

**LAC STE. ANNE COUNTY
PROVINCE OF ALBERTA
BYLAW # 42-2016**

**A BYLAW TO CONTROL LAND USE AND AMEND BYLAW 24-2014,
THE LAC STE. ANNE COUNTY LAND USE BYLAW**

WHEREAS Section 639 of the *Municipal Government Act*, RSA 2000, c M-26, requires that a municipality adopt a land use bylaw.

AND WHEREAS on October 14th, 2014 the Council of Lac Ste. Anne County passed Bylaw #20-2014, the Lac Ste. Anne County and Town of Onoway Intermunicipal Development Plan.

AND WHEREAS the Council of Lac Ste. Anne County has determined the Lac Ste. Anne County and Town of Onoway Intermunicipal Development Plan Bylaw 20-2014 should be amended in order to allow industrial development on certain lands.

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act and Bylaw # 20-2014, the Council duly assembled hereby enacts as follows:

1. The Lac Ste. Anne County and Town of Onoway Intermunicipal Development Plan Bylaw #20-2014 is hereby amended by:
 - a. Amending Section 3.2 by amending the policy numbers so that the first two digits are 3.2. instead of 3.3
 - b. Adding a new Section 3.2.5 Titled Industrial Land
 - c. Adding in Policy Statements under Section 3.3.5 the following: Single Parcel Industrial use may be permitted on a discretionary basis provided due regard is given to its impacts on neighboring properties, future urban expansion and the Town of Onoway.

First Reading carried the 2nd day of November, A.D. 2016.



Mayor (Seal)



County Manager (Seal)

Second Reading carried the 1st day of March, A.D. 2017.



Mayor (Seal)



County Manager (Seal)

Third Reading carried the 1st day of March, A.D. 2017.



Mayor (Seal)



County Manager (Seal)

SIGNED and PASSED the 1st day of March, A.D. 2017.



Mayor (Seal)



County Manager (Seal)

**LAC STE. ANNE COUNTY
PROVINCE OF ALBERTA
BYLAW #20-2014**

A BYLAW TO ESTABLISH AN INTER-MUNICIPAL Development Plan for the Onoway Area.

Bylaw 20-2014 is a bylaw of Lac Ste Anne County to authorize the adoption of an Intermunicipal Development plan in accordance with Section 631 of the Municipal Government Act.

WHEREAS, Section 631 of the Municipal Government Act, R.S.A, 2000, allows two Councils to adopt an Intermunicipal Development Plan to include those areas of land lying within the Boundaries of the Municipalities as they consider necessary;

WHEREAS, Lac Ste Anne County and the Town of Onoway have jointly prepared an Intermunicipal Development Plan as outlined in Section 631 of the Municipal Government Act.

WHEREAS Section 631 of the Municipal Government Act, R.S.A, 2000, allows two Councils to adopt an Intermunicipal Development Plan to include those areas of land lying within the Boundaries of the Municipalities as they consider necessary;

AND WHEREAS in accordance with Section 636 of the Municipal Government Act, which outlines that while preparing a Statutory Plan the municipalities must provide for public input by any persons who may be affected by the Intermunicipal Development Plan, an Open House forum was held Wednesday, October 1st, 2014, at the Lac Ste Anne County Administration Office;

AND WHEREAS the Council of Lac Ste. Anne County has adopted with the Town of Onoway an inter-municipal development plan known as the Onoway Inter-municipal Development Plan.

NOW THEREFORE the Council duly assembled hereby enacts as follows:

1. This Bylaw may be cited as the Onoway Inter-municipal Development Plan Bylaw
2. The document entitled Lac Ste. Anne County and Town of Onoway Inter-municipal Development Plan" attached hereto as schedule A to this bylaw is hereby adopted as the Onoway Inter-municipal Development Plan
3. The policies contained within this Bylaw shall come into force upon third reading by both Onoway Town Council and Lac Ste Anne County Council.
4. That Bylaw 22-2013 be rescinded when this Bylaw comes into full effect upon the date of it receiving third and final reading.

First Reading carried the 28th day of August, A.D. 2014.




Reeve (Seal)



County Manager (Seal)

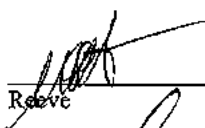
Read a second time this 14th day of October, A.D. 2014.

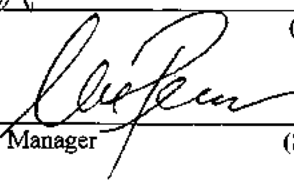


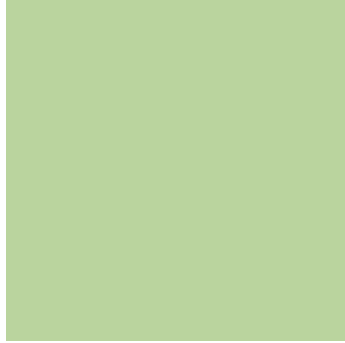
Reeve (Seal)


County Manager (Seal)

Read a third and final time this 14th day of October, A.D. 2014.


Reeve (Seal)


County Manager (Seal)



Lac Ste. Anne County and Town of Onoway Intermunicipal Development Plan



In association with:



Submitted to:



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Lac Ste. Anne County and Town of Onoway Intermunicipal Development Plan

Prepared for



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May 27, 2013 Draft

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1.0 INTRODUCTION

1.1 Purpose and Background

In April 2012 the neighbouring municipalities of Lac Ste. Anne County and the Town of Onoway agreed to enter into a process to jointly develop an Intermunicipal Development Plan (IDP).

The purpose of the IDP is to ensure that a coordinated and cooperative framework is in place for managing the use and future development of County lands adjacent to the Town of Onoway. Both municipalities have experienced considerable growth and development pressures in recent years, and have decided that a comprehensive planning framework is needed to identify the future land uses and services within the IDP area.

The Provincial Land Use Regulations pursuant to the *Municipal Government Act* encourage “*adjoining municipalities to cooperate in the planning of future land uses in the vicinity of boundaries (fringe areas) respecting the interests of both municipalities and in a manner that does not inhibit or preclude appropriate long term use or unduly interfere with the continuation of existing uses.*”

The policy framework for the IDP is contained in the two municipalities Municipal Development Plans (MDP). *Lac Ste. Anne County MDP 17-08* contains policies on intermunicipal cooperation in Section 4.1; Section 3.11 also defines an urban fringe area as lands within 3.2 km (2 mi) from the corporate boundary of an urban municipality adjacent to Lac Ste. Anne County. In the *Town of Onoway MDP 686-09*, Section 7 addresses coordination with Lac Ste. Anne County with specific reference to developing an IDP for fringe lands in Policy 111.

1.2 Goals of the IDP

The overall goals of the Lac Ste. Anne County and Town of Onoway Intermunicipal Development Plan are to:

1. Develop realistic, comprehensive and mutually beneficial policies for land development within the IDP area;
2. Provide for effective coordination of land uses, economic development, growth management, transportation systems and municipal infrastructure;
3. Incorporate sustainable development principles to promote and manage growth within the IDP area;
4. Review and assess the potential environmental impacts within the IDP area and provide recommendations on how such impacts would be best managed and mitigated;
5. Provide opportunities for cost and revenue-sharing for joint development areas within the IDP area;
6. Identify any issues or opportunities, and areas where more detailed land use, infrastructure, or transportation planning would be useful; and

7. Put in place mechanisms to develop and maintain open lines of communication to resolve problems and seize mutually beneficial opportunities.

1.3 Enactment

The Policies contained in the Lac Ste. Anne County and the Town of Onoway IDP Bylaw comes into force once Lac Ste. Anne County and the Town of Onoway have given Third Reading to this IDP Bylaw. It is intended that policies in the IDP Bylaw not be applied retroactively to subdivisions and / or development applications already in progress.

1.4 Duration

The IDP sets forth in general terms the strategic patterns for land uses, service extensions, transportation improvements and mutually agreed-to policy directions for the next 50 years. While the IDP is meant to be a long range planning document, it is intended that regular monitoring, review and periodic amendments be undertaken for IDP policies to remain current with changing trends, technologies and growth in the region.

The IDP will provide for an amendment process when it is in the mutual interest of Lac Ste. Anne County and the Town of Onoway to do so.

1.5 Plan Area

The IDP area encompasses approximately 2994 hectares (7398 acres) or 12 square miles of land north, south, east and west of the present limits of the Town of Onoway, as shown on *Map 1 Plan Area*. Property owners within the IDP area, adjacent property owners, residents and other interested parties have been consulted during the IDP planning process.

1.6 Enabling Legislation

The content requirements of an IDP are outlined in Section 631 of the MGA, which reads:

“1 - Two or more councils may, by each passing a bylaw in accordance with the 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

Lac Ste. Anne County and Town of Onoway Intermunicipal Development Plan



Legend

- IDP Boundary
- Town of Onoway
- Water Bodies
- Watercourses
- Highway
- Road

IDP Area: 2993.86 ha (7397.96 ac)
11.56 sq mi

Map 1 Plan Area

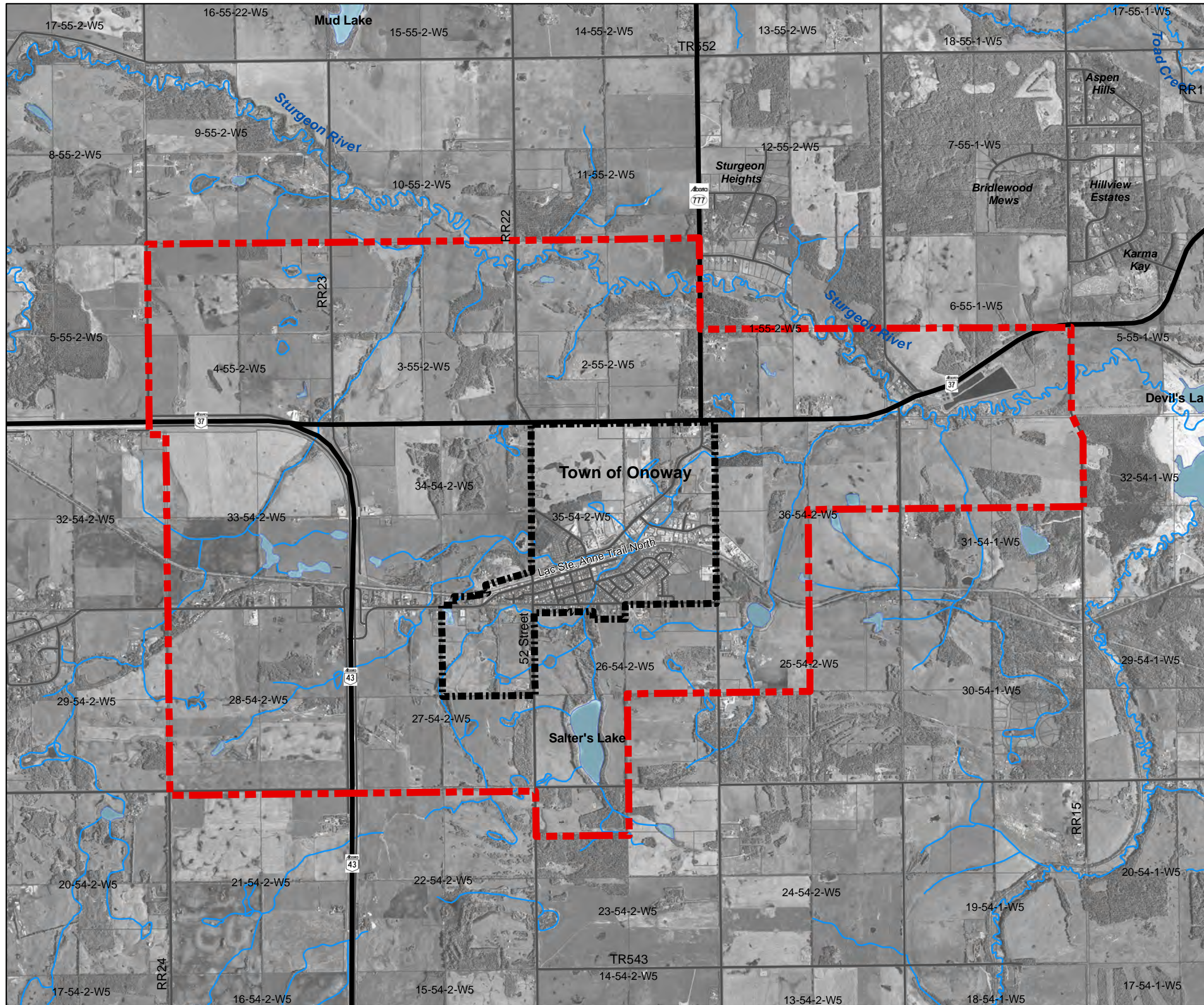


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(b) Must include

- (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.”*

The procedure for adopting an IDP is described in Section 692 of the MGA.

1.7 Guiding Principles

When approving the Detailed Terms of Reference, Lac Ste. Anne County and the Town of Onoway Councils agreed to apply the following guiding principles in preparing the policies in this IDP.

1. Maintain open, fair and honest communication between the two municipalities and affected stakeholders.
2. Cooperate in pursuing mutually beneficial economic development initiatives that would attract investment and create employment opportunities.
3. Explore innovative and creative methods for intermunicipal cooperation that provide alternatives to annexation.
4. Determine compatible and complementary land uses within the IDP plan area and adjacent lands.
5. Work in consultation with Alberta Transportation to plan and develop a regional transportation network of roadways, truck and dangerous goods movement that is safe, efficient and economic.
6. Cooperate in the preservation and protection of natural areas such as natural water bodies, wetlands, water courses and treed areas. Wherever possible, integrate them with future development as greenways that can be used for passive recreation purposes, wildlife corridors, and stormwater management.
7. Evaluate potential for strategies and standards for the orderly, efficient and economical extension of wastewater collection and water distribution systems within the IDP area.
8. Establish potential strategies and standards for stormwater management that reflect the best management practices to control the peak flow rates and water quality
9. Explore intermunicipal options and public/private partnerships for the delivery of recreational services and development of recreational facilities.
10. Ensure that any cost or revenue sharing initiatives undertaken between Lac Ste. Anne County and the Town of Onoway are fair, equitable, and beneficial to both parties.
11. Provide for effective plan administration and implementation mechanisms as part of the IDP which could include, but not necessarily be limited to: a joint municipal planning commission, a joint subdivision and development appeal board, referrals of development, subdivision, redistricting applications, and amendments to statutory plans, and dispute resolution mechanisms.

1.8 How the IDP was Prepared

1.8.1 Planning Process

The Lac Ste. Anne County and the Town of Onoway Intermunicipal Development Plan was prepared through a 4-phased work plan shown below.

Table 1: Planning Process Work Plan

Work Plan			
PHASE I Project Initiation / Background Research / Analysis	PHASE II Urban Growth Scenarios	PHASE III Draft IDP Preparation	PHASE IV Approval of IDP
July 12 – August 10, 2012.	August 13 – September 21, 2012	September 23, 2012 – May, 2013	June – July 2013
<ul style="list-style-type: none"> • Project Startup Meeting • Base Mapping • Develop and Approve Public Engagement Program • Data Collection and Analysis • Review Meeting with Steering Committee 	<ul style="list-style-type: none"> • Land Requirements • Develop Urban Growth Scenarios • Focus Groups with Affected Land Owners s and Stakeholders • Review by Steering Committee and Joint Councils 	<ul style="list-style-type: none"> • Prepare Draft Plan • Technical Review of Draft IDP • Revise Draft IDP with Steering Committee • Review Meeting with Steering Committee and Joint Councils • Public Open House 	<ul style="list-style-type: none"> • First Reading of IDP Bylaws by Council • Public Hearing and Second and Third by Respective Councils • Final Report Production

A six (6) member IDP Steering Committee co-chaired by Mayor Dale Krasnow and Councillor Lorne Olsvik provided oversight and made key strategic decisions at various milestones in the planning process. Members of the IDP Steering Committee from both the Town and County included:

Lac Ste. Anne County

Lorne Olsvik, Councillor
Bob Clark, Councillor
Jason Wallsmith, Assistant Finance Manager

Town of Onoway

Dale Krasnow, Mayor
Don Harrison, Councillor
Wendy Wildman, CAO

1.8.2 Community and Stakeholder Engagement

In accordance with *Section 692 of the Municipal Government Act*, Council must take appropriate measures to involve the public prior to accepting an Intermunicipal Development Plan. Both Lac Ste. Anne County and the Town of Onoway wished to have meaningful involvement by landowners, stakeholders, and the general public clarifying the preparation of the IDP. Several opportunities and

methods were used in carrying out effective public information and community and stakeholder consultation programs during the preparation of the IDP. These include the following:

Public Information Program

A Project Backgrounder was prepared at the onset of the project in August 2012, explaining why an IDP was being prepared, the planning process being used, how the public can get involved, and the project schedule. Relevant information was also periodically posted on the websites of the municipalities.

Focus Groups

An invitation was mailed out to all the property owners within the IDP and external agencies inviting them to participate in two (2) Focus Group Sessions held on September 18, 2012.

A total of 35 people attended the two (2) focus group sessions and the general feedback on the future land use concept and the policy direction can be summarized as follows:

- There was good support for developing a Business Industrial Park at the intersections of Highways 43 and 37.
- The majority of participants agreed with the suggestions of staging future country residential subdivisions by requiring existing lots to be mostly developed before opening up new areas for country residential development.
- Concerns were expressed about land use conflicts and opening up additional areas for resource (aggregate) extraction.
- People were in favour of protecting the environment by requiring buffers and setbacks from water bodies and watercourses.
- People supported the continued development of non-motorized (walking, biking, equestrian) trails within the IDP area linking with the trail connections proposed within the Town of Onoway.

Open House

An Open House was held on _____ to present the draft IDP to stakeholders and the public.

Public Hearing

A joint Public Hearing before the County and Town Councils was held on _____.

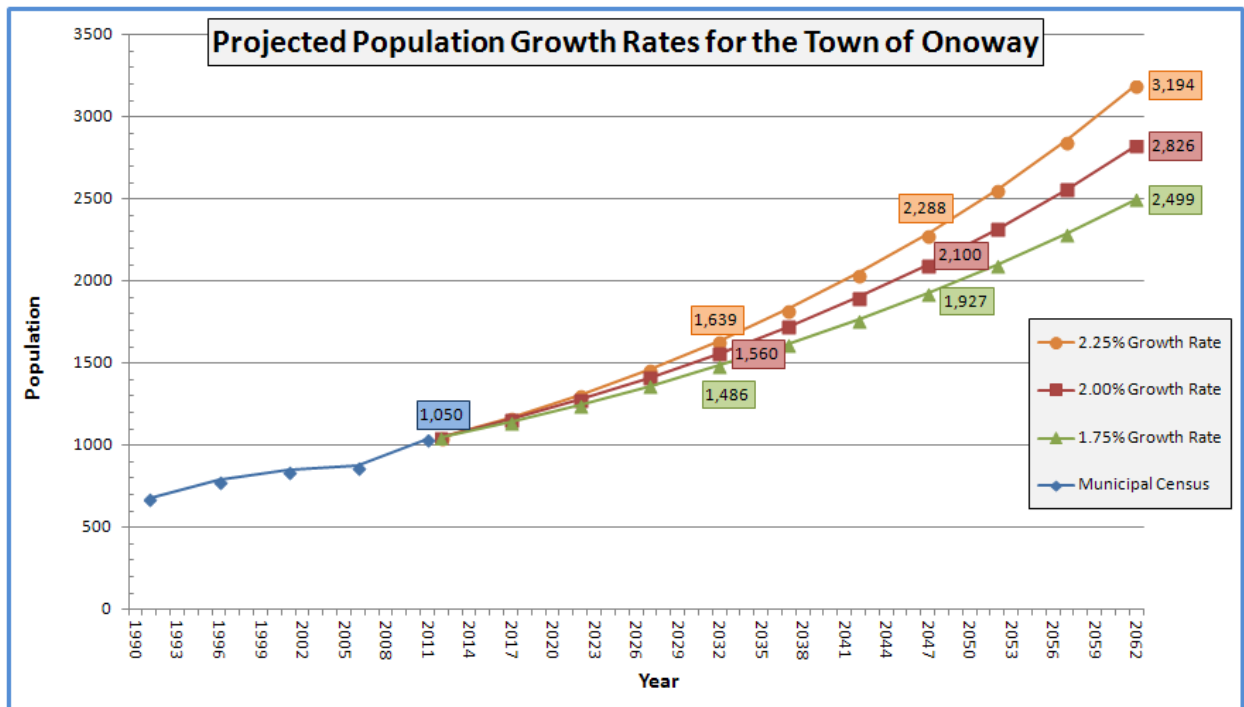
1.9 Population Growth

Overview

The *Town of Onoway Municipal Development Plan Bylaw 686-09* forecasts that over the next 10 years the Town's resident population will likely follow provincial trends which have an average annual growth rate of 2%.

The *Onoway Community Sustainability Plan* anticipates the Town to grow from 1,050 people in 2011 to between 1,250 and 1,450 by the year 2020. It should be noted that these growth rates assume that historic growth trends will continue into the future. If the County and Town are successful in attracting more industrial and commercial development to the area creating new employment opportunities more robust growth rates may be experienced in the future.

Figure 1: Projected Population Growth Rates for the Town of Onoway



Assuming a median growth rate of 2%, *Figure 1: Projected Population Growth Rates for the Town of Onoway*, shows a 50 year population projection for the Town of Onoway. Based upon the population projection, it is anticipated that the Town of Onoway's residential population could grow from its current 1,050 in 2011 to between 2,500 and 3,200 by the year 2062.

1.10 Land Requirements for Town of Onoway

Table 2 Current Land Consumption Rate by Land Use indicates how much land is currently being utilized for residential, commercial, industrial, institutional, parks and recreation uses per 100 people within the Town of Onoway.

Table 2: Current Land Consumption Rate by Land Use

No.	Type	Per 100 people	Population	Area
1.	Residential	5.50 ha (13.59 ac)	1,050	57.75 ha (142.70 ac)
2.	Commercial	1.63 ha (4.03 ac)	1,050	17.12 ha (42.29 ac)
3.	Industrial	4.37 ha (10.80 ac)	1,050	45.89 ha (113.38 ac)
4.	Institutional	1.89 ha (4.67 ac)	1,050	19.85 ha (49.04 ac)
5.	Parks and Recreational	2.26 ha (5.58 ac)	1,050	23.73 ha (58.64 ac)
6.	Other (Roads, Rail etc.)	3.13 ha (7.73 ac)	1,050	32.87 (81.21 ac)
Total Land Consumption				197.19 ha (487.27 ac)

Based upon a projected population increase to between 2,500 and 3,200 people by the year 2062 the following is a table summarizing the land requirements need to accommodate this growth.

Table 3: 2062 Land Requirements by Land Use

No.	Type	Per 100 people	Projected Population	Area
1.	Residential	5.50 ha (13.59 ac)	3,200	176.00 ha (434.90 ac)
2.	Commercial	1.63 ha (4.03 ac)	3,200	52.16 ha (128.89 ac)
3.	Industrial	4.37 ha (10.80 ac)	3,200	139.84 ha (345.55 ac)
4.	Institutional	1.89 ha (4.67 ac)	3,200	60.48 ha (149.45 ac)
5.	Parks and Recreational	2.26 ha (5.58 ac)	3,200	72.32 ha (178.71 ac)
6.	Other (Roads, Rail etc.)	3.13 ha (7.73 ac)	3,200	100.16 ha (247.50 ac)
Total Land Required				600.96 ha (1485.00 ac)

1.11 Future Land Requirements

In conclusion, there is a large enough land base within the existing Municipal boundaries of the Town of Onoway to accommodate the future demand for residential expansion and supportive uses such as schools, parks, local administrative uses to the year 2062. The NE-27-54-2-5 Area Structure Plan alone would accommodate an estimated population of approximately 4,000 people. Strategically, future industrial and highway commercial uses would best be accommodated in the proposed Business Industrial Park strategically located at the intersections of Highways 43 and 37 and co-developed by the Lac Ste. Anne County and the Town of Onoway.

1.12 Definitions

All the terms and meanings in this IDP shall carry their normal definitions unless otherwise defined herein.

“act” means the Municipal Government Act R.S.A. 2000 and Amendments thereto, and the Regulations passed pursuant thereto;

“adjacent” means contiguous or would be contiguous if not for a river, stream, railway, road or utility right of way or reserve land; and any other land identified in this Bylaw as adjacent land for the purpose of notifications;

“area structure plan” means a current plan adopted by Council as an area structure plan pursuant to the Act;

“buffer” means an open green-space or undisturbed natural area; row of trees, shrubs, earth berm, or fencing to provide visual or physical separation and/or noise attenuation between lots or a public roadway;

“building” includes anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway;

“business industrial” means two or more lots designed and districted for industrial/commercial uses. Business industrial uses may include highway commercial uses as hotels, motels, service stations, etc. to serve the travelling public;

“commercial use” means the use of land or building for the operation of a business, either wholesale or retail. Does not include home-based businesses, industrial operations, or other commercial land uses that are defined separately within this Bylaw;

“confined feeding operation” means an activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing, but does not include seasonal feeding and bedding sites; {Agricultural Operation Practices Act, Chapter A-7, Revised Statutes of Alberta, 2000}.

“cost sharing” means that costs for an agreed upon mutually beneficial project or development would be funded by both municipalities based upon some mutually agreed-to basis;

“county council” means the Council of Lac Ste. Anne County;

“development” means:

- a) an excavation or stockpile and the creation of either of them,
- b) a building or an addition to or a replacement or repair of a building and the construction of placing in, on, over or under land,
- c) a change of the use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of land or building, or

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

“development permit” means a document issued by the Development Authority or by Council in the case of a decision under a Direct Control District; authorizing a development issued pursuant to this bylaw;

“discretionary use” means the use of land or a building that may or may not be allowed by a Development Authority, with or without conditions, based upon the merits of the development permit application;

“dispute resolution” means interest-based dispute resolution processes outside of formal appeal or court settings;

“environmental reserve” means land dedicated (given) to a municipality during the subdivision process because it is considered undevelopable for environmental reasons in accordance with Section 664 of the Municipal Government Act. This may include, but not be limited to, areas such as wetlands, ravines, drainage courses, and steep slopes;

“environmentally significant area” (ESA) is a natural site that has the potential to remain sustainable within an urban environment and is significant from an environmental perspective to the community because of its size or features on the site. An ESA will usually contain a diverse blend of common species or habitat and function as a linkage between other significant natural areas or environmentally sensitive areas. An ESA can withstand various degrees of human use;

“extensive agriculture” means the use of land or buildings for the raising or production of crops, livestock, or poultry; but not restricting the generality of the foregoing, does not include feedlots, intensive hog operations, beekeeping, intensive poultry or fowl operations, sod farm, plant nurseries, livestock yards, or residences;

“greenway” means open space linkages that include environmental preservation areas, ravines, municipal and environmental reserves, farm trails, abandoned railways, wildlife habitats, and woodlands;

“highway or road” means:

- a) land used or surveyed for use as a public highway or road, and
- b) includes a bridge forming part of a public highway or any structure incidental to the public highway, road or bridge;

“industrial use” means to provide for agricultural, forestry and rural-related services, storage, repair, processing and minor manufacturing uses on isolated sites, requiring minimal servicing, to serve primarily rural residents;

“land use bylaw” means the Lac Ste. Anne County Land Use Bylaw 16-08 adopted by Council in accordance with the Act;

“municipal development plan” (Lac Ste. Anne County) means the Lac Ste. Anne County Municipal Development Plan Bylaw 17-2008 adopted by Council in accordance with the Act;

“municipal development plan” (Town of Onoway) means the Town of Onoway Municipal Development Plan Bylaw 686-09, adopted by Council in accordance with the Act;

“owner” means a person entitled to any freehold or other estate or interest in land, at law or in equity, in possession, in futurity or expectancy. The owner of a parcel or lot within the County shall be the person(s) identified on the assessment roll;

“parcel” means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a Land Titles Office;

“revenue sharing” means that “net” municipal tax generated within a designated geographic area would be shared between municipalities upon some mutually agreed-to basis;

“town council” means the Council of the Town of Onoway;

“urban residential expansion zone” means an area identified primarily for continued expansion of low density residential land uses. It applies to those lands identified in the IDP;

“water body” means any location where water flows are present, whether or not the flow or presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to wetlands and aquifers.

1.13 Plan Organization

Lac Ste. Anne County and the Town of Onoway Intermunicipal Development Plan is organized into four sections.

SECTION 1.0 INTRODUCTION includes the purpose and background, goals of the IDP, enactment, duration, description of the Plan area, enabling legislation, guiding principles, description of the community consultation process; population growth; land requirements; future land requirements and a set of definitions.

SECTION 2.0 POLICY FRAMEWORK contains a series of objectives and policies adopted by Lac Ste. Anne County and the Town of Onoway relating to general land uses; economic development and tourism; agriculture; residential; commercial and industrial; environmental management; parks, trails and open space network; transportation; servicing, infrastructure and utilities; and police fire and ambulance services;

SECTION 3.0 POLICY AREAS organizes the IDP area into four (4) geographical planning areas and provides land use and policy recommendations for each.

SECTION 4.0 IMPLEMENTATION establishes the Intermunicipal Development Plan Committee as an oversight group for the implementation of the IDP; outlines requirements for area structure plans within the IDP area; describes necessary amendments to the Town of Onoway's Municipal Development Plan; describes the plan administration, review, amend and repeal policies; confirms a circulation and referral process; and lastly outlines a process for resolving Intermunicipal disputes.

A Background Report was prepared and released in September 2012 and a number of technical papers were prepared during the IDP planning process. These are intended to be used as working papers and do not form part of the Lac Ste. Anne County and the Town of Onoway IDP to be adopted by bylaw by the two Municipal Councils.

2.0 POLICY FRAMEWORK

2.1 General Land Uses

Overview

Map 2 Existing Land Use and Zoning illustrates current lands use patterns and land use districts currently being applied to those lands. The predominant land use is extensive and intensive agricultural uses on cleared areas. Rural wooded areas are found throughout the IDP area. Two rural industrial areas exist within the IDP area, one immediately north of the Town of Onoway on the north side of Highway 37. The other encompasses approximately two quarter sections of land recently redistricted by Lac Ste. Anne County at the southwest corner of the intersections of Highway 43 and 37. Other uses within the IDP area include a sewage lagoon, and two cemeteries noted on *Map 2 Existing Land Use and Zoning*.

Map 3 Proposed Future Land Use Concept depicts the desired land use patterns within the IDP area to accommodate future growth, taking into account future transportation plans, manmade and natural constraints, and the desire to avoid land use conflicts. A future Interchange Impact Area has conceptually been shown at the intersections of Highways 43 and 37. Further definition of land requirements and area restrictions need to be determined in consultation with Alberta Transportation during the preparation of a more detailed area structure plan for the Business Industrial Policy Area.

Objectives

Objectives with regard to future land uses in the IDP area are to:

- Promote a pattern of orderly, efficient and compatible land uses in the IDP area;
- Coordinate and integrate future roadway plans and land use; and
- Pursue co-development of the proposed Business Industrial Park in a manner that would be mutually beneficial to both the County and Town.

Policy

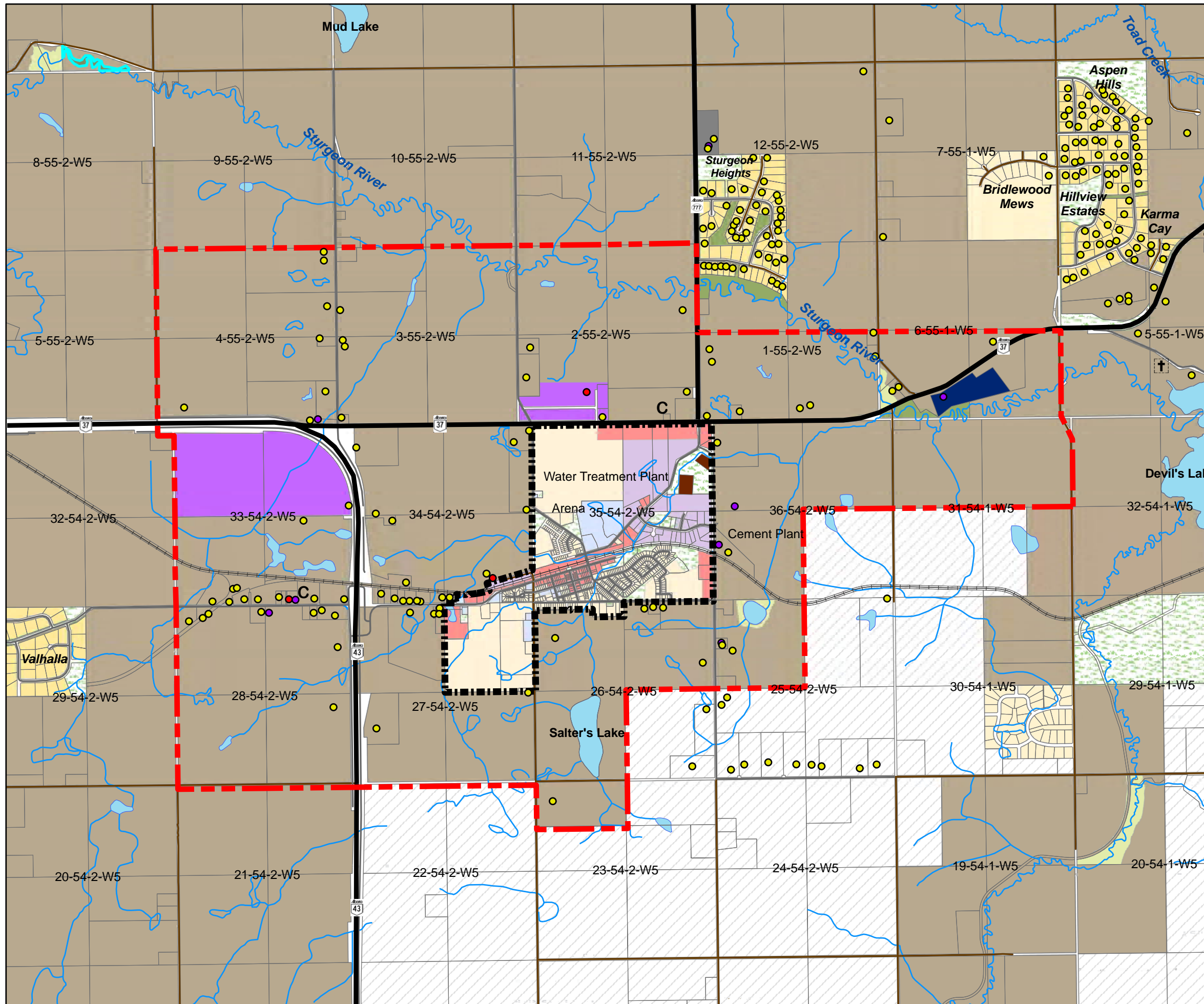
<i>Key Phrase</i>	<i>Policy Statement</i>
2.1.1 Future Land Use Concept	<i>Map 3 Future Land Use Concept</i> will act as a mutually agreed to framework in determining future land use patterns within the IDP area. <i>Map 3 Future Land Use Concept</i> is meant to be conceptual with more detailed land uses and supporting infrastructure requirements to be determined through more detailed area structure plans where appropriate.

Lac Ste. Anne County and Town of Onway Intermunicipal Development Plan



Legend

- Residential
- Commercial
- Industrial
- C** Cemetary
- Place of Worship
- IDP Boundary
- Town of Onway
- AGA Agriculture District A
- AGB Agriculture District B
- AR Aggregate Resource District
- CR1 Country Residential Direct Control 1
- CR2 Country Residential Direct Control 2
- ECE Environmental Conservation Easement
- ENR Environmental Reserve
- ERE Environmental Reserve Easement
- PR Parks and Recreation
- RI Rural Industrial
- Residential
- Commercial
- Industrial
- Institutional
- Lagoon
- Landfill
- Waste Transfer Station
- Water Bodies
- Watercourses
- Gravel Road
- Paved Road
- Highway
- Railway



Map 2 Existing Land Use and Zoning

In association with

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Source: Lac Ste. Anne County, 2012 ;Town of Onway, 2012;
 Lac Ste. Anne County Land Use Bylaw 16-08;
 Town of Onway MDP 686-09
 UTM NAD 1983 Zone 10N

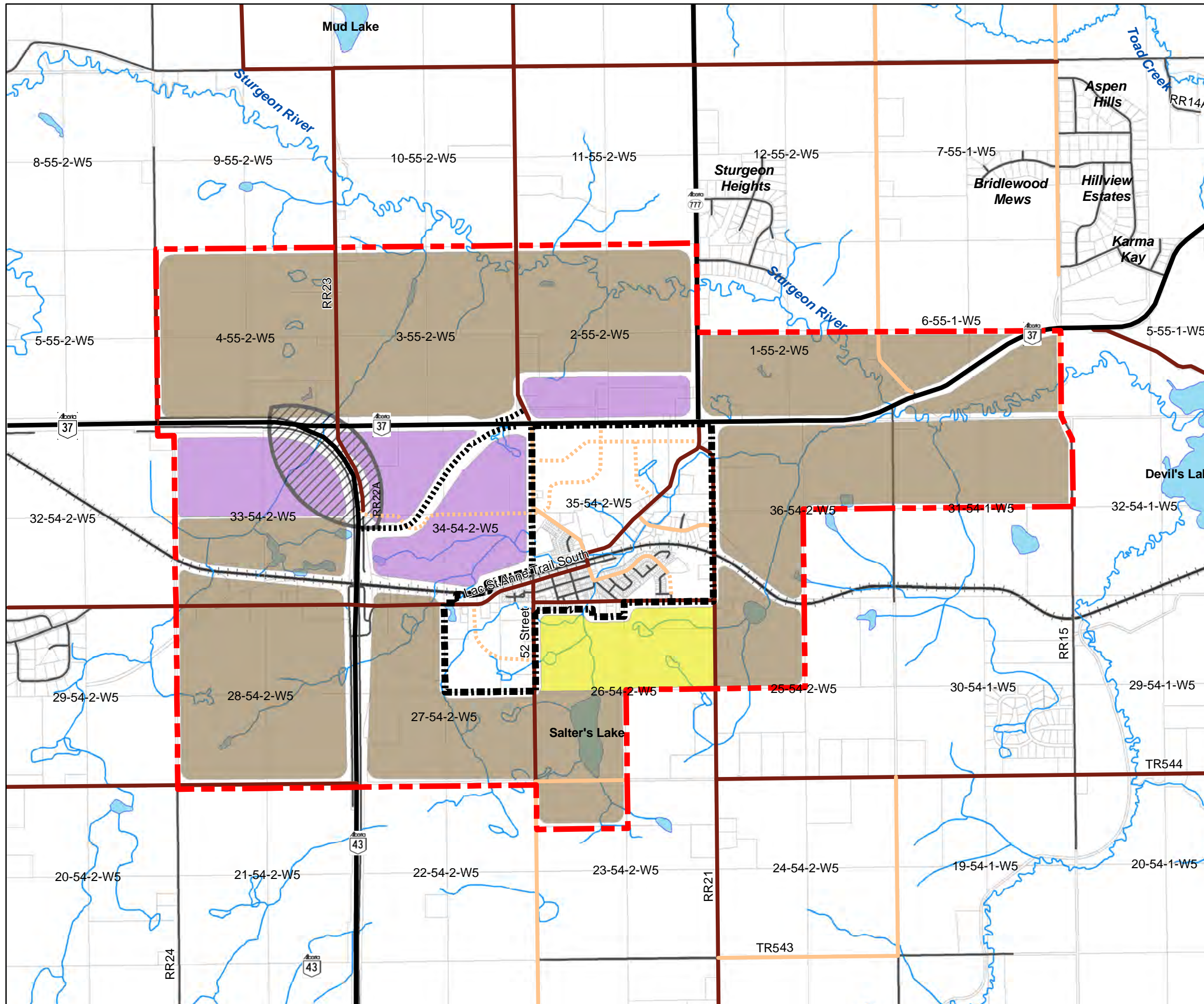
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Lac Ste. Anne County and Town of Onoway Intermunicipal Development Plan



Legend

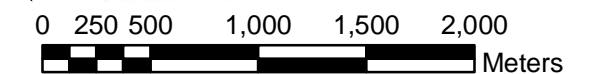
- Business Industrial
- Agriculture
- Urban Residential Expansion
- Future Interchange Impact Area
- IDP Boundary
- Town of Onoway
- Highway
- Proposed Highway Alignment
- Existing Arterial
- Existing Collector
- Proposed Collector
- Local Road
- Canadian National Railway



Map 3 Future Land Use Concept



In association with



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Note:
This map is not intended to be interpreted on a site specific basis. Rather, it is a conceptual framework meant to guide future land use. Areas have been generalized and are approximate. Lac Ste. Anne County and Town of Onoway do not guarantee the map's accuracy. All information should be verified.
Source: Lac Ste. Anne County, 2012 ;Town of Onoway, 2012; Town of Onoway MDP 686-09
UTM NAD 1983 Zone 10N

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2.2 Economic Development and Tourism

Overview

Both municipalities recognize the mutual benefits in diversifying the economy, attracting investment and creating new local employment opportunities. The IDP area is well positioned along high volume highway corridors such as Highways 43 and 37 to attract new commercial and industrial uses, particularly with the increase in northern resource development projects. The key is to have both municipalities work together with private landowners to accelerate the development of a Business Industrial Park at the intersections of Highways 43 and 37 as conceptually shown on *Map 3 Future Land Use Concept*.

Tourism is becoming a leading economic generator within the Province of Alberta. Both municipalities agree that the presence of high quality recreation lakes, rich history and short travel distance to Edmonton provides an excellent opportunity for both municipalities to work together to further develop and more efficiently market the tourism potential of the area to increase tourism visitations and expenditures.

Objectives

Objectives regarding economic development and tourism are to:

- Create and maintain an adequate supply of well located industrial and highway commercial land;
- Cooperate in the promotion, development, and enhancement of tourist attractions (e.g. local history, Father Lacombe and Lac Ste. Anne Trail) and infrastructure in order to increase tourism visitations and expenditures; and
- Cooperating in pursuing mutually beneficial marketing and business recruitment efforts.

Policies

	<i>Key Phrases</i>	<i>Policy Statements</i>
2.2.1	<i>Sufficient Industrial and Highway Commercial Land</i>	Both municipalities will work together to ensure that there is an adequate supply of serviced industrial and highway commercial land to attract a broad range of business and industry.
2.2.2	<i>Tourism Development</i>	Both municipalities will cooperate in the development and enhancement of local tourist attractions and the promotion of local tourism.
2.2.3	<i>Business Recruitment Strategy</i>	Both municipalities will create a joint business recruitment strategy to encourage transportation, resource extraction, highway commercial and other industries to locate within the IDP area.

2.3 Agriculture

Overview

Lac Ste. Anne County is predominately an agricultural community. The County believes regardless of agricultural capability, agricultural uses on arable land are important to maintain and premature fragmentation through subdivision should be avoided. Conflicts between agricultural land uses and non-agricultural uses may arise. The Right to Farm is an important principle as it should be recognized that the sights, sounds and smells of agricultural operations are part of the character of a rural municipality.

Extensive agriculture is the predominant land use within the IDP area. There currently are no Confined Feeding Operations (CFOs) within the IDP area. The impacts of converting agricultural lands within the IDP to non-agricultural uses, including aggregate extraction, need to be carefully considered before a land use change is approved.

Objectives

Objectives regarding agriculture land use are to:

- Retain existing agricultural land within the County for agricultural uses;
- Prevent premature subdivision and fragmentation of agricultural lands;
- Promote environmentally sound farming practices; and
- Maintain the Right to Farm.

Policies

	<i>Key Phrases</i>	<i>Policy Statements</i>
2.3.1	<i>Preservation of Agriculture Areas</i>	Consistent with policies in the <i>Lac Ste. Anne County MDP Bylaw No. 17-08</i> , agricultural areas shown as <i>Agriculture</i> on <i>Map 3 Future Land Use Concept</i> are intended to be maintained primarily for agricultural uses.
2.3.2	<i>Subdivision of a Quarter Section</i>	Subdivision of a first parcel out of a quarter section will be considered at the discretion of Lac Ste. Anne County in accordance with the <i>Lac Ste. Anne MDP Bylaw No. 17-08</i> and <i>Land Use Bylaw No. 16-08</i> .
2.3.3	<i>Right to Farm</i>	Advise applicants for subdivision that agricultural operations have precedence over any other form of land use in an Agriculture District.

2.4 Residential

Overview

Both municipalities agree that the Town of Onoway has the capacity and the necessary services to best accommodate the demand for housing in the sub-region. Large lot, multi-lot subdivisions are not the most sustainable form of development over the long term.

Objectives

Objectives for residential development are to:

- Direct and concentrate residential growth in the Town of Onoway, where services exist.
- Provide for long term expansion of the Town of Onoway to accommodate residential growth.

Policies

	<i>Key Phrases</i>	<i>Policy Statements</i>
2.4.1	<i>Direct Residential Growth to the Town of Onoway</i>	Direct and concentrate future residential growth to the Town of Onoway where housing choice and support services are readily available.

2.5 Commercial and Industrial

Overview

Both municipalities agree that the best location for future commercial and industrial development within the IDP area is at the intersections of Highway 43 and 37 as shown as Business Industrial on *Map 3 Future Land Use Concept*. Consensus is the best way to achieve this initiative by having both Lac Ste. Anne County and the Town of Onoway work cooperatively with private property owners to prepare an area structure plan for the development area to, in more detail, determine future land uses, roadways, extension of services and staging.

It has been agreed that while the Business Industrial Area would remain in Lac Ste. Anne County, both municipalities would work cooperatively through a cost and revenue sharing agreement.

Currently, the *Lac Ste. Anne County Land Use Bylaw 16-08* only has a (RI) Rural Industrial District for the purpose “to accommodate industrial buildings and uses that are better suited to rural than urban areas. To formulate the development of a master-planned Business Industrial Park with piped sewer and water it is recommended that Lac Ste. Anne County create a new Business Industrial District in its Land Use Bylaw that has a more exclusive list of uses and development regulations appropriate to a Business Industrial Park development.

Objectives

Objectives regarding commercial and industrial development in the IDP area are to:

- Have both municipalities agree to co-develop the Business Industrial Area at the intersections of Highways 43 and 37;
- Prepare and adopt an area structure plan for the Business Industrial Area;
- Enter into a cost and revenue sharing agreement between the two municipalities to co-develop the Business Industrial Park; and
- Amend the *Lac Ste. Anne Land Use Bylaw 16-08* to include a new Business Industrial District.

Policies

	<i>Key Phrases</i>	<i>Policy Statements</i>
2.5.1	<i>Requirement for an Area Structure Plan for the Business Industrial Area</i>	Prepare and adopt an area structure plan in accordance with <i>Municipal Government Act</i> for the Business Industrial Area as shown on <i>Map 3 Future Land Use Concept</i> .
2.5.2	<i>Cost and Revenue Sharing for Business Industrial Development</i>	Both municipalities shall enter into a Memorandum of Agreement which stipulates cost and revenue sharing for future development of the Business Industrial Area.

2.5.3 Business Industrial District

Amend the *Lac Ste. Anne County Land Use Bylaw 16-08* to create a new Business Industrial District to allow for a range of permitted and discretionary commercial and industrial uses.

2.6 Environmental Management

Overview

As shown on *Map 4 Natural Features*, the IDP area includes a number of rivers, streams and lakes that form part of the Sturgeon River watershed. Effective environmental management and protection of these natural features is a priority of both municipalities. Environmentally Significant Areas need to be identified and protected. Some of these lands may be sensitive and provide hazards to development such as flooding, erosion or subsiding and should be dedicated as Environmental Reserve or Conservation Easement. The cumulative impacts resulting from aggregate extraction also need to be considered

Objectives

Objectives related to environmental management are to:

- Identify and encourage the protection of environmentally sensitive and significant lands;
- Limit development in areas with identified environmental hazards; and
- Minimize negative impacts resulting from aggregate extraction.

Policies

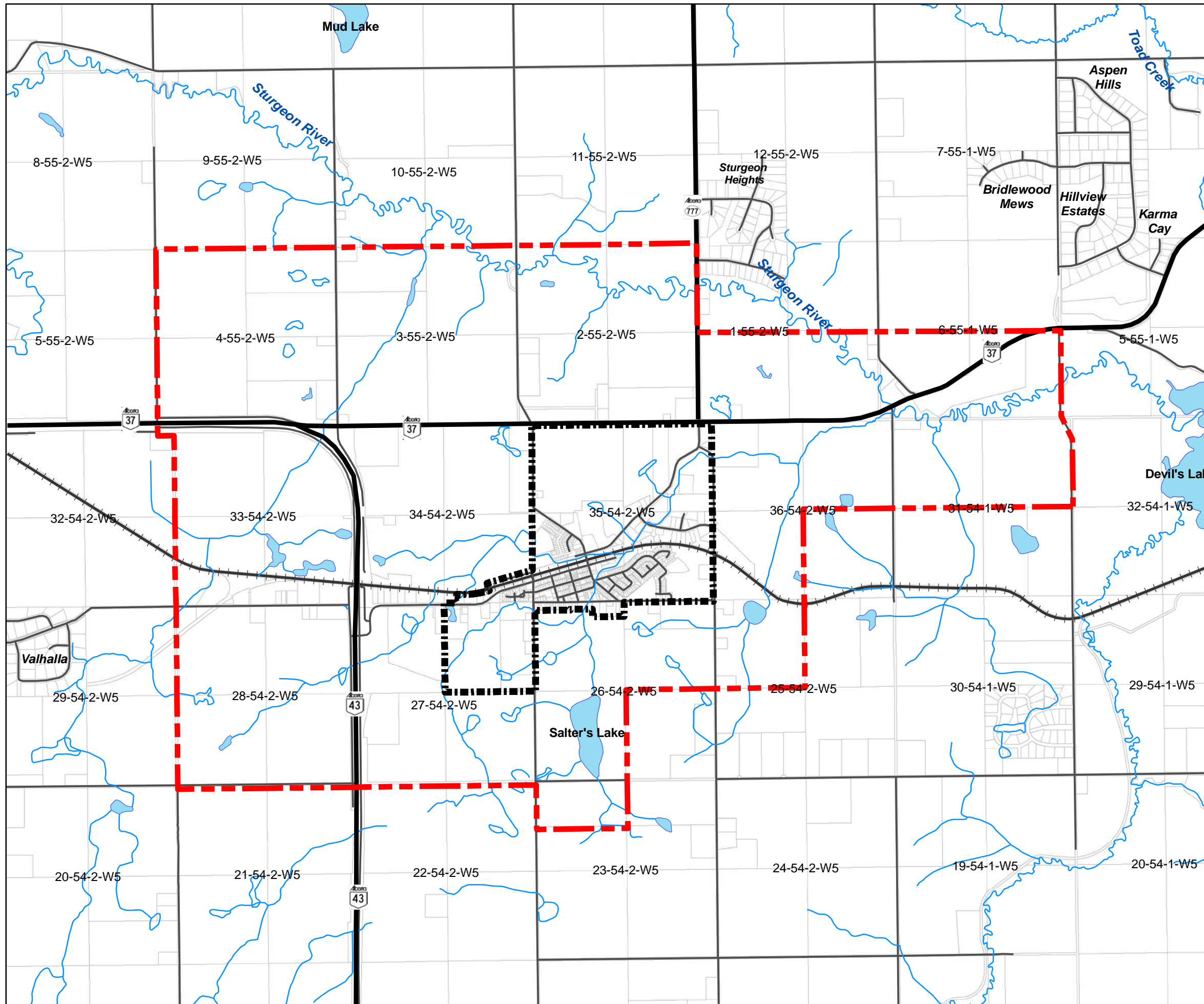
	<i>Key Phrases</i>	<i>Policy Statements</i>
2.6.1	<i>Environmentally Significant Areas</i>	Identify areas of environmental significance within the IDP area, and implement measures that will assist in their preservation.
2.6.2	<i>Setbacks from Water Bodies</i>	As consistent with the <i>Lac Ste. Anne Land Use Bylaw 16-08</i> , a minimum setback of 30.5 meters (100 feet) will be required from the high water line of any river, stream, lake or water body.
2.6.3	<i>1:100 Year Flood Plain</i>	No permanent structure shall be permitted within the 1:100 year flood plain of any river, stream, lake or water body unless: <ol style="list-style-type: none">a) The proposed development is to infill an existing and partially developed subdivision;b) The proposed development is described in an area structure plan and/or is considered developable by both councils; andc) Special conditions and the use of appropriate flood protection techniques have been put in place, as per the Canada/Alberta Flood Reduction Agreement.

Lac Ste. Anne County and Town of Onway Intermunicipal Development Plan



Legend

- IDP Boundary
- Town of Onway
- Water Bodies
- Watercourses
- Highway
- Road
- Canadian National Railway



Map 4 Natural Features

In association with

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**2.6.4 Environmental Reserve
Dedication**

Require any subdivision applicant within the IDP area to dedicate all lands that can be identified as environmental reserve according to provisions of the Municipal Government Act. If an area structure plan is undertaken, environmental reserve shall be identified for lands within the ASP boundary.

2.7 Parks, Trails and Open Space Network

Overview

Both municipalities are invested in providing recreation opportunities for their residents. *Map 5 Parks, Trails and Open Space Network* shows existing parks and open spaces within the IDP area, many of which are the result of the municipal reserve dedication as part of the multi-lot country residential subdivisions. A proposed non-motorized trail around Salter’s Lake has been identified as part of the *Lac Ste Anne Multi-Use Trail Plan*. A proposed network with the Town of Onoway has been identified as part of the *Town of Onoway MDP Bylaw 686-09*. Over the long term this non-motorized trail network could be expended into the IDP area with the co-operation of private land owners to form an implemented network of greenways linking natural areas, existing and proposed park spaces resulting from dedication of Municipal and Environmental Reserves. Focus group participants have identified a conceptual non-motorized trail network that is shown on *Map 5 Parks, Trails and Open Space Network* that could be used for walking, cycling, cross-country skiing, and as equestrian trails.

Objectives

Objectives regarding parks, trails and open space include to:

- Over time create an intermunicipal network of trails within the IDP area;
- Utilize Municipal Revenue dedication requirements in the Municipal Government Act to provide additional spaces; and
- Explore joint use agreements between the County and Town to fund and operate recreational facilities that can be used by both county and town residents.

Policies

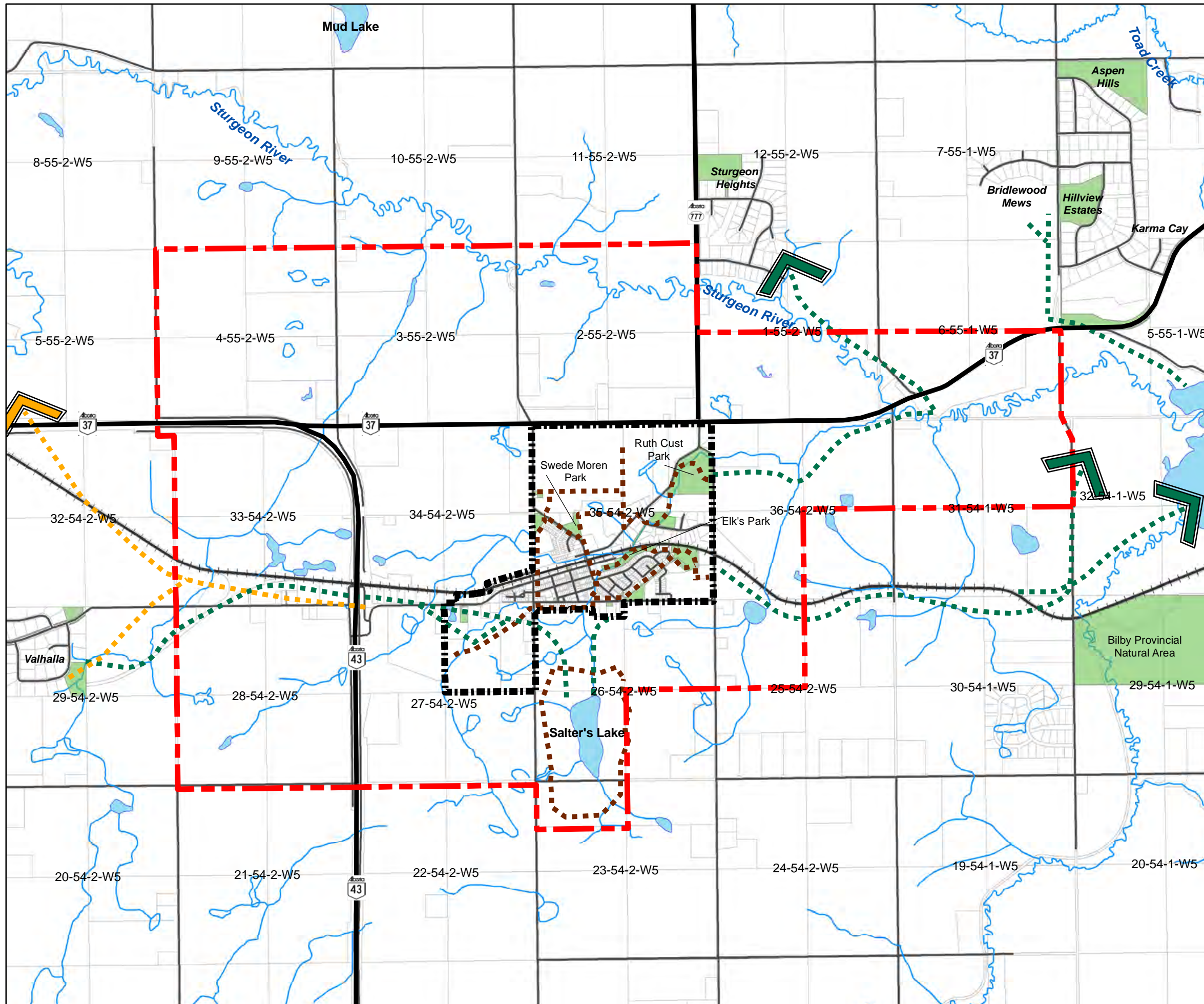
	<i>Key Phrases</i>	<i>Policy Statements</i>
2.7.1	<i>Intermunicipal Parks and Trail Development</i>	Both municipalities will work cooperatively with private developers and non-profit groups to implement a system of non-motorized trails, parks and open spaces as shown on <i>Map 5 Parks, Trails and Open Spaces Network</i> .
2.7.2	<i>Salter’s Lake Recreation Facility</i>	Both municipalities shall cooperate in the development of the Salter’s Lake Trail with a connection to the Town of Onoway.
2.7.3	<i>Municipal Reserve Dedication</i>	Where appropriate the Subdivision Approving Authority of Lac Ste. Anne County should take up to 10% of the required Municipal Reserve Dedication allowed under the Municipal Government Act to provide for well located additional parks space to serve the recreation needs of both County and Town residents.
2.7.4	<i>Intermunicipal Recreational and Cultural Events and Facilities</i>	Both municipalities shall cooperate in the planning and provision of recreational and cultural events and facilities within the IDP area.

Lac Ste. Anne County and Town of Onoway Intermunicipal Development Plan



Legend

- Proposed Trail Locations (Town of Onoway MDP/ Lac Ste Anne County Multi-Use Trail Plan)
- Proposed Trail Locations
- Proposed Equestrian Trail Locations
- Parks
- IDP Boundary
- Town of Onoway
- Highway
- Road
- Canadian National Railway



Map 5 Parks, Trails and Open Space Network



In association with



Note:
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Source: Lac Ste. Anne County, 2012 ;Town of Onoway, 2012; Town of Onoway MDP 686-09; Lac Ste Anne County Multi-Use Trail Plan 2010

UTM NAD 1983 Zone 10N

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2.8 Transportation

Overview

Map 6 Transportation Network shows the current and proposed transportation network within the IDP area. Significant parts of the existing transportation network include:

- Highway 43
- Highway 37
- Secondary Highway 777
- Township Road 545
- Range Road 21
- Range Road 22
- CN Rail Line

The IDP provides the opportunity to better coordinate the transportation network between Lac Ste. Anne County and the Town of Onoway. It also helps to coordinate the growth and development plans of the municipalities with Alberta Transportation's plans for provincial highways within the IDP area. These coordinated efforts can provide better accessibility within the IDP area and aid development of highway commercial and business industrial uses.

Significant future planned roadways include:

- Interim Highway 37 Alignment;
- An east-west service road, bisecting the Interim Highway 37 Alignment, between Range Road 22 and Range Road 22B; and
- The future interchange between Highways 43 and 37.

Objectives

Objectives regarding transportation uses are to:

- Coordinate the development of the Interim Highway 37 Alignment and the future Highway 43 and Highway 37 interchange;
- Coordinate the extension and development of the future roadway network within the IDP area;
- Work with Alberta Transportation to prepare highway vicinity management agreements and access management plans for certain areas within the IDP; and
- Evaluate development proposals in proximity to rail corridors to minimize negative impacts.

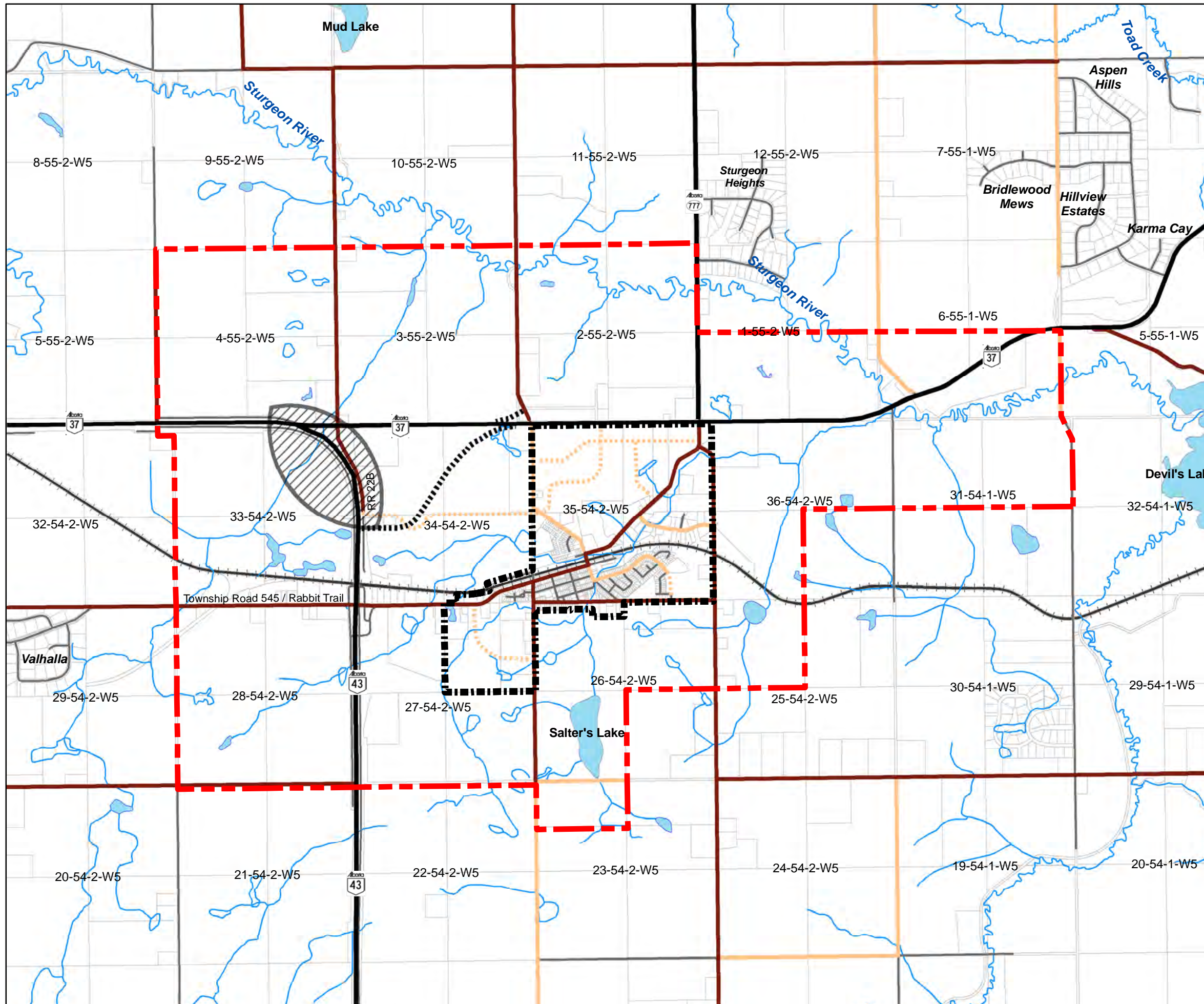
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Lac Ste. Anne County and Town of Onway Intermunicipal Development Plan



Legend

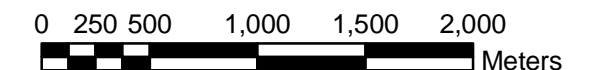
- Highway
- Proposed Highway Alignment
- Existing Arterial
- Existing Collector
- Proposed Collector
- Local Road
- Future Interchange Impact Area
- IDP Boundary
- Town of Onway
- Canadian National Railway



Map 6 Transportation Network



In association with



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Note:
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Source: Lac Ste. Anne County, 2012 ;Town of Onway, 2012;
Town of Onway MDP 686-09

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Policies

<i>Key Phrases</i>	<i>Policy Statements</i>
2.8.1 <i>Interim Highway 37 Alignment and Future Interchange</i>	Both municipalities will work with Alberta Transportation and the existing land owners to coordinate the development of the Interim Highway 37 Alignment and the future Highway 43 and Highway 37 interchange.
2.8.2 <i>Proposed Transportation Networks</i>	<i>Map 6 Transportation Network</i> shows the existing and proposed future roadways within the Town of Onoway and the IDP area. Specific alignment of proposed roadways should be determined at the area structure plan or development application stage, and should be coordinated between the municipalities and Alberta Transportation where necessary.
2.8.3 <i>Access Management Guidelines</i>	Development proposed along Highway 43 and Highway 37 shall utilize existing and proposed access points as illustrated on <i>Map 6 Transportation Network</i> . Any new access points to existing roadways will require coordination with the Lac Ste. Anne County, the Town of Onoway and Alberta Transportation. A Traffic Impact Assessment may be required alongside any area structure plan, plan of subdivision, or development application to coordinate appropriate access locations and safety measures.

2.9 Servicing, Infrastructure and Utilities

Overview

The IDP area is currently serviced to a rural standard with water cisterns or wells and private sewage disposal systems. A water fill station as part of the Town of Onoway's water system is planned in the near future. Plans exist to connect the Town's water system to the West Interlake District (WILD) Regional Water Line as early as 2015. Stormwater management within the IDP area is limited to ditches and culverts that discharge to receiving watercourses. Existing franchise utilities within the Town of Onoway are provided by ATCO Gas, Direct Energy, EPCOR, Fortis and Telus.

As identified in *Appendix A: Technical Memorandum - Servicing, Infrastructure and Utilities Assessment* prepared by Morrison Hershfield, in terms of population, water and sanitary servicing capacities within the Town of Onoway are as follows:

- Water distribution pump capacity = 1,544
- Water standby pump = 1,881
- Sanitary lift station pump capacity = 1,600
- Sanitary forcemain = 2,100
- Sanitary collection system has some additional capacity, but varies depending on the section of the main.

Based on the *Servicing, Infrastructure and Utilities Assessment* completed by Morrison Hershfield, it is more likely to provide servicing of the Business Industrial Area by utilizing the Town's infrastructure and upgrading where required, and to not impact the Town's capacity for growth. As further information on the details of proposed land use and types of businesses becomes available, a detailed assessment can be completed to determine the best way to service the lands, and if providing water distribution and sewer collection service is feasible in terms of land development. Any fire flow requirements will also be a key factor in the serviceability of the land.

Objectives

Objectives regarding Servicing, Infrastructure and Utilities uses are to:

- Determine appropriate servicing standards for various parts of the IDP area;
- Provide, where feasible, extension of servicing (water and sanitary systems) from the Town of Onoway to the proposed Business Industrial Area;
- Utilize best practices for stormwater management; and
- Determine a cost-sharing agreement among the Lac Ste Anne County, Town of Onoway and benefiting property owners for the extension of servicing to the Business Industrial Area.

Policies

<i>Key Phrases</i>	<i>Policy Statements</i>
2.9.1 <i>Extension of Water Transmission System</i>	Extension of the Town of Onoway’s water system into the Business Industrial Area of the IDP should be jointly undertaken by both municipalities. Appropriate configuration and capacity should be determined in an area structure plan for the targeted area. Future capacity may be limited by existing water distribution pumps and may need to be addressed before extension into the IDP area. The proposed West Interlake District (WILD) Regional Water Line will provide the Town of Onoway with potable water supply to accommodate future development as early as 2015. <i>Appendix A: Technical Memorandum - Servicing, Infrastructure and Utilities Assessment</i>
2.9.2 <i>Extension of Sanitary Sewer System</i>	Extension of the Town of Onoway’s sanitary sewer system into the Business Industrial Area should be jointly undertaken by both municipalities. Appropriate configuration, trunk main alignment and potential equalization storage facility should be determined through an area structure plan for the targeted area. Future capacity may be limited by current sewage lagoon and collection system capacity and condition, and may need to be addressed before extension into the IDP area. <i>Appendix A: Technical Memorandum - Servicing, Infrastructure and Utilities Assessment</i>
2.9.3 <i>Stormwater Management</i>	Where multi-lot residential or business industrial uses are proposed, provisions should be made to control stormwater runoff to predevelopment rates. The use of stormwater management facilities to control water quantity and quality should be pursued. Best management practices should be utilized as measures to control stormwater quality. Incorporation of stormwater management facilities may benefit the area as a whole.
2.9.4 <i>Funding of Service Extension</i>	Joint funding and cost-sharing of any servicing extension into the Business Industrial Policy Area should be agreed upon by both municipalities within a Memorandum of Agreement. Developer participation, as well as off-site development levies should also be utilized to fund any servicing extension.
2.9.5 <i>Development Levies</i>	Development levies should be determined to recover offsite costs for the extension of municipal services to the Business Industrial Area of the IDP.
2.9.6 <i>Franchise Utilities</i>	Allow private companies to provide franchise utilities (gas, power, fiber-optic, telephone, cable) within the IDP area. Service providers should be notified of long-term planning to ensure continuity of service provision

and development.

2.9.7 Utilities and Pipeline Corridors

When considering area structure plans, plans of subdivision and development permits, the Energy Resources Conservation Board (ERCB) will be consulted regarding setbacks. To avoid fragmentation of land, and to protect public health, energy and utility companies should be encouraged to combined utilities into single corridors.

2.10 Police, Fire and Ambulance Services

Overview

Community services such as police, fire and ambulance are provided to the IDP area population on a cooperative basis between the County and its urban neighbours. Lac Ste. Anne County has four Community Peace Officers that serve the IDP area. The Stony Plain/ Spruce Grove RCMP detachment provides the shared serves of an RCMP officer and a zone office (north zone) to the Town of Onoway. The Volunteer Onoway Fire Rescue provides fire protection service and consists of approximately 25 members. Other nearby volunteer fire departments within Lac Ste. Anne County are located at Alberta Beach and Rich Valley. The Parkland Ambulance Authority serves the Onoway area with advanced life support service. The nearest hospital to the IDP area is WestView Health Centre in Stony Plain.

Objectives

Objectives regarding Police, Fire and Ambulance Services uses are to:

- Provide police, fire and ambulance services in a cost-effective and cooperative manner.

Policy

<i>Key Phrase</i>	<i>Policy Statement</i>
2.10.1 Police, Fire and Ambulance Services	Both municipalities will continue to work with each other, and with other agencies and municipalities, to ensure the provision of police, fire and ambulance services that meet the needs of current and future development within the IDP area.

3.0 POLICY AREAS

Map 7 Policy Areas depicts future land use designations and in some cases a framework for the preparation of more detailed area structure plans. Land use designations are generalized and not meant to be interpreted as land use districts within the *Lac Ste. Anne Land Use Bylaw 16-08*.

3.1 A. Business Industrial Policy Area

Both municipalities agree that the area strategically located at the intersection of Highway 43 and Highway 37 is best situated for business industrial uses. Business industrial uses are also meant to include highway commercial uses such as hotels, motels, service stations, etc. to serve the traveling public. Both municipalities envision that the Business Industrial Area will remain in Lac Ste. Anne County and not be annexed to the Town of Onoway. Both municipalities will work with private land owners within the Business Industrial Policy Area to prepare an area structure plan to provide a more detailed framework for the location of development, extension of municipal services and piped sewer and water. As this area is affected by plans for a future interchange, Alberta Transportation will be an important stakeholder and needs to be involved in defining land requirements and access restrictions resulting from plans for the interchange. The following specific policies will apply to the Business Industrial Policy Area in addition to policies found in *Section 2.0 - Policy Framework* of this IDP.

Policies

	<i>Key Phrases</i>	<i>Policy Statements</i>
3.1.1	<i>Municipal Jurisdiction</i>	The Business Industrial Area shall remain in Lac Ste. Anne County and will be co-developed by Lac Ste. Anne County and the Town of Onoway through a cost and revenue sharing agreement.
3.1.2	<i>Area Structure Plan</i>	Lac Ste. Anne County and the Town of Onoway will initiate the preparation of an area structure plan, in cooperation with affected property owners, for the lands within the Business Industrial Policy Area. In addition to the requirements of the <i>Municipal Government Act</i> , the area structure plan will include but not be limited to the following: <ul style="list-style-type: none">a) conformity with the policies and objectives of the IDP and the County's MDP;b) future layout of land uses proposed for the area and impacts on adjacent land uses;c) layout roadways based on the County's municipal standards;d) provisions for stormwater management;;e) provisions for potable water and where appropriate a water distribution concept;

- f) methods of wastewater disposal and where appropriate a sanitary sewage collection concept;
- g) location of public utility lots and corridors wherever possible to the satisfaction of the County and utility provider;
- h) provisions for municipal and environmental reserves including the protection and integration of natural areas, where applicable;
- i) proposed phasing of development; and
- j) any other information that both Councils deems necessary.

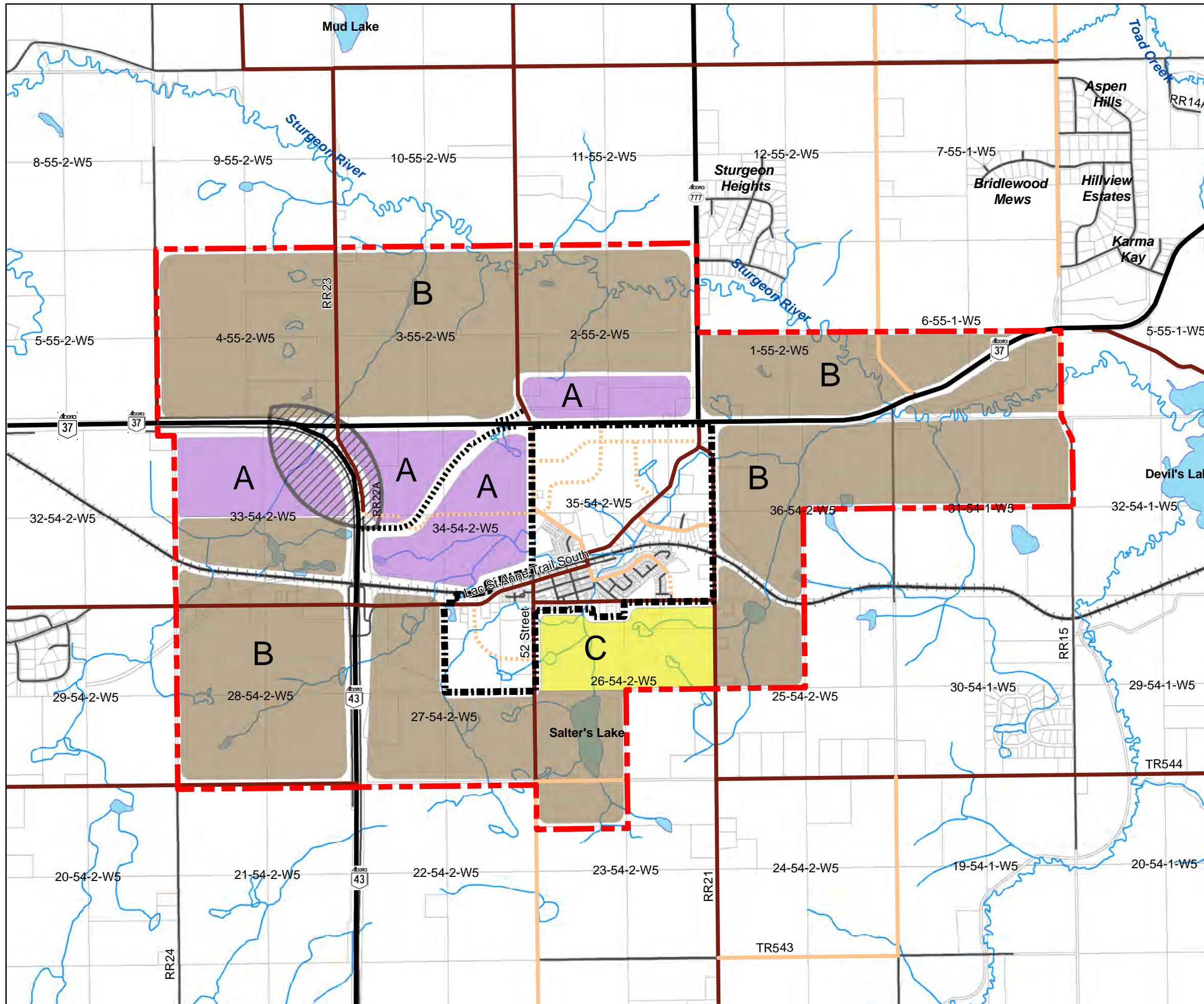
- 3.1.3 Business Industrial District** Lac Ste. Anne County shall amend *Land Use Bylaw 16-08* to include a new Business Industrial Land Use District to allow for a range of permitted and discretionary commercial and industrial uses.
- 3.1.4 Working With Alberta Transportation** Both municipalities shall work with Alberta Transportation to determine land requirements for highway widening, realignment, access restrictions and the future interchange as it impacts the Business Industrial Policy Area.
- 3.1.5 Cost Effective Servicing Standards** Cost effective engineering standards for roadways and piped sewer and water should be developed and implemented to govern servicing requirements within the Business Industrial Area.

Lac Ste. Anne County and Town of Onoway Intermunicipal Development Plan



Legend

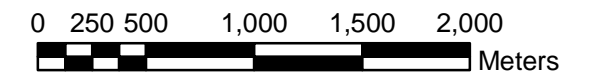
- A Business Industrial Policy Area
- B Agricultural/Rural Policy Area
- C Urban Residential Expansion Policy Area
- Future Interchange Impact Area
- IDP Boundary
- Town of Onoway
- Highway
- Proposed Highway
- Existing Arterial
- Existing Collector
- Proposed Collector
- Local Road
- Canadian National Railway



Map 7
Policy Areas



In association with



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Note:
This map is not intended to be interpreted on a site specific basis. Rather, it is a conceptual framework meant to guide future land use. Areas have been generalized and are approximate. Lac Ste. Anne County and Town of Onoway do not guarantee the map's accuracy. All information should be verified. Source: Lac Ste. Anne County, 2012 ;Town of Onoway, 2012; Town of Onoway MDP 686-09

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- 3.1.6 Cost and Revenue Sharing Agreements** Both municipalities shall enter into a Memorandum of Agreement which stipulates cost and revenue sharing for future development of the Business Industrial Area.
- 3.1.7 Development Levies** Both municipalities shall cooperate to determine off-site development levies to recover offsite costs for the extension of municipal services to the Business Industrial Area of the IDP.

3.2 B. Agricultural / Rural Policy Area

The purpose of the Agricultural Rural Policy Area is to preserve existing agricultural lands and avoid their premature fragmentation subdivision. No multi-lot subdivisions or Confined Feeding Operations (CFOs) shall be allowed. The Right to Farm shall be maintained. The following specific policies will apply to the Agricultural / Rural Policy Area in addition to policies found in *Section 2.0 - Policy Framework* of this IDP

Policies

<i>Key Phrases</i>	<i>Policy Statements</i>
3.3.1 Predominate Land Use	Lac Ste. Anne County and the Town of Onoway agree to maintain extensive agricultural as the predominant land use within the Agricultural / Rural Policy Area as shown on <i>Map 7 Policy Areas</i> .
3.3.2 Subdivision in the Agricultural Policy Area	Multi-lot subdivision will not be allowed within this Agricultural / Rural Policy Area. Single Parcel Out subdivision shall comply with the <i>Lac Ste. Anne County Land Use Bylaw 16-08</i> .
3.3.3 Confined Feeding Operations (CFOs)	To prevent land use conflicts, Confined Feeding Operations (CFOs) should not be permitted within the IDP area.
3.3.4 Aggregate Resources Extraction and Processing in the Agricultural / Rural Policy Area	Consistent with the <i>Lac Ste. Anne County Land Use Bylaw 16-08</i> for <i>Agricultural District A</i> , aggregate resource extraction and processing are discretionary uses within the Agricultural / Rural Policy. Careful consideration will be given to impacts of granting a Development Permit for the extraction of aggregate resources.

3.3 C. Urban Residential Expansion Policy Area

The purpose of the Urban Residential Expansion Policy Area is to provide a logical extension of residential uses at urban densities that is characterized by a range of housing options. Its aim is to reduce the conversion of agricultural lands due to urban growth and expansion. The Urban Residential Expansion Policy Area ensures that newly created residential lots conform to approved area structure plans and are similar in configuration, size and contiguously developed. Residential development shall be serviced to an urban standard. The area will maintain appropriate interim land uses, such as agriculture or natural open spaces that do not impede future urban development and expansion for residential purposes.

Policies

	<i>Key Phrases</i>	<i>Policy Statements</i>
3.3.1	<i>Predominate Land Use</i>	Lac Ste. Anne County and the Town of Onoway agree to maintain and develop lands in the Urban Expansion Policy Area for a range of residential uses at urban densities as shown on <i>Map 7 Policy Areas</i> .
3.3.2	<i>Subdivision in the Urban Expansion Policy Area</i>	Restrict and concentrate future expansion of country residential multi-lot subdivisions outside the Urban Expansion Policy Area to avoid premature subdivision and fragmentation of land.
3.3.3	<i>Need for Area Structure Plan</i>	No new multi-lot subdivisions (four lots or more) will be allowed in the Urban Expansion without an adopted area structure plan pursuant to Section 633 of the <i>Municipal Government Act</i> .
3.3.4	<i>Residential District</i>	Lac Ste. Anne County shall amend <i>Land Use Bylaw 16-08</i> to include a new smaller lot residential Land Use District that is characteristic of an urban area.
3.3.5	<i>Servicing Standards</i>	Engineering standards for roadways and piped sewer and water should be developed to urban standard and implemented to govern servicing requirements within the Urban Expansion Policy Area.
3.3.6	<i>Parks and Open Spaces</i>	Ensure that parks, open spaces and a multi-use trail system are distributed in new multi-lot subdivisions to link the Town of Onoway to the Salter's Lake Trail.
3.3.7	<i>Natural Features</i>	Ensure that amenities such as natural topography and environmental features including tree stands, ravines, streams and other wetlands are preserved and integrated into area structure plans.

4.0 PLAN IMPLEMENTATION

4.1 Intermunicipal Development Plan Committee

Overview

The IDP Steering Committee proved to be excellent forum for preparing the Intermunicipal Development Plan (IDP) and facilitating on-going communication between the two Councils. With the adoption of the IDP it is important to establish an Intermunicipal Development Plan Committee to act as an oversight group for the implementation of the IDP and provide a forum to resolve any intermunicipal disputes as they arise. The Intermunicipal Development Plan Committee has proved to be a successful model being utilized in implementing IDPs in other municipal jurisdictions in Alberta.

Policies

<i>Key Phrases</i>	<i>Policy Statements</i>
4.1.1 Composition of the IDP Committee	The IDP Committee is a committee comprised of two (2) elected officials from each Municipality, one of which will be the chief elected official. The CAOs or their designate(s) will provide support to the Committee. Only the elected officials will have voting rights.
4.1.2 Responsibilities of the IDP Committee	<p>The mandate of the IDP Committee is to facilitate on-going sharing of information between elected officials and staff and provide a forum for review and comment on a range of topics identified within the IDP. Responsibilities of the IDP Committee may include, but not necessarily be limited to, the following:</p> <ul style="list-style-type: none">a) to make recommendations on intermunicipal matters to their respective Councils;b) to monitor the progress of the IDP including overseeing that implementation actions identified in the IDP Implementation Plan are acted upon;c) to review any proposed applications for annexation and make recommendations to their respective Councils;d) to review any proposed amendments to the IDP and make recommendations to their respective Councils;e) to act as an informal review body for any amendment, proposed area structure plan or significant development and subdivision applications that may have a significant impact upon the IDP area;

- f) in the event that a subdivision or development application results in an appeal, the IDP Committee will provide written comments to the appropriate appeal body; and
- g) to provide a forum to develop and recommend for approval to their respective Councils, economic development initiatives within the IDP area.

4.1.3 Administrative Procedures

The administration of the IDP Committee will alternate between the two Municipalities on an annual basis. Administrative procedures include:

- a) the establishment of dates and locations for meetings, production of agendas and other matters as deemed necessary;
- b) keeping of minutes of the IDP Committee meetings;
- c) making a decision to meet once every six months and/or at the request of each municipality;
- d) the chairmanship of the IDP Committee will alternate between the Reeve of Lac Ste. Anne County and the Mayor of Onoway or a designate; and
- e) Committee meetings on particular applications will convene after comments have been received as a result of an Intermunicipal referral.

4.2 Requirements for Area Structure Plans

Overview

The IDP is intended to be a broad policy framework regarding land use, transportation, municipal services, environmental management, recreation, parks and open space. More detailed planning needs to be undertaken in the form of area structure plans in accordance with the provisions of the Municipal Government Act.

Policies

Key Phrases

Policy Statements

4.2.1 Area Structure Plan Requirements

The two municipalities have identified that a site at the interchange of Highway 43 and 37 be designated as a Business Industrial Area. The two municipalities have agreed to the preparation of an area structure plan that addresses all items outlined under section 3.1.2 under Business Industrial Policy Area if the IDP.

4.3 Amendment to the Town of Onoway Municipal Development Plan Bylaw 686-09

Overview

Both municipalities have agreed during the planning process to pursue alternatives to annexation. This is reflected in the decision to co-develop the Business Industrial Policy Area immediately west of the Town of Onoway on a cost and revenue sharing basis.

Policy

<i>Key Phrase</i>	<i>Policy Statement</i>
4.3.1 Amend the Town of Onoway Municipal Development Plan	Amend the Town of Onoway's <i>Municipal Development Plan Bylaw 686-09</i> to reflect the joint policy direction to pursue alternatives to annexation. These amendments will need to be made to Section 7.7, Objective 24 and Policies 110 and 111.

4.4 Plan Administration, Review, Amendment and Repeal

Overview

The Municipal Government Act requires an IDP to have “*provisions relating to the administration of the plan*” and a “*procedure to be used by one or more municipalities to amend or repeal the plan.*”

Policies

<i>Key Phrases</i>	<i>Policy Statements</i>
4.4.1 Administration of the Intermunicipal Development Plan	Lac Ste. Anne County and the Town of Onoway will administer provisions of the IDP for lands within each respective jurisdiction and act as the Approving Authority and will determine what authority should be delegated to the Intermunicipal Committee.
4.4.2 Review and Update of Intermunicipal Development Plan	At the end of five years from the date of final approval (i.e. date of final adoption by bylaw by both Councils) both Lac Ste. Anne County and the Town of Onoway agree to a mandatory review, update and amendment if necessary. The review and update will be conducted by both of the two Councils.
4.4.3 Plan Amendment	The IDP may be amended from time to time subject to the agreement of both Municipal Councils. Amendments could include changes to policy (textual amendments), boundaries, and other matters as may be determined.

4.4.4 Repeal of the Intermunicipal Development Plan

If one Municipality deems the IDP no longer workable, the bylaws adopting the IDP will need to be repealed by both Municipalities. The procedure for repealing the bylaws will be as provided in the Municipal Government Act. In addition, the following procedures should be followed prior to the final actions of repealing the bylaws:

- a) one Municipality will give the other Municipality notice in writing of the intention to repeal its bylaw adopting the IDP;
- b) within 60 days of the date of the notice in writing to the other Municipality, an Intermunicipal Committee Meeting shall be held;
- c) following the Intermunicipal Committee, the Municipality filing the notice of repeal may either withdraw its notice by providing a letter to the other Municipality or proceed to give a bylaw to repeal the IDP First Reading;
- d) a Bylaw to repeal will require a Public Hearing and three (3) readings in order to be fully adopted; and
- e) once an IDP is repealed, each Municipality must amend its own Municipal Development Plan to meet the requirements of the Municipal Government Act.

4.5 Circulation and Referral Process

Overview

There is currently a reciprocal referral and notification process in place between Lac Ste. Anne County and the Town of Onoway. The continued referral of planning applications, statutory plans and amendments and other studies and documents is essential to maintain open communications and resolve intermunicipal issues on an ongoing basis.

Policy

<i>Key Phrase</i>	<i>Policy Statement</i>
4.5.1 Intermunicipal Circulation and Referrals	Lac Ste. Anne County and the Town of Onoway will implement a reciprocal referral of planning and land use proposals consistent to the minimum requirements shown in the following table.

Table 4: Intermunicipal Planning Referrals and Notifications

Type of Referral	Scope	Response Times (Consecutive Days)
Statutory Plans and Amendments	Within the IDP area	21 except for MDP or amendments to the MDP which are 28 days.
Areas not covered under Area Structure Plan, Area Redevelopment Plan, or Developed Area	Within the IDP area	21
Any Heavy Industrial Development Permits	Areas within 1.6km of adjacent municipality boundary	21
Extractive Resource Options (Including Sour Gas)	Areas within 1.6km of adjacent municipality boundary	21
Intensive Livestock Proposals	Areas within 1.6km of adjacent municipality boundary	21

4.5.2 Circulation Time Periods In the event that either Municipality does not reply within, or request an extension to, the maximum response time specified on *Table 4 – Intermunicipal Planning Referrals and Notifications*, it is assumed that the responding municipality has no comment or objection to the referred planning document.

4.6 Intermunicipal Dispute Resolution

Overview

The implementation of an intermunicipal dispute resolution mechanism is a requirement of all IDP’s pursuant to the Municipal Government Act. In order to satisfy this requirement and to ensure that the principles of fairness and due process are respected, a dispute resolution process consisting of the following five stages has been established:

- Stage I** Administrative Review
- Stage II** Intermunicipal Committee Review
- Stage III** Municipal Councils
- Stage IV** Appropriate Dispute Resolution
- Stage V** Appeal

The process is designed to maximize opportunities for discussion and review with the goal of resolving any disagreements early in the approval process, thereby minimizing delays. It is important to note that this process only applies to those areas where the Municipal Government Board has jurisdiction. For the purposes of this Plan “Initiating Municipality” means the municipality in which the land that is the subject of a proposal is located. “Proposal” means a land use redesignation, an area structure plan, an area structure plan amendment or an IDP amendment. “Responding Municipality” means the other Municipality. Section 4.5 of this Plan outlines the circulation and referral process that would apply for such proposals.

Stage I: Administrative Review

1. The Initiating Municipality will ensure that complete information addressing the relevant criteria as outlined in the IDP is provided in support of all site-specific applications or that all statutory plan processes are sufficiently documented.
2. Upon circulation of a proposal, the administration of the Responding Municipality will undertake a technical evaluation of the proposal and will provide any necessary comments to the Initiating Municipality.
3. Both Municipalities will determine whether a proposal can be processed without being referred to the Intermunicipal Committee.
4. In the event that a proposal cannot be processed at the administrative level, either Municipality may refer that proposal to the Intermunicipal Committee for review.

Note: Each Municipality will be responsible for determining the degree of discretion to be delegated to each respective administration in the review of proposals.

Stage II: Intermunicipal Committee Review

1. In the event that a proposal is referred to the Intermunicipal Committee, a Committee meeting will be scheduled and the administrations of both Municipalities will present their positions on the proposal to the Committee.
2. After consideration of a proposal the Committee may:
 - a) provide suggestions back to both administrations with respect to revisions to the proposal that should be considered to make it more acceptable to both Municipalities;
 - b) if possible, agree on a consensus position of the Committee in support of or in opposition to the proposal, to be presented to both Councils; or
 - c) conclude that no initial agreement can be reached and that a consensus position of the Committee will not be presented to both Councils.
3. If agreed to by both Municipalities, a facilitator may be employed to help the Committee work toward a consensus position.
4. If a proposal cannot be satisfactorily processed following a Committee review, then that proposal will be referred to both Councils.

Stage III: Municipal Councils

1. After receiving the recommendations of the Intermunicipal Committee with respect to a particular proposal, each Council will establish a position on the proposal.
2. If both Municipal Councils support a proposal, then the approval and IDP amendment processes can be completed. If neither Council supports the proposal, then no further return will be required.
3. If both Councils cannot agree on a proposal, then the matter may be referred to a mediation process.
4. In the event that the two Municipalities resort to mediation the Initiating Municipality will not give approval in the form of second and third readings to appropriate bylaws until mediation has been pursued.

Stage IV: Alternative Dispute Resolution

1. The following will be required before a mediation process can proceed:
 - a) agreement by both Councils that mediation is necessary;
 - b) appointment by both Councils of an equal number of elected officials to participate in a mediation process;
 - c) engagement, at equal cost to both Municipalities, of an impartial and independent mediator agreed to by both Municipalities; and
 - d) approval by both Municipalities of a mediation schedule, including the time and location of meetings and a deadline for the completion of the mediation process.
2. If agreed to by both Municipalities, any members of the Intermunicipal Committee or administrative staff from either Municipality who are not participating directly in the mediation process may act as information resources either inside or outside the mediation room.
3. All participants in the mediation process will be required to keep details of the mediation confidential until the conclusion of the mediation.
4. At the conclusion of the mediation, the mediator will submit a mediator's report to both Councils.
5. If a mediated agreement is reached, then that agreement will be referred to both Councils for action. Both Councils will also consider the mediator's report and the respective positions of the Municipal administrations with respect to the mediated

agreement. Any mediated agreement will not be binding on either Municipality and will be subject to the formal approval of both Councils.

6. If no mediated agreement can be reached or if both Councils do not approve a mediated agreement, then the appeal process may be initiated.

Stage V: Appeal Process

1. In the event that the mediation process fails, the Initiating Municipality may pass a bylaw to implement the proposal (e.g. a bylaw amending an area structure plan).
2. If the Initiating Municipality passes a bylaw to implement the proposal, then the Responding Municipality may appeal that action to the Municipal Government Board under the provisions of Section 690 of the Municipal Government Act.

The Responding Municipality must file a notice of appeal with the Municipal Government Board and give a copy of the notice of appeal to the Initiating Municipality within thirty (30) days of the passage of the disputed bylaw.

5.0 REFERENCES

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6.0 PERSONAL COMMUNICATION

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