

Vulcan County &

County of Newell

# Intermunicipal Development Plan

Bylaw No. 2015-008 & Bylaw No. 1829-15

May 2015 (Consolidated to Bylaw No. 2018-031 & Bylaw No. 1923-18, October 2018)

# ACKNOWLEDGEMENTS

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OLDMAN RIVER REGIONAL SERVICES COMMISSION

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**VULCAN COUNTY**

Vulcan - Alberta

**BYLAW 2015-008**

Bylaw No. 2015-008 of the Vulcan County is for the purpose of adopting the Vulcan County and County of Newell 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** both the Councils of Vulcan County and the County of Newell 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 Vulcan County duly assembled hereby enacts the following:

1. Council shall adopt the Vulcan County and the County of Newell Intermunicipal Development Plan in consultation and as agreed to with the County of Newell.

2. This plan, upon adoption, shall be cited as the Vulcan County and County of Newell Intermunicipal Development Plan Bylaw No. 2015-008 and Bylaw No. 1829-15.

This by-law shall take effect on the date of the third and final reading.

Received first reading this 1 day of April, 2015

Derrick Annable, Reeve

Leo Ludwig, CAO

Received second reading this 6 day of May, 2015

Derrick Annable, Reeve

Leo Ludwig, CAO

Received third reading and finally passed this 6 day of May, 2015

Derrick Annable, Reeve

Leo Ludwig, CAO

# BYLAW NO. 1829-15

## COUNTY OF NEWELL

## IN THE PROVINCE OF ALBERTA

Bylaw No. 1829-15 of the County of Newell is for the purpose of adopting the Vulcan County and County of Newell 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 both the Councils of the County of Newell and Vulcan 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 County of Newell duly assembled hereby enacts the following:

1. Council shall adopt the Vulcan County and County of Newell Intermunicipal Development Plan in consultation and as agreed to with Vulcan County.
2. This plan, upon adoption, shall be cited as the Vulcan County and County of Newell Intermunicipal Development Plan Bylaw No. 2015-008 and Bylaw No. 1829-15.
3. This bylaw shall come into effect upon third and final reading thereof.

READ a **first** time this 9th day of April, 2015.

*Reeve – Molly Douglass*

*Chief Administrative Officer – Kevin Stephenson*

READ a **second** time this 7th day of May, 2015.

*Reeve – Molly Douglass*

*Chief Administrative Officer – Kevin Stephenson*

READ a **third** time and finally PASSED this 7th day of May, 2015.

*Reeve – Molly Douglass*

*Chief Administrative Officer – Kevin Stephenson*

# Vulcan County & County of Newell Intermunicipal Development Plan
# Bylaw No. 2015-008 & 1829-15 – Amendments

| Bylaw No. | Amendment Description | Legal Description | Passed |
|---|---|---|---|
| 2018-031 & 1923-18 | Text and map amendments to be compliant with the amended Municipal Government Act and South Saskatchewan Regional Plan | | 3-Oct-2018<br>11-Oct-2018 |

# Rural Multi-Jurisdictional Intermunicipal Development Plan Project

In 2012, Vulcan County and seven other rural municipalities initiated a process to create a series of 11 rural-to-rural intermunicipal development plans. The impetus of the project was to improve consultation between rural municipalities in Southern Alberta, who in many cases share expansive borders. Although the border areas are primarily used for agricultural purposes, in many cases significant ecological, mineral and hydrogeological resources exist, as well as important infrastructure including transportation and utilities.

The Rural Multi-jurisdictional Intermunicipal Development Plan Project involves the participation of the following municipalities as seen in Figure 1:

- Cardston County
- County of Newell
- County of Warner No. 5
- Municipal District of Foothills No. 31
- Municipal District of Ranchland No. 66
- Municipal District of Willow Creek No. 26
- Vulcan County
- Wheatland County

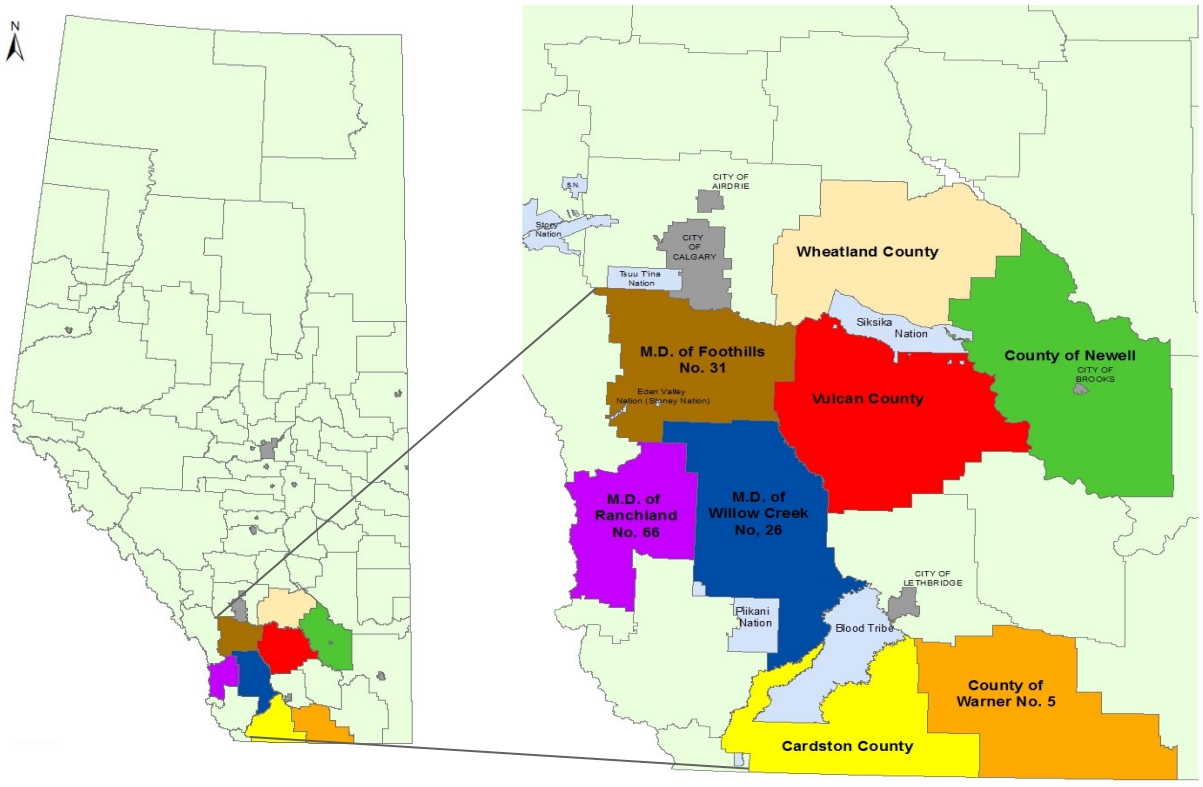


Figure 1: The eight Rural Multi-jurisdictional Development Plan Project participating municipalities

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# Vulcan County & County of Newell

# Intermunicipal Development Plan

## 1 | INTRODUCTION

### *1.1 Purpose of the Plan*

The purpose of the Vulcan County and County of Newell Intermunicipal Development Plan (also known as the IDP or the Plan) is to foster an inter-jurisdictional approach to address planning issues on lands that connect these municipalities. The Plan serves as a means for information exchange between the municipalities, in accordance with the *Alberta Land Stewardship Act (ALSA)* and the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended (MGA)*.

Municipalities are encouraged to work together to adopt IDPs to:

- promote consultation, coordination and cooperation regarding planning matters of joint interest within a defined planning area;
- provide a framework for addressing land use concerns with regard to joint planning matters;
- establish procedure for dealing with development proposals within a defined planning area; and
- address any other matters relating to development considered necessary within a joint planning area.

An IDP is a planning tool that can provide numerous benefits to those participating municipalities, including, but not limited to the following:

- municipal cost-savings, as a result of infrastructure and service sharing, which also provides residents with a higher quality of life;
- reinforcing and protecting both municipalities' development philosophies and goals while mitigating the potential for future intermunicipal conflict; and
- ensuring development for both municipalities occurs in an orderly, efficient and harmonious manner that is sustainable by considering existing development conditions and future municipal goals.

The Plan contains policy that is to be used as a framework for working cooperatively, communicating and making decisions in each municipality. Each municipality is ultimately responsible for making decisions within their own municipal jurisdiction.

## 1.2 Municipal Profiles

### Vulcan County

Vulcan County covers an area of approximately 550,000 hectares (1.3 million acres), with a population of 3,984 (Alberta Municipal Affairs, 2017). The County surrounds six urban municipalities, contains eight hamlets, and is bordered by six rural municipalities and one First Nation. The economy of Vulcan County has traditionally centered on agriculture, although recently there has been an increase in oil, gas and renewable energy development. The County has a number of recreational residential developments, particularly around McGregor Lake and Travers Reservoirs.

### County of Newell

The County of Newell spans an area of approximately 620,000 hectares (1.5 million acres) with a population of 7,524 (Alberta Municipal Affairs, 2017). The County of Newell surrounds four urban municipalities, contains ten hamlets and is bordered by four rural municipalities, one Special Area and one First Nation. The economy of the County of Newell is based on agriculture and energy resource development. The County of Newell includes several large reservoirs, the two largest being Lake Newell and Crawling Valley, which provide irrigation and recreational opportunities.



KNEEHILL COUNTY

STARLAND COUNTY

TOWN OF DRUMHELLER

ROCKY VIEW COUNTY

SPECIAL AREAS NO. 2

WHEATLAND COUNTY

SIKSIKA NATION

**County of Newell**

CITY OF BROOKS

**Vulcan County**

MUNICIPAL DISTRICT OF TABER

CYPRESS COUNTY

LETHBRIDGE COUNTY

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

COUNTY OF FORTY MILE NO. 8

# VULCAN COUNTY/ COUNTY OF NEWELL IDP BOUNDARY

LEGEND

- Plan Area Boundary
- County of Newell
- Vulcan County
- First Nations Reserve Land

MAP 1

VULCAN COUNTY (BYLAW NO. 2015-008) &
COUNTY OF NEWELL (BYLAW NO. 1829-15)
INTERMUNICIPAL DEVELOPMENT PLAN

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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## *1.3 Legislative Requirements*

In order to foster cooperation and mitigate conflict between municipalities, the *MGA* includes two mechanisms that allow a municipality to:

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

Specifically the *MGA* states:

> ***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.*
>
> ***(1.1)*** *Despite subsection (1), the Minister may, by order, exempt one or more councils from the requirement to adopt an intermunicipal development plan, and the order may contain any terms and conditions that the Minister considers necessary.*
>
> ***(1.2)*** *Two or more councils of municipalities that are not otherwise required to adopt an intermunicipal development plan under subsection (1) may, 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 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.*
>
> ***(3)*** *The council of a municipality that is required under this section to adopt an intermunicipal development plan must have an intermunicipal development plan that provides for all of the matters referred to in subsection (2) within 2 years from the date this subsection comes into force.*

***(4)*** *Subject to the regulations, if municipalities that are required to create an intermunicipal development plan are not able to agree on a plan, sections 708.33 to 708.43 apply as if the intermunicipal development plan were an intermunicipal collaboration framework.*

***(5)*** *In creating an intermunicipal development plan, the municipalities must negotiate in good faith.*

In addition to the *MGA*, the South Saskatchewan Regional Plan (SSRP) came into effect September 1, 2014. The SSRP uses a cumulative effects management approach to set policy direction for municipalities to achieve environmental, economic and social outcomes within the South Saskatchewan Region until 2024.

Pursuant to Section 13 of the *Alberta Land Stewardship Act*, 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 person while the remaining portions are statements of policy to inform and are not intended to have binding legal effect.

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 Plan 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 plan and policies) and development approval process 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 specifically to intermunicipal land use planning.*

***8.7*** *Consider the value of intermunicipal development planning to address land use on fringe areas, airport vicinity protection plan 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 were considered by both municipalities when developing policy within this IDP and will be considered 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 rural municipality's Municipal Development Plan, Land Use Bylaw or through policies found within this Plan.

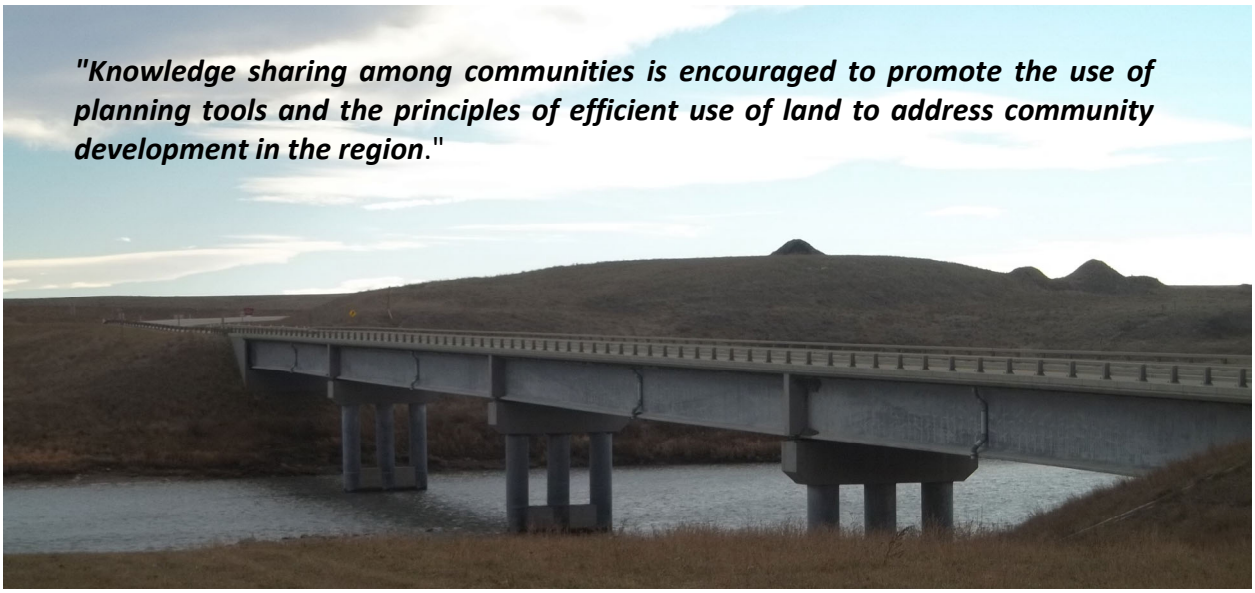
## *1.4 Other Plans and Statutory Documents*

### *Majorville Guidelines for Land and Resource Management*

On the Vulcan County side of the Plan Area, adjacent to the Bow River (see Map 2), the Government of Alberta (GoA) has prepared the "Majorville Guidelines for Land and Resource Management" (MGLRM). This area consists primarily of relatively undisturbed native grasslands, much of which is occupied by grazing lease holders. Recognizing the existence of significant cultural features, including the Majorville Cairn and Medicine Wheel, and the unique biophysical resources associated with the planning area, the GoA commissioned the development of Guidelines that would assist in protecting the cultural and historic resources contained within the area.

Reference to the MGLRM can be found in the Implementation Plan (notably Strategy 3.6) section of the South Saskatchewan Regional Plan. The Guidelines, which were adopted in November 2015, were established following a robust, 10 year planning process, which included First Nations and stakeholder engagement. The MGLRM area, which is comprised primarily of Crown owned lands, is further divided into west and east "Heritage Landscape" areas. Land use activity is more stringently regulated within these areas, and prohibits development like solar farms or recreational use. Within these areas are two "no surface access" designations (limiting surface mineral extraction) that are fenced off, and which contains the site designating the Majorville Cairn and Medicine Wheel provincial historic resource. Archaeological studies indicate that this site has been used for the last 4,500 years, making it one of the oldest religious monuments in the world.

The MGLRM document should be referenced alongside relevant GoA departments for any land use applications within the MGLRM area. The development of IDP policies must be consistent with Majorville Guidelines for Land and Resource Management established for this important area.




## 1.5 Plan Preparation Process

The formation of the Plan was guided by the IDP Review Committee as established by the respective municipalities. The Review Committee was composed of two Councilors from each municipality. Senior administrative staff from both municipalities were also involved throughout the process as technical advisors. With respect to decision-making, both parties agreed at the outset of the process that Committee decisions would be based on reaching consensus on the issues discussed.

A background and study area analysis was undertaken which served as the foundation from which both municipalities could review the existing land use conditions and determine the relevant issues, goals and objectives. Prior to identifying themes of importance and concern (see Part 3) with the Review Committee, planners from the Oldman River Regional Services Commission (ORRSC) met with each municipality privately to clarify their municipal perspectives on general issues. Once each municipality's perspectives were identified, a draft document was prepared for the Review Committee's review. An outline of the project purpose, process, ideas and concepts was then reviewed with affected landowners, stakeholders and the general public at an Open House.

After the Open House the Review Committee and each municipal Council reviewed the draft; a refined document was then prepared and submitted for the Review Committee's final approval. Upon approval, the final draft document was then forwarded to each Council for review. As required by the *MGA*, mandatory public hearings were held by each Council and subsequent to the public hearings, the IDP was adopted by each municipality under separate municipal bylaws. Both municipalities then appointed two Councilors to the Intermunicipal Development Plan Committee to ensure continued dialogue and cooperation throughout the continued use of this Plan.

# 2 | PLAN AREA

## 2.1 Study Area Analysis

To determine the extent of the Plan Area, the municipalities began by analyzing a Study Area 5 kilometers (3 miles) on either side of the border. Within the Study Area the following features were examined:

- Residences and Urban Areas
- Land Use Zoning
- Surface Water
- Confined Feeding Operations (CFOs)
- Active / Potential Sites for Surface Materials Extraction
- Transportation Corridors
- Canada Land Inventory (CLI) Soil Index Values
- Environmentally Significant Areas (ESAs)
- Historical Resource Value (HRV) Sites

Maps of the above features can be found in Appendix B.

## 2.2 Defining the Intermunicipal Development Plan Area

After careful review by the Committee, the municipalities used the Study Area analysis to help define the Intermunicipal Development Plan Area (the Plan Area). It was determined that due to the relative consistency of key characteristics in the Study Area that a 3 kilometer (2 mile) boundary on either side of the intermunicipal border would not only encompass themes of importance and concern (see Part 3) highlighted by both municipalities, but would also make for a consistent Plan Area. The Plan Area consists of approximately 41, 170 hectares (101,733 acres) and is illustrated in Maps 1 and 2.

Key characteristics of the Plan Area include the following:

- **Agriculture**
  - There is a mix of agricultural operations including grazing, irrigation, dry land farming and CFOs.
  - All lands are zoned for agricultural use (Rural General – "RG" in Vulcan County and Agricultural – "A" in the County of Newell, with the exception of the Hamlet of Bow City).
- **Limited Residential Development**
  - The majority of the land in Vulcan County is Crown land and contains few residences.
  - The only hamlet is Bow City (SW 19-17-17 W4), located in the County of Newell.

- In the County of Newell residences are concentrated in areas where irrigation farming is practiced, notably near Bow City.

- **Transportation Infrastructure**
  - The only transportation linkage between Vulcan County and the County of Newell is Highway 539.
  - Limited transportation infrastructure in Vulcan County exists due to prevailing Crown land.
  - Transportation infrastructure in the County of Newell is more developed in the north and south portions.

- **Natural Resource Development**
  - Along the Highway 539 corridor there is significant resource extraction activity in both Vulcan County and the County of Newell.
  - Oil and gas activity is abundant in both municipalities.
  - There is a high potential for sand and gravel development within the Bow River valley, particularly in the southern region.

- **Bow River Valley**
  - The Bow River defines the border between the two municipalities.
  - ESAs of National Significance are concentrated along the Bow River corridor.
  - HRV sites similarly follow the Bow River, and overlap the ESAs sites in Vulcan County.
  - In some places the river valley creates topographic challenges.

- **Soil Characteristics**
  - The CLI indicates Moderate to Severe crop limitations for most of the region.
  - Soil classes 2 through 7 are present, resulting in a diversity of agricultural practices.



VILLAGE OF ROSEMARY

TWP 20 RGE 19
TWP 20 RGE 18
TWP 20 RGE 17
TWP 20 RGE 16

TWP 19 RGE 19
TWP 19 RGE 18
TWP 19 RGE 17
TWP 19 RGE 16

COUNTY OF NEWELL

TWP 18 RGE 19
TWP 18 RGE 18
TWP 18 RGE 17
TWP 18 RGE 16

TWP 17 RGE 19
TWP 17 RGE 18
TWP 17 RGE 17
TWP 17 RGE 16

539
539

BOW CITY

VULCAN COUNTY

VILLAGE OF LOMOND

TWP 16 RGE 19
TWP 16 RGE 18
TWP 16 RGE 17
TWP 16 RGE 16

RAINIER

TWP 15 RGE 19
TWP 15 RGE 18
TWP 15 RGE 17
TWP 15 RGE 16

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## PLAN AREA BOUNDARY

LEGEND

- Municipal Boundaries
- Vulcan County/County of Newell Border
- Major Arterial Roads
- Major Railways
- Plan Area Boundary
- Draft MLMP Area
- Siksika Nation

MAP 2

VULCAN COUNTY (BYLAW NO. 2015-008) &
COUNTY OF NEWELL (BYLAW NO. 1829-15)
INTERMUNICIPAL DEVELOPMENT PLAN

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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# 3 | IDENTIFIED THEMES

Contributions from the IDP Review Committee as well as Vulcan County and the County of Newell administrators and planning staff informed the development of the IDP. Together these groups identified both municipalities' land use philosophies and goals, as well as potential areas for conflict.

Items identified as being of importance to the municipalities, and that both parties agree should be protected through policy, include:

- Agriculture Activities
- Economic Development
- Natural Resources
- Environmental Systems
- Transportation and Utility Infrastructure

Items specifically identified as being potential sources of conflict and that both parties agree should be mitigated through policy include:

- Resource Extraction
- CFOs
- Energy Development
- Industrial Development

### *Themes of Importance*

*Water and Air Quality*

*Awareness of Proposed Developments in Adjacent Municipality*

### *Themes of Concern*

*Resource Extraction*

*Confined Feeding Operations (CFOs)*

*Energy Development*

*Industrial Development*

# 4 | INTERMUNICIPAL LAND USE POLICIES

The land use policies contained in this Plan are intended to provide direction to Vulcan County and County of Newell administrations, subdivision and development authorities and Councils to encourage and manage the future development of lands contained within the Plan Area.

## *4.1 General Land Use Policies*

***INTENT***

The general land use policies are not intended for specific areas within the Plan, but rather are general policies that pertain to the entire Plan Area.

***POLICIES***

4.1.1 The municipalities, as per this Plan, shall strive to engage in effective dialogue when considering land use in the Plan Area, while still maintaining complete jurisdiction on lands within their own boundaries.

4.1.2 The municipalities may collaborate and investigate methods of giving support to projects that may mutually benefit or enhance the quality of life of residents from both municipalities. This could be in the form of in-kind donations, 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 such.

4.1.3 Both municipalities agree to jointly discuss ways to cooperate with provincial and federal agencies and utility providers to help facilitate the efficient delivery of infrastructure and services that are of a mutual benefit.

4.1.4 Vulcan County and the County of Newell shall strive, to the best of their ability and knowledge, to refer all notices of government projects within the Plan Area to the adjacent municipality.

4.1.5 Both municipalities are encouraged to share with the adjacent municipality, the results of all publicly available technical analyses required by a Subdivision and Development Authority as part of an application, where there is the potential for impacts on lands and bodies of water within the adjacent municipality.

4.1.6 The Majorville Guidelines for Land and Resource Management (MGLRM) apply exclusively to lands that fall within the MGLRM boundary as illustrated in Map 2. If there is any discrepancy between the IDP policies and the policies in the MGLRM, the MGLRM prevails.

4.1.7 Subdivision or development of lands that have been identified in Map 5 that may contain an environmentally significant site may be required to conduct an environmental impact assessment (EIA) and should contact Alberta Environment and Sustainable Resource Development regarding the land.

4.1.8 Subdivision or development of lands that have been identified in Map 9 that may contain a historic resource may be required to conduct a historical resource impact assessment (HRIA) and should consult the Historical Resources Act and Alberta Culture and Tourism regarding land.

4.1.9 The potential development of additional water storage at Eyremore along the Bow River has the potential to impact both municipalities if it is endorsed and constructed. Policies regarding the development of the Eyremore Reservoir should be considered at the time the project may commence.

## *4.2 Agriculture*

***INTENT***

Agriculture and grazing will continue to be the primary use of land in the Plan Area, and non-agricultural uses should be considered only in such areas where they will not negatively impact agriculture and grazing.

***POLICIES***

4.2.1 Agriculture will continue to be the predominant land use in the Plan. Area. The impact on agricultural uses should be a consideration when determining suitability of non-agricultural land uses in the Plan Area.

4.2.2 Both municipalities will strive to work cooperatively to encourage good neighbour farming practices, such as dust, weed and insect control adjacent to developed areas, through best management practices and Alberta Agriculture guidelines.



4.2.3 If disputes or complaints in either municipality should arise between ratepayers and agricultural operators, the municipality receiving the complaint shall strive to direct the affected parties to the appropriate agency, government department or municipality for consultation or resolution wherever necessary.

## *4.3 Confined Feeding Operations (CFOs)*

***INTENT***

The municipalities recognize that it is the jurisdiction of the Natural Resources Conservation Board (NRCB) to grant approvals and regulate CFOs. However, both municipalities agree it is desirable to specifically regulate intensive agricultural operations for the defined Plan Area in an attempt to minimize potential nuisance and conflict.

***POLICIES***

4.3.1 Existing CFOs located within the Plan Area will be allowed to continue to operate under acceptable operating practices and within the requirements of the *Agricultural Operation Practices Act and Regulations*.

4.3.2 New CFOs are not permitted to be established within the Intermunicipal Development Plan Confined Feeding Operations Exclusion Area as illustrated on Map 4.

4.3.3 Any existing CFO permit holders may be allowed to expand operations within the designated CFO Exclusion Area if it is to upgrade and modernize (within the requirements of the *Agricultural Operation Practices Act and Regulations*), demonstrating changes will reduce negative impacts (e.g., odours) to the residents of the area, additional environmental protection will be considered, and comments from both the municipalities are received and considered by the NRCB.

4.3.4 If either Vulcan County or the County of Newell are in receipt of an application for new or expanded CFOs within the Plan Area, they shall forward a copy of the application to the other County.

4.3.5 For statutory plan consistency, as required under the *MGA*, both County's Municipal Development Plan CFO policies and associated map shall be reviewed and updated to reflect the CFO Exclusion Area as defined by Map 4 within the first year of this IDP being adopted.

## 4.4 Resource Extraction

***INTENT***

Vulcan County and the County of Newell recognize the importance of resource extraction to the local economy and to the maintenance of transportation routes and other infrastructure.

***POLICIES***

4.4.1 The municipalities shall consider the effects of visual intrusion, dust, noise, traffic, and air and water pollution when evaluating applications for new or expanded gravel pits, or other extractive activities, where they maintain jurisdiction.

4.4.2 Each municipality must be notified of any resource development proposal in the other municipality that will result in access being required from a road under its control or management. The affected municipality must give its approval for the use of a road in writing prior to the application being considered as complete by the other municipality.

4.4.3 Either municipality may require an agreement regarding the construction, repair, and maintenance of any municipal roads, which may be impacted by resource development, when the development requires access to come from the other municipality's road.

4.4.4 If either Vulcan County or the County of Newell are in receipt of a notice for new or expanded Alberta Transportation gravel pit within the Plan Area, they shall forward a copy of the notice to the other County.

## 4.5 Industry and Energy Development

***INTENT***

Vulcan County and the County of Newell recognize the important role that industry and energy development play in supporting the local and regional economy. The policies in this Section address the need to ensure the compatibility of land uses.

***POLICIES***

4.5.1 Lands under consideration for industrial development that do not currently allow for a proposed use, shall be required to rezone to a suitable land use district.

4.5.2 The municipalities encourage the location of Renewable Energy developments within the Plan Area:

a) where compatible with existing land uses,

b) in consideration of comments from the adjacent municipality.

## 4.6 Transportation and Road Networks

***INTENT***

Road infrastructure in the Plan Area is limited given the presence of Crown Land in Vulcan County and the limited current development in the County of Newell. It is important that the municipalities take into consideration the impact of development on municipal and provincial road infrastructure.

***POLICIES***

4.6.1 Each municipality shall be notified of any subdivision or development proposal in the other municipality that will result in access being required from a road under its control or management. The affected municipality must give its approval in writing prior to the application being considered as complete by the other municipality.

4.6.2 Both municipalities agree to consult and work with Alberta Transportation regarding the implementation of this Plan and, at the time of subdivision and development, consider how development may impact Highway 539.

4.6.3 When required by Alberta Transportation, developers shall conduct Traffic Studies with respect to the impact and access on the Highway. Any upgrading identified by a Traffic Study conducted by a developer with respect to the Highway shall be implemented by the developer at its sole cost and to the satisfaction of Alberta Transportation.

## 4.7 Telecommunications Towers / Utilities

***INTENT***

The continued demand for the location of telecommunications infrastructure and utility servicing has the potential to impact land use within municipalities; however, the municipalities are aware that the jurisdiction of utility approvals is outside of their direct control. The following policies are to be used by the municipalities when providing comments to applicants or relevant agencies regarding applications within the Plan Area.

***POLICIES***

4.7.1 Where there is an application for a new, expanded or retrofitted telecommunications tower within the Plan Area, Vulcan County and the County of Newell shall notify the other municipality to seek their comments.

4.7.2 When providing a Letter of Concurrence for a new, expanded or retrofitted telecommunications tower, Vulcan County and the County of Newell shall request telecommunications companies to co-locate within the Plan Area where technically feasible.

4.7.3 When providing comments to provincial and federal departments regarding utility development within the Plan Area, Vulcan County and the County of Newell shall request that consideration be given to the establishment of utility corridors with multiple users.

## 4.8 Natural Environment

***INTENT***

Both municipalities recognize the connection between the natural environment and quality of life and strive to protect, preserve and enhance natural systems and environmentally significant areas, while promoting appropriate development.

***POLICIES***

4.8.1 When making land use decisions, each municipality will:

a) utilize and incorporate measures which minimize possible impacts on the Bow River and any other important water resource;

b) determine appropriate land use patterns in the vicinity of significant water resources and other water features;

c) establish appropriate setbacks to maintain water quality, flood water conveyance and storage, bank stability and habitat.

4.8.2 Lands that have been identified that may contain an environmentally significant site may be required to conduct an environmental impact assessment (EIA) and the proponent should contact Alberta Environment and Parks.

4.8.3 Lands that have been identified that may contain a historic resource may be required to conduct a historical resource impact assessment (HRIA) and the proponent should consult the Historical Resources Act and Alberta Culture and Tourism. Both municipalities should give consideration to the Majorville Guidelines for Land and Resource Management where appropriate.

4.8.4 Both municipalities should consider the provincial Wetland Policy when making land use decisions with the goal of sustaining environment and economic benefits.

## 4.9 Interpretation

4.8.1 Unless otherwise required by the context, words used in the present tense include the future tense; words used in the singular include the plural; and the word person includes a corporation as well as an individual. Unless otherwise stipulated, the *Interpretation Act, Chapter I-8, RSA 2000* as amended, shall be used in the interpretation of this bylaw. Words have the same meaning whether they are capitalized or not.

4.8.2 All references to a specific agency, body, or department were accurate at the time of writing. It is understood that agency, body and department names change from time to time. All references throughout the Plan shall therefore be considered to be applicable to the relevant agency, body or department.

4.8.3 The geographical or relative boundaries or any variable presented on the maps contained in this Plan, with the exception of the boundaries of the Plan Area, shall be interpreted as a rough approximation and not an accurate depiction of its actual or full extension. The Oldman River Regional Services Commission (ORRSC), the respective municipalities, or the council, administration staff or agents of either municipality do not guarantee or endorse the accuracy of any of the information or interpretations there of as part of approval of this Plan.

# 5 | PLAN ADMINISTRATION & IMPLEMENTATION

## *5.1 Intermunicipal Development Plan Committee Policies*

***INTENT***

The implementation of this Plan is intended to be an ongoing process to ensure it is maintained and remains applicable. An Intermunicipal Development Plan Committee with joint representation will ensure continued dialogue and cooperation, as the purpose of this committee is to promote active cooperation and conflict resolution through a consensus-based approach.

***POLICIES***

5.1.1 For the purposes of administering and monitoring the IDP, Vulcan County and the County of Newell establish the Intermunicipal Development Plan Committee (the Committee), being a working committee, comprised of two (2) members of Council from both Vulcan County and the County of Newell. Each municipality may appoint an alternate Committee member in the event a regular member cannot attend a scheduled meeting. Alternate Committee members shall have standing. Quorum shall consist of four (4) voting members.

5.1.2 The term of appointment for Committee members should be four (4) years, coinciding with the election cycle. Following each election, Members of the Committee shall be appointed by respective Councils at their Organizational Meeting. If a Council wishes to appoint a new member to the Committee (including the alternate), they must do so by motion of Council at a regular Council meeting. The municipalities shall notify one another upon appointing members and alternate members to the Committee.

5.1.3 Vulcan County and the County of Newell agree that the main functions of the Committee are to:

a) create a forum for dialogue on issues of common concern and interest;

b) address concerns regarding the policies of the Plan;

c) address proposed amendments to the Plan;

d) address rezoning applications, changes to land use districts or other land use amendments affecting the Plan Area;

e) address issues in relation to the implementation of Plan policies, and to provide comments related to subdivision and/or development proposals;

f) engage in resolving any conflicts or disputes which arise from this Plan—both municipalities will equally share costs associated with using outside assistance to resolve a dispute; and

g) address any other land use issues deemed appropriate, but which are not explicitly identified in the Plan.

5.1.4 Meetings of the Committee shall be held on an "as needed" basis, or at the request of either municipality. Committee meetings should be held as quickly as possible if any conflict arises, or if any matter is brought before it.

5.1.5 A municipality may call a meeting of the Committee at any time upon not less than five (5) days' notice of the meeting being given to all members of the Committee and support personnel, stating the date, the time, purpose and the place of the proposed meeting. The five (5) days' notice may be waived with ¾ of the Committee members' agreement noted.

5.1.6 The municipality that called the meeting of the Committee shall host and chair the meeting and is responsible for preparing and distributing agendas and minutes.

5.1.7 At least one (1) member of each municipality's administrative staff should attend each meeting in the capacity of technical, non-voting advisor.

5.1.8 Both Councils agree the Committee is not a decision making body and that the Committee shall issue a written response in the form of comments and/or recommendations to the appropriate and relevant decision making body within 10 business days from the Committee meeting date.

5.1.9 Any changes to the Committee format, composition, roles, responsibilities or any aspect of its existence or operation may be requested by either municipality.

5.1.10 Where a matter has been referred to the Committee and a resolution cannot be found, the Dispute Resolution process in Section 6 of this Plan should be adhered to.

## *5.2 Intermunicipal Referral Policies*

***INTENT***

The purpose of this Section is to establish a clear and consistent referral process whereby each municipality is able to provide comments on proposed changes to statutory and non-statutory plans as well as proposed subdivision and development applications within the Plan Area.

***POLICIES***

### *General*

5.2.1 Where an intermunicipal referral is required by the *MGA* 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.

5.2.2 Where a plan or bylaw, including amendments, or application, requires notifications to be sent to a municipality that is external to this IDP, the referring municipality shall follow the referral requirements outlined in the *MGA*, or where applicable, those contained in a relevant Intermunicipal Development Plan.

5.2.3 Administrative staff or representatives for Vulcan County and the County of Newell are encouraged to discuss, with one another, forthcoming Statutory Plans and Land Use Bylaws, including amendments, which may impact the Plan Area.

5.2.4 Administrative staff or representatives for Vulcan County and the County of Newell are encouraged to discuss with one another forthcoming subdivision and development applications that may impact lands within the Plan Area.

### *Municipal Development Plans*

5.2.5 A newly proposed Vulcan County Municipal Development Plan or amendment shall be referred to the County of Newell for comment prior to a public hearing.

5.2.6 A newly proposed County of Newell Municipal Development Plan or amendment shall be referred to Vulcan County for comment prior to a public hearing.

5.2.7 A newly proposed Municipal Development Plan or amendment from either municipality shall be referred to Siksika Nation for comment prior to a public hearing.

### *Other Statutory Plans*

5.2.8 A newly proposed Vulcan County statutory plan (excluding a Municipal Development Plan) or amendment that will have an impact on the Plan Area shall be referred to the County of Newell for comment prior to a public hearing.

5.2.9 A newly proposed County of Newell statutory plan (excluding a Municipal Development Plan) or amendment that will have an impact on the Plan Area shall be referred to Vulcan County for comment prior to a public hearing.

5.2.10 A newly proposed statutory plan (excluding a Municipal Development Plan) or amendment from either municipality that will have an impact on lands immediately adjacent to Siksika Nation shall be referred to Siksika Nation for comment prior to a public hearing.

### *Land Use Bylaws*

5.2.11 All Land Use Bylaw amendments in Vulcan County that affect lands in the Plan Area, shall be referred to the County of Newell for comment prior to a public hearing.

5.2.12 All Land Use Bylaw amendments in the County of Newell that affect lands in the Plan Area, shall be referred to Vulcan County for comment prior to a public hearing.

5.2.13 All redesignation applications affecting the Plan Area shall be referred to the other for comment prior to a public hearing.

5.2.14 A newly proposed Land Use Bylaw from either municipality shall be referred to the other for comment prior to a public hearing.

5.2.15 All redesignation applications affecting lands immediately adjacent to Siksika Nation shall be referred to Siksika Nation for comment prior to a public hearing.

5.2.16 A newly proposed Land Use Bylaw and amendments from either municipality shall be referred to Siksika Nation for comment prior to a public hearing.

### *Design Concepts*

5.2.17 All design concepts in support of a subdivision or development in Vulcan County that will affect lands in the Plan Area shall be referred to the County of Newell for comment prior to Council resolution.

5.2.18 All design concepts in support of a subdivision or development in the County of Newell that will affect lands in the Plan Area shall be referred to Vulcan County for comment prior to Council resolution.

5.2.19 All design concepts in support of subdivision or development in either municipality that are immediately adjacent to Siksika Nation shall be referred to Siksika Nation for comment prior to Council Resolution.

### *Subdivision and Development*

5.2.20 All subdivision applications for lands within the Plan Area shall be referred to the other municipality for comment prior to a decision being rendered.

5.2.21 All subdivision applications for lands immediately adjacent to Siksika Nation shall be referred to Siksika Nation for comment prior to a decision being rendered.

5.2.22 Vulcan County shall refer all discretionary use applications within the Plan Area to the County of Newell for comment prior to a decision being rendered.

5.2.23 County of Newell shall refer all discretionary use applications within the Plan Area, excluding those concerning the Hamlet of Bow City, to Vulcan County for comment prior to a decision being rendered.

5.2.24 All discretionary use applications for lands immediately adjacent to Siksika Nation shall be referred to Siksika Nation for comment prior to a decision being rendered.

### *Response Timelines*

5.2.25 The responding municipality shall, from the date of mailing, have the following timelines to review and provide comment on intermunicipal referrals:

a) 15 calendar days for all development applications,

b) 19 calendar days for subdivision applications, and

c) 60 calendar days for all other intermunicipal referrals.

### *Consideration of Responses*

5.2.26 Comments from the responding municipality and/or the Committee regarding proposed Municipal Development Plans, other statutory plans, and Land Use Bylaws, or amendments to any of those documents, shall be considered by the municipality in which the application is being proposed, prior to a decision being rendered.

5.2.27 Comments from the responding municipality and/or the Committee regarding subdivision and development applications shall be considered by the municipality in which the application is being proposed, prior to a decision being rendered on the application.

## *5.3 Plan Validity and Amendment Policies*

***INTENT***

This Plan may require amendments from time to time to accommodate unforeseen situations, and to keep the Plan relevant. This Plan does not contain a "sunset" clause, but rather, a method of continuous updating.

***POLICIES***

### *Addressing Provincial Regional Planning Requirements*

The South Saskatchewan Regional Plan (SSRP) has been completed and came into effect September 1, 2014. The municipalities are under the mandate of this legislation and will consider the following in respect of the SSRP legislation:

5.3.1 The municipalities agree that they will comply with the adopted regional plan strategies, and are of the opinion this Plan aligns with strategies of the SSRP.

5.3.2 After the Plan's adoption, if it is subsequently determined that additional amendments are needed to the Plan to adhere to provincial requirements of the SSRP, both municipalities will review and discuss possible amendments through the Intermunicipal Development Plan Committee.

### *Addressing Municipal Amendments and Plan Validity*

5.3.3 This Plan comes into effect on the date it is adopted by both Vulcan County and the County of Newell.

5.3.4 Amendments shall be adopted by both Councils using the procedures outlined in the *MGA*. No amendment shall come into force until such time as both municipalities adopt the amending bylaw.

5.3.5 Applications for amendments to this Plan by parties other than Vulcan County or the County of Newell (e.g. landowners and developers) shall be made to both municipalities along with the applicable fee as established by each municipality for processing amendments to a statutory plan.

5.3.6 Administrative staff should review the policies of the Plan annually and discuss land use matters, issues and concerns on an on-going basis. Administrative staff may make recommendations to their respective Councils for amendment to the Plan to ensure the policies remain relevant and continue to meet the needs of both municipalities.

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



# 6.0 | DISPUTE RESOLUTION POLICIES

## 6.1 General Dispute Process

***INTENT***

The policies of this Plan are designed to be general in nature, ensuring that both Vulcan County and the County of Newell maintain jurisdiction over the decisions made within their borders. It is anticipated that by following the process below, any disputes or conflicts that may arise can first be avoided, and where necessary, settled at the local level. Only in those circumstances where a resolution cannot be achieved locally would the dispute be referred to outside parties.

***POLICIES***

### General Agreement

The municipalities agree that:

6.1.1 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 as required in the Plan and prompt enforcement of the Plan policies.

6.1.2 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.

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

### Dispute Resolution

In the case of a dispute, the following process shall be followed to arrive at a solution:

6.1.4 When a potential intermunicipal issue comes to the attention of either municipality relating to a technical or procedural matter, such as inadequate notification or prescribed timelines, misinterpretation of Plan policies, or a clerical error regarding the policies of this Plan, either municipality's Land Use Bylaw, 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 technical or procedural matter and if both administrators are in agreement, take action to rectify the matter.

6.1.5 Should either municipality identify an issue related to this Plan that may result in a dispute that cannot be administratively resolved under Section 6.1.4 or any other issue that may result in a dispute, the municipality should contact the other and request that an

Intermunicipal Development Plan Committee meeting be scheduled to discuss the issue. The Committee will review the issue and attempt to resolve the matter by consensus.

6.1.6 Should the Intermunicipal Development Plan Committee be unable to arrive at a consensus, 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.

6.1.7 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*

6.1.8 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 *MGA* so that the provincial statutory right and timeframe to file an appeal is not lost.

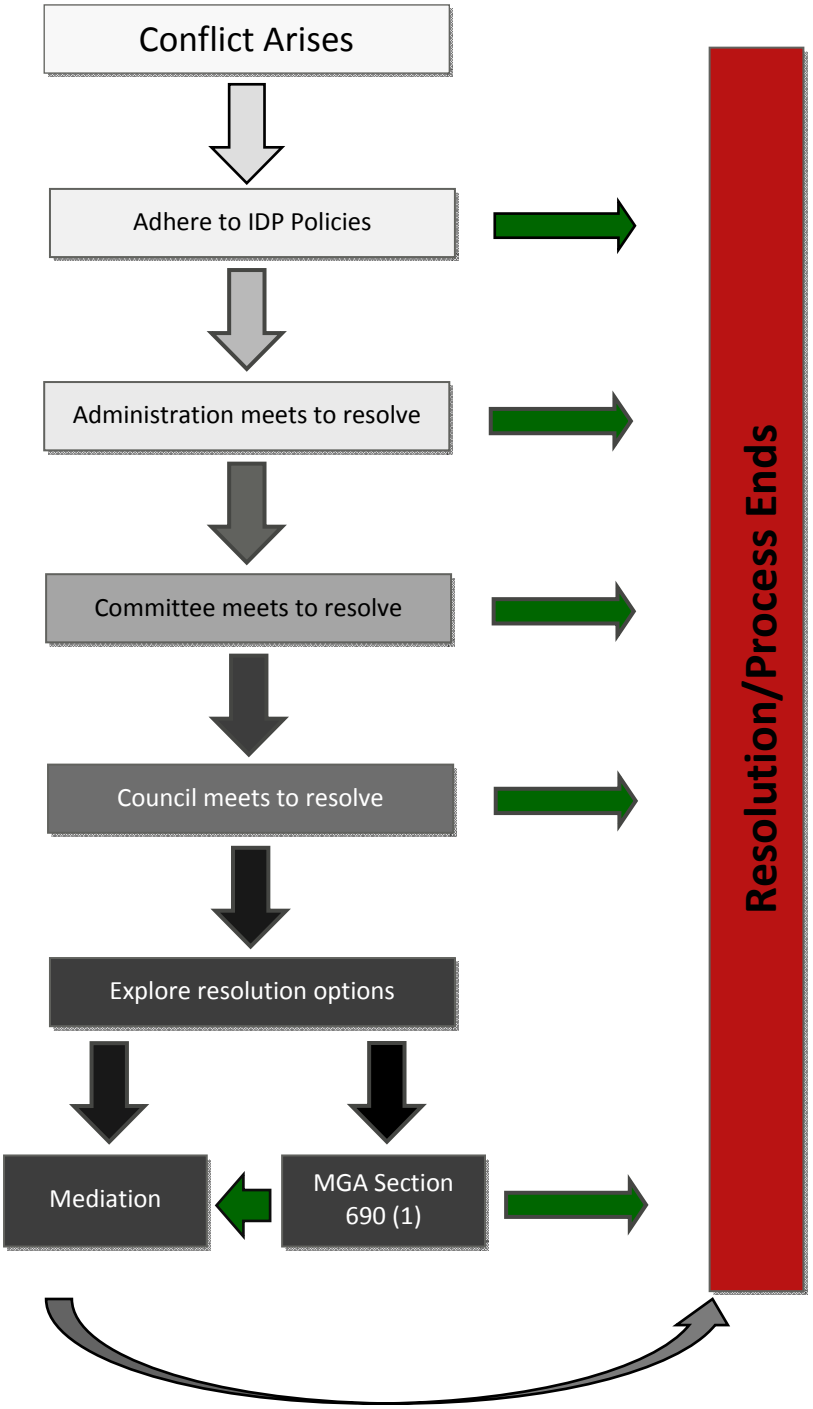
6.1.9 The appeal may then be withdrawn, without prejudice, if a solution or agreement is reached between the two municipalities prior to the Municipal Government Board meeting. This is to acknowledge and respect that the time required to seek resolution or mediation may not be able to occur within the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

***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.*



### *Dispute Resolution Flow Chart*

The dispute resolution flow chart presented here is for demonstration purposes only and shall not limit the ability of either municipality to explore other methods of resolution or to choose one method in place of another.



# APPENDIX A | DEFINITIONS

# APPENDIX A | DEFINITIONS

**Adjacent Land(s):** 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 Operation:** If not defined in the municipality's Land Use Bylaw, it is an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and can include, but is not limited to:

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

***Alberta Land Stewardship Act (ALSA)*:** *Alberta Land Stewardship Act, Statues of Alberta 2009, Chapter A-26.8*, as amended.

**Area Structure Plan (ASP):** A statutory plan in accordance with the *Municipal Government Act* 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.

**Confined Feeding Operation (CFO):** 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:** 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.

**Council(s):** The Council of Vulcan County and the Council of the County of Newell in the Province of Alberta.

**Development**: As defined by the *Municipal Government Act* in Part 17, section 616, means:

a) an excavation or stockpile and the creation of either of them;

b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land;

c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or

d) a change in the intensity of the land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

**Discretionary Use:** The use of land or a building in a land use district for which a development permit may be approved at the discretion of the Development Authority with or without conditions.

**Dispute Settlement or Resolution**: A formal process that provides the means by which differences of view between the parties can be settled, in a peaceful and cooperative manner. These differences may be over their opinion, interpretations, or actions of one party in regards to decision making in the IDP Plan Area or interpretation of IDP policies.

**Energy Industry or Development:** Industry that uses some form of alternative energy either as the source of its operation or the result of its operation, such as, but not limited to, wind farms, solar farms, hydroelectric dams among others.

**Environmentally Significant Areas (ESAs):**

a) "Hazard" lands and areas which are unsuitable for development in their natural state such as floodplains, permanent wetlands, and steep and unstable slopes, or which pose severe constraints on types of development such as areas of artesian flow and aeolian surficial deposits;

b) areas which perform a vital environmental, ecological or hydrological function such as aquifer recharge;

c) areas which contain unique geological or physiographic features;

d) areas which contain significant, rare or endangered species;

e) areas which are unique habitats with limited representation in the region or are a small remnant of once large habitats which have virtually disappeared;

f) areas which contain an unusual diversity of plant and/or animal communities due to a variety of geomorphological features and microclimatic effects;

g) areas which contain large and relatively undisturbed habitats and provide sheltered habitat for species which are intolerant of human disturbance;

h) areas which contain plants, animals or land forms which are unusual or of regional, provincial or national significance;

i) areas which provide an important linking function and permit the movement of wildlife over considerable distance.

**Extensive Agriculture:** The general raising of crops and grazing of livestock in a non-intensive nature.

**Extractives or Renewable:** Use of lands that are governed by the location of a natural resource such as, but not limited to, sand and gravel, oil and gas, or logging, which involves the extraction or onsite processing and/or storage of a natural resource.

**Historical Resource Value (HRV):** Lands that contain or are believed to contain historic resources, including primarily archeological and paleontological sites, Aboriginal traditional use sites of a historic resource nature, and historic structures.

**Intensive Agriculture:** If not defined in the respective municipality's Land Use Bylaw, it is any concentrated method used to raise crops or to rear or keep livestock, animals, poultry or their products for market including, but not limited to, 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 Border:** The shared border between Vulcan County and the County of Newell.

**Intermunicipal Development Plan (IDP):** A statutory document, adopted by bylaw in accordance with section 631 of the *Municipal Government Act*, which is used by municipalities as a long-range planning tool.

**Intermunicipal Development Plan Committee (The Committee):** The members assigned by each respective Council for the purposes of administering and monitoring the Intermunicipal Development Plan.

**May:** An operative word that means that there is a choice, with no particular direction or guidance intended.

**Municipalities (The Municipalities):** The municipalities of Vulcan County and the County of Newell.

***Municipal Government Act (MGA)*:** The *Municipal Government Act, Revised Statues of Alberta 2000, Chapter M-26*, as amended.

**Municipal Development Plan (MDP):** A statutory plan, adopted by bylaw in accordance with section 632 of the *Municipal Government Act* and used by municipalities as a long-range planning tool.

**Permitted Use:** The use of land or a building in a land use district for which a Development Authority shall issue a development permit with or without conditions providing all other provisions of the Bylaw are conformed with.

**Plan (The Plan):** The Vulcan County and County of Newell Intermunicipal Development Plan.

**Plan Area:** The lands defined in this document to which the policies of this document pertain.

**Provincial Highway**: A road development as such by Ministerial Order pursuant to the *Highway Development and Protection Act* (Alberta Regulation 326/2009).

**Ratepayer:** A land owner within the municipality who pays taxes to the respective municipality and is considered a stakeholder in public matters relating to the municipality.

**Renewable Resource/Energy:** A natural resource or form of energy that can replenish on its own with time.

**Shall:** Is an operative word that means the action is mandatory.

**Should:** Is an operative word that means that in order to achieve that Plan's objectives, it is strongly advised that the action be taken.

**Soil Classifications:** The classification of soils in accordance with the Canada Land Inventory on the basis of soil survey information, and are based on intensity, rather than kind, of their limitations for agriculture.

- **Class 1 –** Soils in this class have no significant limitations in use for crops
- **Class 2 –** Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices
- **Class 3 –** Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices
- **Class 4 –** Soils in this class have severe limitations that restrict the range of crops or require special conservation practices
- **Class 5 –** Soils in this class have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible
- **Class 6 –** Soils in this class are capable only of producing perennial forage crops, and improvement practices are not feasible
- **Class 7 –** Soils in this class have no capacity for arable culture or permanent pasture land

**South Saskatchewan Regional Plan (SSRP):** The regional plan and regulations established by order of the Lieutenant Governor in Council pursuant to the *Alberta Land Stewardship Act*.

**Stakeholder:** A person with an interest or concern in matters pertaining to this Plan.

**Statutory Plan:** As per Part 17 of the *Municipal Government Act*, is an intermunicipal development plan, a municipal development plan, an area structure plan, or an area redevelopment plan adopted by a municipality under Division 4 of the *MGA*.

**Study Area:** The area identified by both municipalities that encompasses areas of importance and concern and has been identified has an area where additional study took place in order to help define the parameters of the Plan Area.

**Subdivision and Development Authority:** Within the boundary of Vulcan County means Vulcan County Subdivision and Development Authority, and within the boundary of the County of Newell means the County of Newell Subdivision and Development Authority.

**Themes of Concern:** Developments, land uses, activities, systems, resources, geographical areas and issues that have been identified by the involved municipalities as potential sources of future land use and management conflict areas between the municipalities.

**Themes of Importance:** Developments, land uses, activities, systems, resources, geographical areas and issues that have been identified by the involved municipalities as significant for economic, environmental and or/social reasons which both municipalities are dedicated to protect through creation of specific policies.

# APPENDIX B | MAPS

# APPENDIX B | MAPS

***Map 3*** – *Land Use Designation*

***Map 4*** – *CFO Exclusion Area*

***Map 5*** – *ESA Sites*

***Map 6*** – *Major Hydrologic Features & Infrastructure*

***Map 7*** – *Oil, Gas, Water Wells & Major Pipelines*

***Map 8*** – *Sand/Gravel Potential*

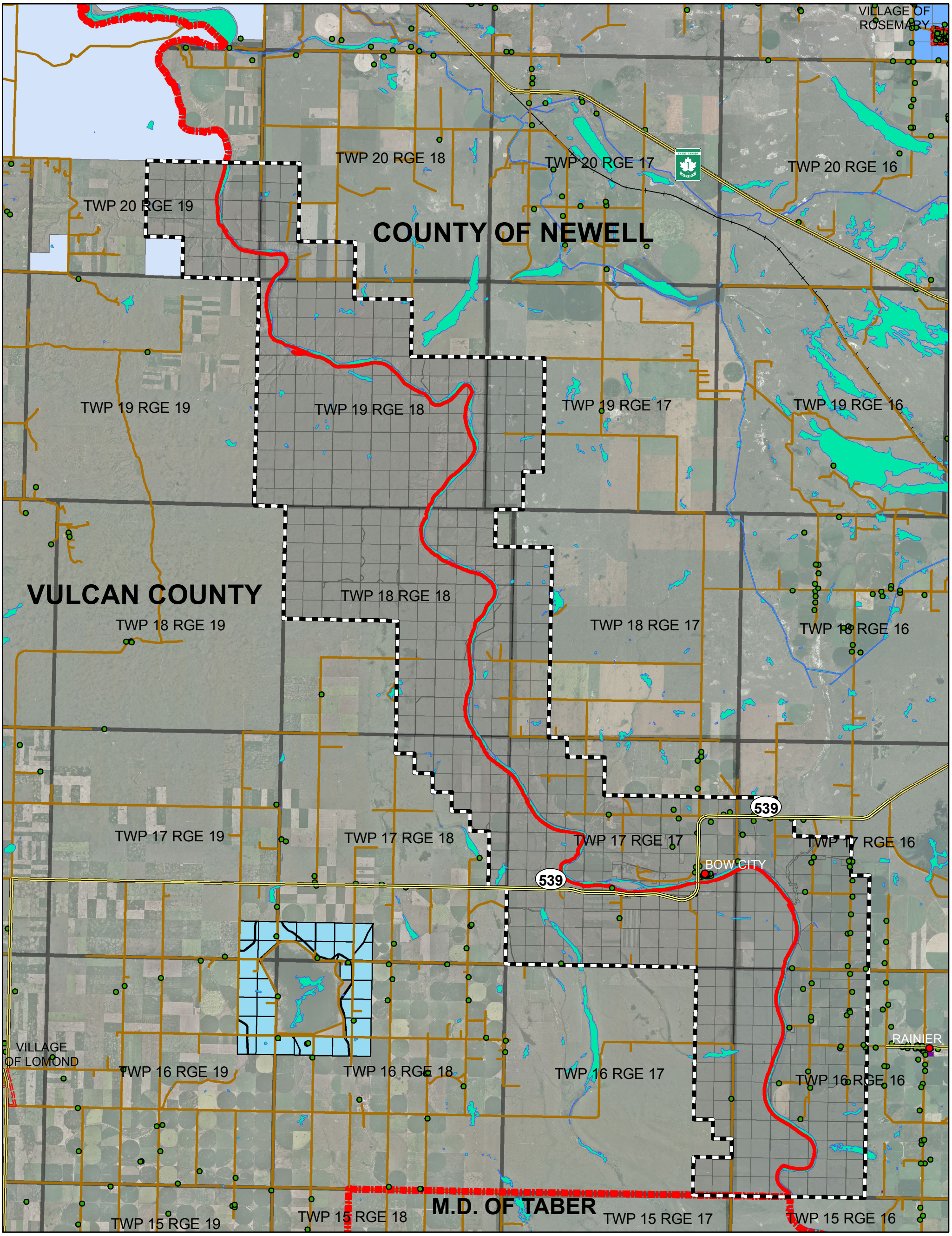
***Map 9*** – *Historical Resource Value Sites*

***Map 10*** – *Crown/Irrigation Land*

***Map 11*** – *Soil Permeability*

***Map 12*** – *Soil Classification as Indexed by Canada Land Inventory*

Data source information for the maps in this Plan is found in Appendix C.




# LAND USE DESIGNATION

## LEGEND

- Municipal Boundaries
- Vulcan County/County of Newell Border
- Major Arterial Roads
- Municipally Developed Roads
- Major Railways
- Rural Addressing
- Plan Area Boundary
- Siksika Nation

### County of Newell Land Use Designation

- Agricultural "A"
- Urban Fringe "UF"
- Hamlet Business "HB"
- Grouped Rural Residential "GRR"
- Hamlet Residential "HR"
- Rural Industrial "RI"
- Public Service "PS"
- Small Holdings "SM"

### Vulcan County Land Use Designation

- Rural General "RG"
- Reservoir Vicinity "RV"

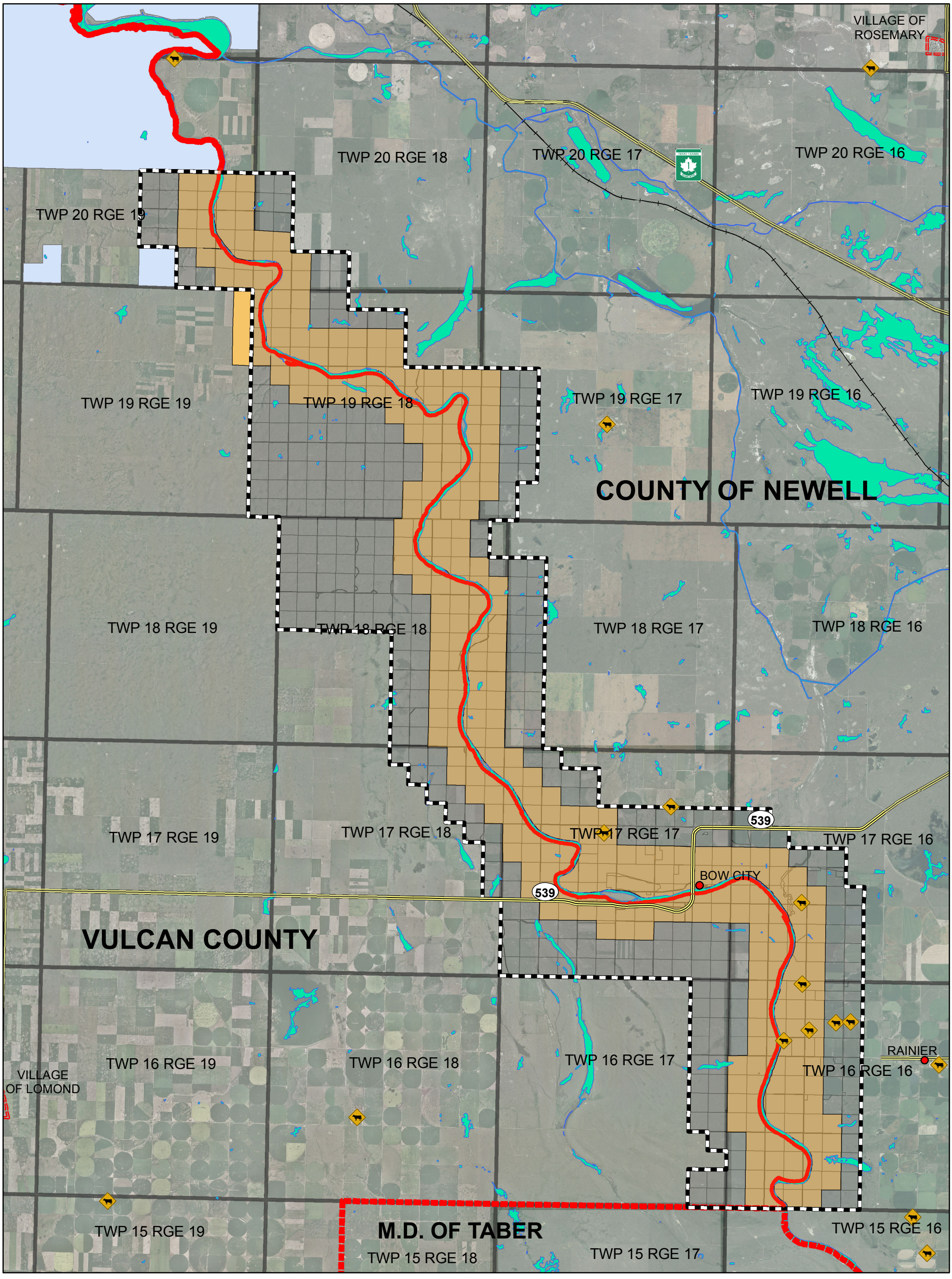
## MAP 3

VULCAN COUNTY (BYLAW NO. 2015-008) &
COUNTY OF NEWELL (BYLAW NO. 1829-15)
INTERMUNICIPAL DEVELOPMENT PLAN

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 1 2 4 6 8 10 Kilometers

N




## CFO EXCLUSION AREA

LEGEND

- Municipal Boundaries
- Vulcan County/County of Newell Border
- Major Arterial Roads
- Major Railways
- CFO Locations
- Plan Area Boundary
- CFO Exclusion Area
- Siksika Nation

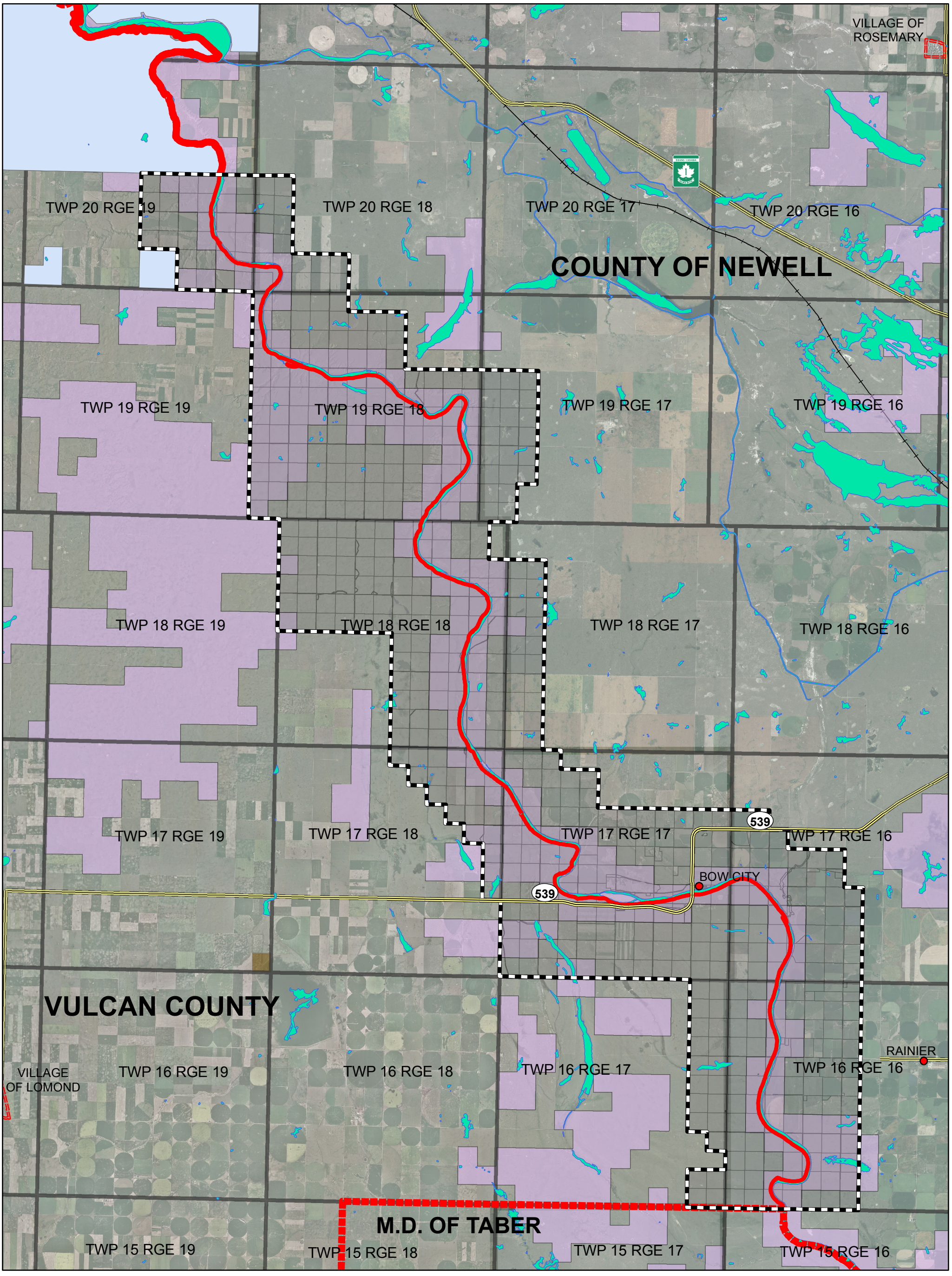
MAP 4

VULCAN COUNTY (BYLAW NO. 2015-008) &
COUNTY OF NEWELL (BYLAW NO. 1829-15)
INTERMUNICIPAL DEVELOPMENT PLAN

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 1 2 4 6 8 10 N

Kilometers




# ESA SITES

LEGEND

- Municipal Boundaries
- Vulcan County/County of Newell Border
- Major Arterial Roads
- Major Railways
- Plan Area Boundary
- Siksika Nation

ESA Significance Level

- National
- Provincial

MAP 5

VULCAN COUNTY (BYLAW NO. 2015-008) &
COUNTY OF NEWELL (BYLAW NO. 1829-15)
INTERMUNICIPAL DEVELOPMENT PLAN

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 1 2 4 6 8 10
Kilometers

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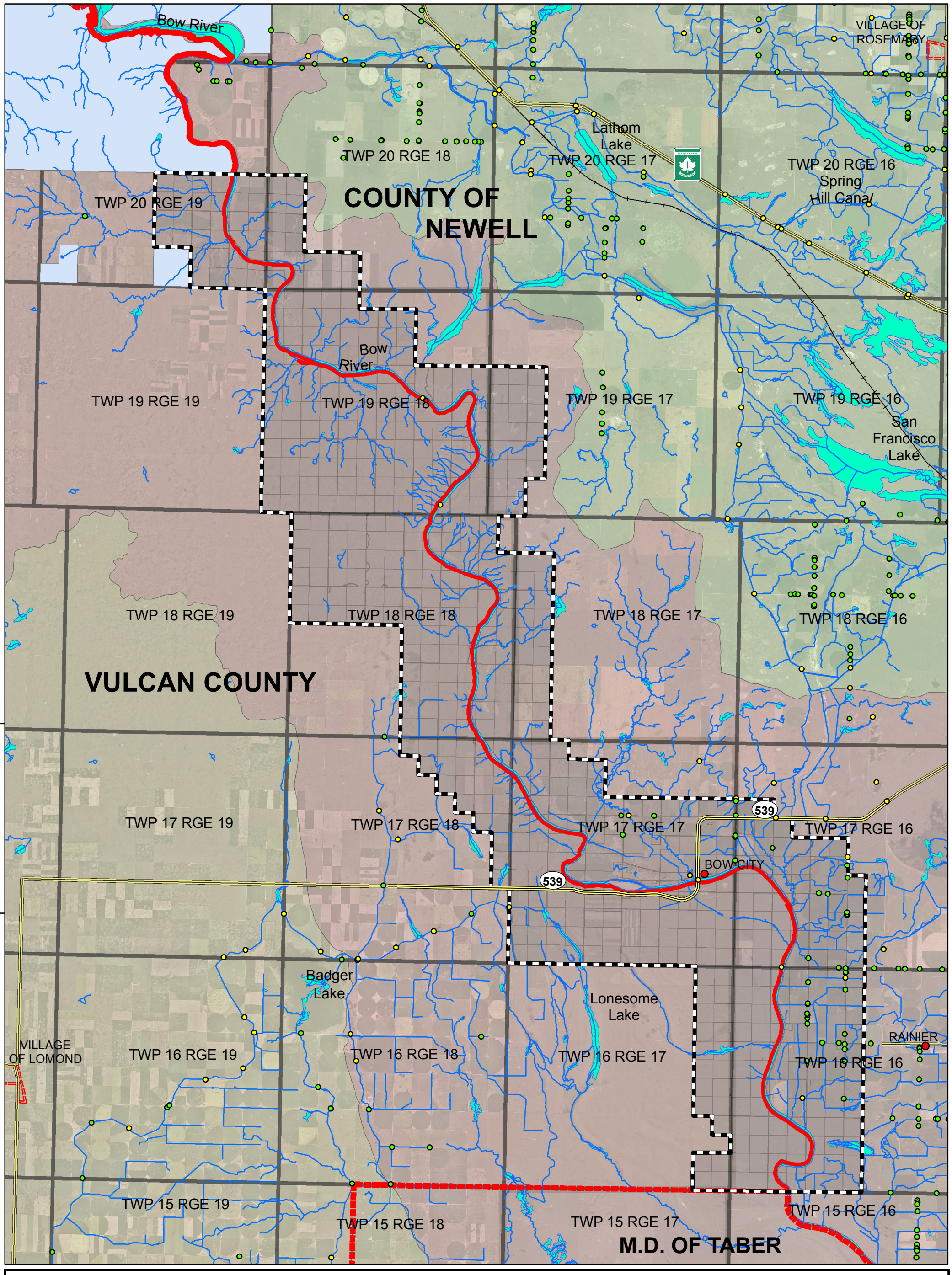



## MAJOR HYDROLOGIC FEATURES & INFRASTRUCTURE

LEGEND

- Municipal Boundaries
- Vulcan County/County of Newell Border
- Major Arterial Roads
- Major Railways
- Major Rivers/Tributaries
- Culverts
- Bridges
- Plan Area Boundary
- Major Waterbodies
- Siksika Nation

Watershed

- Bow River Watershed
- Oldman River Watershed
- Red Deer River Watershed

MAP 6

VULCAN COUNTY (BYLAW NO. 2015-008) &
COUNTY OF NEWELL (BYLAW NO. 1829-15)
INTERMUNICIPAL DEVELOPMENT PLAN

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 1 2 4 6 8 10 N

Kilometers

# OIL, GAS, WATER WELLS & MAJOR PIPELINES

VILLAGE OF ROSEMARY

TWP 20 RGE 19 | TWP 20 RGE 18 | TWP 20 RGE 17 | TWP 20 RGE 16

**COUNTY OF NEWELL**

TWP 19 RGE 19 | TWP 19 RGE 18 | TWP 19 RGE 17 | TWP 19 RGE 16

TWP 18 RGE 19 | TWP 18 RGE 18 | TWP 18 RGE 17 | TWP 18 RGE 16

TWP 17 RGE 19 | TWP 17 RGE 18 | TWP 17 RGE 17 | TWP 17 RGE 16

539

BOW CITY

**VULCAN COUNTY**

RAINIER

VILLAGE OF LOMOND

TWP 16 RGE 19 | TWP 16 RGE 18 | TWP 16 RGE 17 | TWP 16 RGE 16

TWP 15 RGE 19 | TWP 15 RGE 18 | TWP 15 RGE 17 | TWP 15 RGE 16

**M.D. OF TABER**

## LEGEND

- Municipal Boundaries
- Vulcan County/County of Newell Border
- Major Arterial Roads
- Major Railways
- Plan Area Boundary
- Siksika Nation

Well Designation

- Abandoned/Unknown
- Gas:Suspended/Flowing
- Oil:Pumping/Suspended/Flowing
- Misc
- Water

Pipeline Designation

- Abandoned/Discontinued
- Operating

## MAP 7

VULCAN COUNTY (BYLAW NO. 2015-008) &
COUNTY OF NEWELL (BYLAW NO. 1829-15)
INTERMUNICIPAL DEVELOPMENT PLAN

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 1 2 4 6 8 10 Kilometers

N

VILLAGE OF ROSEMARY

TWP 20 RGE 18

TWP 20 RGE 17

TWP 20 RGE 16

TWP 20 RGE 19

TWP 19 RGE 19

TWP 19 RGE 18

TWP 19 RGE 17

TWP 19 RGE 16

COUNTY OF NEWELL

TWP 18 RGE 19

TWP 18 RGE 18

TWP 18 RGE 17

TWP 18 RGE 16

TWP 17 RGE 19

TWP 17 RGE 18

TWP 17 RGE 17

539

TWP 17 RGE 16

BOW CITY

539

VULCAN COUNTY

VILLAGE OF LOMOND

TWP 16 RGE 19

TWP 16 RGE 18

TWP 16 RGE 17

RAINIER

TWP 16 RGE 16

TWP 15 RGE 19

M.D. OF TABER

TWP 15 RGE 18

TWP 15 RGE 17

TWP 15 RGE 16

# SAND/GRAVEL POTENTIAL

## LEGEND

- Municipal Boundaries
- Vulcan County/County of Newell Border
- Major Arterial Roads
- Major Railways
- Plan Area Boundary
- Siksika Nation

Sand/Gravel Deposit Potential

- Confirmed Gravel Sites

Major/Potential Sand/Gravel Deposits

- Sand/Gravel Assumed (determined by remote sensing only)

## MAP 8

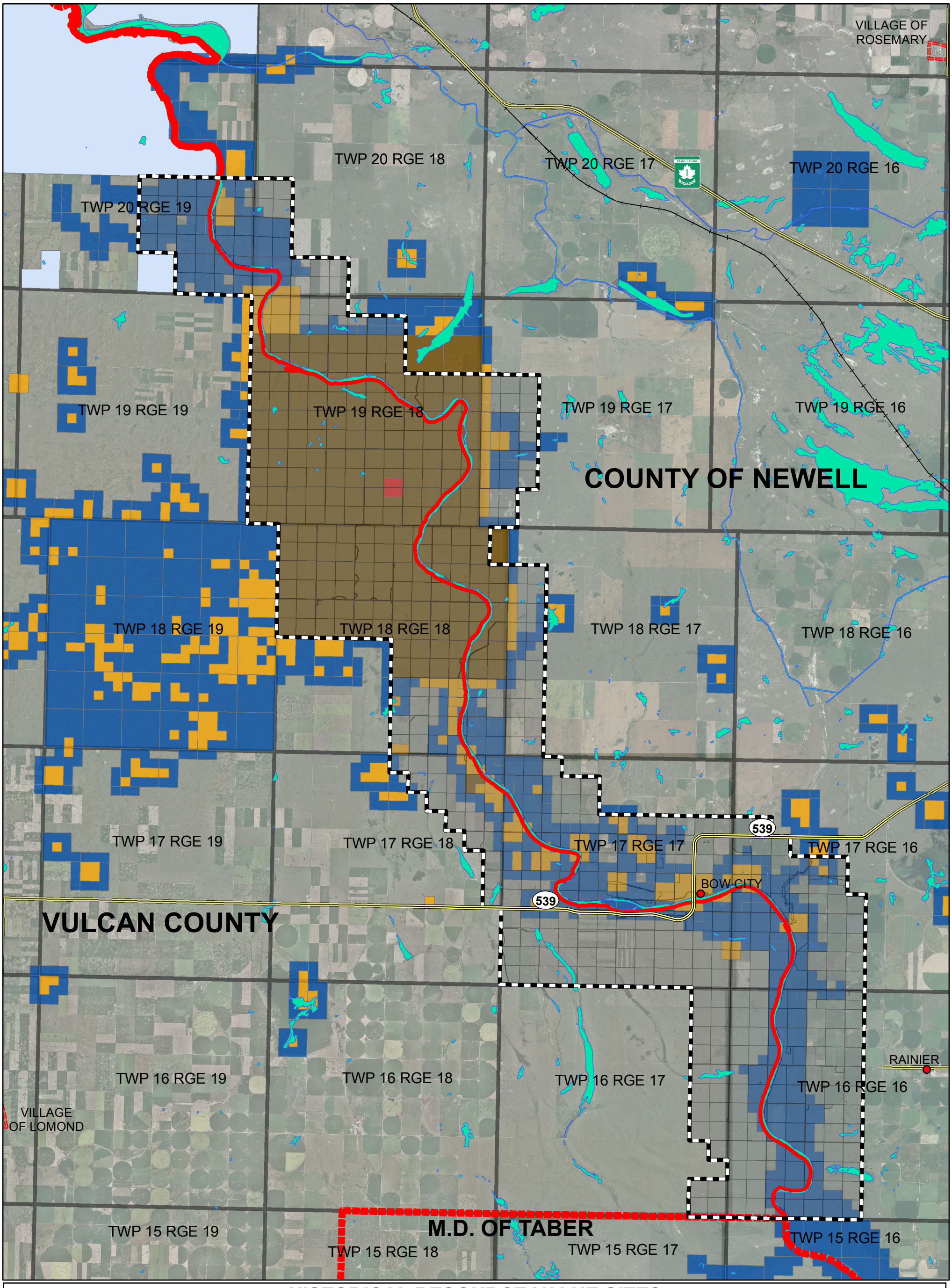
VULCAN COUNTY (BYLAW NO. 2015-008) &
COUNTY OF NEWELL (BYLAW NO. 1829-15)
INTERMUNICIPAL DEVELOPMENT PLAN

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 1 2 4 6 8 10 Kilometers

N

# HISTORICAL RESOURCE VALUE SITES




LEGEND

- Municipal Boundaries
- Vulcan County/County of Newell
- Major Arterial Roads
- Major Railways
- Plan Area Boundary
- Siksika Nation

HRV Importance Rank and Avoidance Level

- 1 (Provincial or World Heritage Sites- Avoidance Required)
- 2 (Municipal Heritage Sites - Avoidance Required)
- 3 (Contains HRV- Avoidance is likely)
- 4 (Likely Contains HRV- Avoidance may be required)
- 5 (May contain HRV- Avoidance low)

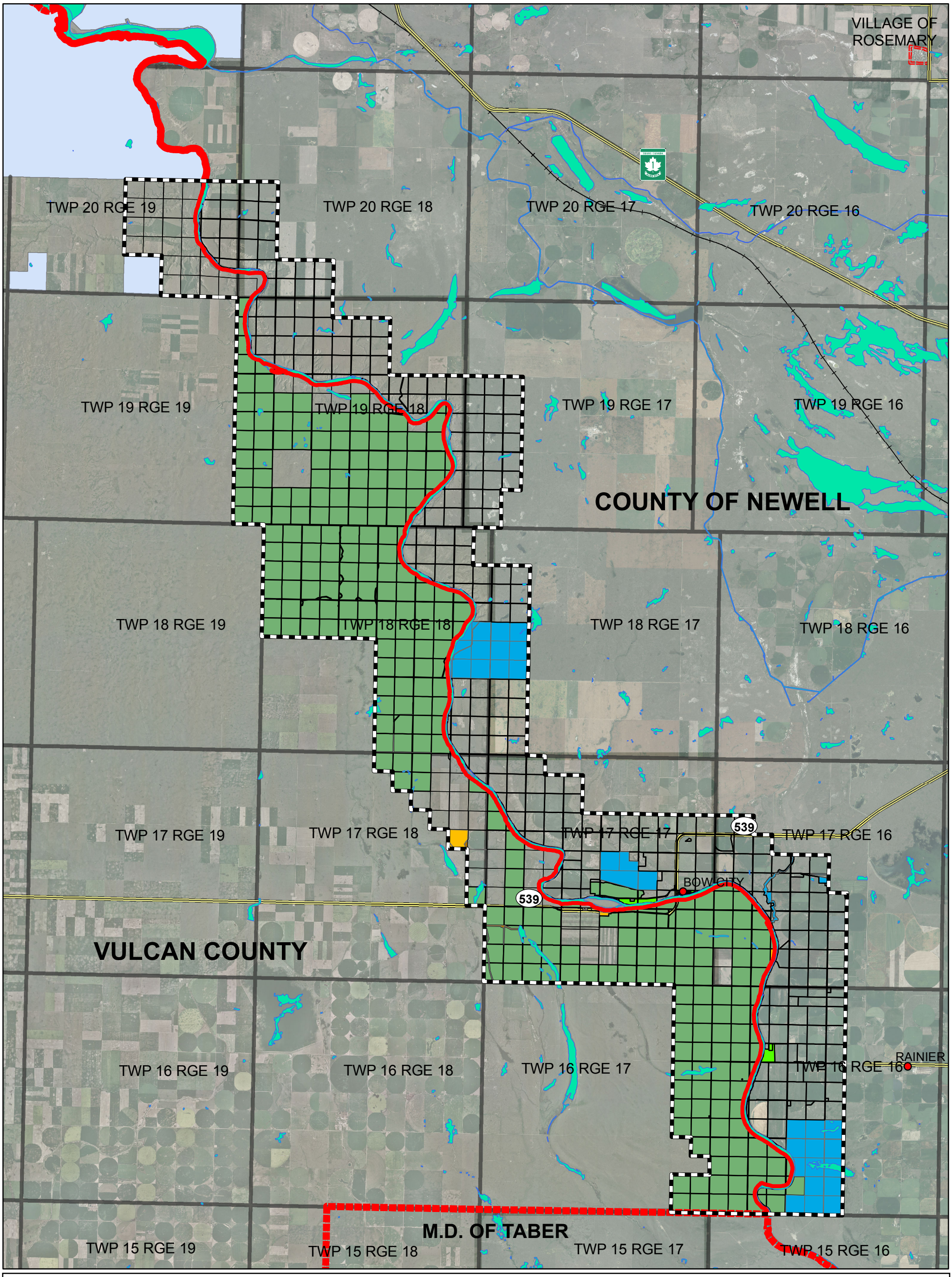
MAP 9

VULCAN COUNTY (BYLAW NO. 2015-008) &
COUNTY OF NEWELL (BYLAW NO. 1829-15)
INTERMUNICIPAL DEVELOPMENT PLAN

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 1 2 4 6 8 10 N

Kilometers




# CROWN/IRRIGATION LAND

LEGEND

- Municipal Boundaries
- Vulcan County/County of Newell Border
- Major Arterial Roads
- Major Railways
- Plan Area Boundary
- Siksika Nation

Crown/Irrigation owned land

- Vulcan County Land
- Bow River Irrigation District
- Crown Land
- Private Land Owner
- County of Newell Land
- Eastern Irrigation District

MAP 10

VULCAN COUNTY (BYLAW NO. 2015-008) &
COUNTY OF NEWELL (BYLAW NO. 1829-15)
INTERMUNICIPAL DEVELOPMENT PLAN

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 1 2 4 6 8 10
Kilometers

N

TOWN OF BASSANO

VILLAGE OF ROSEMARY

TWP 20 RGE 19

TWP 20 RGE 18

TWP 20 RGE 17

TWP 20 RGE 16

TWP 19 RGE 19

TWP 19 RGE 18

TWP 19 RGE 17

TWP 19 RGE 16

COUNTY OF NEWELL

TWP 18 RGE 19

TWP 18 RGE 18

TWP 18 RGE 17

TWP 18 RGE 16

TWP 17 RGE 19

TWP 17 RGE 18

TWP 17 RGE 17

TWP 17 RGE 16

539

BOW CITY

539

VULCAN COUNTY

TWP 16 RGE 19

TWP 16 RGE 18

TWP 16 RGE 17

TWP 16 RGE 16

RAINIER

VILLAGE OF LOMOND

TWP 15 RGE 19

TWP 15 RGE 18

M.D. OF TABER

TWP 15 RGE 17

TWP 15 RGE 16

# SOIL PERMEABILITY

LEGEND

- Municipal Boundaries
- Vulcan County/County of Newell Border
- Major Arterial Roads
- Major Railways
- Plan Area Boundary

- Siksika Nation

Soil Permeability

- Lower permeability
- Varied permeability
- Highly permeable

MAP 11

VULCAN COUNTY (BYLAW NO. 2015-008) &
COUNTY OF NEWELL (BYLAW NO. 1829-15)
INTERMUNICIPAL DEVELOPMENT PLAN

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 1 2 4 6 8 10 N

Kilometers

VILLAGE OF ROSEMARY

TWP 20 RGE 19 | TWP 20 RGE 18 | TWP 20 RGE 17 | TWP 20 RGE 16

TWP 19 RGE 19 | TWP 19 RGE 18 | TWP 19 RGE 17 | TWP 19 RGE 16

COUNTY OF NEWELL

TWP 18 RGE 19 | TWP 18 RGE 18 | TWP 18 RGE 17 | TWP 18 RGE 16

TWP 17 RGE 19 | TWP 17 RGE 18 | TWP 17 RGE 17 | TWP 17 RGE 16

539

BOW CITY

539

VULCAN COUNTY

TWP 16 RGE 19 | TWP 16 RGE 18 | TWP 16 RGE 17 | TWP 16 RGE 16

RAINIER

M.D. OF TABER

TWP 15 RGE 19 | TWP 15 RGE 18 | TWP 15 RGE 17 | TWP 15 RGE 16

# SOIL CLASSIFICATION AS INDEXED BY CANADA LAND INVENTORY

LEGEND

- Municipal Boundaries
- Vulcan County/County of Newell Border
- Major Arterial Roads
- Major Railways
- Plan Area Boundary
- Siksika Nation

CLI Soil Classification

- No significant crop limitations
- Moderate limitations on crop type
- Moderate/severe limitations on crop type
- Severe limitations on crop type
- Restricted growth on perennial crops
- Capable of producing perennial crops only
- No crop capabilitity or permanent pasture

MAP 12

VULCAN COUNTY (BYLAW NO. 2015-008) &
COUNTY OF NEWELL (BYLAW NO. 1829-15)
INTERMUNICIPAL DEVELOPMENT PLAN

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 1 2 4 6 8 10

Kilometers

N

# APPENDIX C | DATA SOURCES

# APPENDIX C | DATA SOURCES

The following is a list of data used to generate the Maps used in this Plan.

### Resources Consistent with all Maps


County of Newell Orthophotos. (2012). Personal Request to the County of Newell.

National Road Network. (2013). *GeoBase*. Retrieved from http://www.geobase.ca/geobase/en/data/nrn/index.html

Natural Resources Conservation Board (NRCB). (2014). Personal Request to the NRCB. Confined Feeding Operation Locations Data 2002-2014.

Welcome to AltaLIS. (2014). AltaLIS.ca. Retrieved from http://www.altalis.com/


### Map 3: Zoning within IDP Boundary


County of Newell Land Use Bylaw 1755-12. (2012). County of Newell. Retrieved from http://countyofnewell.ab.ca/images/council/bylaws/1755-12.pdf

County of Newell Zoning Layer (2012). Personal Request to the County of Newell.

Vulcan County Land Use Bylaw 2010-010. (2010). Vulcan County. Retrieved from http://www.vulcancounty.ab.ca/sites/vulcan.civicwebcms.com/files/media/Vulcan%20County%20LUB%202010-010.pdf

Vulcan County Zoning Layer. (2010). Personal Request to Vulcan County.


### Map 4: CFO Exclusionary Zone


Vulcan County Municipal Development Plan 2012-003. (2012). Vulcan County. Retrieved from http://www.vulcancounty.ab.ca/


### Map 5: ESA within IDP Boundary


Downloadable Data Sets. (2009). AlbertaParks.ca. Retrieved from http://www.albertaparks.ca/albertaparksca/library/downloadable-data-sets.aspx

Government of Alberta: Tourism, Parks and Recreation. (2009). Environmentally Significant Areas: Provincial Update 2009. Retrieved from http://www.tpr.alberta.ca/parks/heritageinfocentre/environsigareas/docs/01%20-%20ESA%20Executive%20Summary.pdf

Welcome to the Alberta Open Data Portal. (2010). Welcome to the Alberta Open Data Portal. Retrieved from http://data.alberta.ca/

**Map 6: Major Hydrologic Features & Infrastructure within IDP Boundary**

County of Newell Existing Infrastructure Dataset. (2014). Personal Request to the County of Newell.

Geospatial Products - Downloadable Data. (2012). Agriculture and Agri-Food Canada; Government of Canada. Retrieved from http://www.agr.gc.ca/eng/?id=1343256785210

National Hydro Network (NHN). (2010). Geobase. Retrieved from http://www.geobase.ca/geobase/en/data/nhn/index.htm

Vulcan County Existing Infrastructure Dataset. (2014). Personal Request to Vulcan County.

**Map 7: Oil,Gas,Water Wells & Major Pipelines Within IDP Boundary**

Abacus Datagraphics Ltd. (2014). AbaData Oil and Gas Map Software. Retrieved from http://www.abacusdatagraphics.com/abadata.asp

**Map 8: Sand/Gravel Potential within IDP Boundary**

County of Newell Existing Gravel Pits Dataset. (2014). Personal Request to the County of Newell.

Edwards, W. & Budney, H. (2004). Digital Dataset. Alberta Sand and Gravel Deposits with Aggregate Potential (Gis data, polygon features). Retrieved from http://www.ags.gov.ab.ca/publications/abstracts/DIG_2004_0034

Vulcan County Existing Gravel Pits Dataset. (2014). Personal Request to Vulcan County.

**Map 9: Historical Resource Value Sites within IDP Boundary**

Government of Alberta: Alberta Culture. (2013). Alberta Culture and Community Spirit: Listing of Historic Resources: Instructions for Use. Retrieved from http://culture.alberta.ca/heritage/resourcemanagement/landuseplanning/Pdf/Listing_Instructions.pdf

Listing of Historic Resources (2013). Land Use Planning, Historic Resource Management. Retrieved from http://www.culture.alberta.ca/heritage/resourcemanagement/landuseplanning/default.aspx

**Map 10: Crown/Irrigation Land Within IDP Boundary**

Welcome to AltaLIS. (2014). AltaLIS.ca. Retrieved from http://www.altalis.com/

**Map 11: Soil Permeability within IDP Boundary**

Geology of Alberta GIS Data (2005). Geology of Alberta GIS Data / Natural Suitability of geological setting for waste management. Retrieved from http://www.ags.gov.ab.ca/GISdownload_gis.htm

**Map 12: Soil Classification within IDP Boundary as Indexed By Canada Land Inventory**

Canada Land Inventory, National Soil DataBase, Agriculture and Agri-Food Canada. 1998. Updated 2013.

# APPENDIX D | ADDITIONAL RESOURCES

# APPENDIX D | ADDITIONAL RESOURCES

The following resources were used during the creation of the Plan and may be useful to municipal administrators or other stakeholders when interpreting this Plan or for other planning and development purposes.


Agriculture and Agri-Food Canada (2004). Environmental Scan for Agriculture in Alberta.

Agricultural Land Resources Atlas of Alberta – Aquifer Vulnerability Index for the Agricultural Area of Alberta (2004). *Agricultural Land Resources Atlas of Alberta – Aquifer Vulnerability Index for the Agricultural Area of Alberta.* Retrieved from http://www1.agric.gov.ab.ca/$department/deptdocs.nsf/all/agdex10331

Alberta Agriculture, Food and Rural Development: Resource Management and Irrigation Division Conservation and Development Branch & Agricultural and Agri-Food Canada. *Environmental Scan For Agriculture in Alberta.* (2004). Provided by Personal Request to Government of Alberta, Agricultural and Rural Development Department.

Alberta Culture & Community Spirit (2014). *Listing of Historic Resources*. Retrieved from http://culture.alberta.ca/heritage/resourcemanagement/landuseplanning/

Alberta Tourism, Parks and Recreation (2009). *Environmentally Significant Areas*. Retrieved from http://www.albertaparks.ca/media/2346445/01%20-%20ESA%20Executive%20Summary.pdf [March 28, 2014]

Spiess, David. Personal Interview. (2014) Geographical Information Systems Engineer: Government of Alberta: Agricultural and Rural Development Department.