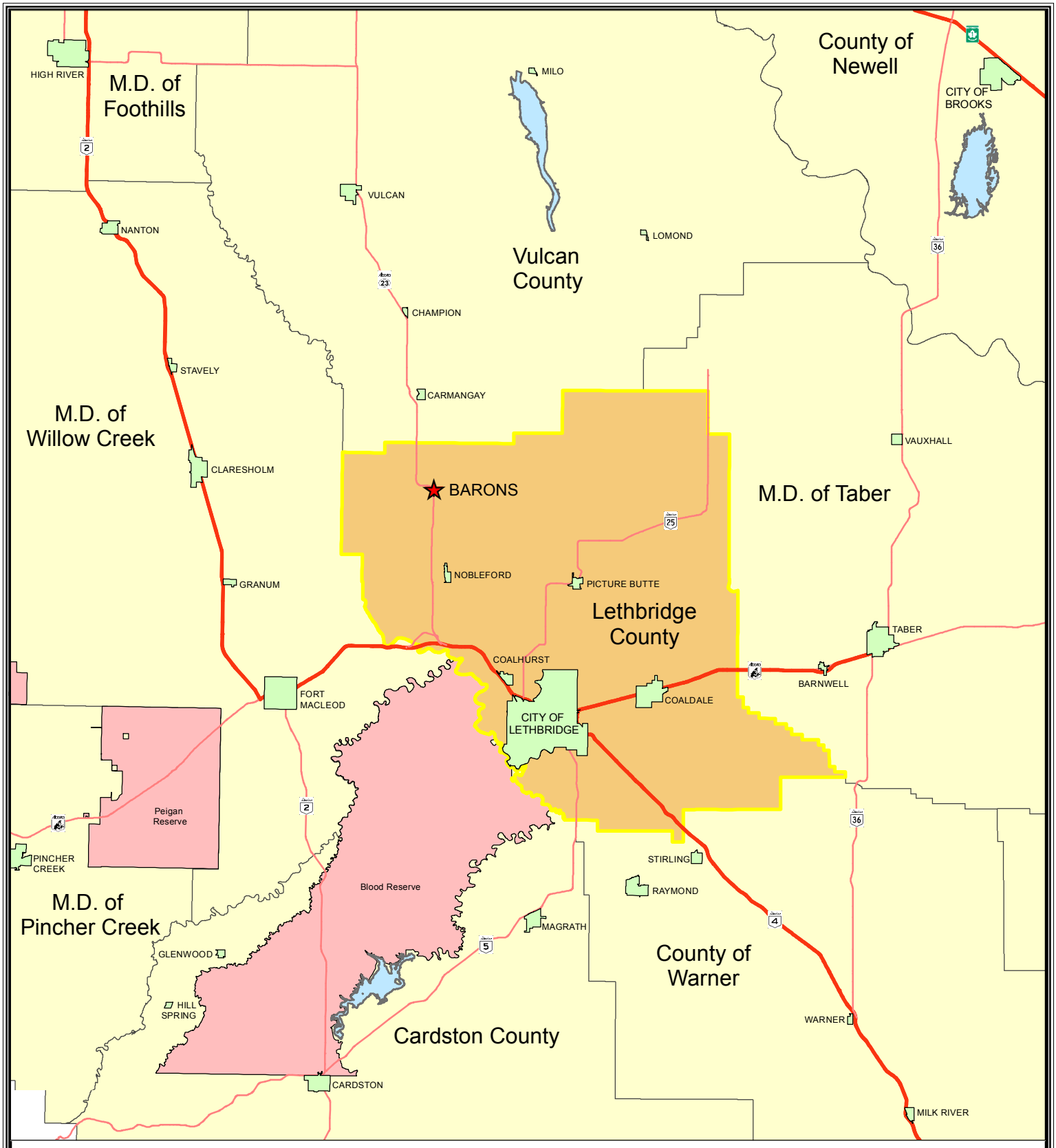
Transportation Concept means a conceptual design or plan illustrating the layout and future dedication of road right-of-way, in consideration of linkages and connectivity to existing road networks, access points, and the adjacent Village road pattern system.

Unsightly Premises means properties that do not meet the general condition and state of tidiness of the greater community at large and typically may be described as properties with excessive: garbage and litter, unused vehicles or vehicle parts, unused equipment, machinery, or appliances, scrap material, excessive outdoor storage not associated with an approved business, and lack of maintenance or repair of buildings and landscaping, and unduly long grass or weeds.

Village means Village of Barons.

MAPS

PART 5



LETHBRIDGE COUNTY &
VILLAGE OF BARONS
INTERMUNICIPAL DEVELOPMENT PLAN

LOCATION MAP
2020

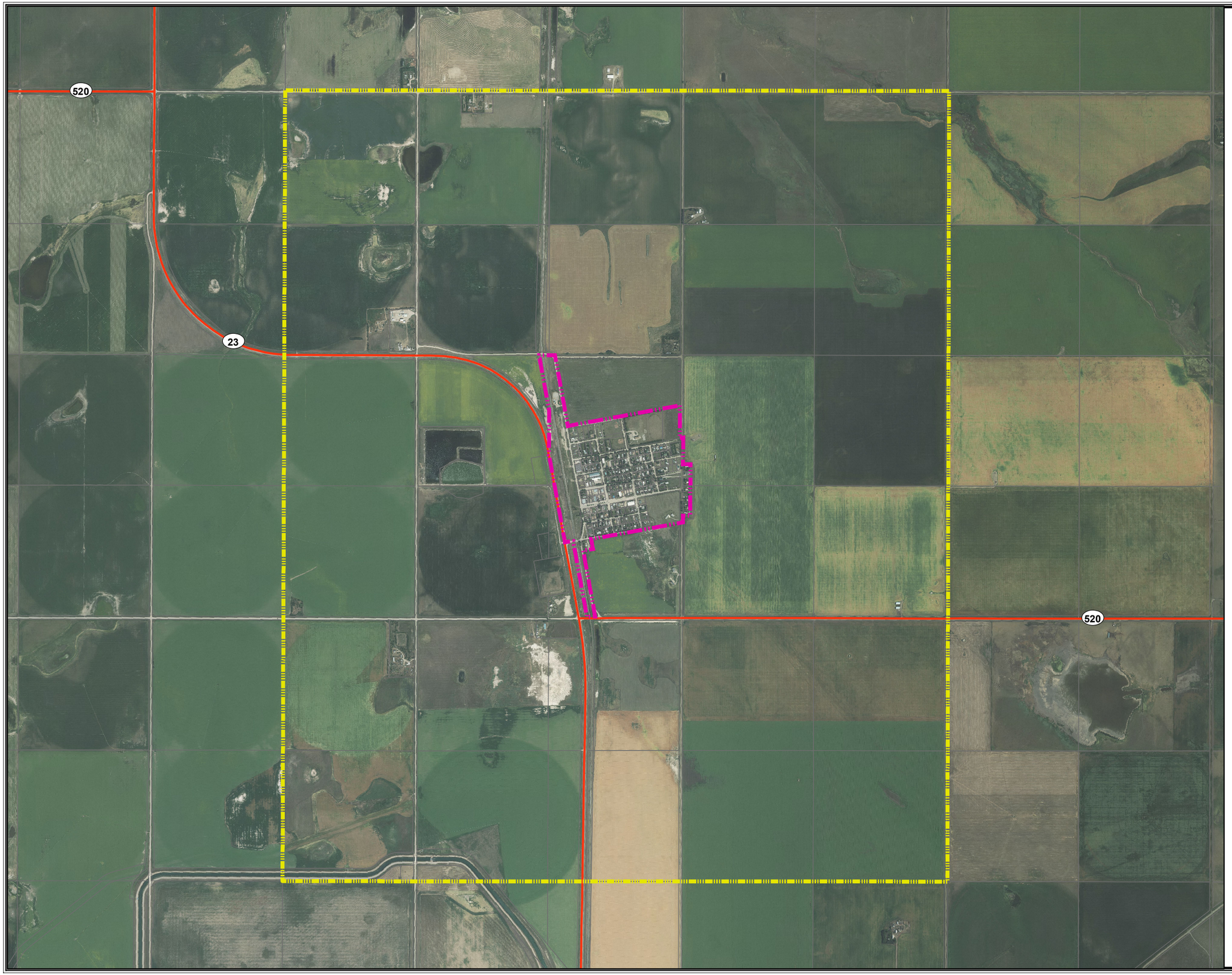
MAP 1

Barons
Major Highway
Minor Highway
Lethbridge County

0 2.5 5 10 15 20
Kilometers

N

LETHBRIDGE COUNTY



LETHBRIDGE COUNTY &
VILLAGE OF BARONS
INTERMUNICIPAL DEVELOPMENT PLAN
BYLAW No. 20-004 AND BYLAW No. 719

IDP PLAN AREA
2020

MAP 2

IDP Boundary

Village of Barons Boundary

Highways

LETHBRIDGE COUNTY

Wheat Heart of the West
BARONS

Aerial Photo Date: 2015

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 0.25 0.5 1

Kilometers

N



LETHBRIDGE COUNTY &
VILLAGE OF BARONS
INTERMUNICIPAL DEVELOPMENT PLAN
BYLAW No. 20-004 AND BYLAW No. 719

LANDUSE CONCEPT/FUTURE GROWTH AREAS 2020

MAP 3

Village of Barons Boundary

Highways

Growth Areas

Non-Residential

Residential

LETHBRIDGE COUNTY

Wheat Heart of the West
BARONS

Aerial Photo Date: 2015

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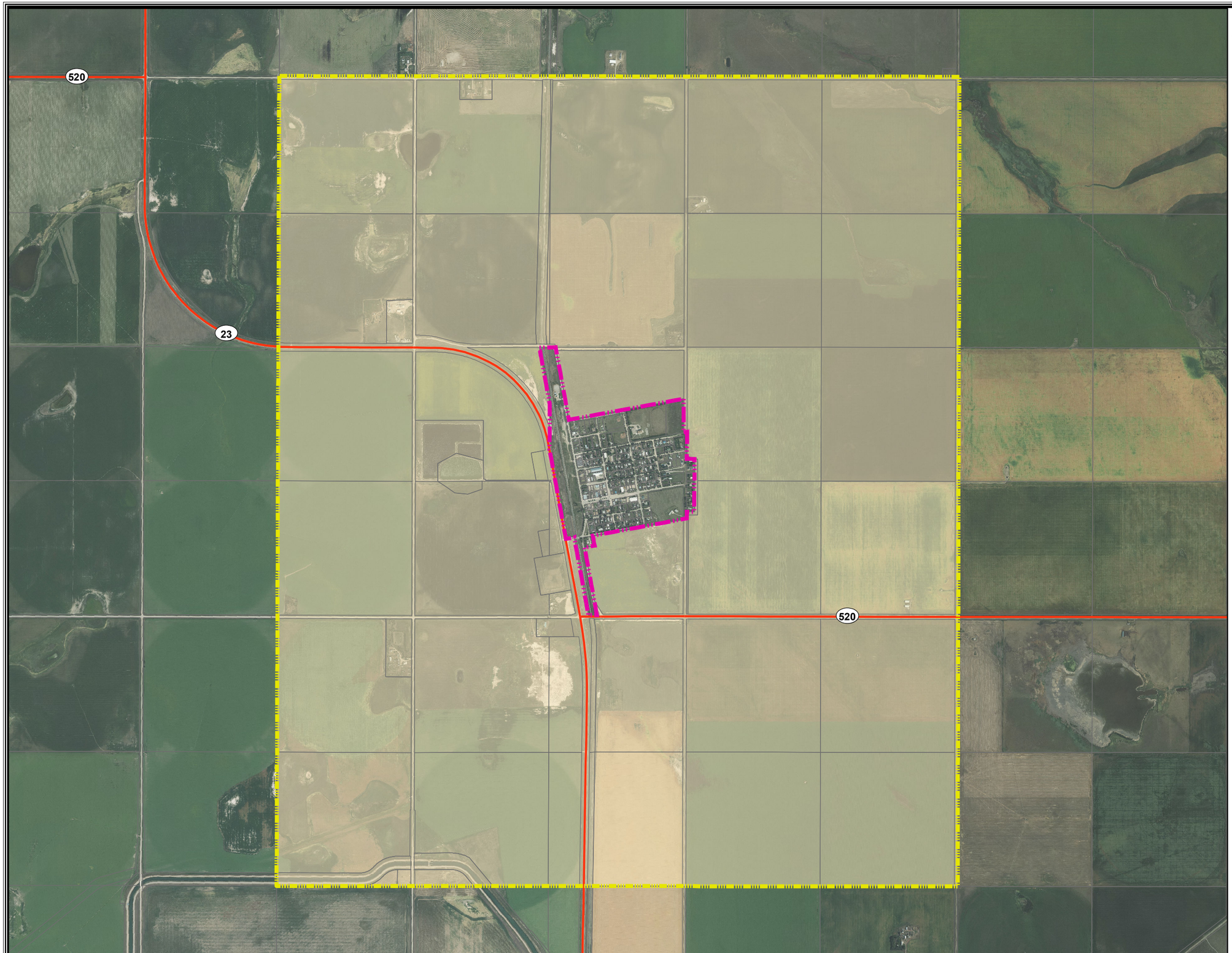

LETHBRIDGE COUNTY & VILLAGE OF BARONS INTERMUNICIPAL DEVELOPMENT PLAN BYLAW No. 20-004 AND BYLAW No. 719

CFO EXCLUSION AREA 2020

MAP 4

- IDP Boundary
- Highways
- Confined Feeding Operation Exclusion Area
- Village of Barons Boundary

LETHBRIDGE COUNTY

Wheat Heart of the West BARONS

Aerial Photo Date: 2015

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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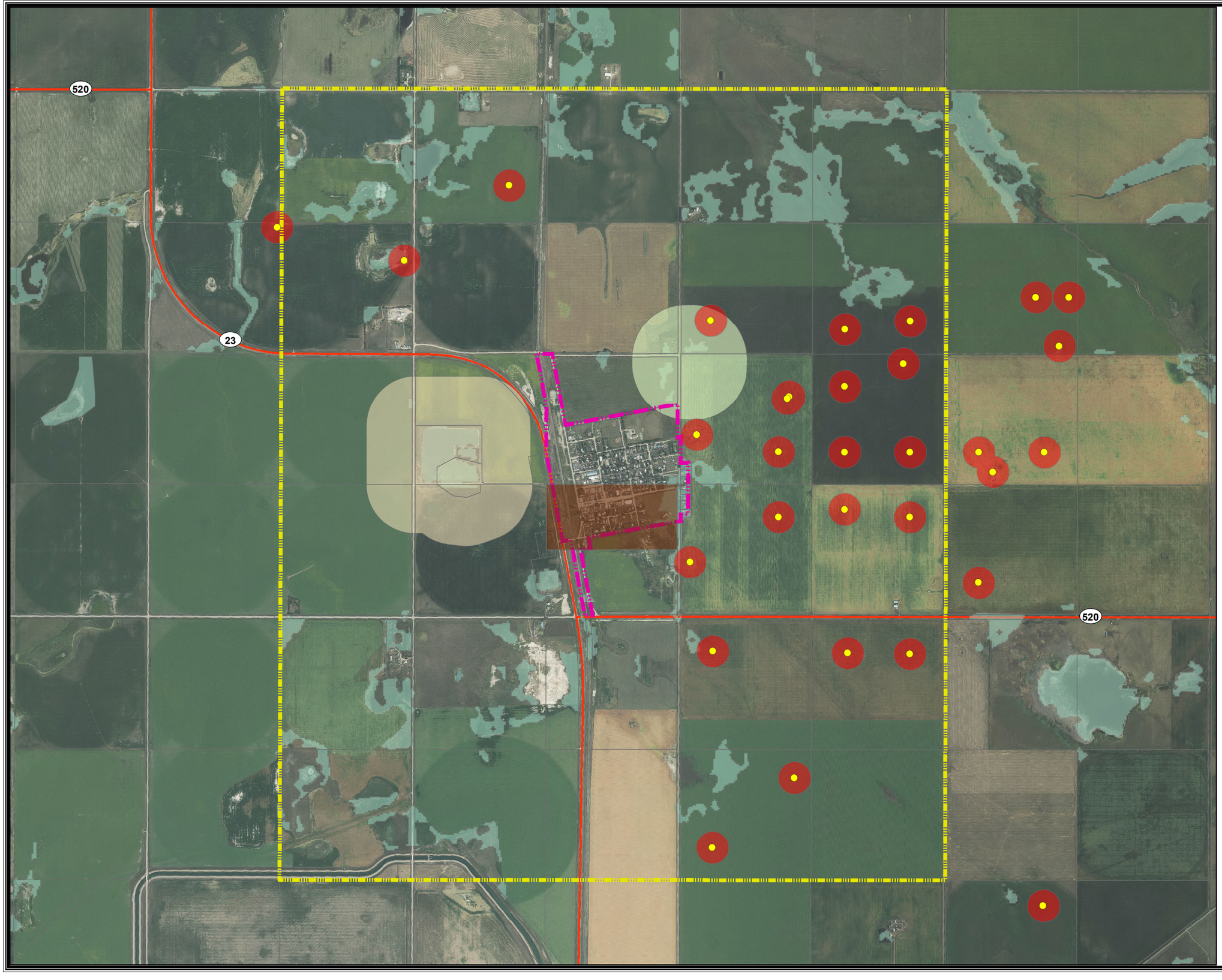
LETHBRIDGE COUNTY & VILLAGE OF BARONS INTERMUNICIPAL DEVELOPMENT PLAN BYLAW No. 20-004 AND BYLAW No. 719

GROWTH RESTRICTIONS 2020

MAP 5



- IDP Boundary
- Village of Barons Boundary
- Highways
- Oil/Gas Well**
- Oil/Gas Well Buffer - 100m
- Sewage Lagoon Buffer - 300m
- Old Landfill Buffer - 300m
- Wetland

Historic Resource Values (HRV)¹*

- HRV 2: Designated Under the HRA as a Registered Historic Resource

Source:
¹ Alberta Culture and Tourism
* Refer to AB Culture and Tourism ``Listing of Historic Resources Instructions For Use`` for HRV description and catergories..
** Alberta Energy Regulator, 2016

Government of Alberta, April 2017

LETHBRIDGE COUNTY

Wheat Heart of the West
BARONS

Aerial Photo Date: 2015

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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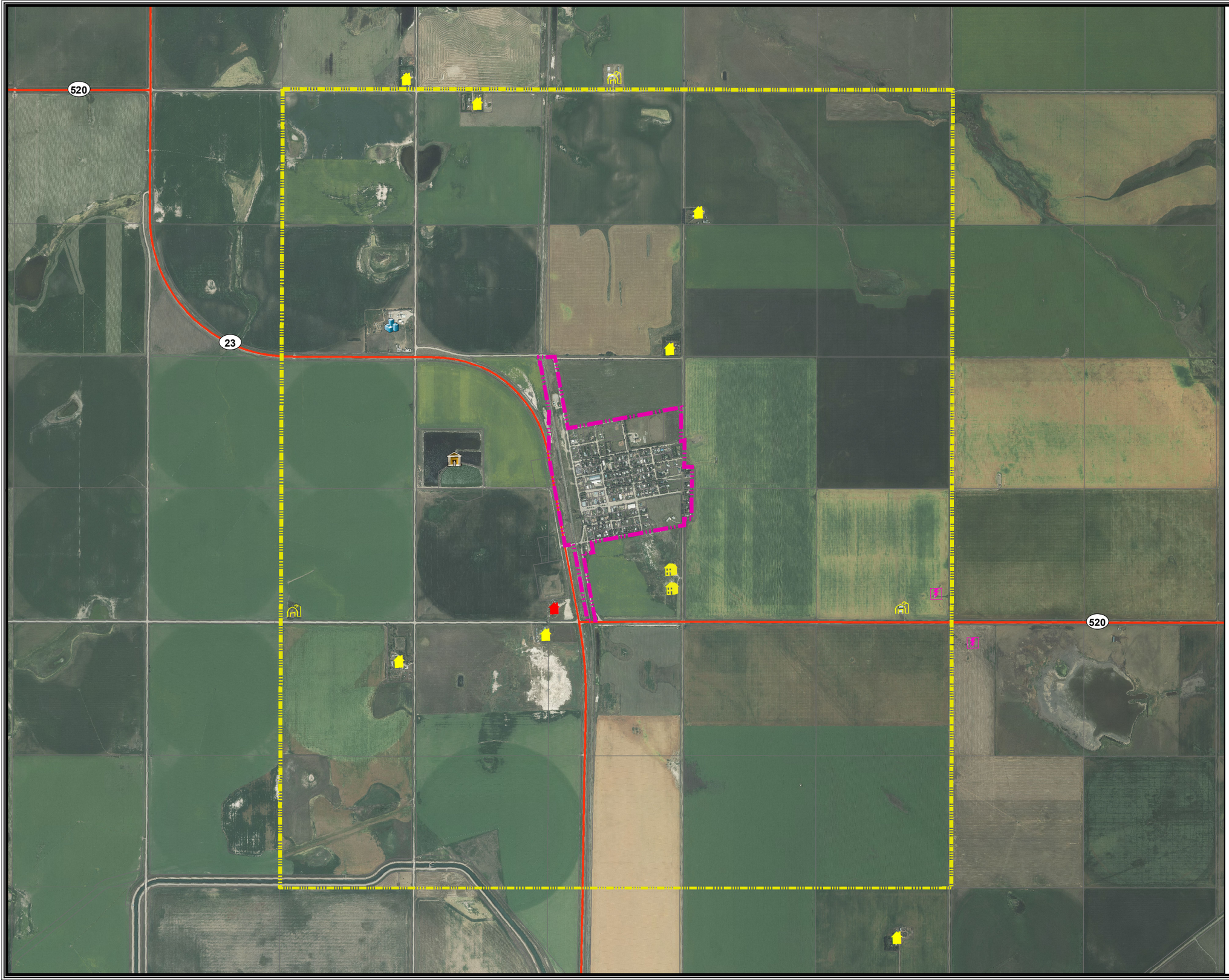

LETHBRIDGE COUNTY &
VILLAGE OF BARONS
INTERMUNICIPAL DEVELOPMENT PLAN
BYLAW No. 20-004 AND BYLAW No. 719

EXISTING LAND USE
2020

MAP 6

- IDP Boundary
- Village of Barons Boundary
- Highways
- Farmstead
- Farm Building
- Abandoned Farmstead
- Country Residence
- Institutional
- Intensive Agriculture
- Industrial
- Utilities

LETHBRIDGE COUNTY

West Heart of the West
BARONS

Aerial Photo Date: 2015

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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Kilometers

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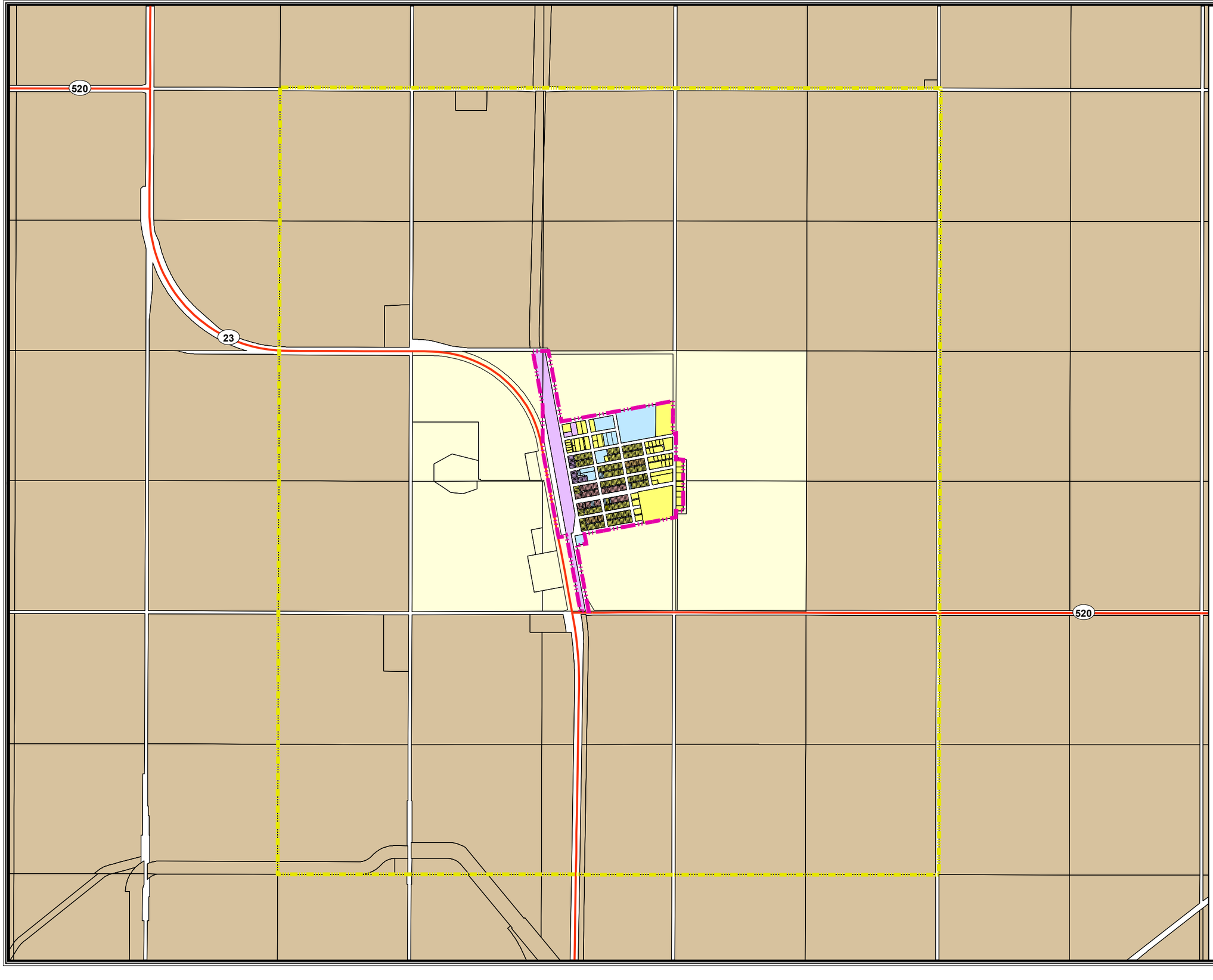

LETHBRIDGE COUNTY &
VILLAGE OF BARONS
INTERMUNICIPAL DEVELOPMENT PLAN
BYLAW No. 20-004 AND BYLAW No. 719

LAND USE ZONING
2020

MAP 7

- IDP Boundary
- Village of Barons Boundary
- Highways

Lethbridge County Land Use Districts

- Rural Agriculture - RA
- Rural Urban Fringe

Village of Barons Land Use Districts

- Residential R1
- Residential Manufactured Home R2
- Commercial CO
- Industrial IN
- Public & Institutional PI
- Urban Reserve UR

LETHBRIDGE COUNTY

Wheat Heart of the West
BARONS

Aerial Photo Date: 2015

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 0.25 0.5 1

Kilometers

N



LETHBRIDGE COUNTY &
VILLAGE OF BARONS
INTERMUNICIPAL DEVELOPMENT PLAN
BYLAW No. 20-004 AND BYLAW No. 719

SOIL CAPABILITIES
2020

MAP 8

- IDP Boundary
- Highways
- 2 - Moderately High to High Productivity, Moderate Crop Limitations
- 3 - Moderately High Productivity, Moderately Severe Crop Limitations
- Village of Barons Boundary

LETHBRIDGE COUNTY

Wheat Heart of the West
BARONS

Aerial Photo Date: 2015

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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Kilometers

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