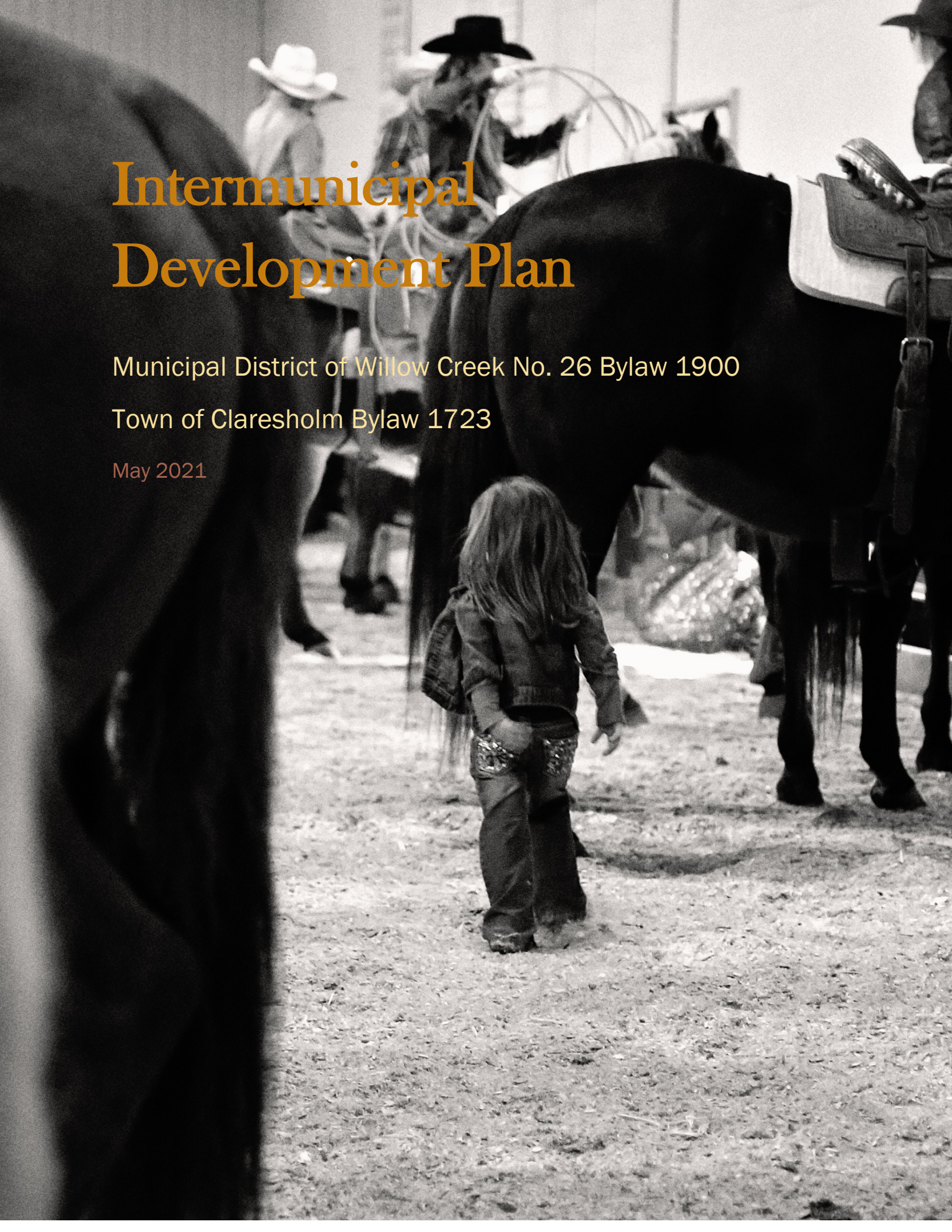


Intermunicipal Development Plan

Municipal District of Willow Creek No. 26 Bylaw 1900

Town of Claresholm Bylaw 1723

May 2021

Prepared for:

MD of Willow Creek

and

Claresholm

By:

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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Cover Art Courtesy of Claresholm Economic Development

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1900

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to adopt an Intermunicipal Development Plan between the Municipal District of Willow Creek No. 26 and the Town of Claresholm pursuant to sections 631 and 692 of the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26*, as amended;

WHEREAS municipalities are required by the province to expand intermunicipal planning efforts to address planning matters that transcend municipal boundaries through an intermunicipal development plan;

AND WHEREAS both the Councils of the Municipal District of Willow Creek No. 26 and the Town of Claresholm 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 Municipal District of Willow Creek No. 26 duly assembled hereby enacts the following:

1. That the Town of Claresholm and Municipal District of Willow Creek No. 26 Intermunicipal Development Plan, attached hereto, be adopted.
2. This plan, upon adoption, shall be cited as the Town of Claresholm and Municipal District of Willow Creek No. 26 Intermunicipal Development Plan Bylaw No. 1723 and Bylaw No. 1900.
3. This bylaw shall come into effect upon third and final reading thereof.

READ a first time this 28th day of April, 2021.

Reeve – Maryanne Sandberg

Chief Administrative Officer – Derrick Krizsan

READ a second time this _____ day of _____, 2021.

Reeve – Maryanne Sandberg

Chief Administrative Officer – Derrick Krizsan

READ a third time and finally PASSED this _____ day of _____, 2021.

Reeve – Maryanne Sandberg

Chief Administrative Officer – Derrick Krizsan

Claresholm

TOWN OF CLARESHOLM
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1723

BEING a bylaw of the Town of Claresholm in the Province of Alberta, to adopt an Intermunicipal Development Plan between the Town of Claresholm and the Municipal District of Willow Creek No. 26 pursuant to sections 631 and 692 of the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26*, as amended;

WHEREAS municipalities are required by the province to expand intermunicipal planning efforts to address planning matters that transcend municipal boundaries through an intermunicipal development plan;

AND WHEREAS both the Councils of the Town of Claresholm and the Municipal District of Willow Creek No. 26 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 Town of Claresholm duly assembled hereby enacts the following:

1. That the Town of Claresholm and Municipal District of Willow Creek No. 26 Intermunicipal Development Plan, attached hereto, be adopted.
2. This plan, upon adoption, shall be cited as the Town of Claresholm and Municipal District of Willow Creek No. 26 Intermunicipal Development Plan Bylaw No. 1723 and Bylaw No. 1900.
3. This bylaw shall come into effect upon third and final reading thereof.

READ a **first** time this 26 day of April, 2021.

***Mayor** – Doug MacPherson*

***Chief Administrative Officer** – Marian Carlson*

READ a **second** time this 25 day of May, 2021.

***Mayor** – Doug MacPherson*

***Chief Administrative Officer** – Marian Carlson*

READ a **third** time and finally PASSED this 25 day of May, 2021.

***Mayor** – Doug MacPherson*

***Chief Administrative Officer** – Marian Carlson*

TABLE OF CONTENTS

Page

PART A: INTRODUCTION

1. BACKGROUND 1
2. PLAN PREPARATION PROCESS 1
3. INTENT AND APPLICATION 1
4. GOALS AND OBJECTIVES 2
5. PLAN AREA 3

PART B: POLICIES

1. GENERAL REFERRAL AREA LAND USE 5
2. AGRICULTURE 5
3. CONFINED FEEDING OPERATIONS 6
4. RESIDENTIAL DEVELOPMENT 7
5. COMMERCIAL AND INDUSTRIAL DEVELOPMENT 7
6. INTERMUNICIPAL AGREEMENTS AND SERVICES 7
7. SUBDIVISION CRITERIA 8
8. URBAN EXPANSION NEEDS 8
9. CREEKS AND HAZARD LANDS 9
10. WIND ENERGY CONVERSION SYSTEMS (WECS) 10
11. SOLAR ENERGY SYSTEMS 10
12. TRANSPORTATION CORRIDORS and COMMUNITY ENTRANCEWAYS ... 11

PART C: IMPLEMENTATION OF THE PLAN

1. INTERMUNICIPAL DEVELOPMENT PLAN COMMITTEE POLICIES 12
2. REFERRALS 13
3. DISPUTE SETTLEMENT 18
4. PLAN VALIDITY AND AMENDMENT 21

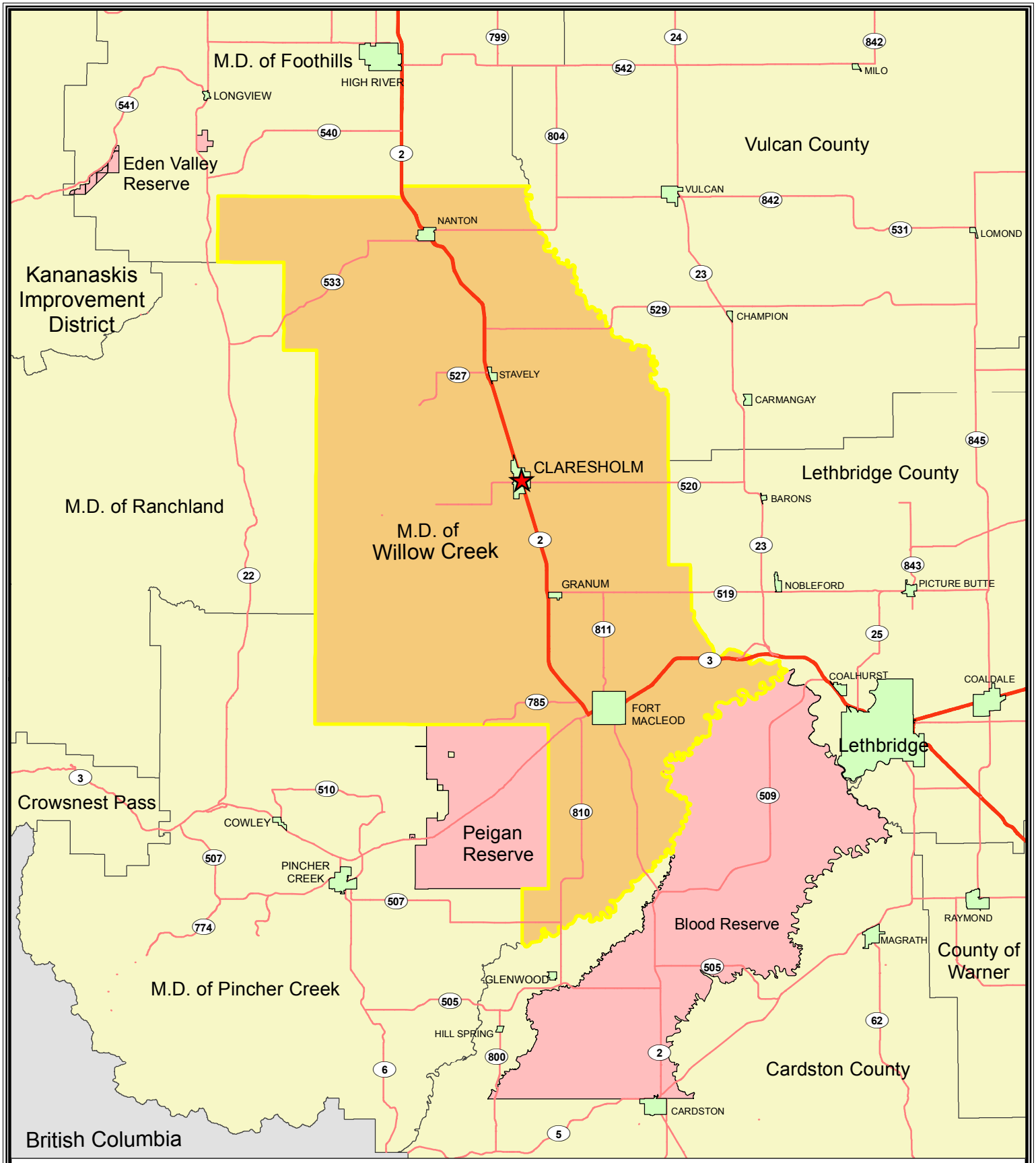
MAP 1 – Intermunicipal Development Plan Regional Location Map ..... before 1

MAP 2 – IMDP Boundaries ..... following 4

APPENDIX A – Definitions 22

APPENDIX B – Growth Area land uses 24

APPENDIX C – Revised definitions for the MD LUB 29



TOWN OF CLARESHOLM
BYLAW # 1723

M.D. OF WILLOW CREEK No. 26
BYLAW # 1900

INTERMUNICIPAL DEVELOPMENT PLAN
REGIONAL LOCATION MAP

MAP 1 APRIL 2021

Town of Claresholm
Municipal District of Willow Creek
Primary Highway
Secondary Highway

MD of Willow Creek
Claresholm
Oldman River Regional Services Commission
0 5 10 20 30
Kilometers
N

Municipal District of Willow Creek No. 26 and Town of Claresholm

INTERMUNICIPAL DEVELOPMENT PLAN

PART A: INTRODUCTION

1. BACKGROUND

An Intermunicipal Development Plan (IMDP) is a statutory document prepared for and adopted by two or more municipalities, which deals with land use planning matters of mutual interest.

The adoptions of this plan are the result of a collaborative effort by the Town of Claresholm (Town) and the Municipal District of Willow Creek (MD) in addressing sensitive land use issues in close proximity to the Town. The two municipalities, with guidance from the Oldman River Regional Services Commission (ORRSC) planning staff and municipal administration, have addressed land use issues within the plan boundary.

Both municipalities can be commended in their intermunicipal and municipal planning efforts as defined by their respective Municipal Development Plans (MDP) MDP and Land Use Bylaws (LUB). But with the adoption of the South Saskatchewan Reginal Plan and mandated intermunicipal planning by the province under s.631 of the *Municipal Government Act (MGA)*, clearly defined plans with respect to growth directions and land management adjacent to urban areas need to be agreed upon for both urban and rural municipalities. The complexity of IMDPs requires unique problem solving, negotiation and cooperation to reach mutual agreement. This document sets out the framework for the municipalities' efforts in intermunicipal planning.

2. PLAN PREPARATION PROCESS

The Oldman River Regional Services Commission undertook a review of the present planning documents and many common areas of agreement were realized and discussed with Staff from both municipalities. The results were compiled into a document entitled "Background Report to the Intermunicipal Development Plan: Municipal District of Willow Creek – Town of Claresholm". The background report sets the stage for the creation of the Intermunicipal Development Plan.

This plan reflects the collaboration of both municipalities with input from the landowners. An open house was held early in the process in advance of a mandatory public hearing required by the *Municipal Government Act*. At the discretion of both councils, the document was then adopted by individual bylaws.

3. INTENT AND APPLICATION

The purpose of this Intermunicipal Development Plan, in accordance with the MGA, is to prescribe policy for future land use and development, and any other matters relating to the physical, social or economic development of an area that the councils of the Town and Municipal District consider necessary. As well, it plans for orderly and properly controlled development surrounding the urban area which allows for timely expansion with minimal land use conflicts. This Intermunicipal Development Plan applies to the lands as shown on the IMDP Boundaries Map, Map 2.

4. GOALS AND OBJECTIVES

GOALS

It is the intent of the councils of the Town of Claresholm and Municipal District of Willow Creek that the objectives and policies of this plan be governed by the goals stated below:

- To facilitate orderly and efficient development in the designated plan area while identifying each municipality's opportunities and concerns.

- To identify the land uses each municipality envisages for the two growth areas.

- When practical, to harmonize both municipalities' development and subdivision standards and requirements.

- To identify possible joint ventures, such as the provision of municipal services.

- To provide for a continuous and transparent planning process that facilitates ongoing consultation and cooperation among the two municipalities and affected landowners.

- To provide methods to implement and amend the various policies of the plan which are mutually agreed to by both municipalities.

OBJECTIVES

The following objectives shall be used as a framework for the policies of this plan and its implementation:

- To identify the growth strategies of the Town of Claresholm and ensure that these growth strategies are compatible with the development and land use policies of the Municipal District of Willow Creek.

- To discourage the fragmentation of agricultural land and to prevent the premature conversion of agricultural lands in the referral area or area adjacent to it to non-agricultural uses.

- To recognize the continued viability of both communities by providing development in the growth areas that:
  (a) fosters a healthy environment, and
  (b) seeks to minimize conflict when expansion becomes necessary.

- To direct country residential and other non-agricultural development to locations which are least disruptive to the agricultural community and to orderly urban expansion.

- To assist appropriate approval authorities to exercise control over confined feeding operations, industrial or other development which may have a potentially adverse impact on existing and/or future land use.

- To discourage development on flood-prone areas, potentially unstable slopes, undermined areas and other hazard lands and to ensure that public health and safety issues are given adequate consideration when land use and related decisions are being made.

- To maintain and promote a safe and efficient roadway network.

- To ensure development is serviced to standards appropriate to the location and type of development.

5. PLAN AREA

Both municipalities agree that the area affected by this plan includes all lands required to ensure the cooperation and coordination of land uses around the Town of Claresholm. The plan area contains two levels of planning coordination around the town. Firstly, the residential growth Area 1 and commercial/industrial growth Area 2 identified in this plan (Map 2) realistically and closely reflects the current and future needs of both the MD and Town. Secondly, a referral area as defined by Map 2 with legal descriptions below for circulating notification of land use proposals. The referral area boundary doubles as the CFO exclusion area.

The two growth area boundaries encompasses approximately 1,725 acres for future residential and 356 acres of land for commercial/industrial uses adjacent to the Town of Claresholm as illustrated in Map 2 and contains the following:

Area 1

- E ½ Sec 15, Twp 12 Rge 27 W4;
- E ½ Sec 22, Twp 12 Rge 27 W4;
- E ½ Sec 27, Twp 12 Rge 27 W4;
- Portions of E ½ Sec 34, Twp 12 Rge 27 W4;
- SE Sec 3, Twp 13 Rge 27 W4;
- All portions of Sec 14, Twp 12 Rge 27 W4.

All lying outside the Town corporate limits.

Area 2

- That portion of the SW Sec 24, Twp 12 Rge 27 W4 lying west of the proposed Highway 2 bypass;
- That portion of the NW Sec 13, Twp 12 Rge 27 W4 lying between the existing alignment of highway 2 and the proposed Highway 2 bypass;
- Those portions of Sec 35, Twp 12 Rge 27 W4 lying west of the proposed Highway 2 bypass;
- That portion of SW Sec 2, Twp 13 Rge 27 W4 lying west of the proposed Highway 2 bypass.

All lying outside the Town corporate limits.

Within the MD, the referral area encompasses approximately 6,901 acres of land adjacent to the Town of Claresholm including the Area 1 and 2 as described above (see Map 2) and contains the following:

- All Sec 3, Twp 13 Rge 27 W4;
- All Sec 2, Twp 13 Rge 27 W4;
- All Sec 35 Twp 12 Rge 27 W4;
- All Sec 34, Twp 12 Rge 27 W4;
- SE Sec 36 and W½ Sec 36, Twp 12 Rge 27 W4;
- E ½ Sec 25, Twp 12 Rge 27 W4;
- E ½ Sec 24, Twp 12 Rge 27 W4;
- Portions of SW 24, Twp 12 Rge 27 W4;
- All Sec 22, Twp 12 Rge 27 W4;

- All Sec 27, Twp 12 Rge 27 W4;
- W½ Sec 13, Twp 12 Rge 27 W4;
- All Sec 14, Twp 12 Rge 27 W4;
- NW 12, Twp 12 Rge 27 W4;
- N ½ Sec 11, Twp 12 Rge 27 W4;
- N ½ Sec 10, Twp 12 Rge 27 W4;
- All Sec 15 Twp 12 Rge 27 W4;
- All Sec 22, Twp 12 Rge 27 W4.

All lying outside the Town corporate limits.

From the perspective of both municipalities, maintaining the integrity of the Intermunicipal Development Plan is critical to the preservation of their long-term interests. This plan is based upon a shared vision of a future growth framework and reflects a mutual agreement on areas of growth for each municipality.

The main purpose of the referral boundary is to act as a mechanism to ensure dialogue between the two municipalities regarding planning processes and to act as the CFO exclusion area. It should be noted that some of the lands contained within the plan boundary may already be zoned, subdivided or developed for non-agricultural uses. It is understood that existing uses within either boundary are permitted and will continue operations.

The main purpose of the Area 1 and 2 growth boundaries is to act as a mechanism that ensures the implementation of two land use districts in the MD land use bylaw that are in keeping with the long range vision of the Town's growth objectives and provide landowners with a list of compatible land uses.

However, the expansion or intensification of existing uses shall be required to meet the policies of this IMDP and the applicable land use bylaw. Those lands that have been previously redesignated or subdivided or both need to be reviewed in the context of this plan and amendments may be required to ensure that future development will comply with the mutually agreed upon growth pattern.

13 - 27 - W4 13 - 26 - W4

12 - 27 - W4 12 - 26 - W4

TOWN OF CLARESHOLM
BYLAW # 1723

M.D. OF WILLOW CREEK No. 26
BYLAW # 1900

INTERMUNICIPAL DEVELOPMENT PLAN
IMDP BOUNDARY

MAP 2 APRIL 2021

- Claresholm Municipal Boundary
- IMDP Referral Boundary / CFO Exlusion Area
- Highways
- Proposed Highway Right-of-Way
- Entranceways
- Area 1
- Area 2

MD of Willow Creek

Claresholm

Oldman River Regional Services Commission

0 0.5 1 2

Kilometers

N

PART B: POLICIES

This document outlines policies that apply to lands in both Areas 1 and 2 and the referral area boundaries and are to be used as a framework for decision making in each municipality with input and cooperation of the other jurisdiction. Each municipality is responsible for decisions within their boundaries using the plan policies and the procedures provided in the plan.

This section of policy is intended to provide guidance to decision makers when considering land use approvals within the two boundaries. Approvals shall only be given to uses that are complementary to uses located in the adjacent jurisdiction. Other sections of this plan may also apply.

1. GENERAL REFERRAL AREA LAND USE

1.1 This plan acknowledges land use designations for isolated commercial, industrial and residential that existed prior to the adoption of this plan. Following adoption and for the purpose of managing land use around the Town of Claresholm, the area will typically designated to the following land use districts:

(a) Rural General,

(b) Residential Growth Area (Area 1), or

(c) Commercial/Industrial Growth Area (Area 2).

1.2 Both Area 1 and Area 2 are established and shown on Map 2. These areas are established to allow rural landowners land use opportunities that are compatible with the long range planning for the Town.

1.3 Parcels within Areas 1 and 2 (Map 2) that are currently zoned Rural General - RG shall be redesignated as new districts in the Municipal District of Willow Creek Land Use Bylaw. Extensive agriculture will be the primary land use of the lands, until these lands are redesignated in a land use bylaw in accordance with this plan.

1.4 The list of permitted and discretionary uses within Areas 1 and 2 contained within the Municipal District of Willow Creek Land Use Bylaw has been agreed upon between the two municipalities prior to adoption (Appendix B contains the agreed upon uses for each growth area). Any amendments thereto after adoption must be addressed via separate discussion.

1.5 Prior to developing lands for urban residential or industrial/commercial uses, the first step may be to commence an annexation, IMDP amendment, area structure plan and redesignation process. These requirements are outlined in the following sections.

2. AGRICULTURE

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.

2.2 Both municipalities will strive to work cooperatively to encourage good neighbour farming practices, such as dust, soil erosion, weed and insect control, through best management practices and Alberta Agriculture guidelines.

2.3 If disputes or complaints in either municipality arise between landowners 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.

3. CONFINED FEEDING OPERATIONS

Confined Feeding Operations (CFOs) are a land use that may have an adverse effect on the urban area, however the approval authority for these operations is the Natural Resources Conservation Board (NRCB). Policies regarding CFOs are intended to state the position of the two participating municipalities for the lands that are subject to this plan.

These policies recognize that it is important for both jurisdictions to maintain a good quality of life and high quality environment and support all types of agriculture, as both are fundamental to growth and development within each of their municipalities.

3.1 New confined feeding operations (CFOs) are not permitted to be established within the Intermunicipal Development Plan Confined Feeding Operation Exclusion Area as illustrated on Map 2, CFO Exclusion Area.

3.2 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.

3.3 Both municipalities request the NRCB to circulate all applications for confined feeding operations' registrations or approvals within the Intermunicipal Development Plan Referral Boundary to each respective municipality.

3.4 Both Councils recognize and acknowledge that existing confined feeding operations located within the exclusion area will be allowed to continue to operate under acceptable operating practices and within the requirements of the *Agricultural Operation Practices Act* and its Regulations.

3.5 The Town agrees that it will notify and consult with the MD prior to engaging the NRCB or other provincial authorities, should a problem or complaints arise regarding a CFO operator's practices.

3.6 For statutory plan consistency, as required under the *Municipal Government Act*, the MD Municipal Development Plan CFO policies and associated map shall be reviewed and shall be updated to reflect the CFO Exclusion Area as defined by Map 2 within the first year of this Plan being adopted.

3.7 Consistent with the MD of Willow Creek's LUB and MDP, all applications regarding intensive livestock operation (ILO) and CFOs within the referral area shall be forwarded to the Town for review and comment by Town staff.

3.8 The Town acknowledges the benefits of ILO processing as outlined in the MD LUB and encourages the MD to continue the policy. Any Land Use Bylaw amendment affecting this policy shall be referred to the Town for comment due to the potential impact to Area 1.

4. RESIDENTIAL DEVELOPMENT

The Municipal District of Willow Creek has had a strong policy of protecting agricultural land by being very restrictive with respect to the approval of grouped country residential development, except for very specific areas of the municipality. This plan contemplates a new district which would allow fully serviced residential proposals to be considered with flexible density requirements adjacent to the Town of Claresholm.

4.1 A parcel or a lot that is used or intended to be used for multi-lot residential development in Area 1 shall complete an area structure plan utilizing the guidelines found in the Municipal District of Willow Creek Land Use Bylaw *Appendix F Area Structure Plan / Conceptual Scheme Guidelines*. Consideration of servicing and requirements for implementing Town Development Standards are provided in Section 6 below.

4.2 Any proposal for grouped country residential or multi-lot residential within the plan area, but outside Area 1 or 2 shall be required to make application to amend this plan and if adopted identify the area on Map 2 as a potential residential area.

4.3 Prior to giving consideration to a redesignation request for grouped country residential in the Municipal District of Willow Creek Land Use Bylaw, the Municipal District shall require the applicant to submit and have approved an area structure plan in accordance with the MD LUB.

5. COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Commercial and industrial development applications can be expected and the following policies will ensure coordination with existing and future developments in the Town. The Municipal District may also benefit from development in specific locations.

5.1 Any proposal for commercial or industrial redesignation within the plan area, but outside Area 1 or 2 shall be required to make application to amend this plan and if adopted identify the area on Map 2 as a potential commercial or industrial area.

5.2 Any proposal for commercial or industrial use within the designated Commercial/ Industrial Growth Area district (Area 2) or Residential Growth Area district (Area 1) shall be in accordance with the uses listed in Appendix B. Consideration of servicing and requirements for implementing Town Development Standards are provided in Section 6 below.

6. INTERMUNICIPAL AGREEMENTS AND SERVICES

A high degree of cooperation currently exists between the two jurisdictions and further opportunities for joint activities on a wide variety of issues may become available in the future.

6.1 Both municipalities shall ensure that land development and servicing is coordinated, recognizing that:

(a) statutory plan compliance or amendment, land use redesignation, and subdivision to facilitate development are the first steps in land development,

(b) development shall be provided with suitable levels of service depending on its requirements and location, and

(c) the actions of regulatory authorities shall be coordinated with those of both municipalities, whenever possible.

6.2 It is recognized by the two municipalities that benefits can occur through cooperation and both may explore the option of sharing future services and/or revenues through an Intermunicipal Collaborative Framework. To that end, negotiation for services shall occur between the two municipalities and not with individual landowners.

6.3 To ensure that water and sewage disposal are given full consideration well in advance of development approval, the Town and the Municipal District agree that this shall be addressed as early as possible whenever land use decisions are being made. Where the municipalities can come to agreement on the development, any existing servicing agreements between the Town and MD shall be amended to incorporate the new proposal.

6.4 Where Town services for water and sewer are being considered by a developer, the developer shall obtain and utilize Town engineering standards in their plans.

6.5 Where the proposed roads may become part of the Town infrastructure, the Town road engineering standards should be included in the area structure plan.

6.6 It is agreed that if any environmental matters arise between the two municipalities within Town or plan area the administrations of either municipality will notify each other of the issue and seek a collaborative solution, where appropriate.

6.7 It is agreed that where intermunicipal programs relating to the physical, social and economic development of the area can be coordinated that both municipalities will seek to pursue such matters collaboratively, where appropriate.

7. SUBDIVISION CRITERIA

Although the subdivision process for the referral area may utilize the same policies as the rest of the MD, it is recognized that more evaluation may be necessary to minimize the potential for conflicts with existing or proposed uses and as outlined in this plan.

8. URBAN EXPANSION NEEDS

Identification of possible expansion areas provides an indication of lands that need to have special considerations. Policies are in place to ensure the opinion of all stakeholders into the expansion process.

8.1 In order to allow for the planning and installing of infrastructure, the Town has identified in the Intermunicipal Development Plan and Municipal Development Plan processes general and long-term directions of growth. Lands shown in Map 2 as Area 1 and 2 have been identified as areas which may be needed to accommodate future urban development. Annexation of these lands will occur in the framework of this and other long-range planning documents and will be based upon orderly development.

8.2 The process of including the above noted lands into the Town shall be commenced by the Town over a period of time after the adoption of this plan and continue as required in accordance with the *Municipal Government Act* including good faith council negotiations.

8.3 Annexation involves a number of stakeholders that need to be involved in the process including:

- land owners directly affected by the application must be part of the negotiation process;
- Town of Claresholm, who must make the detailed case for annexation and be a major participant in any negotiations;
- MD of Willow Creek, 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 MD will, as part of the negotiation with ratepayers, wish to see arrangements regarding, but not limited to:
  - property taxes,
  - use of land continuing as agriculture until needed for development, and
  - ability to keep certain animals on site;
- local authorities such as the Alberta Transportation and Alberta Environment;
- Municipal Government Board, who will evaluate the application and responses from the stakeholders.

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

8.5 The Town and MD shall negotiate a formula for the determination of compensation on annexation. Negotiation may occur on any or all of the following:

- revenue or tax-sharing,
- off-site levies and levy transfers, and
- municipal reserve transfers.

9. CREEKS AND HAZARD LANDS

Frog Creek is the main water feature in the Plan Area and provides opportunity for cooperation as well as some challenges.

9.1 Recognizing that development near Frog Creek can impact downstream lands (and in some cases upstream lands), both municipalities agree that they will consider potential effects and discuss proposals before either undertakes development near the creek within the Town or the lands subject to this plan.

9.2 Both municipalities endorse the dedication of Environmental Reserve or an Environmental Reserve Easement within the Town or the lands subject to this plan along the creek and any other major natural drainage course, recognizing that the MGA authorizes:

(a) the dedication of a minimum 6-metre strip; and

(b) the dedication of any lands that are unstable or subject to flooding; and

(c) the dedication of lands which consist of a swamp, gully, ravine, coulee or a natural drainage course.

9.3 Where either municipality identifies that a development, subdivision or redesignation application may occur on or in potentially hazardous land, the developer shall provide an analysis prepared by a qualified Alberta professional showing the approval is appropriate and safe at that location.

10. WIND ENERGY CONVERSION SYSTEMS (WECS)

Wind Energy Conversion Systems (WECS) are a growing industry in southern Alberta and provides economic benefits to both urban and rural municipalities. As a land use, WECS structures can be imposing due to their size. Through municipal cooperation, it is hoped that the industry can expand and grow as a compatible land use.

10.1 The protection of agricultural lands and associated land uses shall be considered when decisions regarding wind power generation are made.

10.2 No development approvals or redesignation shall be given to WECS (Category 3) within Area 1 and 2.

10.3 Both municipalities agree to have open dialogue on proposed developments.

11. SOLAR ENERGY SYSTEMS

Solar Energy Systems are a growing industry in southern Alberta and provides economic benefits to both urban and rural municipalities. As a land use, solar energy system, commercial/industrial can be imposing due to their land coverage. Through municipal cooperation, it is hoped that the industry can expand and grow as a compatible land use.

11.1 The protection of agricultural lands and associated land uses shall be considered when decisions regarding solar power generation are made.

11.2 No development approvals or redesignation shall be given to Solar energy system, commercial/industrial within Area 1 and 2.

11.3 Both municipalities agree to have open dialogue on proposed developments.

12. TRANSPORTATION CORRIDORS and COMMUNITY ENTRANCEWAYS

Transportation corridors and entranceways are key components to any land use planning document. Land use and transportation cannot be planned separately nor can two municipalities plan these components in isolation.

12.1 The Town and MD will cooperate on the development and approvals of all future Transportation Master Plans and Traffic Impact Assessments within the Plan Area.

12.2 All subdivision proposals within the plan area shall secure all right-of-way requirements for future road expansion. Particular attention should be given to major intersections requirements.

12.3 The MD or Town may require an agreement regarding the protection, construction, repair, and maintenance of any municipal roads, which may be impacted by subdivision or development, when the development requires access to come from the adjacent municipality's road.

12.4 Standards for a hierarchy of roadways should be identified and established between the two jurisdictions. Access control regulations should also be established to ensure major collectors and arterials are protected.

12.5 If required by Alberta Transportation or the municipality, at the time of subdivision or development, the developer shall conduct traffic studies with respect to impact and access onto Highways 2 and 520. Any upgrading identified by such studies shall be implemented by the developer at its sole cost and to the satisfaction of the municipality and Alberta Transportation.

12.6 Common standards of development adjacent the entranceways identified on Map 2 should be developed in each municipality's LUB and MDP. Standards should include but are not limited to landscaping, signage, screening and fencing. Architectural elements should enhance the visual appeal of intermunicipal entranceways.

12.7 Billboards, third party and off-premise signs along entranceways (Map 2) are prohibited.

12.8 Both municipalities agree to inform and invite the other municipality for all discussions with Alberta Transportation.

PART C: IMPLEMENTATION OF THE PLAN

The Plan's implementation will be the ongoing responsibility of both councils whose actions must reflect the plan. The support and cooperation of each municipal staff, planning advisors, public and private organizations, and the general public will also be needed for implementation. The following guiding principles shall govern the plan's implementation:

1. The Town and Municipal District agree that they shall ensure that the policies of this plan are properly, fairly and reasonably implemented.

2. The Town and Municipal District shall monitor and review the policies of this plan on a regular basis or as circumstances warrant.

3. The Town and the Municipal District's Land Use Bylaws and Municipal Development Plans shall be amended to reflect the policies of this plan including a revised definitions as presented in Appendix C.

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

1.1 For the purposes of administering and monitoring the IMDP, the Town of Claresholm and MD of Willow Creek establish the Intermunicipal Development Plan Committee (the Committee).

1.2 Both Councils agree the Intermunicipal Development Plan Committee will be an advisory body and may make comments or recommendations to the Town of Claresholm and MD of Willow Creek. In its advisory capacity, the Committee does not have decision making authority or powers with respect to planning matters in either municipality.

1.3 The Committee will be comprised of two (2) members of Council from both the Town of Claresholm and MD of Willow Creek. 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.

1.4 Members of the Committee shall be appointed by their respective Councils at the 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.

1.5 The municipalities agree that the purpose of the Committee is to:
(a) provide a forum for discussion of land use matters within the Plan Area,
(b) provide recommendation(s) for proposed amendments to the Plan,
(c) discuss and address issues regarding Plan implementation,

(d) review and provide comment on referrals under PART C: Section 2 and any other matters referred to the Committee,
(e) provide recommendation(s) regarding intermunicipal issues in an effort to avoid a dispute, and
(f) provide a forum for discussion of any other matter of joint interest identified by either municipality.

1.6 Meetings of the Committee may be held at the request of either municipality to discuss land use or other planning matters, dispute resolution, or any other matter of intermunicipal importance. Additionally, any matter in PART C: Section 2 may be referred by either municipality to the Committee for comment prior to a decision being rendered.

1.7 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.

1.8 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.

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

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

1.11 Where a matter has been referred to the Committee and a resolution cannot be found, the Dispute Resolution process in PART C: Section 3 of this Plan shall be adhered to.

2. REFERRALS

This plan is designed with a referral system as outlined below.

Referral Area Intent

For the Referral area land use issues are addressed at five main points in the approval system including:

- municipal development plans and amendments,
- all other statutory plans and amendments,
- land use bylaws and amendments,
- subdivision of a parcel and any appeal,
- development approval and any appeal.

Each referral shall contain all available information for review and a municipality may request further information to be provided. In the case of all referrals, a written response shall be in accordance with Section 2.12 and 2.13 below.

Referral Policies

2.1 As the first step in the referral process, all applications within the plan boundary or proposed documents affecting the plan boundary shall be submitted to the Town or MD for comment. The full referral process is outlined in Figure 1 – Referral Flow Chart.

2.2 **Municipal Development Plan Amendments**

(a) A newly proposed MD of Willow Creek Municipal Development Plan or amendment that will have an impact on this plan shall be referred to the Town for comment.

(b) A newly proposed Town of Claresholm Municipal Development Plan or amendment affecting the municipal expansion policies shall be referred to the MD for comment.

(c) The above referrals shall be made and considered prior to a public hearing.

2.3 **All Other Statutory Plans and Amendments**

(a) A newly proposed MD of Willow Creek statutory plan or amendment that will have an impact on this plan shall be referred to the Town for comment.

(b) A newly proposed Town of Claresholm statutory plan or amendment affecting the municipal expansion policies shall be referred to the MD for comment.

(c) The above referrals shall be made and considered prior to a public hearing.

2.4 **Land Use Bylaws and Amendments (redesignation and text amendments)**

(a) All land use bylaw amendments in the MD of Willow Creek which change a land use district or a part of the Land Use Bylaw which would affect the policies of this plan shall be referred to the Town.

(b) The Town shall refer all redesignation applications that are located adjacent to the Town boundary.

(c) Any proposed new Land Use Bylaw in the MD or Town shall be referred to the other for comment.

(d) The above referrals shall be made and considered prior to a public hearing.

2.5 **Subdivision Applications**

(a) The MD shall refer all subdivision applications within the referral area to the Town for comment.

(b) The Town shall refer all subdivision applications located on lands adjacent to the town boundary to the MD for comment. The above referrals shall be made and considered prior to a decision being made.

2.6 **Development applications**

(a) The MD shall refer all discretionary use applications located in the referral area to the Town for comment and may refer permitted use applications if there are some conditions that may alleviate a perceived conflict with a Town property.

(b) The Town shall refer to the MD all discretionary use applications, if the application is adjacent to lands in the MD and any application involving a use of land or buildings which may have a noxious, hazardous or otherwise detrimental impact on land within the MD.

(c) The above referrals shall be made and considered prior to a decision being made.

2.7 Municipalities are encouraged to refer any requests for approval to each other in areas not contained in this plan if some impact may occur in the other jurisdiction.

IMDP Referral Area Intent

For the IMDP Referral Area land use issues are addressed for specific uses in the approval system and reflect many policies already established in the MD of Willow Creek's Municipal Development Plan and Land Use Bylaw.

Each referral shall contain all available information for review and a municipality may request further information to be provided. In the case of all referrals, a timely written response is expected.

IMDP Referral Area Policies

2.8 In accordance with the MD of Willow Creek MDP, all land use bylaw amendments, subdivision and non-residential discretionary use development applications within the referral area shall be referred to the Town of Claresholm. The referral area in this plan is known as the IMDP referral boundary as depicted on Map 2.

As the first step in the IMDP referral boundary process, all applications within the boundary or proposed documents affecting the plan boundary shall be submitted to the Town for comment. The full referral process is outlined in Figure 1 – Referral Flow Chart.

2.9 **CFO / ILO Development applications**

(a) The MD shall refer all CFO / ILO use referrals and applications located in the IMDP referral boundary to the Town for comment.

(b) The above referrals shall be made and considered prior to a decision being made.

2.10 **Grouped Country Residential Area Structure Plan or Redesignation applications**

(a) The MD shall refer all Grouped Country Residential Area Structure Plan or Redesignation applications located in the IMDP referral boundary to the Town for comment.

(b) The above referrals shall be made and considered prior to a decision being made.

2.11 **Coordination of Transportation Planning**

(a) The MD shall refer all transportation improvements located in the IMDP referral boundary to the Town for comment.

(b) The above referrals shall be made and considered prior to a decision being made.

Response Timelines

2.12 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) 30 calendar days for all other intermunicipal referrals.

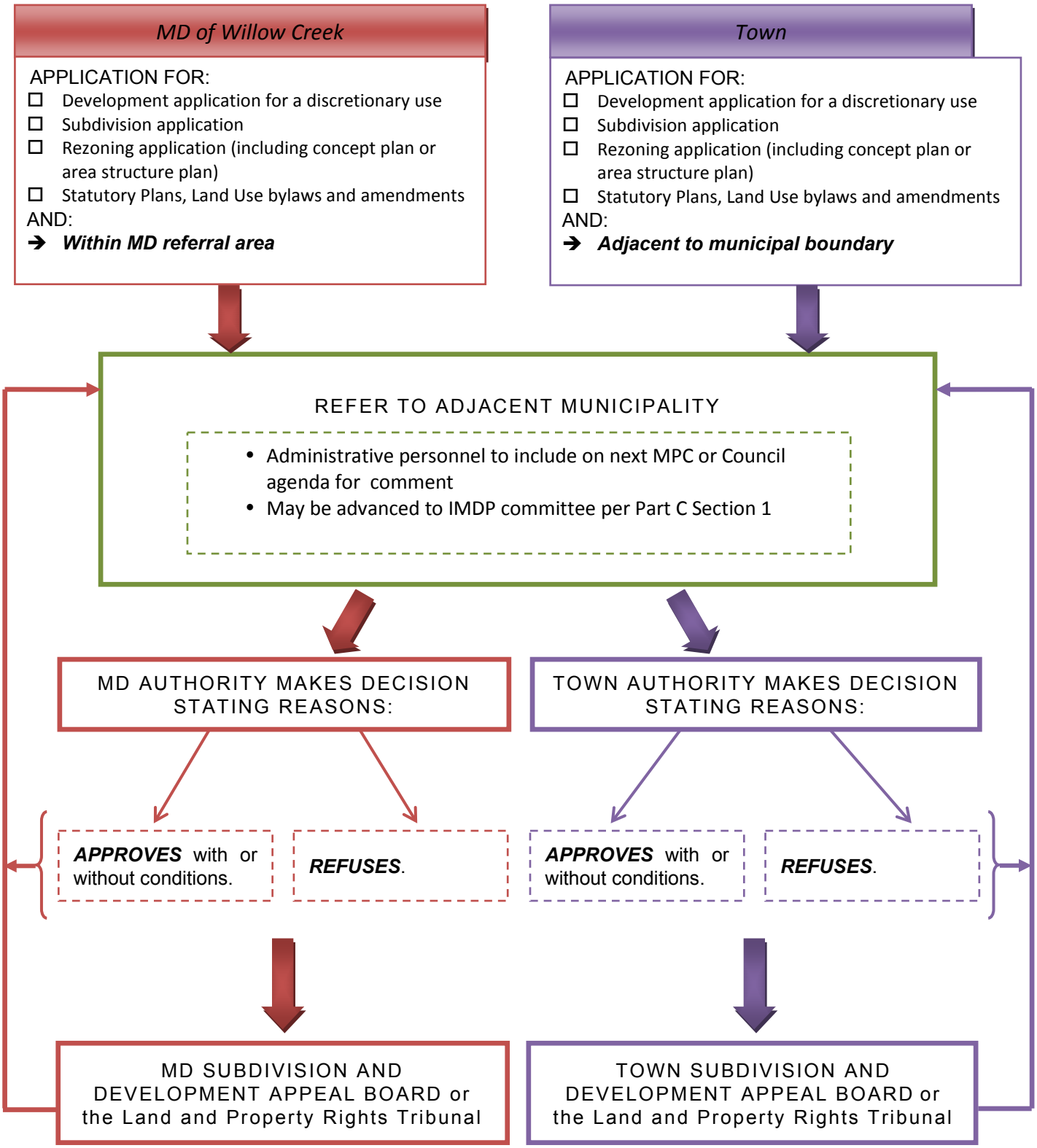
2.13 In the event that either municipality or the Committee does not reply within, or request an extension by, the response time for intermunicipal referrals stipulated in this Section, it is presumed that the responding municipality and/or Committee has no comment or objection to the referred planning application or matter.

Consideration of Responses

2.14 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.

2.15 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.

Figure 1: Intermunicipal Development Plan Referral Flowchart



3. DISPUTE SETTLEMENT

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

The municipalities agree that:

3.1 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.

3.2 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.

3.3 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 will be followed to arrive at a solution:

3.4 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.

3.5 Should either municipality identify an issue related to this Plan that may result in a dispute that cannot be administratively resolved under Section 3.4 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.

3.6 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.

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

Filing an Intermunicipal Dispute under the *Municipal Government Act*

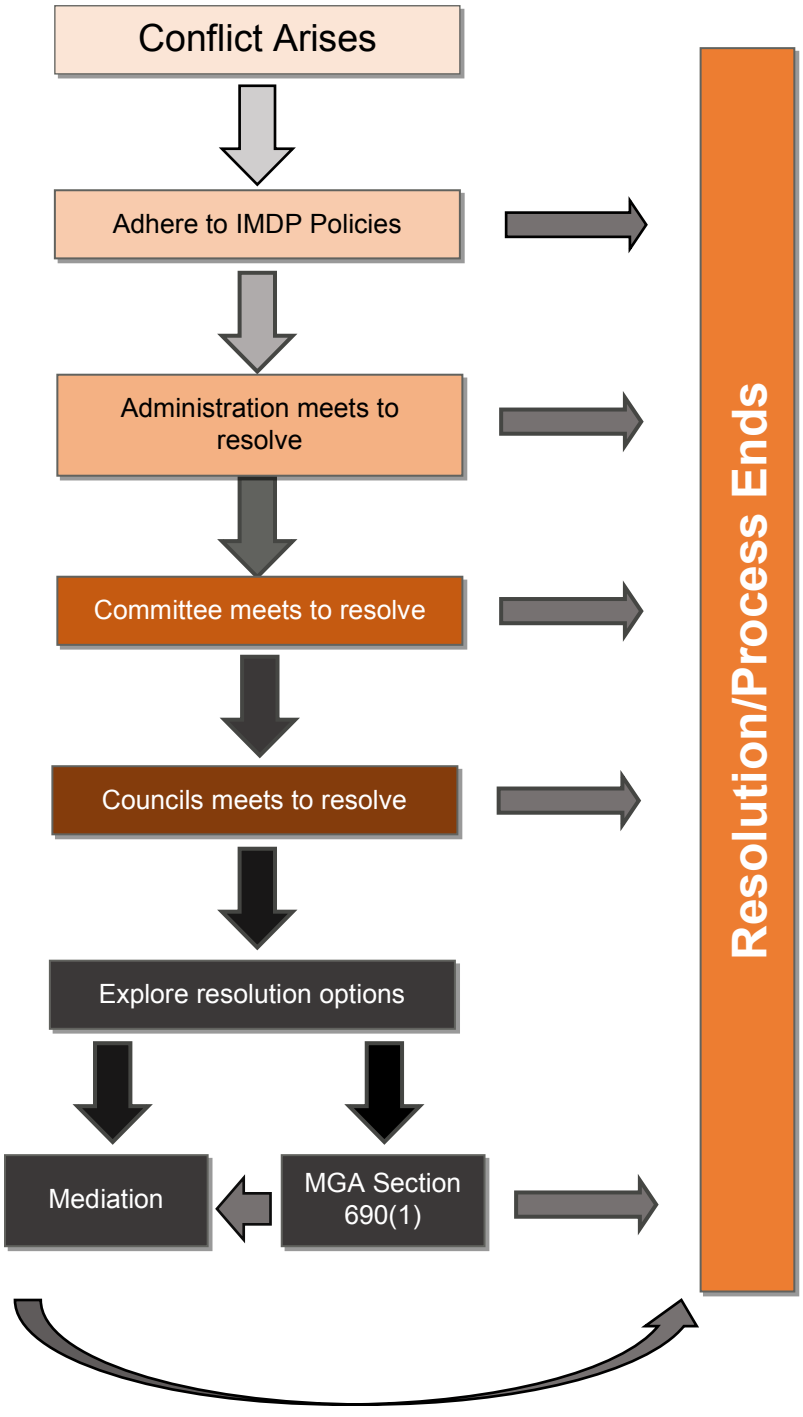
3.8 In the case of a dispute involving the adoption of a statutory plan, Land Use Bylaw or amendment to such, within 30 days of adoption, the municipality initiating the dispute may, without prejudice, file an appeal to the Municipal Government Board under section 690(1) of the MGA so that the provincial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

3.9 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.



4. PLAN VALIDITY AND AMENDMENT

This Plan may require amendment from time to time to accommodate unforeseen situations, and to keep the Plan relevant.

4.1 This plan comes into effect on the date it is adopted by both the Town of Claresholm and Municipal District of Willow Creek.

4.2 Recognizing that this plan may require an amendment from time to time to accommodate an unforeseen situation, such an amendment must be adopted by both councils using the procedures established in the *Municipal Government Act*.

4.3 Third party applications for an amendment to this plan shall be made to both municipalities and be accompanied by the appropriate fees to each municipality.

4.4 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.

4.5 That the staff of both municipalities review the plan every five years from the date of adoption and report to the respective councils. Each council shall respond within 60 days with a recommended course of action.

APPENDIX A – Definitions

Adjacent means land which is contiguous or would be contiguous if not for a river, stream, railway, road or utility right-of-way or reserve land.

Area structure plan means a statutory plan prepared in accordance with Section 634 of the *Municipal Government Act* and the Municipal Development Plan for the purpose of providing a framework for subdivision and development of land in the municipality.

Commercial means the use of land and/or building for the purpose of display, storage and wholesale or retail sale of goods and/or services to the general public. On-site manufacturing, processing or refining of goods shall be incidental to the sales operation.

Confined feeding operation (CFO) has the same meaning as in the regulations of the *Agricultural Operation Practices Act.*

Country residence means a use of land, the primary purpose of which is for a dwelling or the establishment of a dwelling in a rural area.

Development means development as defined in the MGA.

Development authority means the development authority of the Municipal District of Willow Creek No. 26 or the development authority of the Town of Claresholm, whichever development authority applies.

Extensive agriculture means the production of crops or livestock or both by the expansive cultivation or open grazing of normally more than one parcel or lot containing 160 acres (64.8 ha) more or less.

Grouped country residential means two or more contiguous country residential lots.

Industrial means development used for manufacturing, fabricating, processing, assembly, production or packaging of goods or products, as well as administrative offices, warehousing and wholesale distribution uses which are accessory 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 site upon which it is situated. "Noxious or hazardous industries" and "Specialty manufacturing / Cottage industry" are separate uses.

Intensive livestock operation (ILO) means any land enclosed by buildings, shelters, fences, corrals or other structures which, in the opinion of the MD Municipal Planning Commission, is capable of confining, rearing, feeding, dairying or auctioning livestock, but excepting out wintering of a basic breeding herd of livestock but is less than the thresholds established by the NRCB.

Land use bylaw has the same meaning as in the *Municipal Government Act*.

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

MGA means the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26*, with amendments there to.

Noxious industry means an industry which is hazardous, noxious, unsightly or offensive and cannot, therefore, be compatibly located in an urban environment. Examples include, but are not necessarily limited to: abattoirs, oil and gas plants, asphalt plants, sanitary landfill sites, sewage treatment plants or lagoons, auto wreckers or other such uses determined by the Municipal Planning Commission to be similar in nature.

Redesignation "redesignate", "redistrict", or "rezone" means changing the existing land use district on the official Land Use District Map in the land use bylaw.

Residential means the use of land or buildings for the purpose of domestic habitation on a continual, periodic or seasonal basis.

Shall means, within the context of a policy, that the action described in the policy is mandatory.

Solar energy system, commercial/industrial means a system using solar technology to collect energy from the sun and convert it to energy to be used for off-site consumption, distribution to the marketplace, or a solar energy system not meeting the definition of solar energy systems, household.

Wind Energy Conversion System (WECS) means a system consisting of subcomponents which converts wind energy to electrical energy using rotors, tower and a storage system.

APPENDIX B –Growth Area Land Uses

Schedule 2

LAND USE DISTRICT REGULATIONS

RESIDENTIAL GROWTH AREA - RGA

INTENT

The intent of this land use district is to protect a designated area surrounding an incorporated urban municipality identified in an intermunicipal development plan by limiting non-agricultural, incompatible or noxious uses which may impact the long-range growth expectations of the urban community.

1. **LAND USES**

(1) **Permitted Uses**

Accessory building
Accessory structure
Farmstead (existing)
Home occupation, minor
Mobile home
Modular home
Ready to move structure
Residential addition, porch, veranda
Sea can for storage use
Secondary residence
Single family dwelling
Wind Energy Conversion System (WECS) - Category 1

(2) **Discretionary Uses**

Alternative/renewable energy, household
Animal care service, small
Aquaculture operation, small
Bed and breakfast
Cabin
Cemetery
Church
Community facility
Day care facility
Duplex
Family campground
Food services/catering

Garage suite
Garden suite
Golf course
Greenhouse (personal)
Guest house
Home occupation, major
Intensive horticulture
Intensive livestock operation
Kennel - Category 1
Lodge
Market garden
Moved-in building
Multi-family dwelling
Office
Outside storage
Private riding arena and rodeo grounds
Public and private institutional use
Public and private utility
Public park and recreation
Recreation vehicle storage
Resort accommodation
School
Signs
Solar energy system, household
Surveillance suite
Taxidermist
Tourist home
Towers, personal
Visitor accommodation
Workshop

(3) **Prohibited Uses**

Any use not found in Permitted or Discretionary, and not considered a similar use, shall be prohibited, unless the lands are redesignated to accommodate the development.

COMMERCIAL / INDUSTRIAL GROWTH AREA - ICGA

INTENT

The intent of this land use district is to protect the agricultural land base of the municipality and ensure the fringe areas of urban municipalities are protected for future expansion and development while allowing non-agricultural uses that complement the area's economy and do not conflict with an urban environment.

1. **LAND USES**

(1) **Permitted Uses**

Accessory buildings
Accessory structures
Farmstead (existing)
Home occupation, minor
Ready to move structure
Residential addition, porch, veranda
Sea can for storage use
Secondary residence
Signs

(2) **Discretionary Uses**

Abattoir
Alternative/renewable energy
Animal care service, large
Animal care service, small
Aquaculture operation, large and small
Archery range, private
Bed and breakfast
Building supply centre
Campground, family
Car wash
Cemetery
Church
Commercial uses
Community facility
Convenience store
Farm supplies and service
Financial Institution
Food processing
Food service/catering
Garage suite
Garden centre
Greenhouse
Helipad

Heliport
Highway Commercial
Holiday trailer and RV storage
Home care service
Home occupation, major (existing residence)
Household appliance repair service
Industrial equipment sales and service
Industrial manufacturing
Intensive horticulture
Kennel - Category 1 and 2
Laundromat
Light industrial and manufacturing
Liquor store
Market garden
Modular home sales & services
Moved-in buildings
Office
Outdoor storage
Private riding stable and arena
Private rifle range
Private rodeo grounds
Public and private institutional use
Public and private recreation
Public and private utilities
Recreation vehicle storage
Residential accommodation in conjunction with an approved use
Restaurant and lounge
Retail shopping mall
Retail store
Rural industry
Sea can storage
Sod farm
Solar energy system
Solar energy system, household (existing residence)
Sports club
Surveillance suite
Taxidermy
Tower
Travel agency
Truck Transportation depot
Truck wash
Vehicle sales and rentals
Vehicle service and repair
Visitor accommodation (existing residence)
Warehouse
Warehouse store
Welding shop

Wind Energy Conversion System (WECS) - Category 1
Workshop

(3) **Prohibited Uses**

Any use not found in Permitted or Discretionary, and not considered a similar use, shall be prohibited, unless the lands are redesignated to accommodate the development.

APPENDIX C – Revised Definitions for the MD LUB

PROPOSED / REVISED DEFINITIONS

RESIDENTIAL GROWTH AREA - RGA

Discretionary Uses

- **Aquaculture operation, small** means the hatching, raising and breeding of fish or other aquatic plants or animals for sale or personal consumption requiring a body of water such as a pool, tank, pond, river, lake, estuary, waterbody or facility to sustain the operation within a structure or building of less than 700 ft^2 (65 m^2) in size.

- **Aquaculture operation, large** means the hatching , raising and breeding of fish or other aquatic plants or animals for sale or personal consumption requiring a body of water such as a pool, tank, pond, river, lake, estuary, waterbody or facility to sustain the operation within a structure or building of 700 ft^2 (65 m^2) or greater in size.

- **Home occupation** means the ancillary use of a dwelling unit and/or its accessory buildings or lands by any trade, profession, or craft for monetary gain involving the manufacture, processing, provision or sale of goods and/or services if the use, location, and operation is not readily apparent under normal scrutiny from the nearby lands or public roadways with the exception of signage associated with a major home occupation. Home occupations shall include, but not be limited to: basketry, weaving, small engine repair, manufacturing and/or sale of small crafts, goods and wares, sale of baked goods, ornaments, lawn decorations, garden produce, home care services, household appliance repair services, vehicle service and repair and welding shops.

- **Tower, personal** means the erection or placement of an elongated vertical structure on a lot, tract of land or agricultural operation for the purpose of providing meteorological, telecommunication, GPS information, citizen band, and/or ham radio reception for the sole use of the lot, tract of land or agricultural operation.

COMMERCIAL / INDUSTRIAL GROWTH AREA - ICGA

- **Commercial uses** means the use of land, buildings or structures for the purpose of display, storage, sale or acquisition of goods and services to the general public either by wholesale or retail means. Such uses include, but are not limited to, warehouse shipping, lumber yards, furniture galleries, clothing outlets, lighting and kitchen centers, grocery and convenience stores, services stations, restaurants, car washes, liquor stores and garden centers.

- **Industry rural** means the use of land, buildings or structures for the manufacturing, processing, refining, storage, packaging and distribution of agricultural related products, where the activities include, but are not limited to, producing potato chips, french fries, canola oil, honey, flour, sugar, condiments, juices, canned fruit and vegetables, meat and meat by-products.

- **Industry, resource extraction** means uses of land or buildings which are governed by the location of a natural resource and involve the extraction or on-site processing and/or storage of a natural resource. Resource extraction uses include, but are not limited to the following:
  a) cement and concrete batching plants;
  b) sand and gravel operations;
  c) logging and forestry operations, including sawmills; and
  d) such other uses as established by the Municipal Planning Commission to be similar to any one or all of the above uses.

- **Industry, resource processing** means the refining, stockpiling, storage, distribution and sale of natural resources including, but not limited to, fossil fuels, minerals, timber, sand and gravel and related by-products.

- **Industry, equipment sale and rental** means the sale or rental of equipment used in building, roadway, pipeline, oilfield and mining construction or agricultural production.

- **Industry, manufacturing** means the use of land, building or structures used to manufacture, fabricate, process, assemble, produce, package or distribute non-agricultural goods or products including, but not limited to, machine and automotive parts, telecommunication products, furniture, cabinets, vehicles, trailers, windows, storage structures, appliances, tools or equipment.

- **Industry, heavy** means the manufacturing, developing, creating, assembling, and fabricating of products with significant external effects or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials used in the manufacturing process.

- **Industry, light / manufacturing** see “Industry, manufacturing”.

- **Industry, rural agriculture** see “Industry, rural”.