TOWN OF RAYMOND
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1085-20

BEING A BYLAW TO AMEND THE COUNTY OF WARNER NO. 5 AND TOWN OF RAYMOND INTERMUNICIPAL DEVELOPMENT PLAN
(County of Warner No. 5 Bylaw No. 906-13 and
Town of Raymond Bylaw No. 1004-13)

Bylaw No.1085-20 of the Town of Raymond is for the purpose of amending Bylaw No. 1004-13, being the current Intermunicipal Development Plan agreement between the County of Warner No. 5 and the Town of Raymond (Bylaw No. 906-13 and Bylaw No. 1004-13), in accordance with sections 631 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

WHEREAS the two municipalities have an existing Intermunicipal Development Plan, as required by the province, to collaborate and address common planning issues where the possible effects of development transcend municipal boundaries;

AND WHEREAS amendments to the existing Intermunicipal Development Plan are necessary for compliance with the South Saskatchewan Regional Plan and recently amended Municipal Government Act;

AND WHEREAS upon review of the Intermunicipal Development Plan (IMDP) in accordance with policy 3.5.6 of the IMDP, the municipalities have agreed to also amend the existing IMDP boundary and clarify certain transportation and road network policies and overlay plan requirements.

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 Raymond duly assembled hereby enacts the following:

1. Council shall amend the County of Warner No. 5 and Town of Raymond Intermunicipal Development Plan (Bylaw No. 906-13 and Bylaw No. 1004-13) as agreed to with the County of Warner.
2. That the plan amendments are adopted as indicated in the attached 'Schedule A'.
3. This amending bylaw shall come into effect upon third and final reading hereof.
4. That Bylaw No. 1004-13 is consolidated to incorporate the amendments in 'Schedule A'

READ a **first** time this 21st day of January, 2020.

READ a **second** time this 3rd day of March, 2020.

READ a **third** time and finally PASSED this 3rd day of March, 2020.

Mayor

Chief Administrative Officer

RECEIVED
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BR/YM/BT

'Schedule A'

County of Warner No. 5 and Town of Raymond
Intermunicipal Development Plan

Amendments to Bylaw No. 906-13 (County of Warner No. 5)
And Bylaw No. 1004-13 (Town of Raymond)

1. That paragraph one of the Purpose, Part 1: Introduction, is amended as follows (add the text shown in **bold underline** and delete the text shown in ~~strikethrough~~):

   This Plan has been prepared in accordance with the *Municipal Government Act* **(MGA)** and the ~~*Provincial Land Use Policies*~~, *South Saskatchewan Regional Plan* **(SSRP)** which encourage cooperation and coordination between neighbouring municipalities with regard to planning matters in the vicinity of their joint boundaries (the fringe or joint planning area*). In keeping with the intent of the ~~*Provincial Land Use Policies*~~, **MGA and the SSRP,** the County of Warner and the Town of Raymond agree that a collaborative approach to planning, promoting coordinated and efficient development, is necessary within this joint planning area. From the perspective of both municipalities, enhanced management of the land within the Intermunicipal Development Plan area will prove advantageous for the long-range interests of the municipalities and their residents.

2. That the following paragraph is inserted after paragraph one of the Purpose, Part 1: Introduction, Purpose:

   The SSRP uses a cumulative effects management approach to set policy direction for municipalities for the purpose of achieving environmental, economic and social goals within the South Saskatchewan Region until 2024. The SSRP strategies were considered by both municipalities within policies of this IMDP and when rendering land use decisions pertaining to development within the Plan area. Strategies contained in the SSRP should be considered in the context of each municipality's Municipal Development Plan, Land Use Bylaw, other statutory plans, and through policies found within this Plan.

3. That policy 2.4.7, Section 2.4 Transportation and Road Network, Part 2: Intermunicipal Policies, is amended as follows (add the text shown in **bold underline** and delete the text shown in ~~strikethrough~~):

   2.4.7 The County and Town agree that **undeveloped** road rights-of-way and titles to closed roads owned by either municipality ~~are not to be disposed of to private interests, except in circumstances where it is mutually agreed to by both municipalities that it is not a detriment to the Plan. These road rights-of-way and titles are to~~ **should** be protected and used for future access and circulation to provide for a coordinated transportation system between the two municipalities. **Road rights-of-way and titles to closed roads owned by either municipality will not be disposed of to private landowners except in circumstances where it is mutually agreed that it is not a detriment to the Plan, subject to the following:**

   a. In considering a request to sell or transfer a undeveloped road right-of-way or closed road titles, the "Transportation Concept" network as illustrated on Map 3 must be taken into consideration and a determination made if the subject road is identified as a 'higher capacity' or 'lower capacity' road, as a 'higher capacity' road should not be disposed of in most cases unless unique circumstances exist.

   b. In allowing an undeveloped road right-of-way or closed road title to be sold and transferred, a caveat may be required to be registered on title as a form of restrictive covenant to ensure no permanent buildings are located over the

former road area, if it is determined there may be a potential need for the road to be reopened in the future.

c. The proposal for sale and transfer of an undeveloped road right-of-way or closed road title must be referred to the other IMDP municipal party for review and comment, and if both the County and Town are in agreement to the proposal, an IMDP Committee meeting is not required. Where there is no clear agreement or a concern with the proposal is stated in a response, then an IMDP Committee meeting shall be scheduled in accordance with Part 3.2 and 3.3 of the Plan.

4. That policy 2.4.10, Section 2.4 Transportation and Road Network, Part 2: Intermunicipal Policies, is amended as follows (add the text shown in **bold underline**):

2.4.10 For any subdivision proposal within the IMDP area, a professionally prepared Overlay Plan identifying road networks identified in the Transportation Concept shall be required to be provided by developers/landowners and must be submitted in conjunction with the subdivision application**. Exceptions to the requirement of providing an Overlay Plan may be considered in the following circumstances:**

a. If a subdivision application is made for a common boundary or property line adjustment between existing adjacent titles of land.

b. A subdivision application involves land being subdivided and consolidated to create larger sized agricultural parcels of land, with no resulting parcel being less than 10 acres in size.

c. The land is located in the Agricultural Reserve area as illustrated on the Land Use Concepts (Map 2) and a subdivision application is made for the first subdivision from the quarter-section or is an agricultural title being split into two 80-acre titles.

d. A subdivision application involves land being subdivided to create a single titled parcel 10 acres or greater in size.

5. That subsection a., policy 2.4.12, Section 2.4 Transportation and Road Network, Part 2: Intermunicipal Policies, is amended as follows (add the text shown in **bold underline**):

2.4.12 The County will require dedication of road right-of-way, in consideration of the Transportation Concept, on the final plan of subdivision:

a. for any proposal located 0.5 miles (0.8 km) or closer to the Town boundary **where:**

i. the application involves creating more than two (2) titles from an existing block or parcel with a titled area of 10-acres or less in size; and,

ii. on a site specific basis when it is deemed necessary as agreed to by the Town and County; or

6. That policy 2.4.13, Section 2.4 Transportation and Road Network, Part 2: Intermunicipal Policies, is amended as follows (add the text shown in **bold underline**):

2.4.13 In relation to policy 2.4.12, the dedicated road right-of-way must be constructed to County standards as a condition of subdivision approval. An exception to this policy may be considered:

a. if only one lot is to be created from an existing block or title of 10 acres* or more, allowing the dedicated road right-of-way to be developed (constructed) at a later subdivision or development stage subject to a deferred servicing/development agreement with the County; **or,**

b. if an existing alternate road access exists to provide physical and legal access to the lots being subdivided, then road construction may be deferred to a later

time, as per the terms of the servicing/development agreement that must be entered into and registered on title.

As part of the terms of the agreement, the developer/landowner shall be required to maintain the undeveloped road area until such time it is developed as a municipal road.

7. That policy 2.4.14, Section 2.4 Transportation and Road Network, Part 2: Intermunicipal Policies, is amended as follows (add the text shown in **bold underline**):

   2.4.14 For subdivision and development located more than 0.5 miles (0.8 km) from the Town boundary, other mechanisms to preserve road right-of-way within the IMDP area **in consideration of the Transportation Concept** shall be required, consisting of all of the following:

   a. registering Restrictive Covenants on title, limiting the location of permanent buildings and structures to ensure they are not located in the right-of-way of future road alignments;

   b. identifying and protecting building envelopes on overlay plans;

   c. signing deferred servicing/development agreements with developers/landowners, requiring road areas to be preserved and allowing construction at a later subdivision or development stage; **or,**

   d. deferring the requirement to a future subdivision stage on a site specific basis if mutually agreed to by the Town and County.

8. That Section 2.4 Transportation and Road Network, Part 2: Intermunicipal Policies, is amended to add policy 2.4.18 as follows:

   2.4.18 In respect of policy 2.4.14(d), the County must refer the proposal to the Town for review and comment, and if both the County and Town are in agreement to defer the requirement to a future subdivision stage, an IMDP Committee meeting is not required.

9. That Section 2.8 Land Uses, Part 2: Intermunicipal Policies, is amended to add a new policy heading titled Historical and Environmental Policies following policy 2.8.10, and policies 2.8.11 through 2.8.14 added thereunder, as follows:

   Historical and Environmental Policies

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

   2.8.12 For lands in the Plan Area that may contain, or have been identified by the province to contain wetlands, developers shall be responsible for avoiding any identified provincial wetlands or undertaking mitigation measures at their expense as required in accordance with the *Water Act* and *Alberta Wetlands Policy*.

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

   2.8.14 Both municipalities agree to consult and find ways to cooperate with other government departments or agencies where provincial interests may be affected, or other levels of government approvals may be required.

10. That line one, paragraph two, Intent, Section 2.9 Planning Requirements, Part 2: Intermunicipal Policies, is amended as follows (add the text shown in **bold underline**):

    At a minimum, developers/landowners will be required to prepare an Overlay Plan for their land**, as per the IMDP criteria**, to illustrate road alignments and building envelopes for future lots.

11. That policy 2.9.1, Section 2.9 Planning Requirements, Part 2: Intermunicipal Policies, is amended as follows (add the text shown in **bold underline**):

    2.9.1 For any subdivision proposal within the IMDP boundary, **where an exception is not applicable under policy 2.4.10**, a professionally prepared Overlay Plan shall be required to be provided by developers/landowners and must be submitted in conjunction with the subdivision application. The Overlay Plan is to illustrate:

    a. the proposed subdivision design or lot layout;

    b. the future road network alignment, based on the Transportation Concept and how it fits into the overall development (in accordance with Transportation policy 2.4.10);

    c. the future lot property lines illustrated at higher density development; and

    d. the building envelopes for the proposed and future lots based on the applicable land use district setbacks clearly illustrated on the plan.

    (Refer to illustrations in Appendix A, Figure 2, Diagrams A-F).

12. That the Intent, Section 3.1 Plan Validity and Amendment, Part 3: Plan Administration, Dispute Resolution and Plan Implementation, is amended as follows (add the text shown in **bold underline** and delete the text shown in ~~strikethrough~~):

    It is recognized that this Plan may require amendment from time to time to keep the Plan current. This Plan ~~does not contain a "sunset" clause, but rather,~~ incorporates a method of regular review to ensure its relevancy **and a framework to guide the amendment process**.

13. That policy 3.1.1, Section 3.1 Plan Validity and Amendment, Part 3: Plan Administration, Dispute Resolution and Plan Implementation, is deleted and replaced with the following:

    3.1.1 This Plan comes into effect on the date it is adopted by both the Town and County. It remains in effect until by mutual agreement of both municipalities, it is amended or repealed. In respect of this:

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

    b) the dispute resolution process outlined in Section 3.4 will be undertaken should the municipalities be unable to reach an agreement.

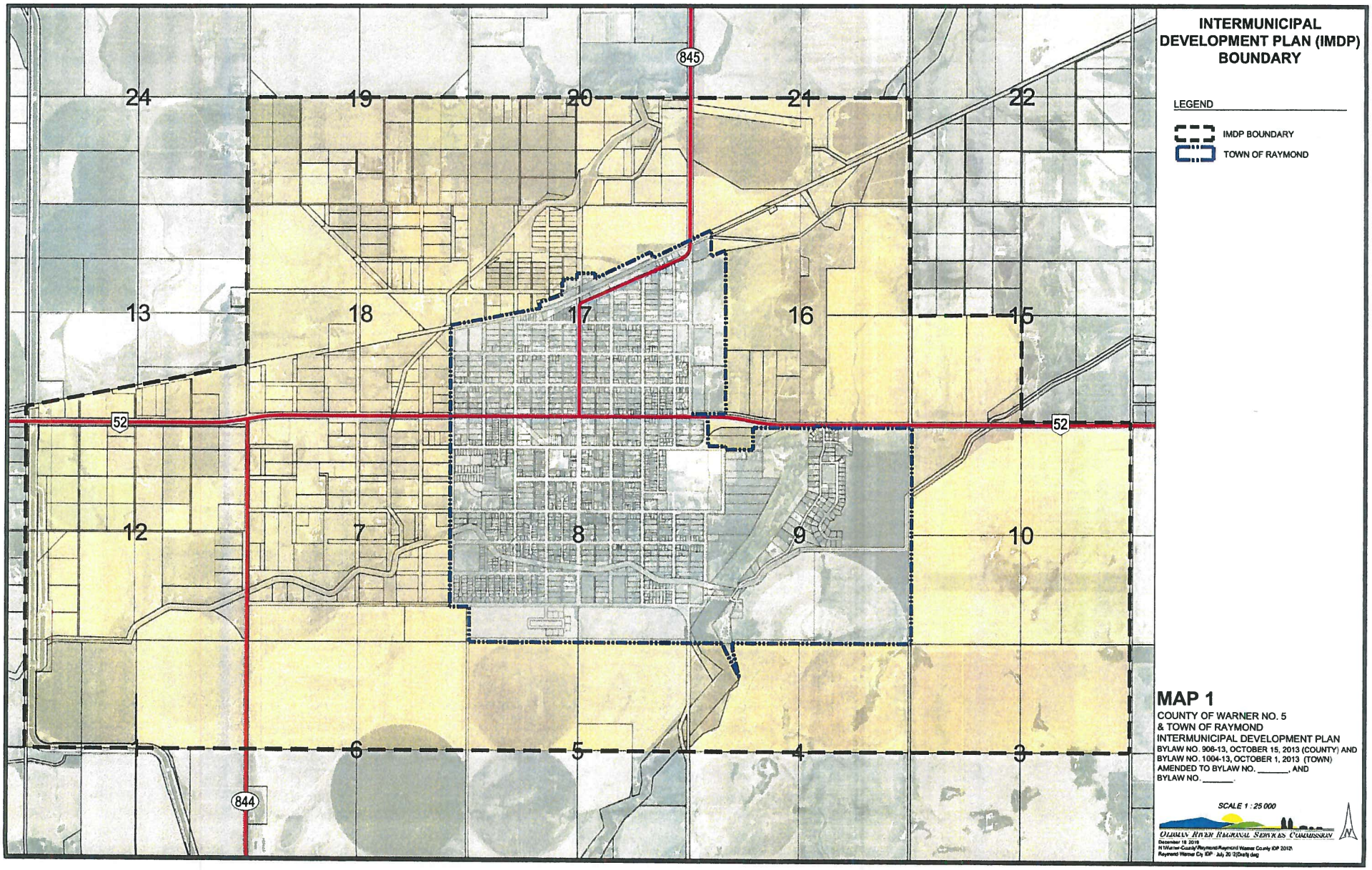
14. That policy 3.2.8, Section 3.2 Intermunicipal Development Plan Committee, Part 3: Plan Administration, Dispute Resolution and Plan Implementation, is deleted and replaced with the following:

    3.2.8 Meetings of the Committee shall be held as required to address items in Part 3. At least five days' notice shall be provided for the scheduling of Committee meetings, unless otherwise agreed to by both municipalities.

15. That policy 3.5.2, Section 3.5 Plan Implementation, Part 3: Plan Administration, Dispute Resolution and Plan Implementation, is amended as follows (add the text shown in **bold underline** and delete the text shown in ~~strikethrough~~):

    3.5.2 The Plan **or any agreed to amendments** comes into effect on the date it was adopted by both the Town and the County, after receiving three readings of the bylaw(s). ~~The 2005 County of Warner and Town of Raymond Intermunicipal Development Plan Bylaws 835-04 and 912-04 are rescinded upon the adoption of this bylaw(s).~~

16. That the Intermunicipal Development Plan boundary is amended to include the SW¼ Section 15, Township 6, Range 20, W4M and Maps 1-5, attached, are updated accordingly as illustrated.



INTERMUNICIPAL DEVELOPMENT PLAN (IMDP) BOUNDARY

LEGEND

IMDP BOUNDARY

TOWN OF RAYMOND

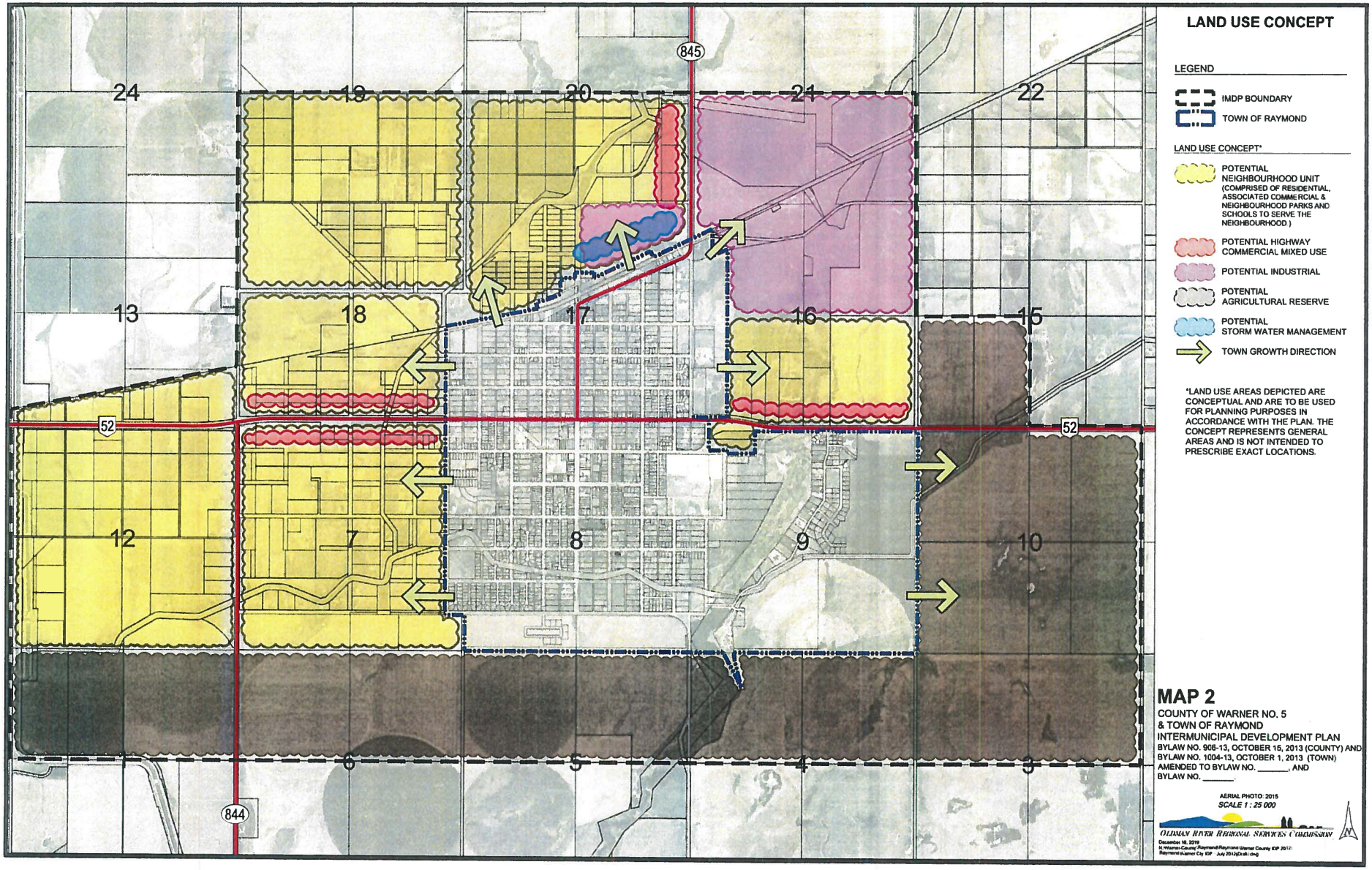
MAP 1

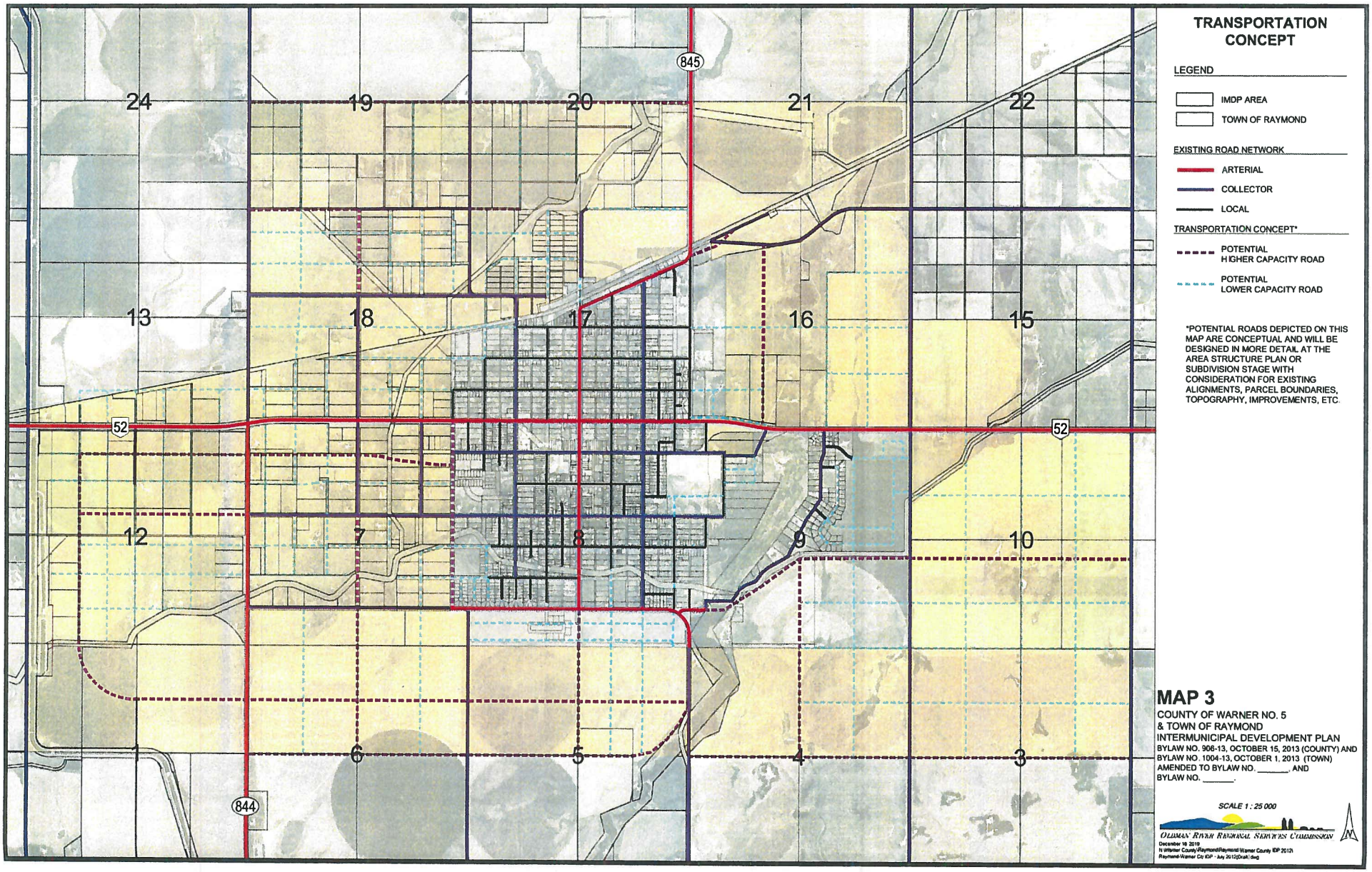
COUNTY OF WARNER NO. 5
& TOWN OF RAYMOND
INTERMUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 906-13, OCTOBER 15, 2013 (COUNTY) AND
BYLAW NO. 1004-13, OCTOBER 1, 2013 (TOWN)
AMENDED TO BYLAW NO. _____, AND
BYLAW NO. _____.

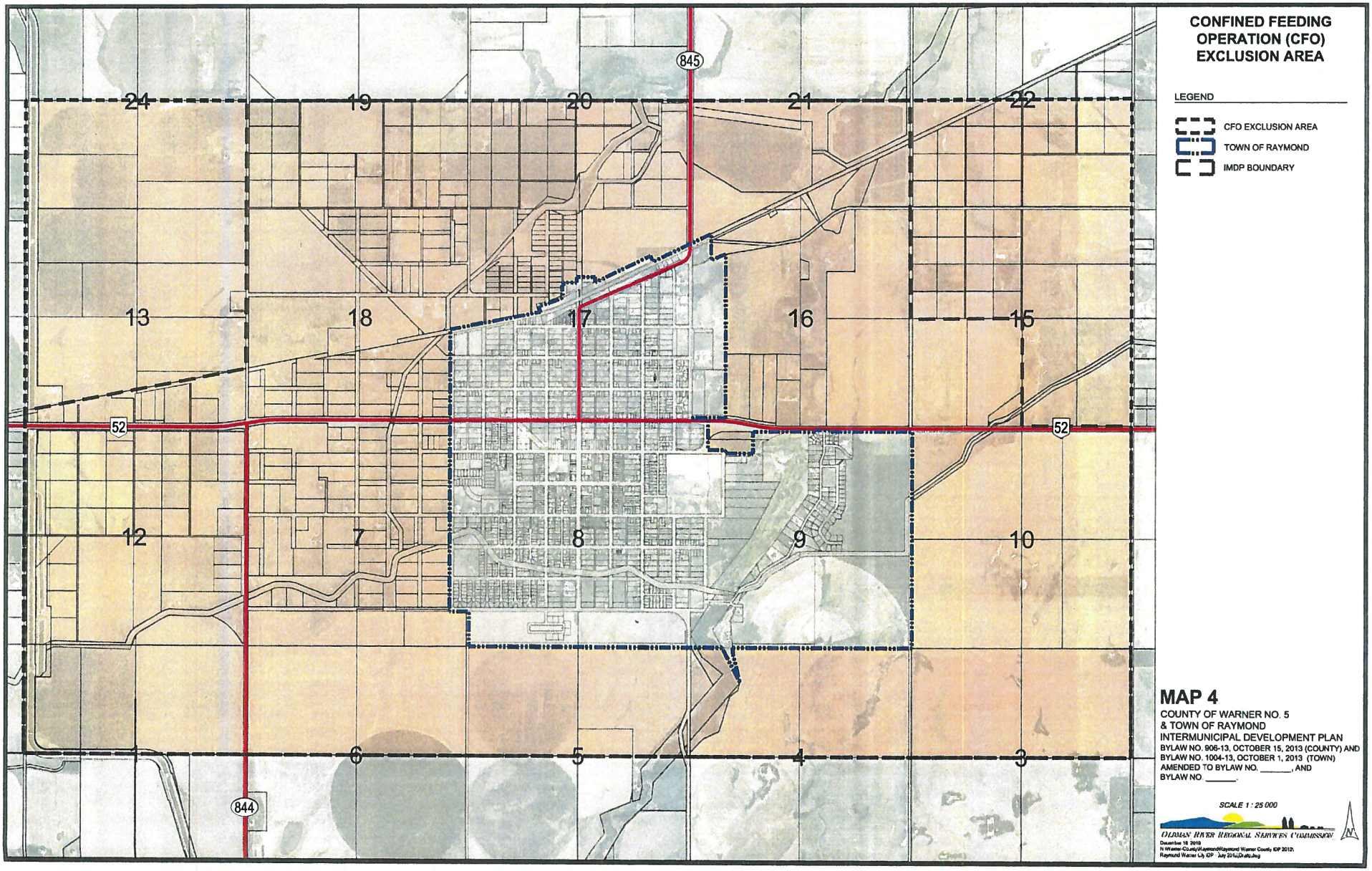
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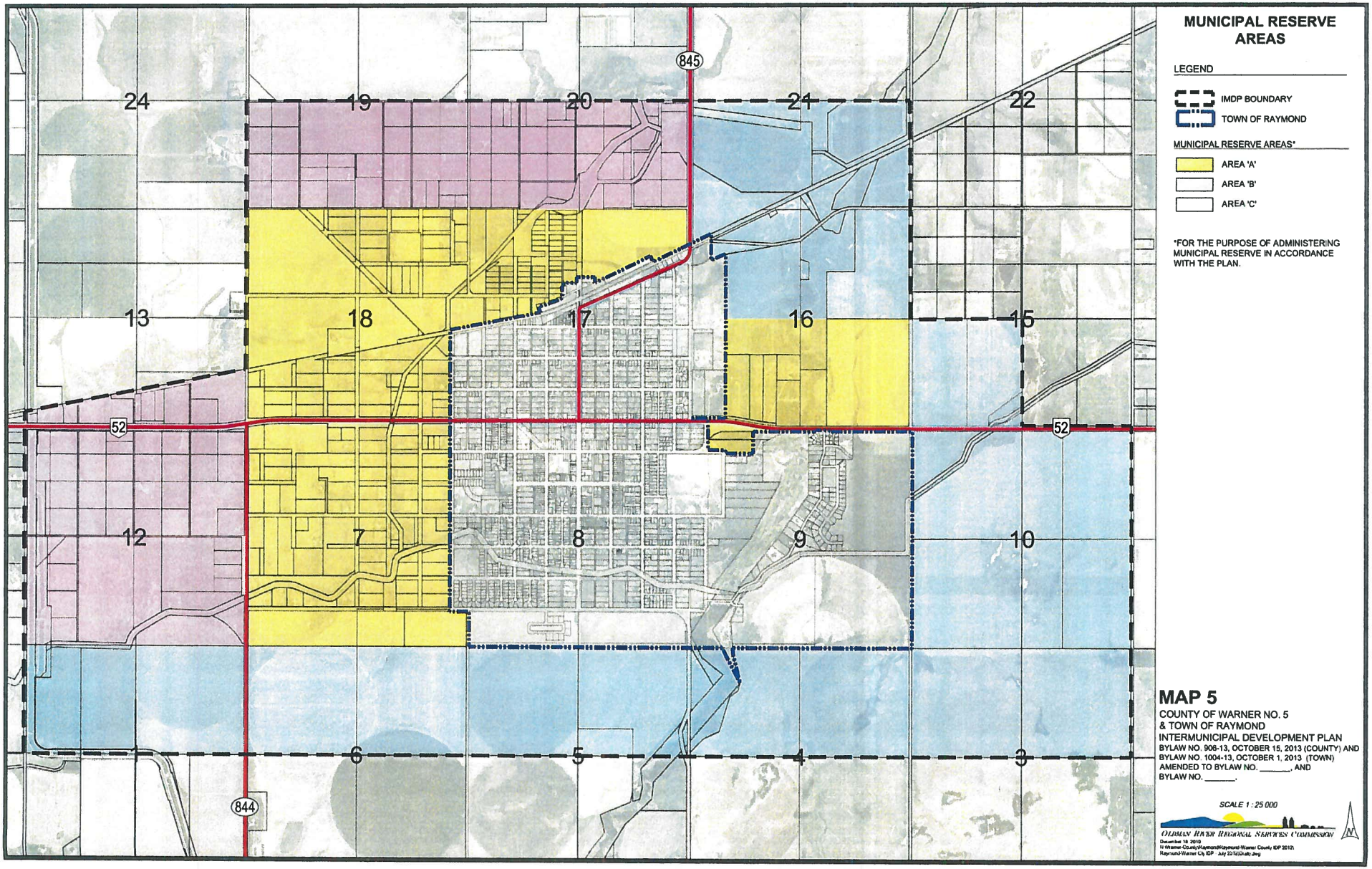
OLDMAN RIVER REGIONAL SERVICES COMMISSION

December 18 2018
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LAND USE CONCEPT
LEGEND
IMDP BOUNDARY
TOWN OF RAYMOND
LAND USE CONCEPT*
POTENTIAL NEIGHBOURHOOD UNIT (COMPRISED OF RESIDENTIAL, ASSOCIATED COMMERCIAL & NEIGHBOURHOOD PARKS AND SCHOOLS TO SERVE THE NEIGHBOURHOOD)
POTENTIAL HIGHWAY COMMERCIAL MIXED USE
POTENTIAL INDUSTRIAL
POTENTIAL AGRICULTURAL RESERVE
POTENTIAL STORM WATER MANAGEMENT
TOWN GROWTH DIRECTION
*LAND USE AREAS DEPICTED ARE CONCEPTUAL AND ARE TO BE USED FOR PLANNING PURPOSES IN ACCORDANCE WITH THE PLAN. THE CONCEPT REPRESENTS GENERAL AREAS AND IS NOT INTENDED TO PRESCRIBE EXACT LOCATIONS.
MAP 2
COUNTY OF WARNER NO. 5
& TOWN OF RAYMOND
INTERMUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 908-13, OCTOBER 15, 2013 (COUNTY) AND
BYLAW NO. 1004-13, OCTOBER 1, 2013 (TOWN)
AMENDED TO BYLAW NO. _____, AND
BYLAW NO. _____.
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OLDMAN RIVER REGIONAL SERVICES COMMISSION
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TRANSPORTATION CONCEPT
LEGEND
IMDP AREA
TOWN OF RAYMOND
EXISTING ROAD NETWORK
ARTERIAL
COLLECTOR
LOCAL
TRANSPORTATION CONCEPT*
POTENTIAL HIGHER CAPACITY ROAD
POTENTIAL LOWER CAPACITY ROAD
*POTENTIAL ROADS DEPICTED ON THIS MAP ARE CONCEPTUAL AND WILL BE DESIGNED IN MORE DETAIL AT THE AREA STRUCTURE PLAN OR SUBDIVISION STAGE WITH CONSIDERATION FOR EXISTING ALIGNMENTS, PARCEL BOUNDARIES, TOPOGRAPHY, IMPROVEMENTS, ETC.
MAP 3
COUNTY OF WARNER NO. 5
& TOWN OF RAYMOND
INTERMUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 906-13, OCTOBER 15, 2013 (COUNTY) AND BYLAW NO. 1004-13, OCTOBER 1, 2013 (TOWN) AMENDED TO BYLAW NO. _____, AND BYLAW NO. _____.
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OLDMAN RIVER REGIONAL SERVICES COMMISSION
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CONFINED FEEDING OPERATION (CFO) EXCLUSION AREA
LEGEND
CFO EXCLUSION AREA
TOWN OF RAYMOND
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MAP 4
COUNTY OF WARNER NO. 5
& TOWN OF RAYMOND
INTERMUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 906-13, OCTOBER 15, 2013 (COUNTY) AND
BYLAW NO. 1004-13, OCTOBER 1, 2013 (TOWN)
AMENDED TO BYLAW NO. _____, AND
BYLAW NO. _____.
SCALE 1 : 25 000
OLDMAN RIVER REGIONAL SERVICES COMMISSION


MUNICIPAL RESERVE AREAS
LEGEND
IMDP BOUNDARY
TOWN OF RAYMOND
MUNICIPAL RESERVE AREAS*
AREA 'A'
AREA 'B'
AREA 'C'
*FOR THE PURPOSE OF ADMINISTERING MUNICIPAL RESERVE IN ACCORDANCE WITH THE PLAN.
MAP 5
COUNTY OF WARNER NO. 5
& TOWN OF RAYMOND
INTERMUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 906-13, OCTOBER 15, 2013 (COUNTY) AND BYLAW NO. 1004-13, OCTOBER 1, 2013 (TOWN)
AMENDED TO BYLAW NO. _____, AND
BYLAW NO. _____.
SCALE 1 : 25 000
OLDMAN RIVER REGIONAL SERVICES COMMISSION
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