Intermunicipal Development Plan

Municipal District of Willow Creek No. 26 Bylaw No. 1613

Town of Nanton Bylaw No. 1227/10

September 2010

Municipal District of Willow Creek No. 26 Bylaw No. 1631

Town of Nanton Bylaw No. 1234/11

Consolidated August 2011



Prepared for:

MD of Willow Creek

and

Town of Nanton

By:

OLDMAN RIVER REGIONAL SERVICES COMMISSION

Cover Art Courtesy of ORRSC

MD OF WILLOW CREEK NO.26
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1613

BEING a bylaw of the MD of Willow Creek No.26 in the Province of Alberta, to adopt Bylaw No. 1613, being the MD of Willow Creek No.26 and Town of Nanton Intermunicipal Development Plan.

WHEREAS the municipality has been encouraged by the province to create and adopt an Intermunicipal Development Plan on land use in the fringe areas of urban areas and to work co-operatively in order to pursue joint approaches to common planning issues;

AND WHEREAS the municipal council wishes to adopt a comprehensive plan which encourages the orderly and economical development of land use in the designated fringe area in consultation with the Town of Nanton;

AND WHEREAS the purpose of proposed Bylaw No. 1613 is to adopt a land use plan that provides a framework and guidelines for dealing with future subdivision and development of lands within the designated intermunicipal plan boundary and promotes the ongoing cooperation, consultation, and coordination the MD of Willow Creek No.26 and the Town of Nanton have established;

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 MD of Willow Creek No.26 in the Province of Alberta duly assembled does hereby enact the following:

1. Council shall adopt an intermunicipal development plan in consultation with the Town of Nanton
2. This plan, upon adoption, shall be known as the MD of Willow Creek No.26 and Town of Nanton Intermunicipal Development Plan Bylaw No. 1613.
3. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 18th day of August, 2010.

Reeve – Henry Van Hierden **Municipal Administrator/CAO** – Cynthia Vizzutti

READ a **second** time this 22nd day of September, 2010.

Reeve – Henry Van Hierden **Municipal Administrator/CAO** – Cynthia Vizzutti

READ a **third** time and finally PASSED this 22nd day of September, 2010.

Reeve – Henry Van Hierden **Municipal Administrator/CAO** – Cynthia Vizzutti

amended by Resolution #260 - 10/09/13

TOWN OF NANTON
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1227/10

BEING a bylaw of the Town of Nanton in the Province of Alberta, to adopt Bylaw No. 1227/10, being the MD of Willow Creek No.26 and Town of Nanton Intermunicipal Development Plan.

WHEREAS the municipality has been encouraged by the province to create and adopt an Intermunicipal Development Plan on land use in the fringe areas of urban areas and to work co-operatively in order to pursue joint approaches to common planning issues;

AND WHEREAS the municipal council wishes to adopt a comprehensive plan which encourages the orderly and economical development of land use in the designated fringe area in consultation with the MD of Willow Creek No.26;

AND WHEREAS the purpose of proposed Bylaw No. 1227/10 is to adopt a land use plan that provides a framework and guidelines for dealing with future subdivision and development of lands within the designated intermunicipal plan boundary and promotes the ongoing cooperation, consultation, and coordination the MD of Willow Creek No.26 and the Town of Nanton have established;

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 Nanton in the Province of Alberta duly assembled does hereby enact the following:

1. Council shall adopt an intermunicipal development plan in consultation with the MD of Willow Creek No.26.
2. This plan, attached as per Schedule "A", upon adoption, shall be known as the MD of Willow Creek No.26 and Town of Nanton Intermunicipal Development Plan Bylaw No. 1227/10.
3. This bylaw comes into effect upon third and final reading hereof.

READ a first time this 9th day of August, 2010.

CHIEF ELECTED OFFICIAL — CHIEF ADMINISTRATIVE OFFICER

READ a second time this 20th day of September, 2010.

CHIEF ELECTED OFFICIAL — CHIEF ADMINISTRATIVE OFFICER

READ a third time and finally PASSED this 20th day of September, 2010.

CHIEF ELECTED OFFICIAL — CHIEF ADMINISTRATIVE OFFICER

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

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 Nanton and the Municipal District of Willow Creek in addressing sensitive land use issues in close proximity to the Town. Dialogue between the Town and the Municipal District through a committee of Oldman River Regional Services Commission (ORRSC) planning staff and administration has reviewed the existing Municipal Development Plans (MDPs) and 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 MDPs and Land Use Bylaws. But with regional planning on the horizon for the province, 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 planning in the fringe.

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 Nanton".

The background report sets the stage for the creation of the Intermunicipal Development Plan. This plan reflects the collaboration of both municipalities and the landowners. An open house was scheduled 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 Act, 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

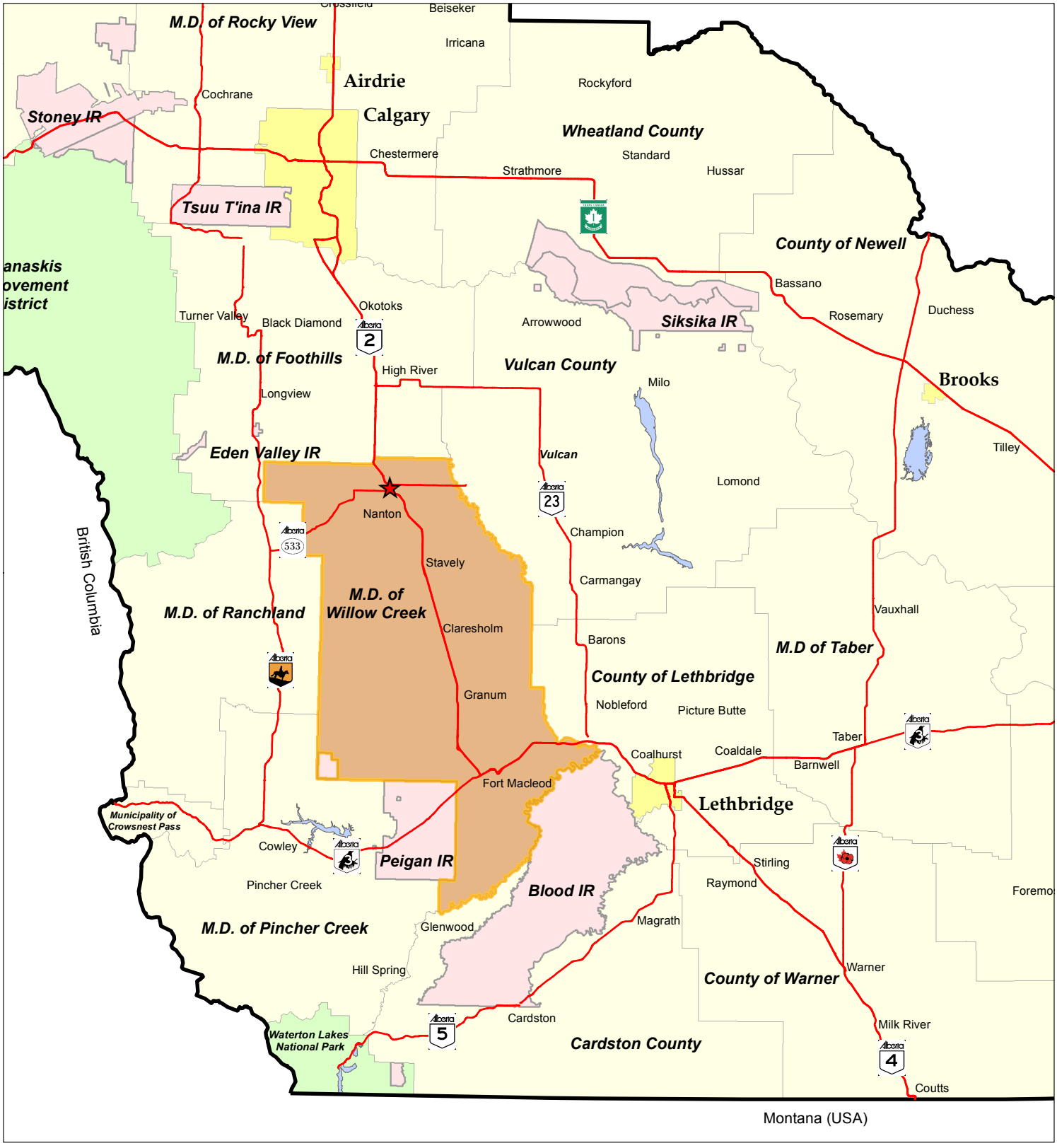
It is the intent of the councils of the Town of Nanton and Municipal District of Willow Creek that the objectives and policies of this plan be governed by the goals stated below:

- To facilitate orderly and efficient development in the designated fringe area while identifying each municipality's opportunities and concerns.
- To identify the land uses each municipality envisages for the fringe area.
- 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 ratepayers.
- 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 Nanton 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 fringe area or area adjacent to it to non-agricultural uses.
- To recognize the continued viability of both communities by providing development in the urban fringe 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 and industrial or other development which may have a potentially adverse impact on existing and/or future land use.



TOWN OF NANTON
BYLAW # 1227/10, SEPTEMBER 20, 2010

M.D. OF WILLOW CREEK No. 26
BYLAW # 1613, SEPTEMBER 22, 2010

INTERMUNICIPAL DEVELOPMENT PLAN
REGIONAL LOCATION MAP

MAP 1

M.D. of Willow Creek
Town of Nanton
Major Highways

MD of Willow Creek

Oldman River Regional Services Commission

0 5 10 20 30 40 50
Kilometers

N

- 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 Nanton. This plan contains two levels of planning coordination around the town. Firstly, the Nanton Urban Fringe boundary identified in this plan (Map 2) realistically and closely reflects the current and future needs of both the M.D. and Town. Secondly, a 2-mile referral area for discretionary land uses that may affect the Town's growth shall continue to be utilized.

The Nanton urban fringe boundary encompasses approximately 1215.87 acres of land adjacent to the Town of Nanton as illustrated in Map 2 and contains the following:

- Those lands to the west of the existing town boundary extending outward one quarter section;
- Those lands to the north of the existing town boundary extending outward to the middle of section 22;
- Those lands east of the Town that are between the existing town boundary and the proposed Highway 2 bypass;
- Those lands lying south west of the proposed Highway 2/533 Interchange;
- Those lands lying south of Highway 533 extending from NW 9-16-28-W4 east to the proposed Highway 2/533 Interchange.

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 two boundaries is to act as a referral mechanism to ensure dialogue between the two municipalities regarding development within the fringe. It should be noted that some of the lands contained within the plan boundary are already zoned, subdivided or developed for non-agricultural uses. It is understood that existing uses within either boundary are permitted and will continue operations.

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.

INTERMUNICIPAL DEVELOPMENT PLAN
IMDP BOUNDARIES

MAP 2

TOWN OF NANTON
BYLAW # 1227/10, SEPTEMBER 20, 2010
AMENDED BY BYLAW # 1234/11, JULY 13, 2011

M.D. OF WILLOW CREEK No. 26
BYLAW # 1613, SEPTEMBER 22, 2010
AMENDED BY BYLAW # 1631, AUGUST 17, 2011

- Nanton Municipal Boundary
- IMDP Referral Boundary
- Highways (Existing)
- Highway 2 Bypass (Proposed)
- Urban Fringe Boundary
- Entranceways

MD of Willow Creek

Oldman River Regional Services Commission

0 0.25 0.5 1
Kilometers

N

PART B: POLICIES

This document outlines policies that apply to lands in both the Nanton Urban Fringe and 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 FRINGE AREA LAND USE

1.1 For the purpose of managing land use around the Town of Nanton, the area is typically designated the following land use district:

(a) Rural General, or

(b) Nanton Urban Fringe

1.2 Parcels within the urban fringe boundary that are currently zoned Rural General (RG) shall be redesignated as Nanton Urban Fringe (NUF) 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. Land uses will be allowed in accordance with the Nanton Urban Fringe District contained within the Municipal District of Willow Creek Land Use Bylaw.

1.3 Prior to developing lands for urban residential or urban industrial/commercial uses, the first step may be to commence an annexation and redesignation process.

2. 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 municipality's. A fringe area is the area where these positions can conflict and must be balanced. The balance is achieved through the following policies:

2.1 The Nanton Urban Fringe district is established and shown on Map 2. This area is established to allow the Town of Nanton to maintain for its residents both a high quality of life and a quality environment. The area is established using the following criteria:

(a) the area is greater on the west side of the community, recognizing the very significant westerly wind pattern in the Nanton area;

(b) much of the land to the north of the Town slopes into Mosquito Creek which flows through the Town and forms part of a significant park — water quality is an important consideration in the park system;

(c) future urban residential development is proposed primarily west of town, necessitating the protection for potential future growth pattern of the Town;

2.2 A minimum distance separation calculation is to be taken from the Nanton Urban Fringe boundary.

2.3 Consistent with the M.D. of Willow Creek's LUB and MDP, all applications regarding intensive livestock operation (ILO) and CFOs within the 2 mile referral area shall be forwarded to the Town for review and comment by Town staff.

3. GROUPED COUNTRY 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.

3.1 Lands considered high quality agricultural land shall not be subdivided for grouped country residential use.

3.2 A parcel or a lot that is used or intended to be used for grouped country residential development shall be designated grouped country residential in the Municipal District of Willow Creek Land Use Bylaw. This is a prohibited use in the Nanton Urban Fringe district.

3.3 The M.D. of Willow Creek shall encourage grouped country residential uses to locate in or in close proximity to the hamlet areas established in the municipality and not within the referral area of this plan.

3.4 Prior to giving consideration to a redesignation request to 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.

3.5 Town servicing to proposed grouped country residential development in the fringe will not be encouraged without serious consideration being given to annexation of the proposed lands.

3.6 The Municipal District of Willow Creek shall, as a condition of approval, require that private septic systems, as identified by Alberta Environment or by the Safety Codes Council Private Sewage Systems Standard of Practice, meet all provincial requirements.

4. 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.

4.1 The Municipal District shall direct proposed commercial and industrial development in the urban fringe to areas designated for such uses in their Land Use Bylaw, or the Town's Land Use Bylaw.

4.2 Home occupation - major shall be a discretionary use within the Nanton Urban Fringe district of the Municipal District of Willow Creek Land Use Bylaw.

4.3 No approvals shall be given to noxious industries within the Nanton Urban Fringe district.

5. 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.

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

(a) land use redesignations in the land use bylaw 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,

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

5.2 To ensure that sewage disposal is 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. All appropriate standards are to be met.

5.3 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 a special agreement.

6. SUBDIVISION CRITERIA

Although subdivision process for the fringe area uses the same policies as the rest of the M.D., more evaluation may be necessary to minimize the potential for conflicts with uses, existing or proposed, outlined in this plan.

7. URBAN EXPANSION NEEDS

Identification of possible expansion areas will give 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.

7.1 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 Nanton Urban Fringe 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.

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

7.3 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 Nanton, who must make the detailed case for annexation and be a major participant in any negotiations;
- M.D. 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 M.D. 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,
  - ability to keep certain animals on site;
- local authorities such as the Alberta Health Services and Alberta Environment;
- Municipal Government Board, who will evaluate the application and responses from the stakeholders.

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

7.5 The Town and M.D. 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.

7.6 Upon a Municipal Board Order approving an annexation, the Nanton Urban Fringe District boundary should be updated to reflect the municipal boundary change by moving outward one quarter section or as identified in a Town of Nanton MDP growth strategy.

8. CREEKS AND HAZARD LANDS

The creeks are a main feature in the fringe and referral areas and provide opportunities as well as some challenges.

8.1 Recognizing that development near Nanton or Mosquito 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 either creek within the Town or the lands subject to this plan.

8.2 Both municipalities endorse the dedication of Environmental Reserve or an Environmental Reserve Easement within the Town or the lands subject to this plan along creeks and any other major natural drainage course, recognizing that the Act 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.

8.3 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 professional showing the approval is appropriate and safe at that location.

9. 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.

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

9.2 No approvals shall be given to WECS (Category 3) within the Nanton Urban Fringe district.

9.3 Both municipalities agree to endorse green energy development and further agree to have open dialogue on proposed developments.

10. 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.

10.1 The Town and M.D. will cooperate on the development and approvals of all future Transportation Master Plans.

10.2 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.

10.3 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.

10.4 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 533. 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.

10.5 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.

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

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 Municipal District's and the Town's Land Use Bylaws and Municipal Development Plans shall be amended to reflect the policies of this plan.

1. REFERRALS

This plan is designed with a two tiered referral system. Referrals for both the Nanton Urban Fringe and referral area boundaries are outlined below.

Urban Fringe Intent

For the Nanton Urban Fringe 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 is expected within 30 days.

Urban Fringe Referral Policies

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

1.2 **Municipal Development Plan Amendments**

(a) A newly proposed M.D. 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 Nanton Municipal Development Plan or amendment affecting the municipal expansion policies shall be referred to the M.D. for comment.

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

1.3 **All Other Statutory Plans and Amendments**

(a) A newly proposed M.D. 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 Nanton statutory plan or amendment affecting the municipal expansion policies shall be referred to the M.D. for comment.

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

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

(a) All land use bylaw amendments in the M.D. 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 M.D. or Town shall be referred to the other for comment.

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

1.5 **Subdivision Applications**

(a) The M.D. shall refer all subdivision applications within the Nanton urban fringe boundaries to the Town for comment.

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

1.6 **Development applications**

(a) The M.D. shall refer all discretionary use applications located in the Nanton urban fringe boundary 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 M.D. all discretionary use applications, if the application is adjacent to lands in the M.D. and any application involving a use of land or buildings which may have a noxious, hazardous or otherwise detrimental impact on land within the M.D.

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

1.7 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 M.D. 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

1.8 **In accordance with the M.D. of Willow Creek MDP, all land use bylaw amendments, subdivision and non-residential discretionary use development applications within 2 miles shall be referred to the Town of Nanton.** The 2-mile referral 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.

1.9 **CFO / ILO Development applications**

(a) The M.D. shall refer all CFO / ILO use 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.

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

(a) The M.D. 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.

1.11 **Coordination of Transportation Planning**

(a) The M.D. 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.

2. DISPUTE SETTLEMENT

By its nature, the policies of this plan are general and make each municipality responsible for decisions made in their own jurisdiction. This suggests that disputes may arise from time to time. Using the following system, it is hoped the dispute can firstly be avoided, and secondly, settled locally. Only after a series of steps would the dispute go beyond the local level.

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

Step 1 It is important to avoid any dispute by ensuring the plan is adhered to as adopted, including full circulation of any permit or application that may affect a municipality or as required in this plan and prompt enforcement of the policies of the plan and Land Use Bylaw.

Step 2 Should either municipality identify an issue related to this plan that may result in a more serious dispute, that municipality should call a joint meeting of the two councils to discuss the issue.

Step 3 Should the councils be unable to reach a solution, either municipality may contact Alberta Municipal Affairs to commence a mediation process under the department's guidance.

Step 4 In a case where further action under the Act is unavailable, the results of the mediation report will be binding on each municipality.

Step 5 In the case of a dispute regarding:

- a statutory plan or amendment, or
- a land use bylaw or amendment,

a dispute under section 690(1) of the Municipal Government Act may be initiated.

3. PLAN VALIDITY AND AMENDMENT

This plan will not contain a "sunset" clause, but rather, a method of continuous updating as required.

3.1 This plan comes into effect on the date it is adopted by both the Town of Nanton and Municipal District of Willow Creek. It remains in effect until either:

(a) council rescinds the plan by bylaw after giving six months notice, or

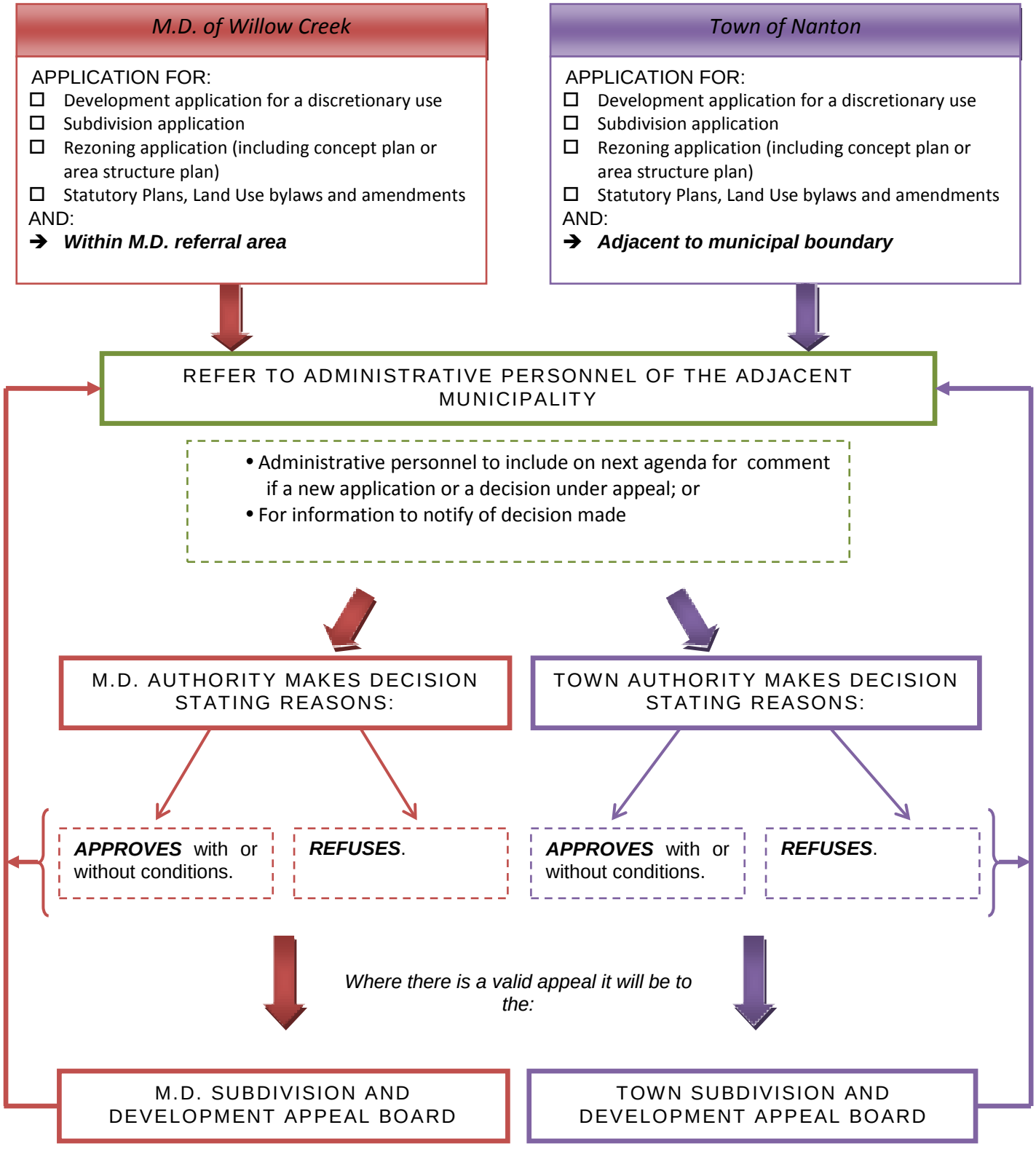
(b) by mutual agreement.

3.2 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.

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

3.4 That the staff of both municipalities reviews the plan every three 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.

Figure 1: Intermunicipal Development Plan Referral Flowchart



APPENDIX A – Definitions

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

Adjacent means the same as in the Municipal Government Act.

Area structure plan means a framework defined, prepared and adopted by bylaw in accordance with the Act for the subsequent subdivision and development of an area of land.

Commercial means the use of land and/or buildings for the purpose of public sale, display and/or storage of goods and/or services on the premises. Any on-premise manufacturing, processing or refining of material shall be incidental to the sales operation.

Confined feeding operation (CFO) has the same meaning as in the regulations of the *Agricultural Operations 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, whether the dwelling is occupied seasonally, for vacation purposes or otherwise, or permanently.

Development means development as defined in the Act.

Development authority means the development authority of the Municipal District of Willow Creek No. 26 or the development authority of the Town of Nanton, 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 M.D. Municipal Planning Commission, or in accordance with the Land Use Bylaw, is capable of confining, rearing, feeding, dairying or auctioning livestock, and excepting only wintering of a basic breeding herd of livestock and intensive grazing programs, and exceeds the thresholds established in the Land Use Bylaw 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.

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: anhydrous ammonia storage, abattoirs, oil and gas plants, seed cleaning plants, alfalfa depots, livestock sales yards, asphalt plants, alfalfa dehydrating 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.

Urban fringe means a specified rural district immediately adjacent to the corporate limits of a town, hamlet or village where certain land uses are either allowed or prohibited to protect the interests of both jurisdictions.

Wind Energy Conversion System (WECS) (Category 2) means one or more structures designed to convert wind energy into mechanical or electrical energy on one or more parcels of land.

Background Report to the Intermunicipal Development Plan

Municipal District of Willow Creek No. 26

Town of Nanton

Appendix B



Prepared for:

MD of Willow Creek

and

Town of Nanton

By:

OLDMAN RIVER REGIONAL SERVICES COMMISSION

Cover Art Courtesy of ORRSC

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Introduction

The Town of Nanton is located 61 km south of Calgary and 114 km north of Lethbridge at the intersection of Highways 2 and 533 (see Map 1). Nanton is a true foothills town with mountain views to the west and wide-open prairie to the east.

It is situated at an elevation of 1008 m (3306 feet), the town site slopes from west to east with some hills. The predominant geographic feature is Mosquito Creek, a small prairie stream that relies heavily on yearly precipitation to maintain a steady flow. Mosquito Creek flows in a south-easterly direction, joining with the Little Bow River 55 km downstream.

The average annual precipitation for the region is approximately 32.5 cm of rain and 99.7 cm of snow. As well, Nanton experiences an average of 2,314 hours of sunshine annually with approximately 109 frost-free days. Like most areas of southern Alberta, Nanton receives the warm Chinook winds that blow off the eastern slopes of the Rocky Mountains. As a result, in the winter months the temperature can rise as much as 20 degrees in a matter of hours. Although this makes for milder winters and hot summers, the warm westerly flow often meets the cool southerly flow from northern Alberta causing extreme weather events such as blizzards and thunderstorms.

The M.D. of Willow Creek No. 26 is a rural municipality situated in south-western Alberta comprising approximately 1770 square miles or 1,132,000 acres of land (see Map 1). The municipality is bounded by Cardston County and the Blood Indian Reserve on the south, the M.D. of Pincher Creek No. 9 and the M.D. of Ranchland No. 66 on the west, the M.D. of Foothills No. 31 on the north and Vulcan County and the County of Lethbridge on the east.

The M.D. of Willow Creek is primarily a dry land farming and ranching area with limited irrigation bounded by the Porcupine Hills on the west and flat prairie on the east. Most of the drainage in the municipality originates in the mountains and foothills to the west and is transported mainly by the Oldman River, Willow Creek and Mosquito Creek which traverse throughout the M.D. The municipality is bounded by the Waterton, Belly and Little Bow Rivers which also contribute to the drainage within the region.

The predominant use of land in the M.D. is agriculture. In addition to cultivation and grazing, intensive livestock operations are also an important use. The potential exists for land use conflicts with non-agricultural uses, especially if increased pressure for country residential subdivision and development is allowed to occur.

The economies of the two municipalities are closely related with both agriculture and agribusiness as important components.

Planning in the Urban Fringe

As both municipalities are closely related in terms of economics and social connections, it seems logical for them to coordinate land use as well. An Intermunicipal Development Plan (IMDP) recognizes that the fringe area of an urban municipality is subject to different problems and opportunities than that of a strictly urban or rural setting.

It has become increasingly clear that municipalities across the province cannot make fringe area land use decisions in isolation. Therefore, municipalities are encouraged to undertake the

preparation of an Intermunicipal Development Plan in order to help avoid future land use conflicts. By implementing a plan that contains both dispute mechanisms and guidelines for future uses, urban and rural municipalities can reach an agreement on fringe area issues and avoid a confrontational atmosphere, which has occurred in other jurisdictions.

Benefits of an agreement are apparent for both municipalities. An urban municipality benefits by having input on the types of uses, development standards and subdivision that can occur in the fringe area. This can provide some protection to land that the urban municipality has expressed an interest in. As land in the fringe area is outside their jurisdiction, the urban area may have an interest in shielding certain lands from being developed into conflicting non-urban uses which may impact future growth.

On the other hand, a rural municipality can benefit by gaining an understanding of what the urban expansion strategies might be. This can give their ratepayers an understanding of the certain developments that are acceptable in the fringe area.

In January 2008, the Town of Nanton and the Municipal District of Willow Creek discussed the beginnings of the intermunicipal development plan process.

Purpose

The purpose of this Background Report is to review the current situation and determine if the goals, objectives, and implementation regarding Intermunicipal planning within each municipality's Municipal Development Plans will work in a combined plan. The Background Report will:

- provide an analysis of the existing circumstances,
- attempt to identify issues and opportunities that have emerged from the analysis of the preliminary information, and
- act as an agenda for future discussions by the Intermunicipal Plan Committee.

Data has been collected and summarized for a defined Study Area (see Map 2), encompassing those lands within and adjacent to the Town boundary. Although the final Intermunicipal Plan boundary may be smaller, the impacts of certain land uses have more far reaching influences and it is important to understand the landscape at a greater scale. This information may be utilized, in part, in the preparation of an Intermunicipal Development Plan.

Legislative Framework

In order to foster cooperation and mitigate conflict between municipalities, the Municipal Government Act, Revised Statutes of Alberta 2000, includes three mechanisms within the planning legislation which:

1. requires 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;
2. complete and adopt an Intermunicipal Development Plan with adjacent municipalities to address the above matters;

3. provides for legislated IMDPs through the Alberta Land Stewardship Act (ALSA) where municipalities may be required to complete an IMDP as directed by a regional plan or by the ALSA regulations.

Specifically, the Municipal Government Act states:

> ***631(1)*** *Two or more councils, 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) may provide for*
>
> *(i) the future land use within the area,*
>
> *(ii) the manner of and the proposals for future development in the area, and*
>
> *(iii) any other matter relating to the physical, social or economic development of the area that the councils consider necessary,*
>
> *and*
>
> *(b) must include*
>
> *(i) a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the 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.*
>
> **Order for intermunicipal development plan**
>
> ***631.1(1)*** *The Minister may make regulations*
>
> *(a) requiring 2 or more municipal authorities to establish an intermunicipal development plan in accordance with any requirements contained in the regulations or in an ALSA regional plan;*
>
> *(b) respecting the matters to be included in an intermunicipal plan;*
>
> *(c) respecting the time within which an intermunicipal plan must be complete.*
>
> ***(2)*** *If the municipal authorities to whom an ALSA regional plan applies or to whom a regulation under subsection (1) applies do not comply with the ALSA regional plan or the regulation, the minister may establish an intermunicipal development plan that is binding on the municipal authorities.*

In addition to the Municipal Government Act, Provincial Land Use Policies are in place to assist municipalities in harmonizing provincial and municipal policy initiatives at the local level. Every municipality in the province is expected to incorporate these policies into its planning decisions, practices and statutory documents as a requirement of the Municipal Government Act, 2000, section 622(3).

> ***622(3)*** *Every statutory plan, land use bylaw and action undertaken pursuant to this Part by a municipality, municipal planning commission, subdivision authority, development authority or subdivision and development appeal board or the Municipal Government Board must be consistent with the land use policies.*

The Provincial Land Use Policies are divided into sections that relate to different municipal planning responsibilities. Section 3 contains policies that relate to a municipality's general approach to planning and its interaction with its residents, neighbouring municipalities, provincial and federal agencies and other jurisdictions.

3.0 Planning Cooperation

Goal

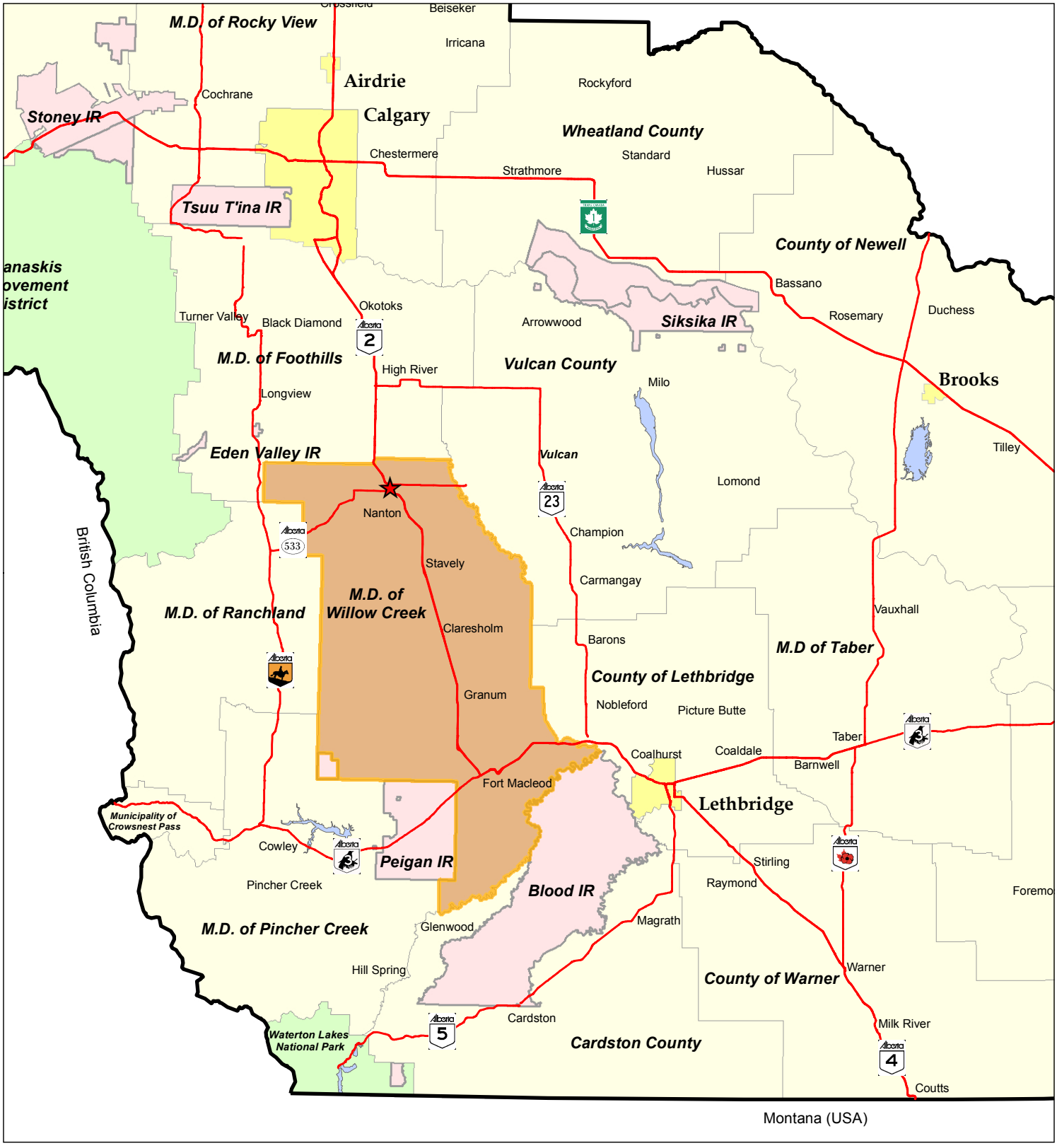
To foster cooperation and coordination between neighbouring municipalities and between municipalities and provincial departments and other jurisdictions in addressing planning issues and in implementing plan and strategies.

Policies

3.1 Municipalities are encouraged to expand intermunicipal planning efforts to address common planning issues, especially where valued natural features are of interest to more than one municipality and where the possible effect of development transcends boundaries.

3.2 In particular, adjoining municipalities are encouraged to cooperate in the planning of future land uses in the vicinity of their adjoining municipal boundaries (fringe areas) respecting the interests of both municipalities and in a manner, which does not inhibit or preclude appropriate long-term use nor unduly interfere with the continuation of existing issues. Adjoining municipalities are encouraged to jointly prepare and adopt intermunicipal development plans for critical fringe areas; these plans may involve lands, which are in both of the adjoining municipalities.

The above excerpts from the Provincial Land Use Policies are relevant to intermunicipal cooperation as they support a cooperative approach to land use planning between neighbouring municipalities.



TOWN OF NANTON
M.D. OF WILLOW CREEK No. 26
INTERMUNICIPAL DEVELOPMENT PLAN
BACKGROUND REPORT 2009

REGIONAL LOCATION MAP
OCTOBER 25, 2009

MAP 1

M.D. of Willow Creek
Town of Nanton
Major Highways

MD of Willow Creek
Oldman River Regional Services Commission
0 5 10 20 30 40 50
Kilometers
N

TOWN OF NANTON
M.D. OF WILLOW CREEK No. 26
INTERMUNICIPAL DEVELOPMENT PLAN
BACKGROUND REPORT 2009

IMDP STUDY AREA
OCTOBER 27, 2009

MAP 2

- IMDP Study Area
- Nanton Municipal Boundary
- M.D. of Willow Creek MDP Referral Boundary
- Highways (Existing)
- Highway 2 Bypass (Proposed)

MD of Willow Creek

Oldman River Regional Services Commission

0 0.25 0.5 1
Kilometers

N

Intermunicipal Planning from the Municipal Development Plans

M.D. of Willow Creek MDP Intermunicipal / Fringe Area Planning

The Municipal Development Plan (MDP) for the M.D. of Willow Creek identifies the following goals, objectives and policies for Intermunicipal Planning:

INTERMUNICIPAL MATTERS (Fringe Areas)

The Municipal Government Act and the Provincial Land Use Policies encourage intermunicipal planning cooperation. This can be addressed formally in two ways through the adoption of:

- *a municipal development plan, or*
- *an intermunicipal development plan.*

As the adoption of an intermunicipal development plan has not been a mandatory requirement for the M.D., it has chosen to address fringe area matters in this municipal development plan. An outstanding goal identified in the Provincial Land Use Policies is to encourage municipalities to work co-operatively in order to pursue joint approaches to common planning issues.

Certain intensive agricultural developments in the fringe areas of the urban municipalities have resulted in several discussions between the M.D. and the town as to short- and long term planning aspirations of both communities.

It is the intent of this plan to establish policies that are compatible and acceptable to municipalities when dealing with the desirability, location, phasing and servicing of subdivision and development in the urban fringe areas of the M.D. Options that should be addressed within this topic include, but are not limited to:

- *annexation,*
- *tax-sharing agreements,*
- *prohibition of fringe development,*
- *urban growth expectations,*
- *municipal servicing and extensions,*
- *public input and acceptability,*
- *water quality.*

4.3 COORDINATION WITH ADJACENT MUNICIPALITIES

Recognizing that it is important for adjacent municipalities to work together to promote efficiency and effectiveness, dialogue must occur for this process to be successful.

OBJECTIVES

- *To encourage cooperation and dialogue between municipalities on matters of mutual interest or concern.*
- *To allow municipalities to take advantage of mutual opportunities to maximize the efficient use of transportation systems, infrastructures and joint use agreements.*

POLICIES

4.3.1 *Consideration should be given by the M.D. to continued land use referrals on the preparation and adoption of a joint or intermunicipal development plan with urban communities within the municipal district in accordance with the provisions established in the Municipal Government Act.*

4.3.2 *Adjacent rural municipalities shall continue to be consulted with respect to any major secondary road improvement projects or programs.*

4.3.3 *The municipal district, in conjunction with adjacent municipalities, shall continue the coordination of disaster assistance and fire protection programs.*

4.10 FRINGE AREAS

Wherever possible, rural lands within the fringe area that surrounds urban communities should be protected and managed until these lands are needed for necessary, logical and orderly economic urban expansion. Conversely, the M.D. should be cognizant of agricultural expectations and expansion plans of their ratepayers living in these areas.

Recent subdivision pressure in the Nanton fringe and intensive livestock developments and confined feeding operations in close proximity to Claresholm and Fort Macleod have spawned requests for the preparation of intermunicipal development plans which could ultimately govern land use and application referrals. Given the absence presently of intermunicipal development plans, fringe area land use policies are presented in this section.

OBJECTIVES

- *To promote intermunicipal cooperation between the M.D. and adjacent urban and rural communities.*
- *To explore different avenues for agreement on the subdivision and/or development of lands in the urban fringe.*
- *To examine the merits of establishing a fringe area in the land use bylaw or the preparation and adoption of an intermunicipal development plan to protect the interests of the urban communities.*

POLICIES

4.10.1 *All land use bylaw amendments, subdivision and non-residential discretionary use development applications within the following distances shall be referred to the urban communities and the adjacent rural municipalities:*

- *all adjacent rural M.D.s and Counties and the Towns of Nanton, Claresholm and Fort Macleod within two miles;***[depicted on Map 2 of this document]**
- *the Towns of Stavely and Granum within one mile.*

4.10.2 *All comments received from the referrals listed above shall be considered by the appropriate authorities prior to a land use decision being rendered by the M.D.*

4.10.3 *The concept of annexation should only be explored when the affected urban community can demonstrate that the said lands are needed to facilitate urban expansion.*

4.10.4 *Where the urban centre provides municipal services to a rural subdivision or development, provision should be made for the two municipalities to enter into a tax-sharing agreement.*

4.10.5 *The municipal district shall encourage developers to prepare detailed area structure plans for fringe area development which will be forwarded to the urban communities for their comments and concurrence.*

4.10.6 *Where disagreements arise as to the appropriate land use desirable in the fringe area, a committee should be established to provide a forum for discussion and mediation. Consideration may be given to the intervention by an independent arbitrator or provincial board.*

4.10.7 *The adoption of this plan does not preclude the subsequent preparation and adoption of an intermunicipal development plan in the future.*

4.10.8 *All urban and adjacent rural communities are requested to refer applications for subdivision and development to the M.D. of Willow Creek on matters of mutual interest or concern.*

Town of Nanton MDP Intermunicipal / Fringe Area Planning

The Municipal Development Plan for the Town of Nanton identifies the following goals, objectives and policies for Intermunicipal Planning:

Nanton is located within the Municipal District of Willow Creek, a primarily agricultural municipality with fairly strict rules on subdividing agricultural land for other uses. Currently there is not an intermunicipal development plan in place between the two municipalities. Therefore, it is important that there is a process of communication between the two municipalities on not only land use issues such as redesignations, subdivisions and development but also in regards to recreation funding and priorities and emergency services as M.D. residents benefit from the services and contribute to service funding with their tax dollars.

The Municipal District of Willow Creek does not currently have an urban fringe land use district around any of the urban municipalities within its boundaries. However, as the M.D. has strict rules on subdivision and development that are applied consistently, they have been able to preserve agricultural land and limit fragmentation within their general agricultural land use district. The M.D. also has policies within its Land Use Bylaw and Municipal Development Plan regarding the circulation of redesignations of land, subdivisions and development permits to urban municipalities within two miles, as well as policies on the suitability of certain uses in close proximity to an urban area. In addition, the M.D.'s Municipal Development Plan contains a strong theme of working together with its urban and rural neighbours on common land use issues and on urban growth and the land annexation process.

While the fringe area of an urban municipality is often the first place targeted for future urban growth, issues such as loss of productive farmland, urban sprawl and redevelopment of existing uses should also be considered. The fringe area is also home to farmers, ranchers, acreage owners and businesses, all of whom have a stake in how the area is developed. The decision of an urban municipality to proceed with annexing land (and people) from a rural municipality must be done based on justifiable need for land, exhaustion of internal options and on the basis of creating a stronger and more viable municipality. A vibrant urban area also offers services to rural residents such as schools, libraries, recreation facilities and emergency services that should be responsive to users' needs and an asset to all that access them.

URBAN FRINGE AREA

As shown on Map 4, a review of land uses within a two-mile radius of Nanton shows extensive agriculture and farmsteads as the main uses. While several farmsteads have been subdivided from their original quarter section as isolated single country residences, there are no grouped country residential developments in the fringe. Directly south of the town there are seven small acreages on long-standing titles which coupled with highway 533 act as one constraint to future growth to the south. In addition, some agricultural uses also contain cow-calf cattle operations. While their animal numbers do not warrant their consideration as confined feeding operations, they continue to produce odour, manure and often noise and dust from truck traffic. It is important that some separation between existing cow-calf operations and urban residents is established for the mutual benefit of all. In particular, the cow-calf operation in the SE¼-20-16-28 may feel some pressure if the town expands to the west. There is also a parcel of land directly to the South of Nanton that is isolated between the northbound and southbound lanes of Highway 2. Currently this parcel contains a residence that may have future development potential, due to its location.

Additional uses in the fringe include several gravel pits, two cemeteries (one belonging to the Town of Nanton), several utility uses and several commercial uses including the Tiger Mushroom Farm. As well the growth of oil and gas wells in the Municipal District and in proximity to the town is also a concern. The ability of the municipality to influence an energy company's plans and an approval through the Alberta Energy and Utilities Board is somewhat limited.

Policy

As the town continues to grow, additional lands will be needed for residential, commercial and industrial development. The town and the Municipal District of Willow Creek should begin the planning process for the eventual adoption of an Intermunicipal Development Plan.

Conclusion

In general, the goals and objectives of the two municipalities' Municipal Development Plans were valid and reflective of the existing situation. They address many of the land use issues, in particular concerning:

- annexation
- tax-sharing agreements,
- prohibition of fringe development,
- urban growth expectations,
- municipal servicing and extensions,
- public input and acceptability,
- water quality.

Although the Municipal Development Plans contained the mechanisms to reduce conflicts through mediation on land uses, both plans agree that an intermunicipal plan should be established for planning in the fringe.

IMDP Questionnaire Summary

In order to gain input from affected landowners, a questionnaire was designed by the planning advisors for the M.D. and the Town and refined with input from the Intermunicipal Development Plan Committee. The questionnaire itself was four pages in length and included a map of the Study Area.

The questionnaire was mailed directly to 112 M.D. landowners within the Study Area as well as 46 Town ratepayers who own property that borders the Study Area. The intention was to analyze the data submitted based on the responses by M.D. landowners, and Town landowners.

Summary of Questionnaire Responses

A total of 26 questionnaires were returned which represents a 21.84% response rate. Of the total respondents, 73.08% were male, 15.38% were female, and 11.54% did not indicate their sex. As well, 38.46% were 50-59 years old, 23.08% were 70-79 years old, and 15.38% were 60-69 years old. The average length of property ownership was approximately 20.5 years, and over 42.3% of the respondents indicated the main use of their property was for either a personal residence or agriculture.

Respondents were asked to specify what most important to the IMDP and responded as follows:

- Preservation of agricultural lands by avoiding urban sprawl and grouped country residential
- Sustainable environmental planning
- Water supply and quality
- Highway relocation and adjacent land uses
- Infrastructure and facilities planning
- Industrial and commercial development

Respondents were asked to specify where Nanton should grow and responded as follows:

- Firstly within Town boundary
- Secondly north of the Town
- Thirdly to the west, and
- Lastly to the south and east.

Respondents were asked to specify ideally how large Nanton should grow and responded as follows:

- The Town population should be 2,500-3,500

For a complete set of the results and a copy of the questionnaire, see Appendix A.

Study Area Analysis

For the purpose of analysis a Study Area was established approximately 1.5 miles from the Town of Nanton's municipal boundary. As identified in Map 2, the Study Area covers approximately 10,556 acres (4,272 ha) and encompasses approximately 16 sections of land. For the purpose of this analysis, it was considered reasonable to survey land use patterns and activities on a larger scale to catch any geographic characteristics and soil capabilities that may have the potential to influence land use activities in either the urban or rural areas.

Physical Characteristics

The Study Area is located 61 km south of Calgary and 114 km north of Lethbridge at the intersection of Highways 2 and 533 (see Map 1). The Town of Nanton is a true foothills town with mountain views to the west and wide-open prairie to the east.

At an elevation of 1008 m (3306 feet), the town site slopes from west to east with some hills. The predominant geographic features of the area are Mosquito and Nanton Creeks and their tributaries, which rely heavily on yearly precipitation to maintain a steady flow. Nanton Creek flows in a north-easterly direction and joins with Mosquito Creek, which flows in a south-easterly direction, within the Study Area just northwest of Nanton.

The average annual precipitation for the region is approximately 32.5 cm of rain and 99.7 cm of snow. As well, Nanton experiences an average of 2314 hours of sunshine annually with approximately 109 frost-free days. Like most areas of southern Alberta, Nanton receives the warm Chinook winds that blow off the eastern slopes of the Rocky Mountains. As a result, in the winter months the temperature can rise as much as 20 degrees in a matter of hours. Although this makes for milder winters and hot summers, the warm westerly flow often meets the cool southerly flow from northern Alberta causing extreme weather events such as blizzards and thunderstorms.

Soil Productivity

The Canada Land Inventory (CLI) classes the varying potential of a specific area according to the Soil Capability Classification for Agriculture, which is based on the characteristics of the soil as determined by soil surveys. The soils are grouped into seven classes according to the potential of each soil for the production of field crops, Class 1 rating the highest and Class 7 rating the lowest.

Within the Study Area, all soil classes are found with the exception of Class 6, and Class 7 (see Map 3). The majority of the soils in the Study Area are Class 2 in which soils have moderate limitations. The soils are deep, hold moisture well, and can be managed and cropped with little difficulty. Under good management the soils are moderately high to high in productivity for a fairly wide range of crops. Productivity of soils in the area is limited by adverse climate conditions, mainly low temperature or low or poor distribution of rainfall during the cropping season. Overall, a significant portion of the Study Area can be considered good quality agricultural land.

Class 3 soils are found southwest of the town site and have moderately severe limitations to cropping. As a result, the adverse topography, either steepness or the pattern of the slope, limits agricultural use. The Study Area includes both the Nanton and Mosquito Creeks and the soils

found within the creek courses and runoff areas are classified as Class 5. These soils are characterized by limitations so severe that the soils are not capable of use for sustained production of annual field crops.

Land Use

The land within the Study Area is principally used for agricultural activities (Map 4) and depending upon the topography, the land is either cultivated or used for grazing purposes. The existence of both the Mosquito and Nanton Creeks and a series of drainage channels sometimes limit the amount of land that can be under cultivation as they present many physical barriers to machinery and equipment.

A survey of the existing land use was completed as part of this background and the results are shown in Table 1 and in Map 5. For comparison, the 1991 land use survey results are also provided in Table 1 and Appendix B.

Table 1

Town of Nanton and Municipal District of Willow Creek
Fringe Area Land Use Comparison 1991 to 2009

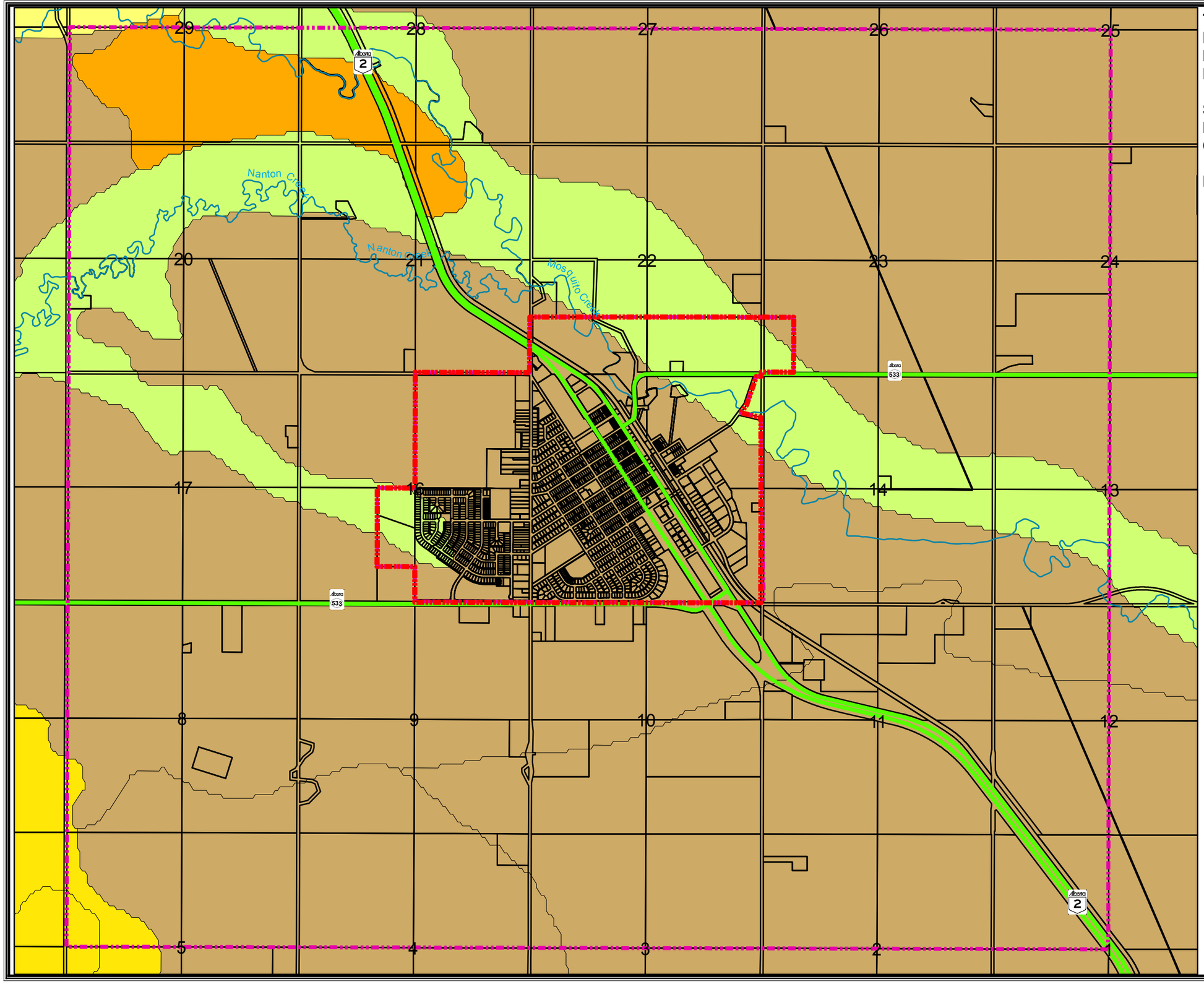
Type of Land Use		Number of Uses 1991	Number of Uses 2009
Residences:	Country Residence	19	31
	Farmstead	23	25
	Ancillary Farm Residence	0	6
	Total	**42**	**62**
CFOs:	Cattle, hogs, poultry, dairy	**6**	**0***
Commercial:	Miscellaneous	**2**	**3**
	Bed and Breakfast	**0**	**3**
Industrial:	Mushroom Plant	**1**	**1**
Public:	Church	**0**	**0**
	Cemetery	**1**	**2**
Utilities:	Water Storage	**1**	**1**
	Natural Gas Wells	**0**	**4**
Other:	Gravel Pit	**1**	**1**
TOTAL		**54**	**77**

* The Existing Land Use survey for 1991 was done by visual field inspection without the aid of aerial photography. Some land uses may have been missed and could account for the large difference in residential numbers between 1991 and 2009.

TOWN OF NANTON
M.D. OF WILLOW CREEK No. 26
INTERMUNICIPAL DEVELOPMENT PLAN
BACKGROUND REPORT 2009

SOIL CAPABILITY FOR AGRICULTURE
INDEXED BY CANADA LAND INVENTORY
OCTOBER 27, 2009

MAP 3



IMDP Study Area

Nanton Municipal Boundary

Highways (Existing)

Soil Classification

- 1 - Moderately High to High Productivity, No Crop Limitations
- 2 - Moderately High to High Productivity, Moderate Crop Limitations
- 3 - Moderately Hight Productivity, Moderately Severe Crop Limitations
- 4 - Low to Fair Productivity, Severe Crop Limitations
- 5 - No Annual Field Crops, Severe Limitations

MD of Willow Creek

Oldman River Regional Services Commission

0 0.25 0.5 1

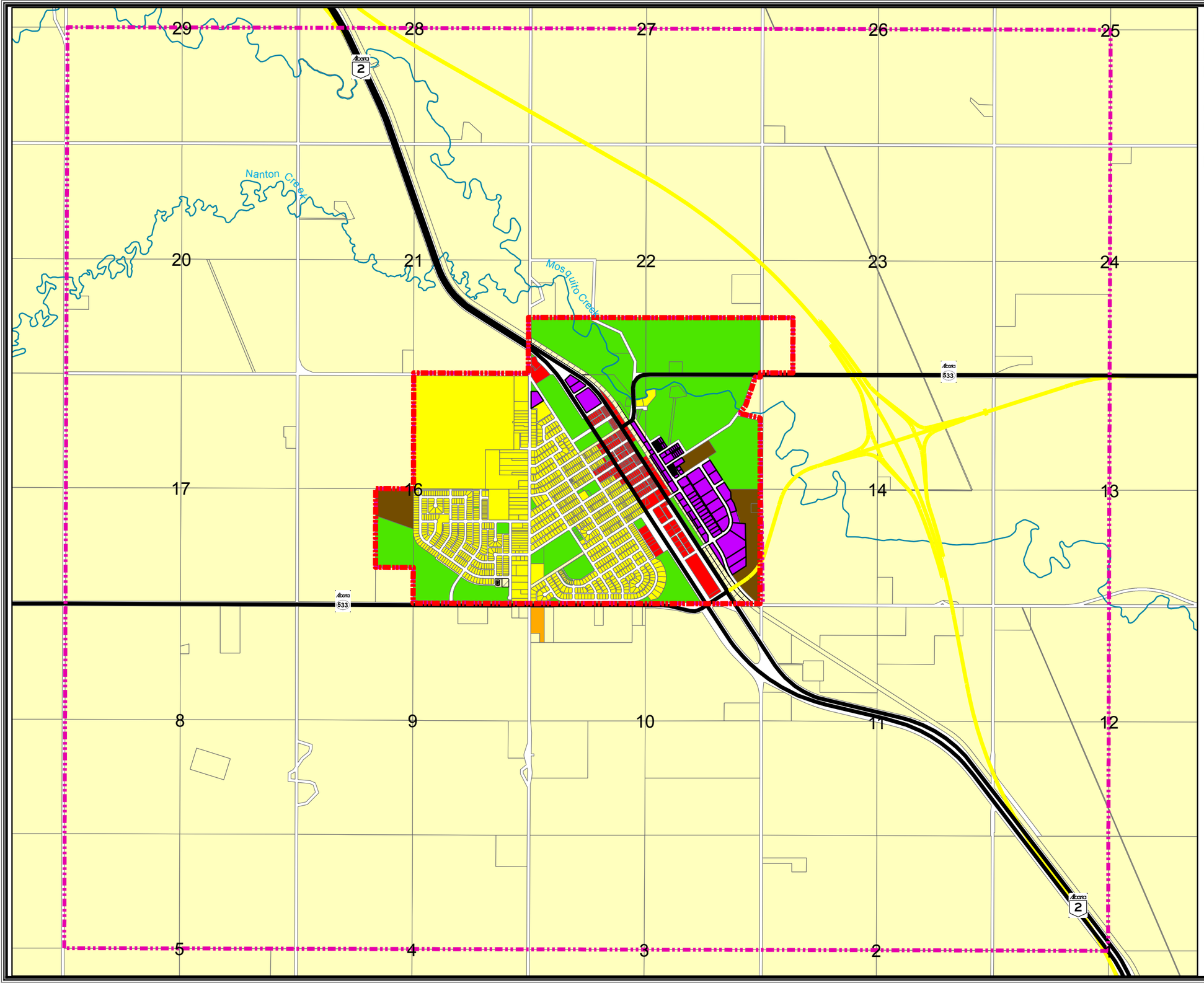
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TOWN OF NANTON
M.D. OF WILLOW CREEK No. 26
INTERMUNICIPAL DEVELOPMENT PLAN
BACKGROUND REPORT 2009

COMBINED LANDUSE
OCTOBER 27, 2009

MAP 4



- IMDP Study Area
- Nanton Municipal Boundary
- Highways (Existing)
- Highway 2 Bypass (Proposed)

Town of Nanton Landuse

- Residential
- Commercial
- Industrial
- Public Use
- Direct Control
- Agricultural / Transitional
- Rural General

M.D. of Willow Creek Landuse

- Grouped Country Residential
- Rural General

MD of Willow Creek

Oldman River Regional Services Commission

0 0.25 0.5 1

Kilometers

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TOWN OF NANTON
M.D. OF WILLOW CREEK No. 26
INTERMUNICIPAL DEVELOPMENT PLAN
BACKGROUND REPORT 2009

EXISTING LANDUSE
OCTOBER 27, 2009

MAP 5

IMDP Study Area
Nanton Municipal Boundary
Highways (Existing)

Existing Landuse

- Farmstead
- Ancilliary Farm Residence
- Country Residence
- Farm Building
- Gas
- Gas - Abandoned
- Mining
- Oil
- Commercial
- Dump \ Junkyard
- Cemetery
- Utilities

MD of Willow Creek

Oldman River Regional Services Commission

0 0.25 0.5 1
Kilometers

N

Overall, there has been little change in the number and types of land uses existing within the Study Area between 1991 and 2009.

Results of the Land Use Survey

RESIDENTIAL

The Study Area contains 77 land use developments (see Table 1) and approximately 80.5 percent of the recorded uses are residential in nature. The same trend existed during the 1991 land use survey. With first parcel out as a subdivision policy and the MDP Fringe Areas policies, this limited development trend will continue.

COMMERCIAL, INDUSTRIAL AND OTHER USES

A number of non-agricultural uses have been identified within the Study Area including commercial and industrial developments and other miscellaneous uses.

Commercial uses within the Study Area consist of a laser tag business, three bed and breakfasts, and a vehicle storage business. All three bed and breakfasts and the laser tag business were established after the 1991 existing land use survey.

Industrial uses include the mushroom processor (closed for the past two years) and there have been seven natural gas wells established after the 1991 existing land use survey. There is one active gravel pit.

Subdivision Activity

Between 1992 and 2009 there were a total of 8 subdivisions finalized within the Study Area. All 8 applications (see Table 2) were for country residential development (farmstead separations).

Table 3 compares the historic subdivision data from 1990 to 1995 with that of 1996 to 2001 and 2002 to 2009. Between 1990 and 1995, a total of 3 applications were filed, with the intent of creating 3 country residential lots. During each 5-year period, the number of country residential applications in the area immediately surrounding Nanton has continued to remain low. It is notable that there has not been a subdivision since 2007.

Table 2

Subdivision Activity in the Study Area
Finalized between 1979 and 2009

File Number	Use	Lots	Legal Description	Parcel Size
1979-0-393	Country Residential	1	NW¼ 10-16-28-W4M	2.07 acres
8610062	Gravel Pit	1	SW¼ 24-16-28-W4M	53.9 acres
1987-0-001	Country Residential	1	SW¼ 21-16-28-W4M	3.11 acres
1992-0-236	Country Residential	1	SE¼ 8-16-28-W4M	9.46 acres
1992-0-248	Country Residential	1	SE¼ 21-16-28-W4M	2.17 acres
1993-0-272	Country Residential	1	SW¼ 20-16-28-W4M	4.87 acres
1996-0-042	Country Residential	1	NE¼ 17-16-28-W4M	2.94 acres
1996-0-046	Country Residential	1	SE¼ 28-16-28-W4M	4.27 acres
2003-0-024	Country Residential	1	NE¼ 10-16-28-W4M	7.68 acres
2005-0-130	Country Residential	1	SW¼ 24-16-28-W4M	4.92 acres
2007-0-430	Country Residential	1	SE¼ 14-16-28-W4M	4.99 acres
Total		**11**		

Table 3

Comparison of Country Residential
Subdivision Activity in the Study Area

Years	No. of Applications	No. of Parcels	Lots Approved	Lots Refused	Lots Withdrawn
1990-1995	3	3	3	—	—
1996-2001	2	2	2	—	—
2002-2009	3	3	3	—	—

Town of Nanton

Population Analysis

Table 4 displays the Town of Nanton's historic population situation between 1976 and 2006 and indicates the historical growth of the population and provides a basis for population projections.

Table 4

Town of Nanton Growth Rates 1976 – 2006

Year	Population	5 Year % Change	Annual % Change
1976	1158	16.0	3.2
1981	1641	41.7	7.2
1986	1562	-4.8	-1.0
1991	1589	1.7	0.3
1996	1665	4.7	0.9
2001	1841	10.5	2.1
2006	2055	11.6	2.32

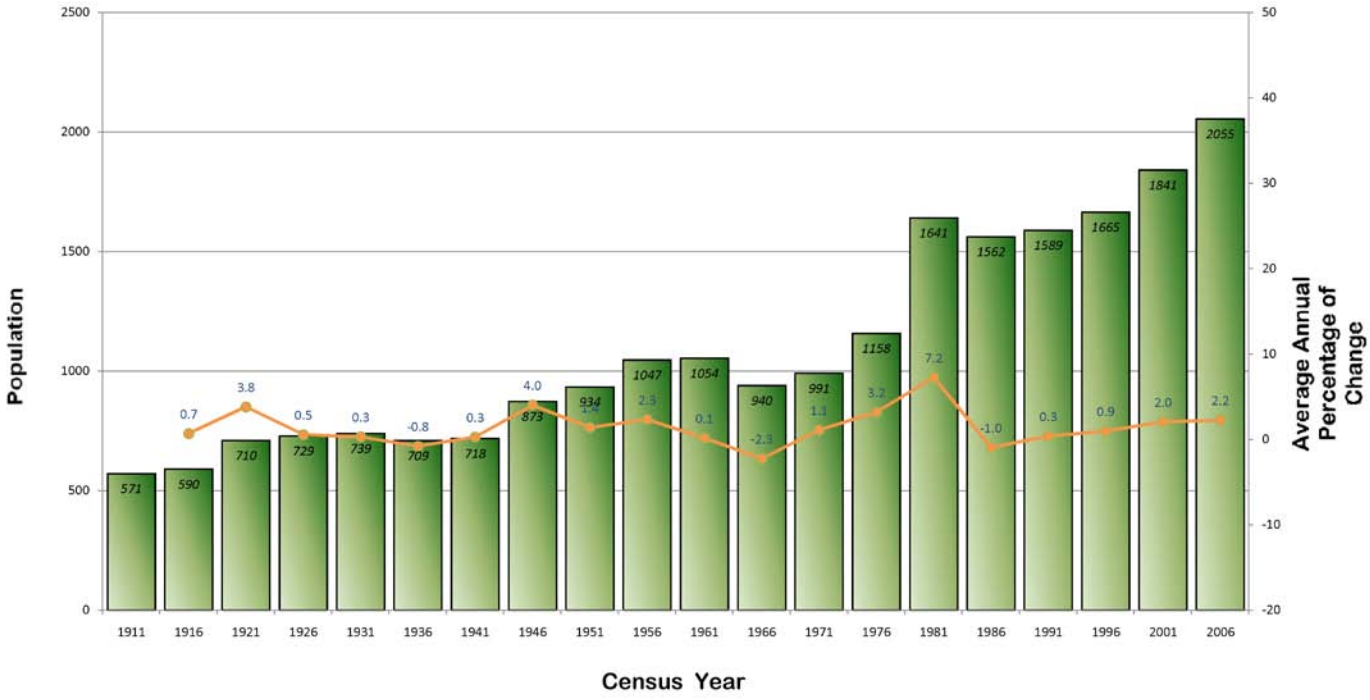
Source: Statistics Canada

The analysis of historical population trends is important to consider when forecasting future growth. Overall, Nanton's growth has been steady for the past 90 years with slight drops recorded in 1936, 1971 and 1986 (see Graph 1). The first recorded census was done in 1911 and at that time 571 persons resided within the Town. Since then the population has increased to an all-time high of 2055 persons.

The Town of Nanton has historically experienced only moderate population growth, with the exception of the late 1970s and early 1980s. Over the 1992-1996 census period, the Town of Nanton's population has experienced a low to moderate growth scenario.

Graph 1

Town of Nanton Historic Population 1911-2006



Source: Statistics Canada

Age Structure

Population pyramids for the Town of Nanton illustrate the distribution between the various age groups as well as between the male and female segments of the population (see Charts 1-2). Nanton's population structure does not define a true classic population pyramid shape. A few noticeable traits are the large number of people over 70, and the overall small number of young adults (see Chart 2). Overall, the Town of Nanton appears to have a somewhat older population structure.

Chart 1

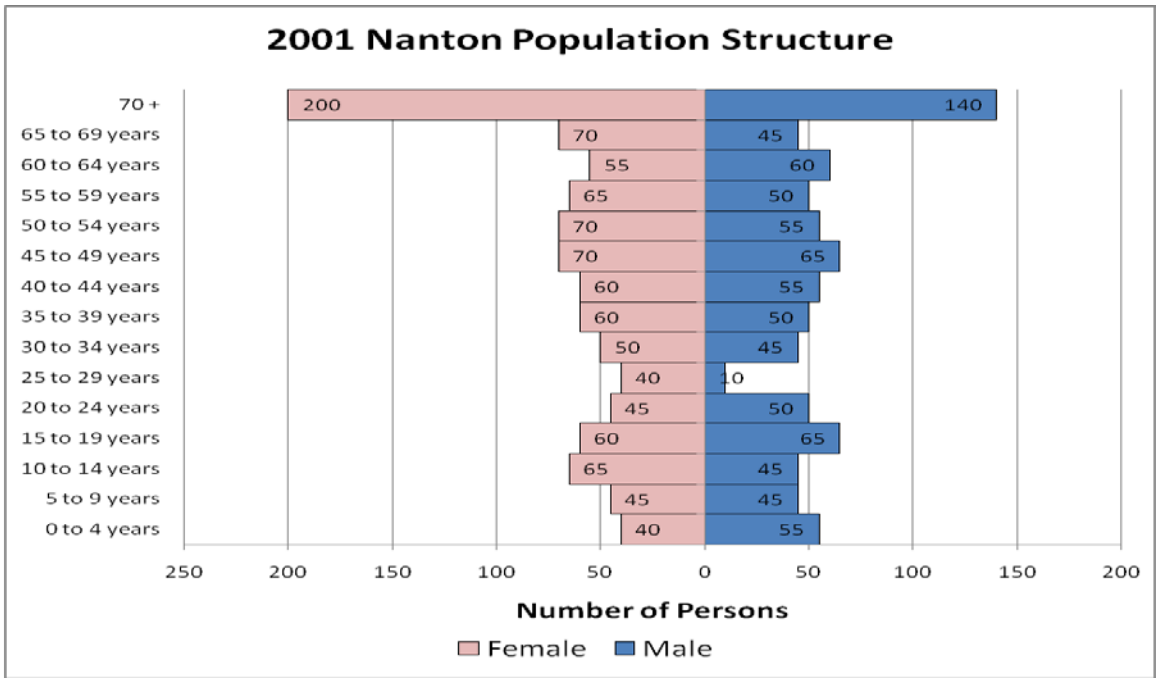
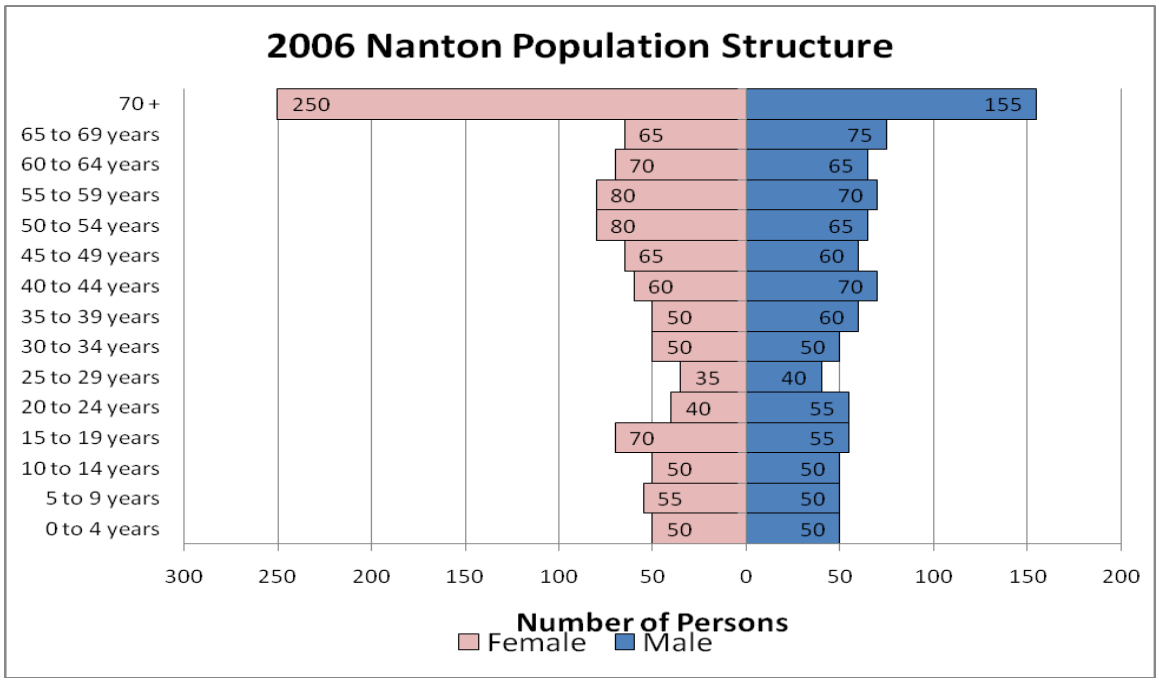


Chart 2



Population Projections

Several different methods of population projections are used in calculating future growth in order to provide the broadest scenario possible. It should be noted that projections are conditional; they show what a population would be if the assumed trends actually were to occur. As previously outlined, the Town of Nanton has generally experienced a slow, but steady increase in its population since 1986. Averaged over a 30-year period (1976-2006), the Town has grown at a rate of 2.3 percent per annum.

The range of results obtained from the various methods of population projections are displayed by Chart 3 and Table 5. Several different methods of population projections were used such as the arithmetic, logarithmic, share of region, and the cohort survival methods. The latest results indicate that a wide range of projections may be expected, from a population loss, to moderate growth expectations. Considering the Town's past growth rate tendencies, and given the expected economic activity that will most likely occur, the most probable projections may fall between the cohort survival (20-year) and a straight 2.5 percent growth rate.

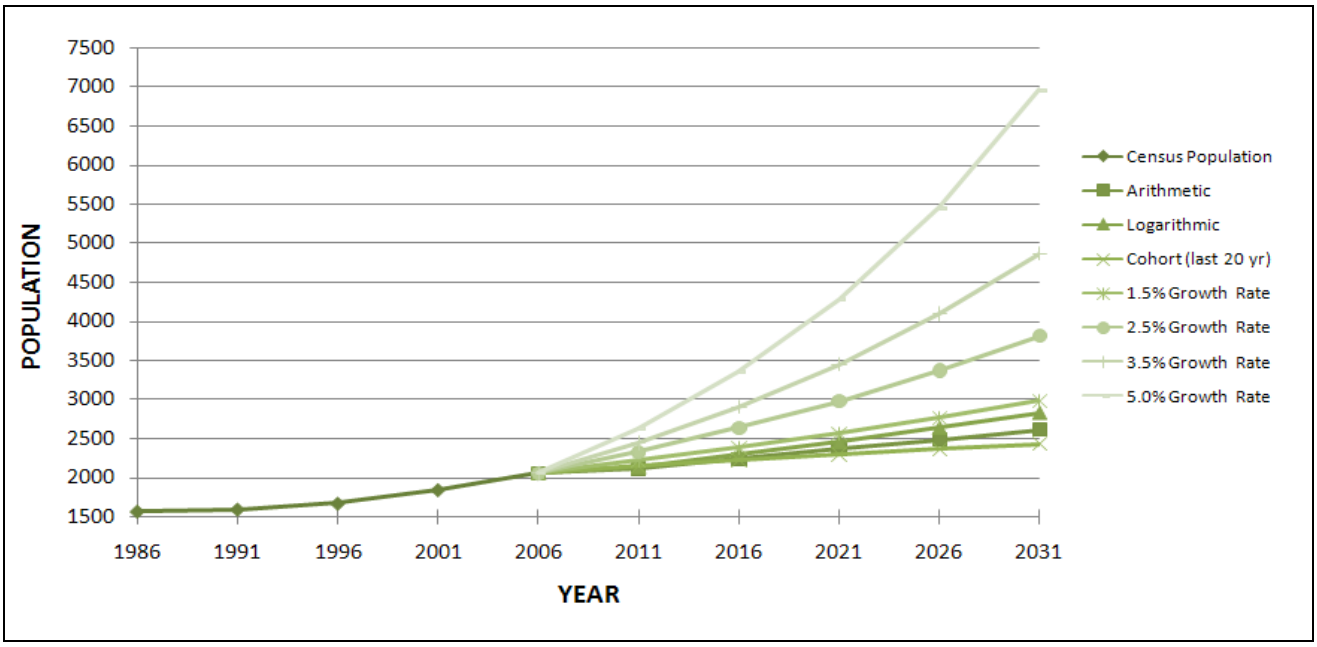
Table 5

Town of Nanton Population Projections until the year 2031

Year	Arithmetic	Logarithmic	Cohort 20 Year	1.5% Growth Rate	2.5% Growth Rate	3.5% Growth Rate	5.0% Growth Rate
2011	2114	2135	2145	2214	2325	2441	2623
2016	2238	2289	2225	2385	2631	2899	3347
2021	2361	2454	2298	2569	2976	3443	4272
2026	2485	2631	2367	2768	3367	4089	5453
2031	2609	2821	2431	2982	3810	4856	6959

Chart 3

Town of Nanton Population Projections 2006 – 2031



Municipal District of Willow Creek

Population Analysis

This section indicates the historical growth of the population and provides a basis for population projections. The way in which the population has changed reveals some important trends. Table 6 displays the Municipal District of Willow Creek's historic population situation between 1961 and 2006.

Table 6

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
HISTORIC POPULATION – 1961-2006

Year	Population	Five Year Rate of Change (percent)	Average Change Per Annum (percent)
1961	4863	—	—
1966	4317	- 11.22	- 2.24
1971	4220	- 2.24	- 0.45
1976	4411	+ 4.52	+ 0.91
1981	4529	+ 2.68	+ 0.54
1986	4733	+ 4.50	+ 0.90
1991	4764	+ 0.65	+ 0.13
1996	5113	+ 7.33	+ 1.47
2001	5412	+ 5.52	+ 1.10
2006	5337	- 1.41	- 0.28

Source: Statistics Canada

Between the 1961 and 1966 census periods, the Municipal District of Willow Creek experienced a significant population loss of 13.46 percent. However, between 1966 and 1971, the rural population appeared to stabilize and the population started to slowly increase over the next decades. Although no substantial growth rates were recorded between 1971 and 1996, a steady growth of 0.5 to 1.5 percent per year has allowed the municipality to regain former population levels. Over the census period (1986-2001), the Municipal District's population has increased by approximately 679 people.

Age Structure

Population pyramids for the Municipal District of Willow Creek illustrate the distribution between the various age groups as well as between the male and female segments of the population (see Charts 4-6). The M.D.'s population structure does not define a true classic population pyramid shape. A few noticeable traits are the large number of people in the over 39 age group and the small number of young adults and seniors (see Chart 6). This may be explained by the economy of the Municipal District. Traditionally agriculturally based, the majority of the people living in the area would be involved in primary industries that required physical labour. That percentage of the population, which is aging, would retire to urban communities and reflect a decreasing portion of the population.

Chart 4

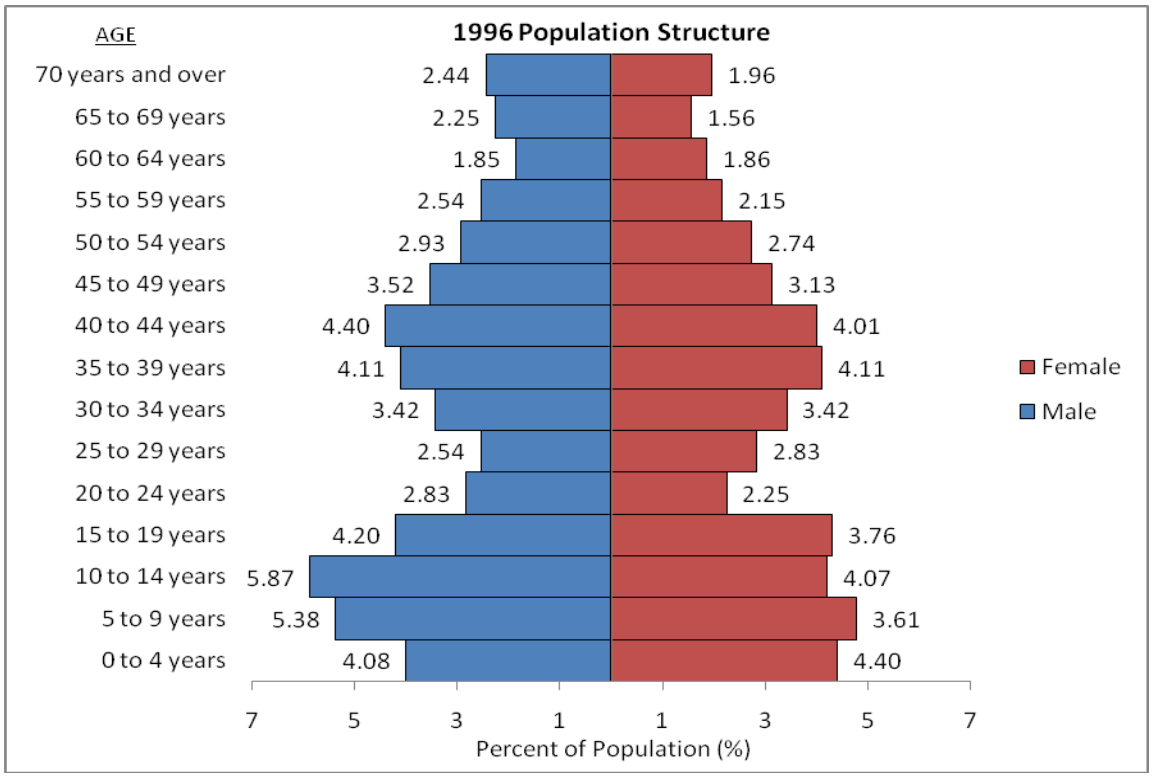


Chart 5

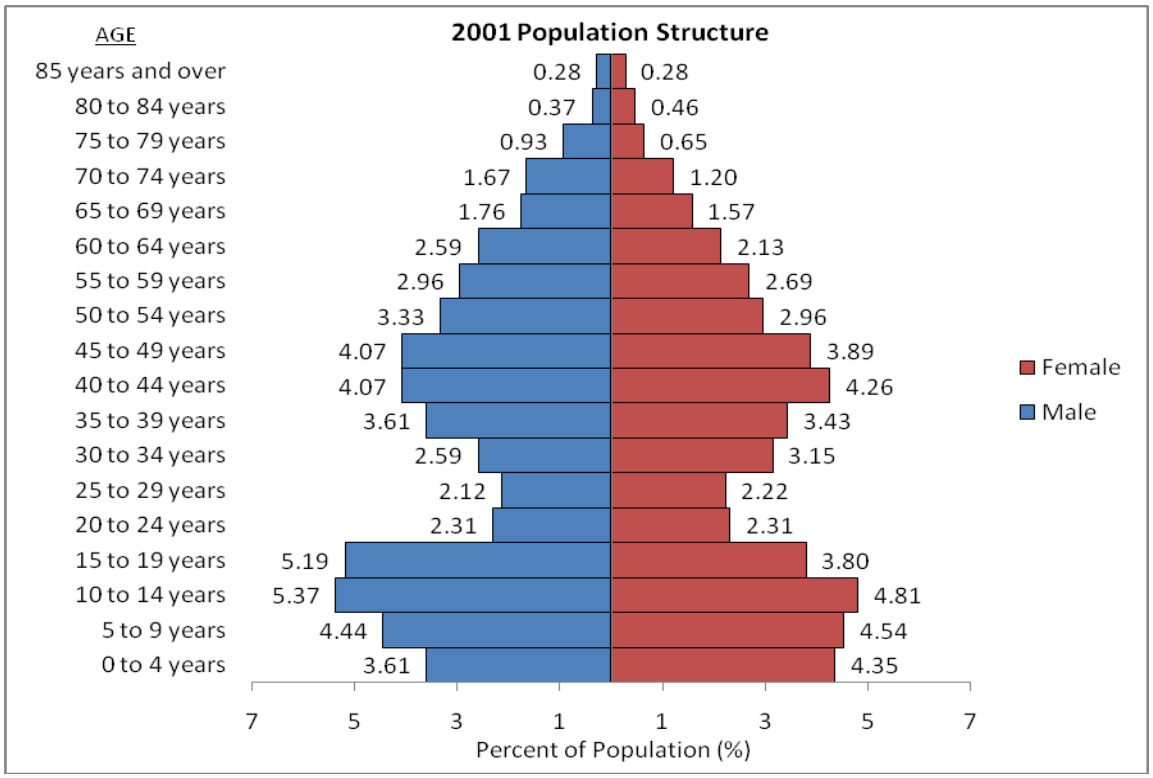
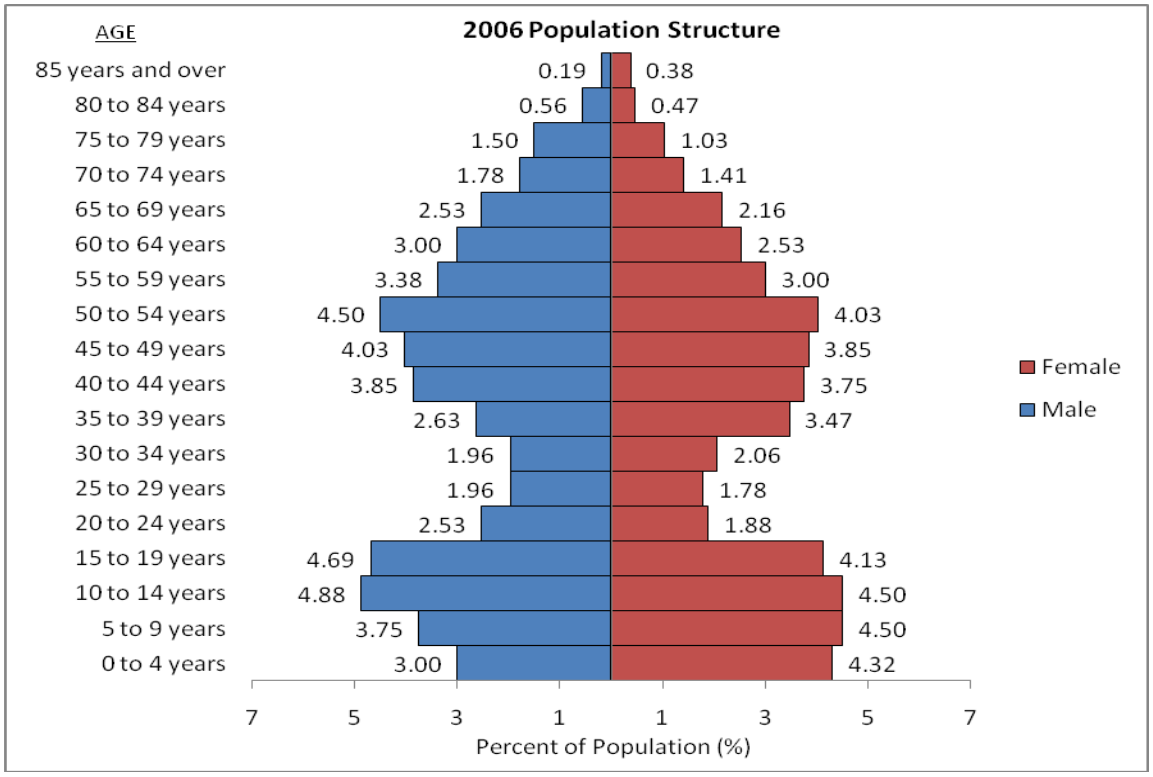


Chart 6



Population Projections

Several different methods of population projections are used in calculating future growth in order to provide the broadest scenario possible. It should be noted that projections are conditional; they show what a population would be if the assumed trends actually were to occur. The range of results obtained from the various methods of population projections are displayed by Chart 7.

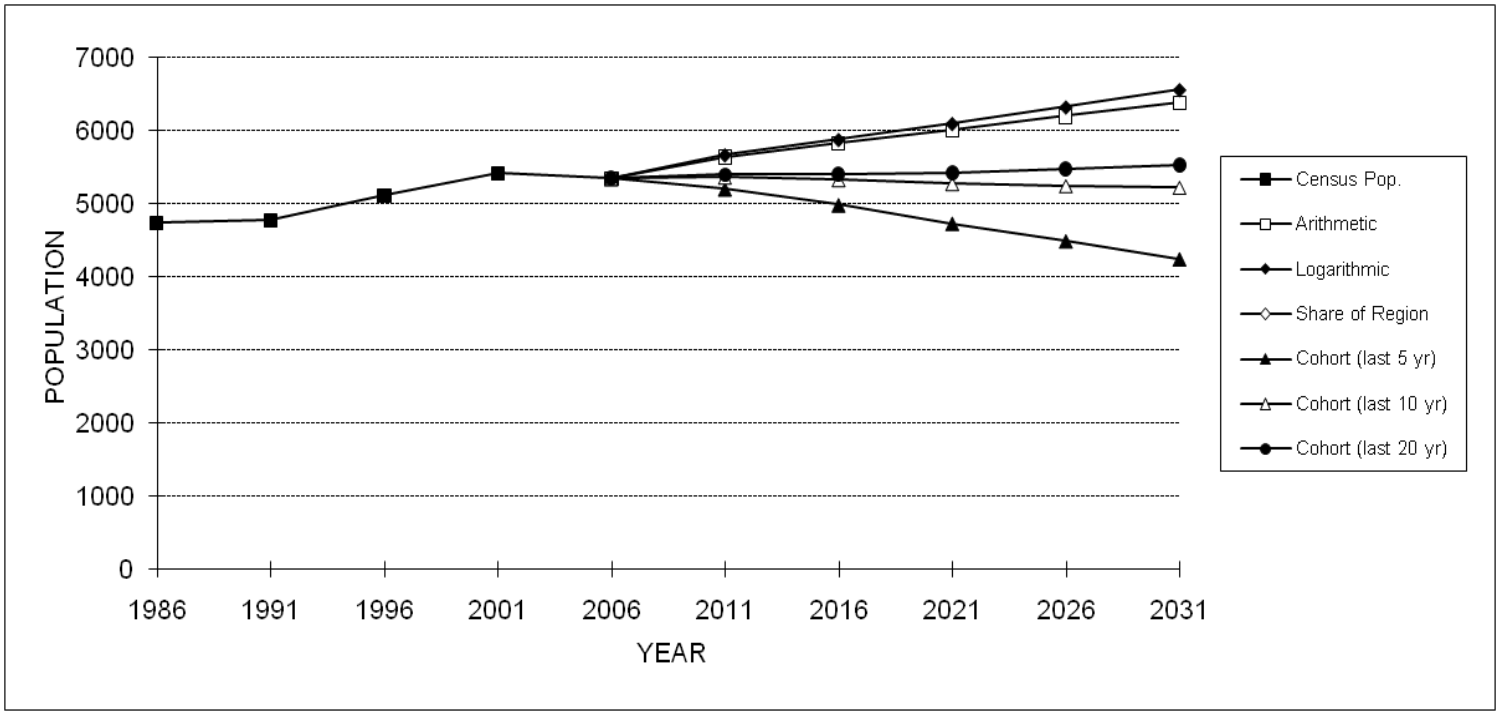
The latest results indicate that a slow to moderate growth is expected. Considering the M.D.'s past growth rate tendencies, and given the expected economic activity that will most likely occur, the most probable projections may fall between the cohort survival (20-year) and the arithmetic.

Therefore, the selected population projections indicate that in 2011 the probable population could range between 5,384 and 5,629 persons. The cohort survival (20-year) method projects a slight increase in the population, which is based on the Municipal District's past tendencies, if in-migration does not increase. However, if the local economy strengthens and tourism and recreation development grows in the region, a more positive growth scenario may evolve.

Chart 7

MUNICIPAL DISTRICT OF WILLOW CREEK

Year	Census Pop.	Arithmetic	Logarithmic	Share of Region	Cohort (last 5 yr)	Cohort (last 10 yr)	Cohort (last 20 yr)
1986	4733						
1991	4764						
1996	5113						
2001	5412						
2006	5337	5337	5337	5337	5337	5337	5337
2011		5629	5655		5197	5357	5384
2016		5814	5866		4979	5320	5398
2021		6000	6086		4727	5265	5413
2026		6185	6314		4486	5235	5463
2031		6371	6551		4241	5212	5522



Urban Expansion Strategy

The 2007 application for annexation and the release of the preferred Highway 533/2 interchange has altered the vision for the two municipalities. As part of the MDP visioning process for the future, the Town of Nanton produced a map depicting its urban expansion strategy (Map 6). That map and further analysis served as the foundation from which the Town developed revised directions for future residential, commercial and industrial growth in their updated Municipal Development Plan.

As part of the preparation of the Municipal Development Plan for the Town of Nanton, an examination of the existing land use situation versus the land designated (zoned) in the Land Use Bylaw (Table 7) was provided to help identify land deficiencies.

Table 7

Town of Nanton Land Acreage
A Comparison of Designated and Existing Land Use

	Designated in Land Use Bylaw		Existing Land Use 2008	
Land Use Districts	**Acres ±**	**Ha ±**	**Acres ±**	**Ha ±**
Residential	197.75	80.03	179.76	72.75
Duplex Residential	4.77	1.93	3.21	1.30
Multiple Residential	12.26	4.96	3.65	1.48
Manufactured/Packaged/Mobile Home	7.43	3.01	5.68	2.53
Retail / General Commercial	23.43	9.48	27.45	11.11
Highway Commercial	28.27	11.44	21.69	8.78
Industrial	64.69	26.18	28.76	11.64
Light Industrial	0.52	0.21	0.0	0.0
Public & Institutional	420.43	170.15	360.39	145.85
Agricultural / Transitional	47.67	19.29	243.4	98.51
Direct Control	17.54	7.10	N/A	N/A
Rural General*	151.64	61.37	N/A	N/A
Vacant Land**	N/A	N/A	101.80	41.2
Roads/Lanes	209.12	84.63	209.12	84.63
TOTAL ±	**1186.31**	**480.10**	**1186.31**	**480.10**

* The Rural General designation is from the M.D. of Willow Creek LUB and had not been redesignated following the annexation into the Town.

** Vacant land represents both undeveloped properties and properties previously developed, but operationally idle at the time of survey.

Future Residential Development

Currently Nanton has residential lots remaining in the Westview subdivision, large lots west of 26th Avenue and future development within the Lancaster Landing Area Structure Plan. Table 7 illustrates the amount of land that has been dedicated for various residential uses compared to the actual amount of existing land used for that purpose. It indicates that there is still land available for residential development.

The background information on population indicated that Nanton could grow to a projected population high of 3,810 people by the year 2031. A residential land consumption range can be calculated to estimate how much land may be required to house future residents of Nanton. The analysis is based on:

- population projections (uniform population, 2.5 percent growth rate);
- housing density (approximately 2.3 persons per household); and
- number of dwelling units that can be built per acre depending on the type of dwelling

Table 8 reveals the following conclusions in regards to land required for future residential development:

- Nanton could develop an additional 210.0 acres (84.99 ha) of residential land to accommodate a population projection of 3,810 people by the year 2031. However, it must be noted that this acreage refers to only bare, undeveloped land, and does not take into consideration existing vacant land or lots that could be developed.
- An increased overall density from the traditional single family development to a medium density of 6 dwelling units per acre (and up to 8 dwelling units per acre) will slow the land consumption rate considerably. Another influence is whether the development attracts retirees at a lower person per dwelling or the higher small family average.

Table 8

2008 Residential Land Consumption Range*

Year	Population Levels		Assumed Persons per D.U.[1]	Total Required D.U.s		Existing D.U.	New Dwelling Units Required		Land Acreage Requirement[2] (acres)	
	High	Low		High	Low		High	Low	High	Low
2006	**2055**									
2011	2441	2114	2.5	976	846	853	123	0	20	0
			2.3	1061	919	853	208	66	35	11
			2.1	1162	1007	853	309	154	52	26
2016	2899	2225	2.5	1160	890	853	307	37	52	6
			2.3	1260	967	853	407	114	68	19
			2.1	1380	1059	853	527	206	88	34
2021	3443	2298	2.5	1377	919	853	524	66	87	11
			2.3	1497	999	853	644	146	107	24
			2.1	1640	1094	853	951	241	159	40
2026	4089	2367	2.5	1636	947	853	783	94	131	16
			2.3	1778	1029	853	925	176	154	29
			2.1	1947	1127	853	983	274	164	46
2031	4856	2431	2.5	1942	972	853	1089	119	182	20
			2.3	2111	1057	853	1258	204	210	34
			2.1	2312	1158	853	1459	305	243	51

TOWN OF NANTON
M.D. OF WILLOW CREEK No. 26
INTERMUNICIPAL DEVELOPMENT PLAN
BACKGROUND REPORT 2009

URBAN EXPANSION STRATEGY
OCTOBER 25, 2009

MAP 6

RESIDENTIAL

RECREATIONAL

RESIDENTIAL / RECREATIONAL

RESIDENTIAL/COMMERCIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

INDUSTRIAL / COMMERCIAL

Nanton Creek

Nanton Creek

Mosquito Creek

Alberta 2

Alberta 533

Alberta 533

Alberta 2

- IMDP Study Area
- Nanton Municipal Boundary
- Highways (Existing)
- Highway 2 Bypass (Proposed)
- Town of Nanton Proposed Expansion Area

Area of Proposed Expansion Area : 1215.87 Acres

MD of Willow Creek

Oldman River Regional Services Commission

0 0.25 0.5 1

Kilometers

N

[1] D.U. = dwelling unit

[2] Acreage based on 6.0 units per acre

* Analysis done for a 20-year population projection study, using three different calculations of 'person per dwelling unit'.
(The 2006 Census persons per dwelling unit was 2.3 for Nanton.)

Note: This future land need analysis was done for projections over a 25-year period of additional land acreage required to accommodate new dwelling units. It does not take into consideration such factors as the existing vacant land acreage; land available for infill development, etc. The low population level was based upon a 1.5 percent growth rate, while the high-end population level was projected on a 3.5 percent growth rate per annum.

Future Growth Directions for Residential Development

The survey of citizens resulted in a preference for the Town to grow from within and then to the north of Town. The future direction of residential growth must consider the ease of service, the physical constraints of the landscape, and the need for orderly and progressive development. The following areas have been identified as possible expansion areas using that criteria.

1. East of 26th Avenue

Part of this area was the subject of a 1980 annexation. Much of the land has not been developed to its full potential.

2. Westview Subdivision (SE16 16-28-W4)

Presently, this area is under development with 140 lots developed, with one of two 24-unit condo buildings under development and 2 of 85 lots sold in Phase 3.

3. Lancaster Landing (NE16 16-28-W4)

This development represents the land acquired in the 2007 annexation. Preliminary planning indicates a desire for higher density development and a walkable community with a commercial center.

Future Commercial and Industrial Growth

When interpreting Table 9, the total amount of commercial land existing is somewhat misleading. This total includes all commercial uses, no matter the location or function, and many heavy commercial businesses traditionally locate on lands within industry parks to be near similar businesses.

Table 9

Comparison of Commercial Land Use Acreage for Selected Municipalities in Southern Alberta

(Based on Existing Land Use Activity Studies)

Municipality	Commercial Area (acres ±)	Area (ha ±)	Acres per 1000 (population)	Percentage Developable Land
Crowsnest Pass	128.70	52.08	20.25	3.96
Claresholm	35.13	14.23	10.26	2.99
Nanton	49.14	19.89	23.91	4.14
Pincher Creek	108.97	44.10	19.01	14.27
Vauxhall	13.24	5.36	13.01	2.20
Vulcan	41.89	16.95	27.25	5.78
Average	63.20	25.58	20.09	5.70

Note: For the purpose of this study, the existing land use evaluation did not use the same categories as the designated categories found in the land use bylaw. The total existing commercial use also includes any commercial uses developed on designated industrial land (i.e. Eastern Industrial Park Area).

Downtown Commercial

Presently, there are few commercial vacancies within the downtown core. Many buildings accommodate more than one commercial venture and some include living quarters. There are approximately 12 vacant lots for development. The Municipal Development Plan and Land Use Bylaw have made provisions to encourage commercial expansion north and south of 20th (Main) Street by zoning present residential areas as transitional commercial. The existing zoning should manage growth and provide a clear direction for future development within the downtown area.

Future Highway and Comprehensive Commercial Development

Future requirements for highway commercial lands are often hard to determine, as this type of development is frequently a function of supply and demand. As well, growth and development of highway commercial activity is closely related to increased traffic on the highway, rather than actual population growth in the Town itself. A significant portion of land with direct access to Highway 2, zoned highway commercial has been developed with few vacant lots remaining along the southern portion of town.

Currently, there is no lack of highway commercial property. The proposal to move Highway 2 will have an effect on some, but not all businesses along this stretch. A trend to relocate business reliant on highway traffic toward the proposed interchange with 533 requires careful planning consideration by both municipalities.

Future Industrial Development

As with commercial uses, it is often difficult to determine future land requirements for industrial applications. Different industries require a different land base than others. While there is presently vacant land for development located within the industrial park, some developments may require a greater land base.

At the present time, the Town would be unable to attract industries that would require a large parcel of land on which to locate their plant. An area southeast of the current industrial was identified in the future growth directions for industrial within the Municipal Development Plan for the Town in 2009 (See Map 6). The current highway bypass planning will cut through existing agricultural land creating fragmented parcels and gap lands between the highway and the Town corporate limits. The Municipal Government Board in conjunction with Alberta Transportation will discourage annexation across major highways. Planning for these areas should follow that directive and use the highway as a distinct line where town expansion ends and agriculture begins.

Care should be taken with the bypass and down grading of existing Highway 2. As an entrance way into the community, industrial uses may not have the desired aesthetic for the Town nor encourage travellers to continue towards the historic downtown district.

Historic Annexation

The Town of Nanton has historically had few annexations and like the M.D. has managed development well. The following is a summary of the historic annexations for the Town of Nanton. Map 7 illustrates areas affected by each historic and proposed annexation.

The M.D. of Willow Creek has granted six annexations to the Town of Nanton over the years. They are summarized as follows:

- The 1961 annexation contained approximately 27.47 acres south and west of the original town footprint. The majority of this land has been developed for public uses including a church, communication tower, and school. The residential portion has been fully developed.

- The 1973 annexation contained approximately 149.40 acres south of the original town footprint. The majority of this land has been developed for residential purposes. The undeveloped acreage is designated highway commercial.

- The 1980 annexation contained approximately 188.86 acres east of the original town footprint. The majority of this land has been developed as a golf course. The remainder is being developed as Nanton's only industrial land. In 1985 a farmstead was de-annexed from the Town.

- The 1986 annexation contained approximately 171.49 acres west of the original town footprint. Approximately 1/3 of this land has been developed for residential purposes as the Westview Subdivision.

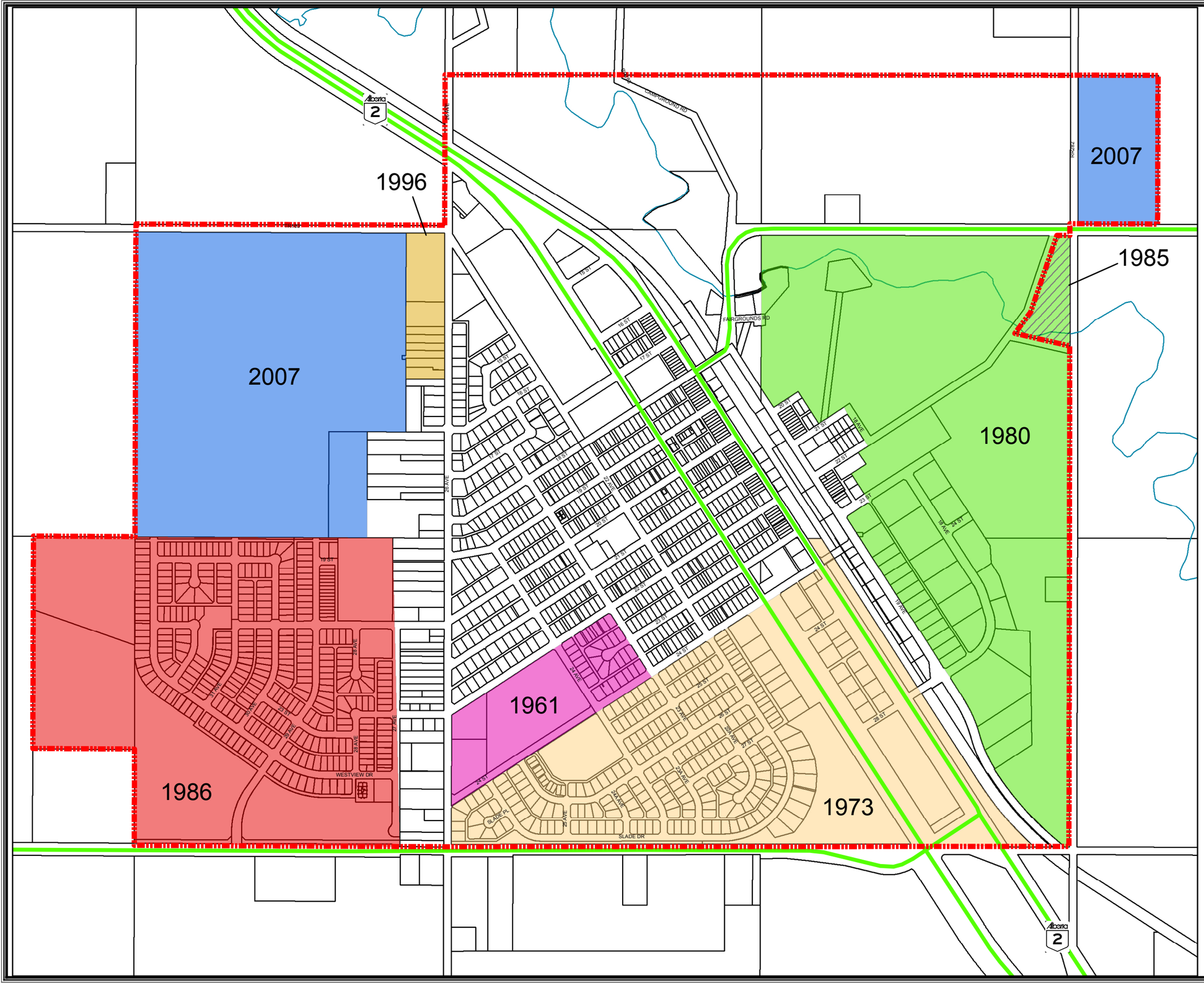
- The 1996 annexation contained approximately 9.43 acres north and east of the original town footprint. The majority of this land remains undeveloped, but is being worked into the area structure plan for the 2007 annexation land area.

- The 2007 annexation contained approximately 151.66 acres west of the original town footprint with one parcel to the east being developed for golf course purposes. The majority of this land remains undeveloped pending adoption of an area structure plan. This annexation also represents a departure from Town-owned development. It remains to be seen whether private developers will be able to push the Nanton housing market beyond the current growth rates.

TOWN OF NANTON
M.D. OF WILLOW CREEK No. 26
INTERMUNICIPAL DEVELOPMENT PLAN
BACKGROUND REPORT 2009

HISTORIC ANNEXATIONS
OCTOBER 25, 2009

MAP 7



- Nanton Municipal Boundary
- Highways (Existing)

Historical Annexations

- 1961 (27.47 acres)
- 1973 (149.40 acres)
- 1980 (188.86 acres)
- 1985 Deannexation (5.61 acres)
- 1986 (171.49 acres)
- 1996 (9.43 acres)
- 2007 (151.66 acres)

MD of Willow Creek

Oldman River Regional Services Commission

0 100 200 400
Meters

N

Identification of Issues

A review of the background information identifies the following issues. The Intermunicipal Plan Committee will need to address these issues in their discussions with each other and their respective councils.

1. Urban Expansion

The Town of Nanton is a growing community and will need areas in which to promote future growth. Although there is vacant land available for development, there have been some constraints imposed on a portion of the land identified for future development (See Map 8).

2. Rural Growth and Development

The Municipal District of Willow Creek is also experiencing growth and development. This may have future impacts on the fringe in terms of land use development.

3. Joint Economic Development

Both municipalities have voiced their support for the development of regional tourism by capitalizing on local attributes (the highways and the natural wilderness).

4. Agricultural Land Use Issues

Agriculture has been identified as a major contributor to economic growth within the region. Soil classification map (Map 3) in combination with existing land use (Map 5) indicates that for the most part good quality land is not being developed for residential purposes. Map 4 identifies only one lot zoned as grouped country residential. It lies south of town among the fragmented parcels (Map 8) south of Highway 533.

Although the existing land use mapping did not reveal the existence of a Confined Feed Operation (CFO) or an Intensive Livestock Operation (ILO) (as defined by the M.D. of Willow Creek) within the Study Area, the use is a concern for urban living and in any urban fringe district. Future approvals should be considered carefully to understand the impact they may have on neighbouring land uses.

5. Compatible Land Use and Subdivision

The Study Area contains a diversity of landscape and consequently a number of areas of special concern have been identified including the recent gas wells, Nanton and Mosquito Creek riparian areas, and numerous highway intersections (Map 8). These should be examined to determine the impact they may have in terms of compatibility and suitability on future land use, including both subdivision and development.

6. Administration of the Plan

A review of the current administration processes should be conducted and recommendations made to integrate the Intermunicipal Development Plan into the administration system of each municipality.

7. Highway 2/533 Bypass and Interchange

The proposed bypass affects planning in the fringe and has not been gazetted with the province. Some assurance is required by both municipalities that intermunicipal planning initiatives are not rendered irrelevant by changes in provincial transportation plans.

A number of concerns with the bypass were expressed by the citizens who responded to the 2009 IMDP survey. Many believe that a bypass will harm downtown business. A 1998 report from Wisconsin DOT entitled "The Economic Impacts of Highway Bypasses on Communities" showed that communities over 2000 persons showed little impact on their economies once the bypass was completed. This is simply because the majority of business was generated from their local service area. And as a regional center for the travelling public and a day trip destination from Calgary, Nanton will continue to have a segment of the economy that benefits from tourism.

Access and fragmentation of property was the other main concerns raised by the citizens. Although accesses will change it will over time not be a major concern as residents adapt. The larger concern will be with the fragmentation of productive agricultural land and the tendency for towns to grow into the 'gap lands' created by the bypass (Map 8). The final IMDP should directly address the land planning for these 'gap lands'.

8. Creeks and Hazard Lands

It is generally acknowledged by all citizens, interest groups and government bodies that water is the key to our collective futures. Efforts by the Oldman Watershed Council, Cows and Fish, Water for Life, and a variety of conservation groups have created a wealth of knowledge to draw on for best management practises of riparian area management. The IMDP should have a section on this topic and it should be developed to address changes in legislation and recent position papers. The Town of Nanton MDP suggests a 100-foot development setback be imposed along either side of the creeks (see Map 8).

9. Alberta Land Use Framework and the South Saskatchewan Regional Plan

The adoption of the Alberta Land Use Framework, the Alberta Land Stewardship Act, and the forthcoming South Saskatchewan Regional Plan are redefining how communities will grow into the future. All the details that will affect the Nanton area are not known at the time of this report, but it is certain that agricultural land preservation, rural land fragmentation, urban growth potential based on water allocation, industry development, and urban density are topics of concern for the province and our two municipalities. In light of this renewed reality, the IMDP will continue to push sound planning policy.

10. Municipal Development Plans

Each municipality is working from municipal development plans that are approaching 5-6 years old. Recent update to the Nanton MDP did not foresee the adoption of an IMDP. Policy direction within each may be contrary to the new IMDP and therefore shall be updated as a result of this planning process.

TOWN OF NANTON
M.D. OF WILLOW CREEK No. 26
INTERMUNICIPAL DEVELOPMENT PLAN
BACKGROUND REPORT 2009

GROWTH CONSTRAINTS
OCTOBER 25, 2009

MAP 8

IMDP Study Area

Nanton Municipal Boundary

Growth Constraints

- Highways (Existing)
- Highway 2 Bypass (Proposed)
- Waste Water Treatment Plant
- Waste Water Treatment Buffer - 300m
- Gas Well - Active
- Gas Well - Abandoned
- Active Gas Well Buffer - 100m
- Creeks
- Creek Buffer - 100 ft
- Water Bodies
- Seasonal Drainage
- Fragmentation

MD of Willow Creek

Oldman River Regional Services Commission

0 0.25 0.5 1

Kilometers

N

Identification of Planning Scope

The M.D. of Willow Creek and the Town of Nanton will continue to grow and evolve into diverse places. An IMDP, including the formation of implementation and enforcement tools will strengthen the municipal partnership between the M.D. and the Town, and further direct future development in the Study Area.

In general, the policies of the Municipal Development Plans were valid and reflective of the situation during the time period for which they were written. However, the current planning lacks many fundamental components of a modern IMDP, including:

- clear goals and objectives of both municipalities as guiding parameters for policy,
- the use of an urban fringe district,
- balanced and collective strategic visioning, and
- policy for implementation and enforcement of objectives.

When adopted, the new plan will serve as a basis for decision-making and guide development toward both communities' desired future. It will provide both municipalities with a long-term regional strategic policy framework for guiding growth and development in the fringe area, while having regard for protecting prime agricultural land and outlining a regional structure that manages future growth within the urban-rural interface in the most effective and efficient manner.

Goals and Objectives

Without establishing achievable goals and objectives, the policies lack the necessary parameters for proper review and decision making. The M.D. and the Town end up making subdivision and development decisions in isolation, which compromises the intent of any planning process.

GOALS

1. To provide an intermunicipal policy framework to guide future land use decisions within the Plan boundaries.

2. To address requirements of the Municipal Government Act with respect to intermunicipal conflict resolution procedures, plan administration, and plan amendment or repeal procedures.

3. To establish principles whereby both municipalities may consistently apply planning policies and land use bylaws with their respective jurisdictions.

4. To protect future servicing and transportation corridors and infrastructure facilities.

5. To address any significant issues that may be identified in the public participation process.

6. To protect prime agricultural lands in the fringe area.

7. To coordinate the future development of the plan area between the M.D. and the Town.

8. To re-establish and strengthen the working relationship between the M.D. and the Town.

OBJECTIVES

1. The Plan must be strategic in nature, setting broad, high-level, long-term policy directions for the plan area and incorporating the strategic objectives of the M.D. and the Town.

2. The Plan must add value to the planning and development process in the M.D. and the Town, whereas the Plan must not duplicate or infringe on area municipal planning efforts and must have a distinct, complementary and productive role.

Urban Fringe

An urban fringe land use district has a unique role in intermunicipal planning efforts. The fringe area is under the jurisdiction of the rural municipality, where all of the control lies with regards to development, while the urban centre and all its amenities attract the development.

The urban fringe district is meant to control growth on the edges of the Town, leaving the land in primary agriculture until such time as the land is converted to a more dense and urban use in a logical and systematic approach.

Strategic Visioning

The M.D. and Town are undeniably linked economically and attracting more business to the region is not a mutually exclusive exercise. The decision of one jurisdiction will immediately affect the other in terms of housing, social impact, infrastructure usage, natural resource consumption and the ever-changing sense of place and community.

Map 4 combines the land use districts of both jurisdictions to illustrate the combined vision of each individual municipality. A distinct line between urban development and rural agriculture development is easy to discern. The large tract of annexation land was acquired during the last land annexation order and Nanton, for the time being, has enough land to grow within its corporate boundary. That, however, does not remove the need for both municipalities to define a compatible growth strategy that ensures the Town can continue to move beyond their current boundary.

Finally, major transportation corridors should be a primary strategic visioning concern. Attention should be paid to the approach and entrances into the Town of Nanton. The first impression of these entrances can be influential in the potential draw of economic investment in the region. Currently, enhancements of this nature have not been pursued by either jurisdiction.

Implementation

The M.D. of Willow Creek and the Town of Nanton will continue to grow and evolve into diverse places. An IMDP, including the formation of the implementation and enforcement tools will strengthen the municipal partnership between the M.D. and the Town, and further direct future development in the Study Area. The following should be considered:

- Each jurisdiction must embed policies from the IMDP in their other planning documents including their respective MDPs and LUBs. Each plan in support of the other will lower the potential for planning decisions in the referral areas that are contrary to the agreed upon common goals of each municipality.

- The IMDP plan boundary should be reduced from the Study Area boundary. A reduction would make the new plan more manageable and focused.
- As part of the policy development of the IMDP, the proposed uses indicated on Map 6 may need to be revised to ensure that growth corridors are not hindered by incompatible land uses. Once defined, the municipalities should maintain a land use map and a future growth map that combines the districts and planning of both municipalities as a means of decision making within the IMDP plan boundary.
- Revisit the current referral system in order to strengthen the IMDP. It is true that each municipality strives to maintain its local autonomy, but in the context of regional and provincial planning this autonomy must be set aside for the plan to have the highest and best results on the regions hub community. Each municipality must recognize this and refer all development within the urban or rural referral areas to the other municipality as the first step of review.

Conclusion

The intent of this Background Report was to provide a comprehensive summary of the existing information regarding the Intermunicipal Development Plan, to identify issues relating to the fringe area and the current Municipal Development Plans, and to provide a basis for discussion between the two involved municipalities.

As an agenda for discussion, the Background Report may assist in the effort to discover common ground on which to create a new Intermunicipal Development Plan acceptable to both municipalities. The Report offers a starting point from which the Intermunicipal Plan Committee can begin to address the issues that have been identified by this process.

The MD of Willow Creek and Town of Nanton

Intermunicipal Development Plan Questionnaire Response Report

INTRODUCTION

The IMDP Committee, on behalf of the MD of Willow Creek and Town of Nanton, retained the Oldman River Regional Services Commission to undertake the creation of an *Intermunicipal Development Plan.*

An IMDP is a statutory document that serves as a basis for decision-making and guides development toward both communities' desired future. In order to ensure good planning in the interest of the MD of Willow Creek and Town of Nanton, the Plan will be based upon a shared vision of a future growth framework and reflects the mutual agreement on growth areas for both municipalities. The IMDP will be a legal document that contains goals, objectives, and policies that manage and direct physical change and its effect on the social, economic, and natural environment in the region.

A questionnaire was developed and circulated to the affected landowners to obtain public input for the background report. A questionnaire was sent to landowners in the MD within the study area boundary as well as Town residents whose property borders the edge of the Town. A total of 119 questionnaires were mailed out to 75 MD residents, and 44 town residents. The intention was to compare the results based on the type of respondent, being a town resident or MD resident. The town responses only accounted for 8 of the 26 returns. The low response rate makes the separate analysis statistically difficult to draw any meaningful conclusions.

The questionnaires were distributed by direct mail to all recipients. Each recipient received a 4 page questionnaire, and a map of the study area. The questionnaire was designed by the planning advisors for the MD and the Town and refined with input from the IMDP Committee.

This report contains the accumulated results of the 26 returned surveys. The most popular answers are highlighted with **bold text**. *Count* means the total number of times that response was recorded. The *%* (percent) column is based on the total number of responses received for each question, and is not always based on the total number of questionnaires. Some responses were grouped into categories for calculation purposes. The comments are presented verbatim from the surveys.

*This report is a summary of all of the surveys returned prior to April 15, 2009. A total of 26 of 119 were returned, yielding a response rate of 21.84%. In this report, the most popular answers are highlighted with **bold** text. Count means the total number of times that response was recorded. The percent column is based on the total number of responses received for each question, and is not always based on the total number of surveys.*

SURVEY HIGHLIGHTS

Respondent Profile

- 26 of 119 questionnaires were returned, yielding a response rate of 21.84%
- Gender: 73.08% male, 15.38% female, 11.54% no response
- Age: 38.46% 50-59 years old, 23.08% 70-79 years old, 15.38% 60-69 years olds
- Average length of property ownership: 20.49 years
- Use of Property: 42.31% Agriculture 42.31% Personal Residence
- Size of Parcel: 38.46% 160 acres, 30.76% 1-9 acre

Location of Future development Types

- MD and Town:, Grouped Country Residential
- Town Only: Residential, Public and institutional, Industrial, Recreational
- MD Only: Agricultural

Where Should the Town Grow?

- Firstly within Town boundary, secondly north of the town, thirdly to the west, and lastly to the south and east
- The Town population should be 2,500-3,500
- 80.77% think there is an adequate road network in place

What are the most important issues that need to be in the new IMDP?

- Preservation of agricultural lands by avoiding urban sprawl and grouped country
- Sustainable environmental planning
- Water supply and quality
- Highway relocation and adjacent land uses
- Infrastructure and facilities planning
- Industrial and commercial development

Major Likes about Town

- Small town atmosphere and living
- Sense of community
- Small population and town size

Major Likes about MD

- Rural road and Highway maintenance
- Protection of rural land and lifestyle
- Limited subdivision especially acreages

Major Dislikes about Town

- Lack of shopping
- Poor road/sidewalk maintenance and snow removal
- Lack of council transparency with the public

Major Dislikes about MD

- MD availability, fees and processes
- Acreage development
- MD availability, fees and processes

Question 1: Please answer the following about yourself (age and gender).

Count		%
0	Under 20	0.00
0	20-29	0.00
0	30-39	0.00
3	40-49	11.54
10	**50-59**	**38.46**
4	60-69	15.38
6	70-79	23.08
2	80 and over	7.70
1	No Response	3.84
26		100.00

Count		%
19	**Male**	**73.08**
4	Female	15.38
3	No Response	11.54
26		100.00

Question 2: How long have you owned your property?

The average length of property ownership is **20.49 years**

Question 3: What is the main use of your land?

Count		%
11	Personal Residence	42.31
1	Rental Property	3.85
2	Commercial Property	7.69
0	Industrial Property	0.00
11	**Agriculture**	**42.31**
1	Other	3.85
26		100.00

Question 4: Generally, what is total size of the land parcel you own?

Count		%
5	Less than 1 acre	19.23
8	1-9 acres	30.76
1	10-34 acres	3.85
1	35-79 acres	3.85
1	80-159 acres	3.85
10	**160 acres or more**	**38.46**
0	No Response	0.00
26		100.00

Question 5: What Municipality do you currently work in?

Count		%
4	Town of Nanton	15.38
10	**MD of Willow Creek**	**38.46**
10	**Other**	**38.46**
0	No Response	0.00
2	Both	7.69
26		100.00

Question 6: What three things do you like most about the Town of Nanton and do not want to see changed?

Count		%
6	Small town atmosphere and living	**12.24**
5	Sense of community	10.20
5	Small population and town size	10.20
4	School facilities	8.16
4	Has Basic needs and amenities	8.16
3	Recreation facilities	6.12
2	Medical and dental facilities	4.08
2	Aircraft museum	4.08
2	Not a bedroom community	4.08
2	Highway 2 access for business	4.08
2	Farming community	4.08
1	Silver Willow Lodge	2.04
1	Variety of Retail Business	2.04
1	Shady tree lined streets	2.04
1	Proximity to Calgary	2.04
1	Antique walk	2.04
1	No big boxes or franchises	2.04
1	Ag grounds and facilities	2.04
1	Larger residential lots	2.04
1	Recycling facilities	2.04
1	Library	2.04
1	Sense of history	2.04
1	Parks	2.04
1	Liquor store	2.04
49		100.00

The percentages are based solely on responses to the question. Non- responses accounted for 37% of all possible answers to the question.

Question 7: What three things do you like most about the MD of Willow Creek and do not want to see changed?

Count		%
11	**Limited subdivision especially acreages**	**29.73**
6	Protection of rural land and lifestyle	16.22
4	Rural road and Highway maintenance	10.81
3	Recreational opportunities	8.11
2	Low reasonable taxation	5.41
2	Accessible staff	5.41
1	Quiet surroundings	2.70
1	Big business not changing rural setting	2.70
1	Planning for the future	2.70
1	The waste disposal truck	2.70
1	Assisting towns financially	2.70
1	Concerned about water usage	2.70
1	School division	2.70
1	Environmental awareness	2.70
1	Everything	2.70
37		100.00

The percentages are based solely on responses to the question. Non- responses accounted for 53% of all possible answers to the question.

Question 8: What three things do you dislike most about the Town of Nanton and want to see changed?

Count		%
4	**Lack of shopping**	**9.30**
4	**Poor road/sidewalk maintenance and snow removal**	**9.30**
3	Lack of council transparency with the public	6.98
3	Loss of local business, vacancy and poorly kept property	6.98
3	Poor promotion of Town and lost economic opportunity	6.98
2	Highway 2 going through town	4.65
2	Lack of non-hockey rec programs (indoor swimming)	4.65
2	Lack of industrial and commercial land	4.65
2	Annexation of lands around the town	4.65
2	Lack of Population to sustain viability	4.65
1	Lack of Downtown/business area parking	2.32
1	Lack of first income jobs	2.32
1	Water restrictions	2.32
1	Poor environmental standards for waste, water, air	2.32
1	Town Staff	2.32
1	Lack of uniformity in business half of antique walk	2.32
1	Lack of Street regulation and timeframes for new construction	2.32
1	Tax Rate	2.32
1	Overhead wires and too many street lights	2.32
1	Poor Spending and project management by council	2.32
1	Involvement in residential and industrial development	2.32
1	Poor design character of Westview	2.32
1	Senior apartments downtown	2.32
1	High number of homes with water in basements	2.32
1	The mayor	2.32
1	Lack of trees in some areas	2.32
43		100.00

The percentages are based solely on responses to the question. Non- responses accounted for 45% of all possible answers to the question.

Question 9: What three things do you dislike most about the MD of Willow Creek and want to see changed?

Count		%
4	**Roads and road maintenance**	**17.39**
4	**Acreage development**	**17.39**
4	**MD availability, fees and processes**	**17.39**
3	Landfill and recycling options	13.04
1	Decision not to support Stars	4.35
1	Hard to negotiate Home Occupations	4.35
1	Not tough enough on polluters and heavy waste producers	4.35
1	Truckers taking any route they want	4.35
1	Hutterite colonies	4.35
1	Unreliability of electrical service	4.35
1	Allowing more Hwy commercial on Hwy 2 frontage	4.35
1	Allowing annexation to increase the size of towns	4.35
23		100.00

The percentages are based solely on responses to the question. Non- responses accounted for 70.5% of all possible answers to the question.

Question 10: Do any of the following have an impact on the way you use your property?

Alberta Hwy 2/533 (existing)

Count		%
9	**No Impact**	**34.62**
8	Negative Impact	30.77
7	Positive Impact	26.92
2	No Opinion	7.69
0	No Response	0.00
26		100.00

Commercial or Industrial Uses

Count		%
15	**No Impact**	**57.69**
1	Negative Impact	3.85
4	Positive Impact	15.38
6	No Opinion	23.08
0	No Response	0.00
26		100.00

Nanton Sewage Plant

Count		%
16	**No Impact**	**61.54**
4	Negative Impact	15.38
2	Positive Impact	7.69
4	No Opinion	15.38
0	No Response	0.00
26		100.00

Mosquito / Nanton Creek

Count		%
15	**No Impact**	**57.69**
1	Negative Impact	3.85
6	Positive Impact	23.08
4	No Opinion	15.38
0	No Response	0.00
26		100.00

Railway Right of Way

Count		%
16	**No Impact**	**61.54**
2	Negative Impact	7.69
2	Positive Impact	7.69
6	No Opinion	23.08
0	No Response	0.00
26		100.00

CONT. Question 10: Do any of the following have an impact on the way you use your property?

Confined Feeding Operations

Count		%
14	**No Impact**	**53.85**
5	Negative Impact	19.23
2	Positive Impact	7.69
5	No Opinion	19.23
0	No Response	3.70
26		100.00

Alberta Hwy 2/533 (proposed bypass)

Count		%
7	No Impact	26.92
9	**Negative Impact**	**34.62**
7	Positive Impact	26.92
3	No Opinion	11.54
0	No Response	0.00
26		100.00

Comments:

533 W is not suitable for an increase in heavy truck traffic – too narrow and winding with no shoulders. With the new junction an increase would probably occur. Also 'noise pollution' close to town.
Too much large truck traffic on533 west to Chain Lakes especially Transport of Hazardous Goods going past my front door. Also vehicle volume (existing) hwy 2 through Nanton is heavy and increasing. The proposed bypass – the sooner the better for Nanton.
Bypassing the town will kill the businesses because as is already being seen business on mainstreet and so called Niche businesses are leaving and not being replaced. Nanton sewage /water treatment plants are a joke. The infrastructure of sewage works is not sufficient if town grows. Water treatment is a joke because still do not allow summer in town garden watering as was going to be the case.
Highway 533 should run straight east to meet #2 hiway and not going through the properties presently proposed. Environment impact on mosquito creek should be kept as park – green space. Also the noise factor – trucks etc. Going through the valley to connect to hwy 2 is going to affect Nanton Golf Course and present industrial properties.
I am afraid of losing highway customers and business value
For many north south travelers this is a rest stop. The bypass will allow them to bypass the town thus reducing commerce in a tough economy.
Do not like traffic on 533 – large trucks. Smells bad when golfing. Should go west of town.
Hwy2/533 existing has for safety of citizens – major highway going through the town someone will be killed due to drivers not following speed limits
Noise and sight lines, however progress must happen.

I don't feel inconvenienced by anything mentioned
Close proximity to hwy #533 drivers are cutting across the rural roads to shorten trips / bypass town to access hwy #2 northbound. Changes with bypass will limit local access to town if not enough roads are left open to Nanton, also may make access to new highway more lengthy & difficult than we are accustomed to now.
Hwy 2/533 comes too close to our buildings. At the first meeting we were told a berm & trees could be provided and we were fine with that. The last meeting we were told that was unrealistic and we are not fine with this. Nothing at all to compensate for noise and air pollution.
I use hwy2 to access my north field and could do with less traffic. I'm concerned about the water quality in Mosquito Creek. I'd like a clearer indication of how this will affect my access to the north field.
Commercial land use should remain in town to draw the consumer to the town core. The basic management of commercial entities is less likely to deteriorate if left in a town setting and monitored. CFO's should remain on our vast prairies. No one in their right mind wants to live next to one; also noting the small mom & pop operations are usually the poorest managed, lacking the monitoring of the larger feedlots. There is no positive impact in neighboring land values with regard to feedlots.

Question 11: Where do you think the following types of development should primarily occur?

Residential

Count		%
18	**Town**	**69.23**
0	MD	0.00
5	Both	19.23
0	No Opinion	0.00
3	No Response	11.54
26		100.00

Grouped Country

Count		%
6	Town	23.08
7	**MD**	**26.92**
6	Both	23.08
2	No Opinion	7.69
5	No Response	19.23
26		100.00

Industrial

Count		%
11	**Town**	**42.31**
3	MD	11.54
8	Both	30.77
1	No Opinion	3.85
3	No Response	11.54
26		100.00

Recreational

Count		%
15	**Town**	**57.69**
0	MD	0.00
9	Both	34.62
0	No Opinion	0.00
2	No Response	7.69
26		100.00

Cont. Question 11: Where do you think the following types of development should primarily occur?

Public and Institutional

Count		%
19	Town	**73.08**
0	MD	0.00
4	Both	15.38
1	No Opinion	3.85
2	No Response	7.69
26		100.00

Agricultural Operations

Count		%
0	Town	0.00
19	MD	**73.08**
4	Both	15.38
1	No Opinion	3.85
2	No Response	7.69
26		100.00

Question 12: Please rank in order of priority where the Town of Nanton's future growth should occur.

Within Town Boundaries

Count		%
16	**First**	**61.54**
2	Second	7.69
0	Third	0.00
1	Fourth	3.85
2	Last	7.69
5	No Response	19.23
26		100.00

North of the Town

Count		%
5	**First**	19.23
4	Second	15.38
4	Third	15.38
4	Fourth	15.38
4	Last	15.38
5	No Response	19.23
26		100.00

Cont. Question 12: Please rank in order of priority where the Town of Nanton's future growth should occur.

South of the Town

Count		%
2	First	7.69
3	Second	11.54
2	Third	7.69
0	Fourth	0.00
14	**Last**	**53.85**
5	No Response	19.23
26		100.00

East of the Town

Count		%
3	First	11.54
2	Second	7.69
7	**Third**	**26.92**
3	Fourth	11.54
6	Last	23.08
5	No Response	19.23
26		100.00

West of the Town

Count		%
5	First	19.23
8	Second	30.77
0	Third	0.00
3	**Fourth**	**11.54**
6	Last	23.77
4	No Response	15.38
26		100.00

Comments:

East of town around the Golf course with large residential houses
1- infill & build up in Nanton; 2- already existing acreages close to WTP for supply, marginal ag land; 3- develop along golf course; 4 - limited area around north side of new development & ag grazing grounds (this area is over grazed & is less than marginal); 5 - this is prime ag lands and we should not interfere with food sources
Expansion should be on less productive land; expansion south and west of Nanton, less noise, acreage lots could be built on side hills for high end housing & also acreages. Access onto 533 pavement , less noise and pollution.
I can't understand why we should expand more & more and destroy valuable fertile farm and ranch land. Bigger is not always better. Cater to quality agricultural people and small industry and service businesses. We need no more big time acreages.

Existing and West - It's only logical to build within existing services. North - It's between the 2 highways (old & new) Continuation of mainstreet & the now quieter highway. East - is most logical for industrial and retail as it draws consumers back to the old core. South - is a low lying area, suitable for green space (natural runoff and pooling) also cemetery expansion. On a larger scale Airdrie and smaller scale Claresholm attracting & retaining residence and business alike.
I'd hate to see this town grow just to please some developer. Emphasis should be on sustainability. Read Jane Jacobs. No "growth for the sake of growth".
Just use common sense!! Let the people involved in the planning commission do their job. I do not have all the facts and specific details as they apply to different development in the future.
residential west and south. Industrial east only. Future parks north (waterways)
Were eating up our country side too fast …that's why it's called country side not city side
With the new hwy going E of Town, I see it as much less likely that much future town growth will be to the E or N due to those areas having limited access to services & facilities in town now.
Town cannot sustain new growth. Water treatment, roads, sewage, snow clearing are a joke.
East of Town is the logical place for Industrial development. North, NE & NW logical place for residential. Leave the south & west for agriculture.
Because west is more valuable than north. [Rank] Value order is west-town-north-east-south.
West of town for residential. East of town for industry.
enough west of Town - North for residential and east for industrial
growth must grow back to only the west side of new highway 2 development
Not enough land for industrial development in town. Servicing south of town boundaries too expensive.
[Grow] North closer to Calgary commute.
Leave the land south of the hwy 533 agricultural farm and ranch. Develop the existing land within the town boundaries.

Question 13: What do you think the ideal population of the Town of Nanton's should be?

Count		%
4	Less than 2,500	15.38
9	**2,500 - 3,500**	**34.62**
2	3,500 – 4,500	7.69
3	4,500 - 5,500	11.54
4	5,500 - 6,500	15.38
3	Greater than 6,500	11.54
1	No Response	3.85
26		100.00

Question 14: Do you think there is an adequate road network in place in the Town of Nanton's?

Count		%
21	**Yes**	**80.77**
1	No	3.85
4	No Response	15.38
26		100.00

Comments:

Yes Except for Hwy2 crossing it is difficult in big vehicles - [during] holidays it is impossible for anyone to cross
Yes - however until highway is bypassed, Main St traffic control needs to occur. Diversion of traffic from 533 onto 26th Ave & rural roads should be restricted.
Yes if new proposed highway 2 takes place.
Yes all's well if you build more roads all you do is create more traffic as in sightseeing - unnecessary waste of fuel
Maintain of alley ways where the home owner has to use it as his main route should be key. A content resident is your best advertising.
Say what? Do we really control growth? We have to use restraint and good old common sense. Keep it manageable!!
No. Must connect areas with better planning if City population grows so should business and services. Better planning.
Now but wait for the bypass and watch out.
For the current population, but may have to be reconsidered in future.
If the council get off their backsides and did some repairs and snow clearing.
At current population yes …for future growth no.
For the present yes, but with town expansion new streets have to be built.

1. Question 15: Do you think that the Intermunicipal Development Plan Study Area is appropriate? Why or Why not?

Count		%
12	**Yes**	**44.44**
8	No	29.63
7	No Response	25.93
27		100.00

Comments:

Yes these are lands most directly affected by the town's growth.
No area to the north & east should not be considered. Keep development away from the new highway. Subdivided lands by the new #2 should not be used for any other purpose other than agriculture. Keep Residential Area away from mosquito creek and Nanton Creek. Preservation of water is of utmost importance.
Yes it is evident the town will migrate towards the new overpass and 533. It is only logical to encompass the same circumference (in all 4 directions) for this study.
Yes it includes those affected by development.
It looks accurate to me!! But I really don't know!! Do I?
Yes but the water supply can barely support what is existing now.
It is appropriate. It is inevitable that there will be expansion.
No we don't [It] should be further east. Plus the clover leaf should exist right at 533 east so we don't have two roadways crossing each other.
Don't know
No, Don't go the way of Okotoks and Calgary
I think the area is a bit small, should probably be extended 1 mile in all directions to better incorporate the environment of Nanton
Yes, the area is large enough for years.
No, as explained in item 10. If 533 runs straight east instead of the proposed plan more property is available to the town for the hiway. Commercial development 20 years in the future. The success of industrial development for the town of Nanton is to get east to Hwy 2. New hiway development - No east side development of new highway. Change should take place as it is happening in High River.
Yes, as we must look at least 10 years down the road. As we have to plan for additional needs.
No already too much annexing of rural land to build residential homes which aren't needed.
Yes. Important to have a 10 year study plan revised every year or so.
It is appropriate in that it includes the old and new highway areas. It would be more appropriate in my opinion to eliminate the 8 quarters (SW29 south to NW5) on the west side. If desired 8 quarters could be added onto the North side. Leave the west for agriculture.
bypassing hiway is a abusing budget. It is better to develop around highway 2 area by changing residential zone to commercial zone. Please leave existing highway commercial zone.
No Opinion

Question 16: What do you think are the THREE most important issues that need to be addressed in the new Intermunicipal Development Plan?

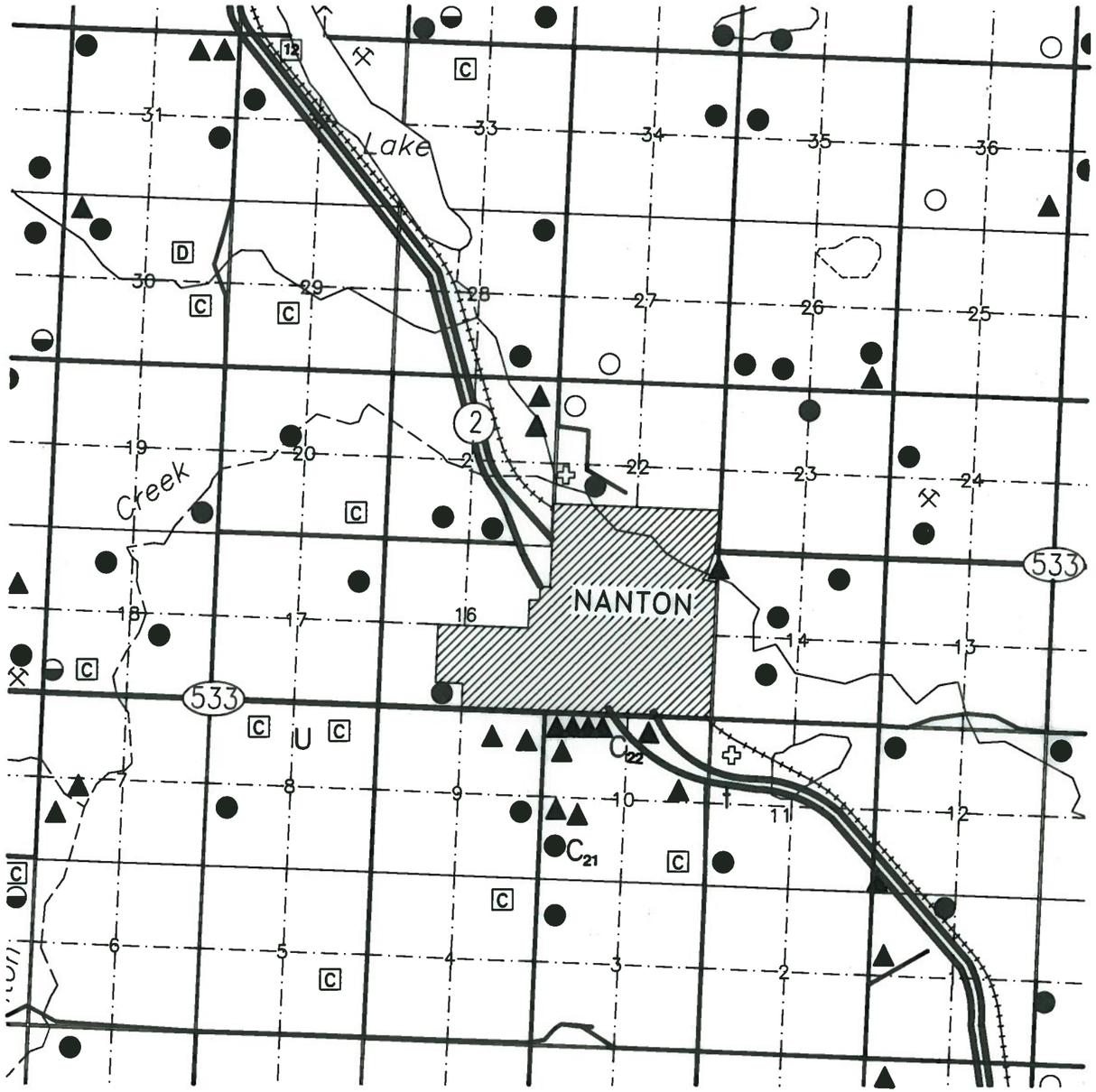
Count		%
9	**Preservation of ag lands by avoiding urban sprawl and grouped country**	**18.00**
5	Sustainable environmental planning	10.00
5	Water supply and quality	10.00
5	Hwy relocation and adjacent land uses	10.00
5	Infrastructure and facilities planning	10.00
5	Industrial and commercial development	10.00
4	Wastewater management and Mosquito Creek	8.00
3	Dealing fairly with the communities and keeping them informed	6.00
1	Increased walkability of town	2.00
1	Multi-residential development within town	2.00
1	Maintaining land values	2.00
1	Distribution of responsibilities	2.00
1	Traffic	2.00
1	Closing of retail businesses	2.00
1	Money wasted by the town	2.00
1	Higher education – university, college etc.	2.00
1	Power station	2.00
50		100.00

The percentages are based solely on responses to the question. Non- responses accounted for 36% of all possible answers to the question.

Additional Comments

Congratulations to the Town and MD for things like Nanton Days, Friday Night Rodeo, Development of Golf course and other town/MD events which encourage tourism. Please have Nanton Town Council go to budget and project management training. There are many positives the Town and MD can draw on but without nurturing the existing facilities, businesses, events.... The town will go the way of the Nanton News...Out of here!!
For development population should be increased. For increasing population, a lot of work should be prepared. For a lot of work, government has to have a plan to construct many facilities that include power stations, refinery plants, waste plant, steel making plant etc.
Clean energy e.g. Solar power, wind power (town windmills?), Water conservation with low flush toilets and clean air. Buildings may be concentrated in a relatively small area but let them look nice like the addition to silver willow lodge. Attention should be paid to green spaces and trees.
Shuttle service from Nanton/Claresholm to Downtown Calgary for easy commute.
Stupid questions, waste of time. They will do what they want.
533 west and east should be a non-truck route.

Maintain a school from K-12 to keep our young people in the community and avoid bussing them to other centers.
Taking class 1,2,3 ag land out of the food production chain is a high concern in the future.
The highway change is necessary - but also is going to be critical in the future of Nanton. So much feed's off the Main Highway corridor.
People are touchy already with being railroaded and ignored by the federal & provincial governments….so deal fairly and honestly with everyone concerned. Too much strong arming and the general taxpayers may form coalitions to have their voices heard. Again deal fairly and honestly with everyone!
I love it here!! My only complaint is for the snowplow operators both MD & Town. Please do not close my way out with all the snow you move from the road. I need to get out of my property. Make sure snow plow operators get this message! I live directly south of Truck stop 533 portion between Highway 2 north and south.
Again please read what Jane Jacobs has to say about urban development. Nanton residents should be strongly encouraged to eat locally, be entertained locally and leave small foot-prints.
Given the number of for sale signs in the town core it is clear the Antique Niche is not moving the town forward. A more active resolve to seek new businesses that benefit local people in practical ways and retain the revenues in town is needed. The expanded care home is a great step to create stability and looks good on the town's behalf.



MD OF WILLOW CREEK No 26
EXISTING LAND USE
TWP 16 RGE 28 W 4 M

LEGEND:

- ABANDONED FARMSTEAD
- AIRPORT
- ANCILLARY FARM RESIDENCE
- CAMPGROUND/PARK
- CEMETERY
- CHURCH
- C COMMERCIAL
- COMMUNITY HALL
- COUNTRY RESIDENCE
- DUMP/JUNKYARD
- FARMSTEAD
- HUTTERITE COLONY
- INDUSTRIAL
- INTENSIVE LIVESTOCK
  - C CATTLE
  - P PIGS
  - CH CHICKENS
  - S SHEEP
  - D DAIRY
  - T TURKEY
  - H HORSES
- MINING
- M MISC
- NATURAL GAS
- OIL
- RANCH
- SCHOOL
- U UTILITIES

KMS
0 0.5 1 2 3 4

OLDMAN RIVER REGIONAL PLANNING COMMISSION

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SHEET # 60
UPDATED