



INTERMUNICIPAL DEVELOPMENT PLAN (IDP)

TOWN OF VALLEYVIEW & M.D. OF GREENVIEW No. 16



V3 COMPANIES

Visio, Vertere, Virtute

The Vision to Transform with Excellence



Date Submitted: February 1st, 2021

MD of Greenview No. 16 Bylaw 20-860
Town of Valleyview Bylaw 2020-08

A low-angle photograph looking up at several tall, slender trees. The trees' trunks are light-colored and extend from the bottom of the frame towards the top. The foliage is dense and has turned a vibrant yellow, indicating autumn. The background is a clear, bright blue sky. The overall composition is symmetrical and creates a sense of height and openness.

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section 1

Introduction

Section 1 Introduction

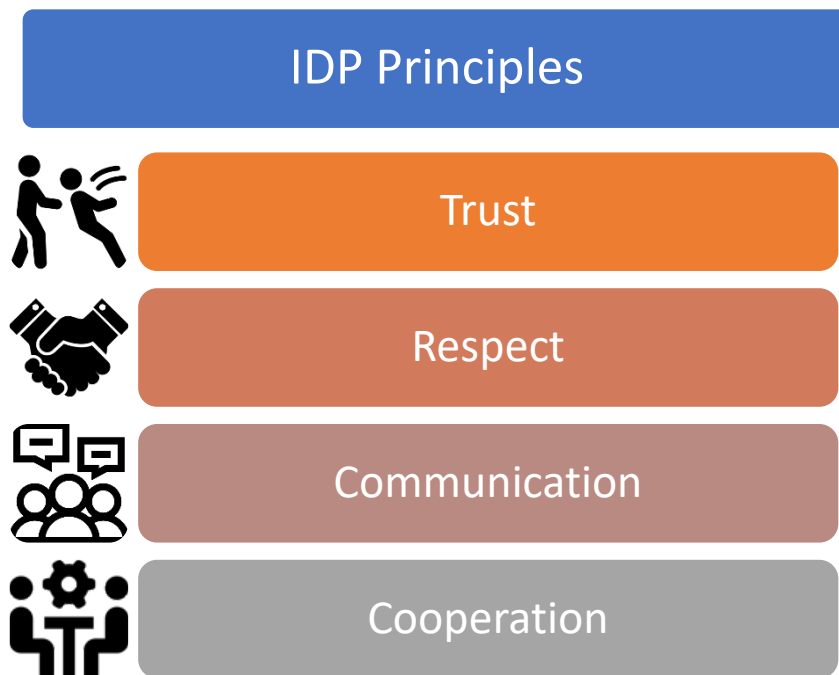
1.1 TITLE

The title of this Bylaw shall be the Town of Valleyview & M.D. of Greenview No. 16 Intermunicipal Development Plan (IDP).

1.2 PURPOSE

The purpose of this Intermunicipal Development Plan (IDP) is to update the existing IDP to allow the Town of Valleyview and M.D. of Greenview No. 16 (hereinafter referred to as the Town and M.D.) to establish a renewed collaborative framework that guides future planning and development, manages growth, facilitates environmental initiatives, and supports collaboration around *municipal infrastructure* and vital community services.

A comprehensive IDP built on a solid partnership of trust and respect can strengthen the local economy and continue to support the region's vibrancy through collaborative governance. The IDP will provide a long-term mutually supported framework for future development in the area.



1.3 CONTEXT

The Town and M.D. are located in the Southeast Peace Region in the Province of Alberta (Figure 1). The two municipalities are inextricably connected, the M.D. surrounds the Town, creating an environment in which collaboration on growth and development is necessary. The Town is located at the intersection of two significant transportation networks (Highway 43 and 49), and acts as a service centre for the M.D., while the M.D. provides the resource base for the Town.

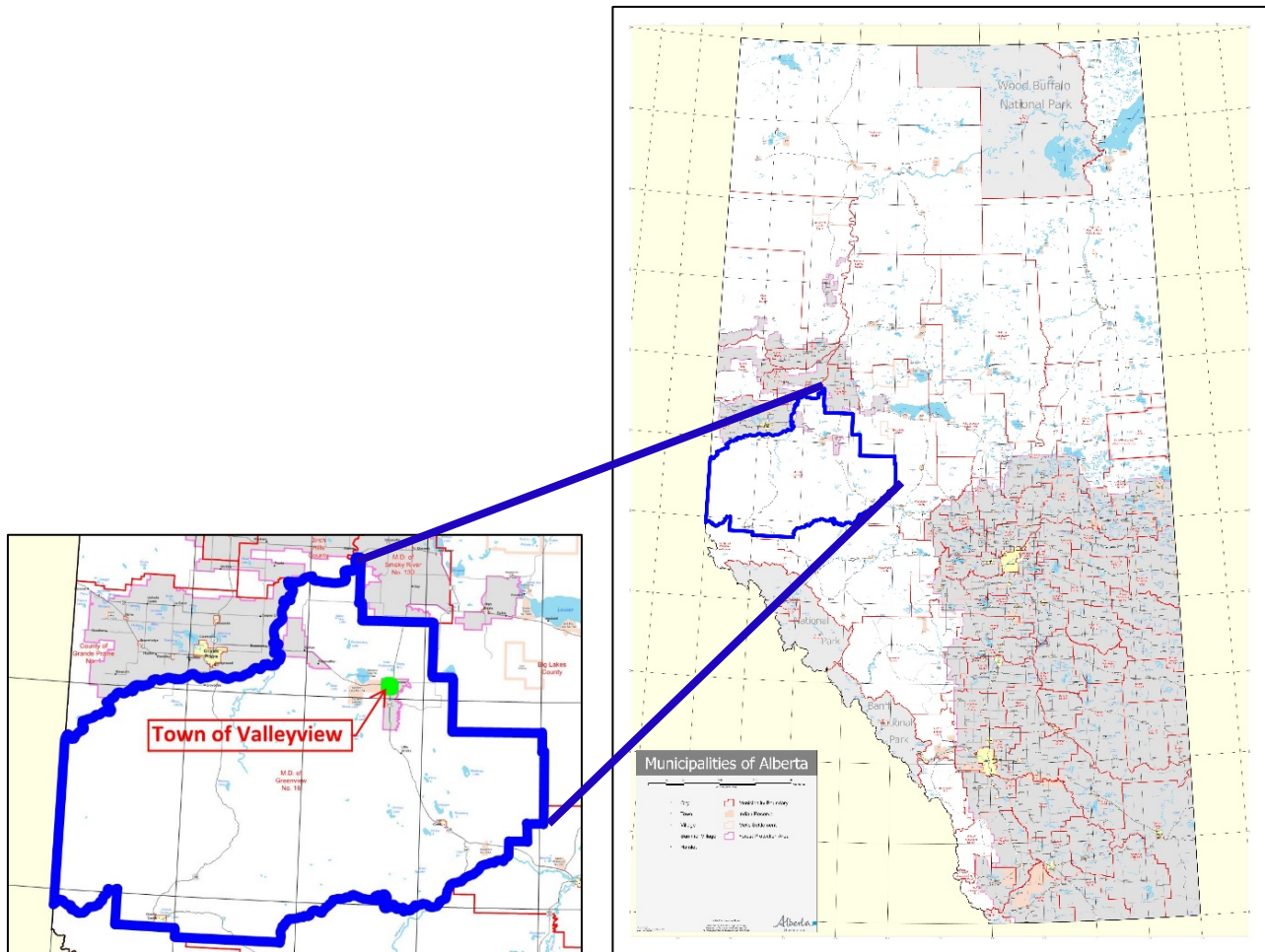


Figure 1: Location Map (Adapted from the Government of AB Municipalities of Alberta Map 2017)

A baseline assessment was carried out during the initial phase of updating the IDP to provide a clear picture of each *municipality* by documenting population and employment statistics and trends. Information regarding the natural environment, transportation, and servicing were mapped, and are included in the baseline assessment. This information was used to forecast population and employment growth to 2027. These forecasts are the foundation on which land demand and policy directions are determined. The baseline assessment and growth forecasts are located in Appendix A and B respectively and focus on the IDP area. The following summary of each *municipality* has been prepared to provide context on the Town and M.D.



The Town has a population of 1,863, and has experienced an average annual growth rate of approximately 1.1% between 2011 and 2017. With a land area of 932 hectares, the Town's industries are comprised of retail trade, accommodation and food services, health care and social assistance, and businesses related to resource industries. (Statistics Canada).



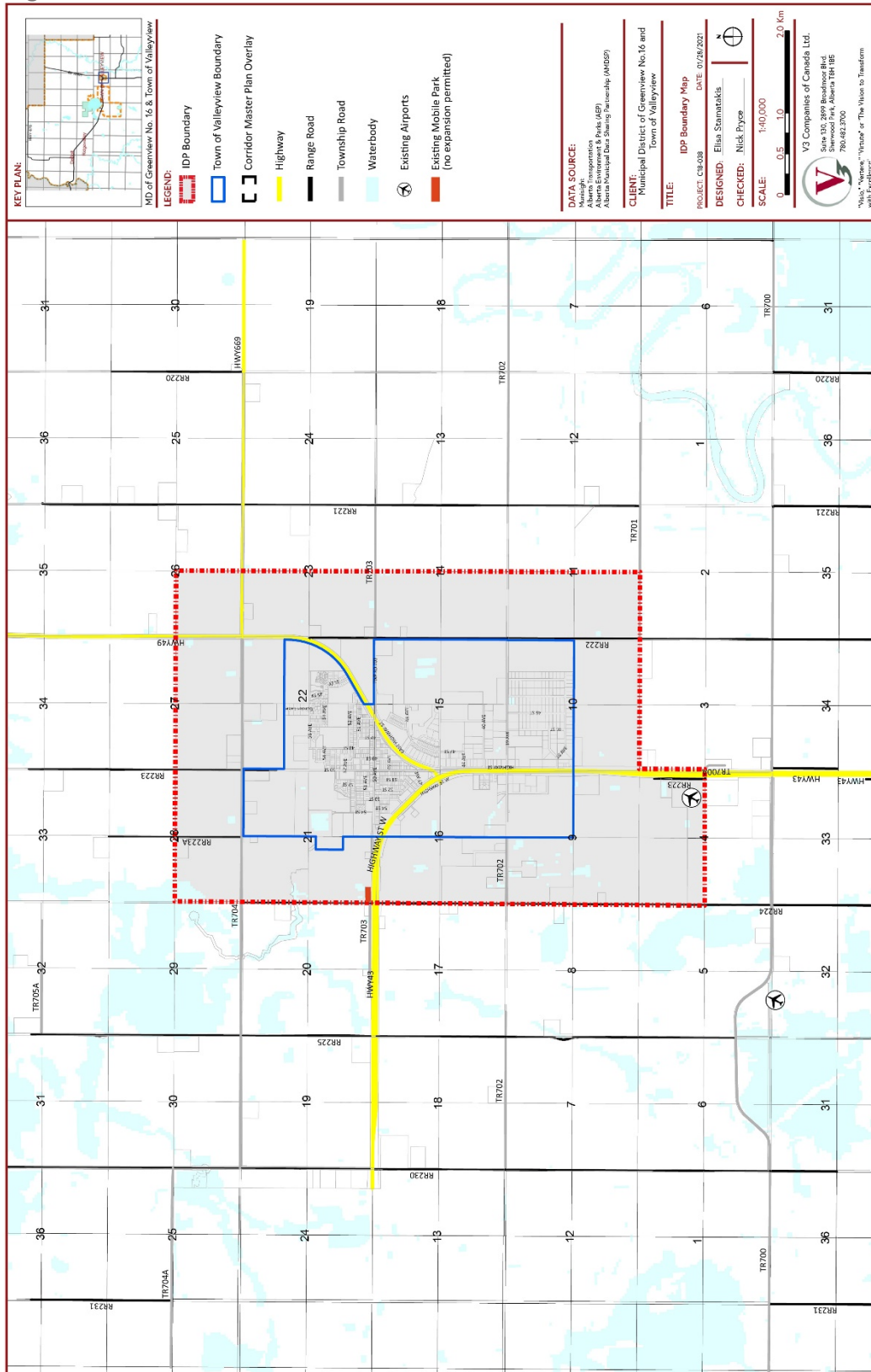
The M.D. has a population of 9,615 and has experienced an average annual growth rate of approximately 1.0% between 2011 and 2017. With a land area of 3,298,424 hectares, the M.D.'s industries include agriculture, forestry, fishing and hunting, construction, mining, quarrying and oil and gas extraction, and retail trade. (Statistics Canada).

1.4 IDP PLAN BOUNDARY

The IDP Plan Area surrounds, and includes, the Town (Figure 2). The IDP area has been developed using the following reasoning:

1. The growth forecast (Appendix B) has indicated a potential average growth of around 1.7% in population and jobs in the Town of Valleyview by 2027. Identifying lands and planning for the direction of future growth between both municipalities is important.
2. The Valleyview airport lands are included because it is considered a regional asset that benefits both municipalities.

Figure 2: IDP Plan Area



1.5 LEGISLATIVE REQUIREMENTS

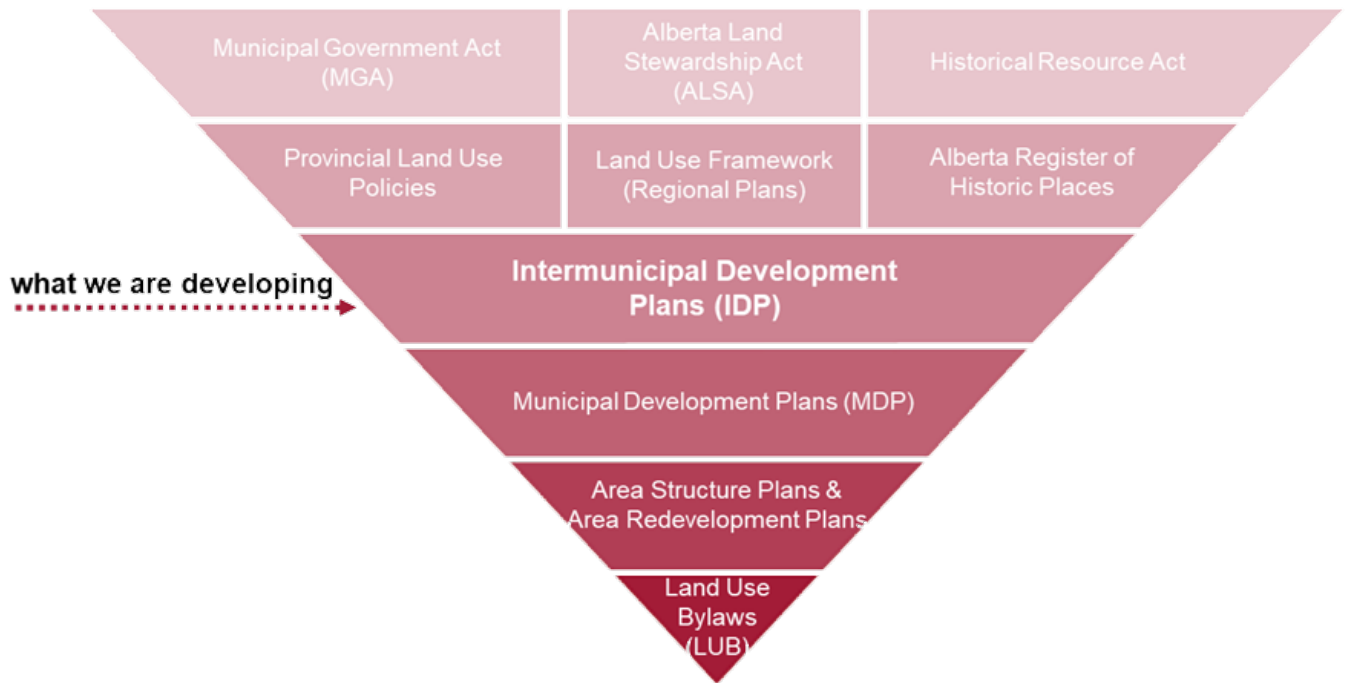
This IDP has been prepared under the legislative authority prescribed in Section 631 of the Municipal Government Act (MGA). In accordance with 631(1) and 631(2), adjoining municipalities are required to adopt an IDP unless both municipalities agree that they do not require one.

Section 631(8) of the MGA states that an IDP:

- a) must address
 - i) the future land use within the area,
 - ii) the manner of and the proposals for future development in the area,
 - iii) the provision of transportation systems for the area, either generally or specifically,
 - iv) the co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,
 - v) environmental matters within the area, either generally or specifically,
 - vi) any other matter related to the physical, social or economic development of the area that the councils consider necessary, and
- b) must include
 - i) a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the *plan*,
 - ii) a procedure to be used, by one or more municipalities, to amend or repeal the *plan*, and
 - iii) provisions relating to the administration of the *plan*.

The MGA identifies the hierarchy and relationship of *statutory plans*, so that each plan will be consistent with the plans above it (Figure 3) and, in the event of an inconsistency, which provisions in what plan will prevail. Both the Town and M.D. have adopted MDP's to guide future growth and development within their respective municipalities. Once this IDP has been adopted, the Town and M.D. will need to review their existing MDP's to determine if they are consistent with the newly adopted IDP. The IDP can only be repealed if it is being replaced by a new IDP or the Minister of Municipal Affairs has granted an exemption in accordance with the MGA.

Figure 3: Hierarchy of Plans



section 2

IDP Goals, Objectives & Policies

Section 2 IDP Goals, Objectives & Policies

2.1 INTERPRETATION OF THE *PLAN*

The structure of the IDP is such that each section follows a topic, and each topic has aspirational goals and desired objectives and policy directions to achieve the objectives and ultimately the stated goal. This structure works best when the document is interpreted in a holistic manner where each of the policies are viewed in the context of one another rather than separately. Generally, the objectives, and ultimately the goals, of the IDP are more likely to be achieved by addressing the complete set of policy directions.

While the policies contained within this document relate to the defined IDP boundary ***they do not preclude*** the municipalities from expanding the applicable policies beyond the boundary or collaborating with other municipalities based on the mutual agreement of the two municipalities of this IDP.

This IDP contains the operative words '*shall*', '*should*', and '*may*'. The interpretation of these words are outlined below:

Shall – indicates that actions are mandatory.

Should – indicates direction to strive to achieve the outlined action but is not mandatory.

May – is discretionary, meaning the policy in question can be enforced if the *municipalities* choose to do so. This is typically dependent on context and individual circumstances.

Note: Where words are *italicized* the document provides a definition in Section 3.0.

2.2 OVERALL GOALS OF THE IDP

The overall goals of the Town / M.D. Intermunicipal Development Plan are to:

Goals	
1.	Provide a consistent approach to intermunicipal discussion.
2.	Enhance each <i>municipality's</i> means of being informed and provide input on planning and development matters within the IDP area.
3.	Meet the requirements of the MGA to include a process for resolving or attempting to resolve intermunicipal conflict and to provide a structure within which communication can occur between each <i>municipality</i> .
4.	Create a process that allows for timely resolution of differences of opinion between <i>municipalities</i> in a respectful manner.
5.	Building resilience to sustain existing commercial and industrial development while enabling growth of new commercial and industrial development.
6.	Create a range and diversity of housing choices that utilize existing and cost-effective <i>municipal infrastructure</i> .
7.	Encourage and enable continued development of the agriculture sector without adversely impacting the residents in the Town and M.D.
8.	Maintain and expand the economic opportunities within the Town and M.D.
9.	Preserve and enhance an integrated system of open greenspace and provide a variety of natural amenities which improve quality of life through opportunities for passive and active recreation in addition to creating and supporting indoor recreation activities.
10.	Protect the Town and M.D. from damages resulting from flooding and runoff between the municipalities.
11.	Develop a safe and efficient transportation network that is consistent in its condition and design standards, in order to help both <i>municipalities</i> achieve greater efficiencies and provide better services to their residents and businesses.
12.	Coordination of <i>municipal infrastructure</i> planning rights-of-way acquisition in the IDP boundary.
13.	Promote efficient and coordinated intermunicipal community and emergency services.

2.3 INTERMUNICIPAL COOPERATION

In order to provide a consistent approach for intermunicipal discussion between administrations, Joint Council meetings shall be utilized to oversee the implementation of the IDP and serve as a forum to address any intermunicipal issues that may arise. These Joint Council meetings shall also serve as a mechanism to allow formal communication between municipalities where the Councils will be responsible for facilitating ongoing communication and sharing of information with respect to administering the IDP. This Joint Council meeting will also be utilized as part of the Intermunicipal Collaboration Framework (ICF) process.

Goal:

Provide a consistent approach to intermunicipal discussion.

Objective:

- A. To establish a process to consistently monitor the IDP, and act as a forum for discussion on intermunicipal issues.

Policy:

- 2.3.1.** Councils **shall** meet jointly at least once yearly and when one Council requests a joint meeting as necessary (e.g. to resolve an issue or dispute with regard to the IDP). Items that **should** be covered at these meetings include the status of the IDP and whether any amendments to the IDP are necessary.
- 2.3.2.** Joint Council meetings **should** be held at a time that aligns with the annual municipal budget cycle process.
- 2.3.3.** The municipalities **may** create a Joint Council Committee (JCC) to implement the policies of the IDP. To create the Joint Council Committee, the municipalities **shall** follow the following steps in accordance with the MGA:
- i.** The individual Council's must pass their own JCC bylaw pursuant to Section 145 and 146 of the MGA to establish the Council Committee, set out functions and procedures, and address the composition of the committee.
 - ii.** The individual JCC bylaw may also define the explicit delegation of the Council Authority, as provided for in Section 203 of the MGA.
 - iii.** The municipalities shall work together to create the bylaw to ensure that they function the same.
 - iv.** The JCC bylaw does not have the power to adopt bylaws, this must be done during regular Council sessions.
- 2.3.4.** Members of Council attending Joint Council meetings for the purpose of the IDP **shall** be responsible for the following provisions unless a Joint MPC is created.

- i.** Making recommendations on intermunicipal issues to the respective municipal Councils.
- ii.** Monitoring the progress of the IDP, including but not limited to reviews of all MDP and LUB amendments, and subdivision, and certain development permits (Discretionary, Variances) within the IDP area.
- iii.** Reviewing proposed amendments to the IDP and providing recommendations to each respective Council.

2.4 CIRCULATION & REFERRAL PROCESS

The purpose of this section of the *Plan* is to establish a clear and consistent referral process whereby each *municipality* is able to provide comments on proposed changes to statutory and non-statutory plans as well as proposed subdivisions and certain development applications within the IDP area.

The Town and M.D. recognize the importance of cooperation with one another in the spirit of gaining mutual benefit and avoiding incompatible forms of development within their municipal boundaries. Communication between the two municipalities is the most effective means of avoiding or minimizing intermunicipal conflict. For this reason, this IDP focuses on a commitment to have effective communication by establishing a process for circulation and referral of planning applications, policy, and other information essential to effectively administering the IDP.

Goal:

Enhance each *municipality's* means of being informed and provide input on planning and development matters within the IDP area.

Objective:

- A. To provide a clear process for circulation and referral of planning applications that pertain to the IDP area.

Policy:

- 2.4.1.** Within the IDP area, the two municipalities ***shall*** refer the following to the Chief Administrative Officer (CAO) or their designate, of the respective *municipality*:
- i. *Municipal Development Plans, Area Structure Plans, Area Redevelopment Plans, and any amendments thereto.*
 - ii. *Outline Plans and Conceptual Schemes.*
 - iii. *Land Use Bylaw amendments including redistricting / rezoning.*
 - iv. Development Permit applications for:
 - a. Discretionary uses as per the Town and M.D.'s respective *Land Use Bylaws*.
 - b. Variances for commercial or industrial development as per the Town and M.D.'s respective *Land Use Bylaws*.
 - c. Direct Control Districts as per the Town and M.D.'s respective *Land Use Bylaws*.
 - v. Applications for subdivision creating more than five vacant (5) *lots*.

vi. Applications for the disposition of environmental, conservation, municipal and/or school reserves, environmental easements, public utility *lots* and/or road allowances.

2.4.2. The receiving municipal authority ***shall*** acknowledge receiving an application via email within two (2) *working days* of receipt.

2.4.3. Each *municipality* ***shall*** have ten (10) *working days* from receipt of a referral to review and comment on referrals made pursuant to Policy 2.4.1.(iv), and thirty (30) *working days* from receipt of referral for all other referrals pursuant to Policy 2.4.1. Upon mutual agreement an extension ***may*** be granted, however if no response is received within one (1) *working day* after it is due, it will be assumed that there are no objections or comments.

2.4.4. The administrations of both municipalities ***shall*** decide which department is to be responsible for responding to intermunicipal referrals.

2.5 PLAN ADMINISTRATION, APPEAL & AMENDMENT

To keep the IDP a relevant, meaningful, and living document, it is prudent to review the objectives, policies, and future land use plans to ensure that they are reflective of the current context. As the IDP is intended to be a long-range planning document, it will require regular monitoring and review in order to remain current and accurately reflect changing growth trends in the region. This requires the establishment of a clear process that allows member municipalities to amend the IDP when it is mutually beneficial to do so.

Goal:

Meet the requirements of the MGA to include a process for resolving or attempting to resolve intermunicipal conflict and to provide a structure within which communication can occur between each *municipality*.

Objective:

- A. To support the IDP to remain current and adaptive to changing circumstances in the region including the election of new Councillors.

Policy:

- 2.5.1. A general review of the IDP **should** be completed with Council within one (1) year following a general municipal election to confirm the objectives and policies are still relevant. This review **should** occur simultaneously with the review of the Intermunicipal Collaboration Framework. Throughout the life of this document, amendments to policy **may** be made where agreed to by both Councils.
- 2.5.2. Notwithstanding Policy 2.5.1., if no review is carried out within nine (9) years of adoption of the IDP a full review of the IDP **shall** be completed in the tenth (10) year from the date of adoption.
- 2.5.3. Amendments to the IDP **shall** be subject to agreement by both municipalities and must be adopted by both Councils in accordance with the procedures established in the MGA.
- 2.5.4. An IDP **shall** only be repealed if it is being replaced by a new IDP or the Minister of Municipal Affairs has granted an exemption in accordance with the MGA or if both municipalities agree that they do not require one, in accordance with section 631(2) of the MGA.

2.6 INTERMUNICIPAL DISPUTE RESOLUTION

The Municipal Government Act requires municipalities to have their IDP include a procedure to resolve or attempt to resolve any conflict between the municipalities that have adopted an IDP. The intent of the dispute resolution process is to facilitate mediation and a resolution at the municipal level before an appeal is to be launched to the Municipal Government Board (MGB). This process is based on the assumption that each *municipality* will have differences of opinion and a resolution mechanism may be necessary. It is important that throughout the various processes of dispute resolution, all parties engaged to resolve disputes are mindful of and respectful of the rights of the private interests involved.

Goal:

Create a process that allows for the resolution of differences between municipalities in a respectful manner.

Objective:

- A. To adopt a dispute resolution process to address disagreements fairly, effectively, and in a timely manner, and is respectful of each other's interests and concerns, and avoids potential costly litigation or arbitration.

Policy:

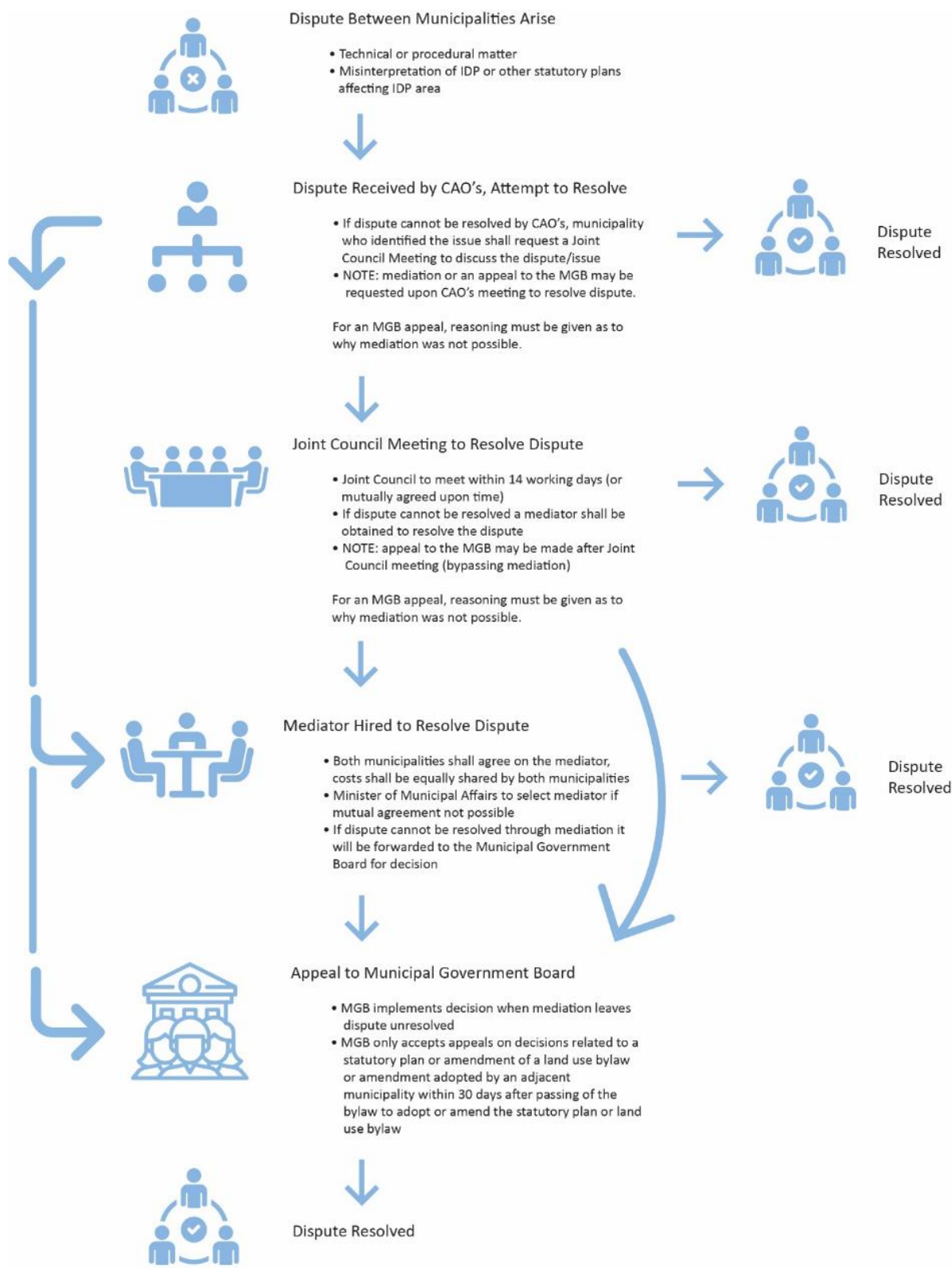
2.6.1. In the case of a dispute, the following process **shall** be followed:

- i. At any time during the dispute resolution process, either *municipality* **shall** be able to initiate a formal mediation process through a third-party to attempt to resolve the issue/dispute. Such costs **shall** be equally shared by both Municipalities.
- ii. When a potential intermunicipal dispute arises regarding a technical or procedural matter, including a clerical error or any misinterpretation of this IDP or any other plans affecting lands in the IDP area, it **shall** be directed to the Chief Administrative Officer (CAO) of each *municipality*.
- iii. If an issue relating to the IDP area or plans affecting lands in the IDP area cannot be resolved by the respective CAO's, the *municipality* who identified the issue **shall** request that a Joint Council meeting be scheduled to discuss the dispute/issue. At such time, within 14 *working days* of the Joint Council meeting being requested (or a time mutually agreed upon), the Councils **shall** meet and review the issue and attempt to resolve it through consensus.
- iv. If an issue cannot be resolved by a joint meeting of the Councils, a mediator **shall** be obtained to resolve the dispute.

2.6.2. Should mediation be necessary, both municipalities **shall** agree upon the mediator, or if they cannot agree, the Minister of Municipal Affairs **shall** choose the mediator. The cost of the mediator **shall** be shared equally between the parties.

2.6.3. If a dispute arises involving the adoption of, or amendment to, a *statutory plan*, the *municipality* initiating the dispute **may** file appeal to the MGB in accordance with S.690 of the MGA, in order to preserve the statutory right to file an appeal and avoid missing the time frame which an appeal is allowed. However, the dispute resolution process contained within this IDP **shall** still be followed. An appeal to the MGB **may** be withdrawn if a solution is reached following the dispute resolution process outlined in Section 2.6.1 of this document.

Figure 4: Dispute Resolution Process



2.7 LAND USE & GROWTH

The connection between transportation and economic growth is a key influencer for how development occurs. The intersection of Highway 49 and 43 previously ran through the heart of the Town of Valleyview, until its realignment to encourage the more efficient movement of people, goods, and services. This realignment has generated another corridor for development on the periphery of the Town for commercial and industrial purposes. This corridor is critical piece of infrastructure for both the Town and MD, providing opportunities for non-residential development, while the Town's downtown core provides important local services and opportunities for enhancement to attract passing motorists from Highway 43 and 49. The transportation network is based around an interconnected road network between the Town and the MD which also influences the location of residential development and other services that people can access. Capitalizing on the existing transportation network resource helps to maintain lower operating and capital costs versus inheriting new transportation infrastructure that increases municipalities costs. This is especially relevant for residential development where the revenue generated through residential taxes does not cover the operating and capital costs. Hence, the importance of developing a strong diverse non-residential tax base is important to the resiliency of communities.

2.7.1 FUTURE GROWTH POLICIES

Growth within the IDP area has been fairly stagnant, with the Town and M.D. experiencing an average annual growth rate since 2011 of 1.1% and 1.0% respectively. Population growth has been forecasted for the Town and M.D to 2027. With an average annual growth rate of 1.9% forecasted, the municipalities are projected to attract 890 (Town) and 668 (M.D.) new residents. The detailed forecasts can be found in Appendix B.

Goal:

Create a planning framework that is responsive to economic growth and benefits both municipalities.

Objective:

- A. To plan for and encourage future growth of industrial and commercial development along Highway 43.

Policy:

- 2.7.1.1. The municipalities **should** jointly engage Alberta Transportation to develop a Corridor Master Plan, to improve existing access, connectivity and aesthetics to increase the safety along the corridor and to make the area more attractive to consumers and future businesses. This Corridor Master Plan **may** build off the Highway 43 & 49, Valleyview Access Management Study (2010).

2.7.1.2. Both municipalities ***should*** develop a joint *Area Structure Plan* for future commercial and industrial development in the areas indicated in Figure 5.

Objective:

B. To allocate future lands for residential development that meets the needs of the community.

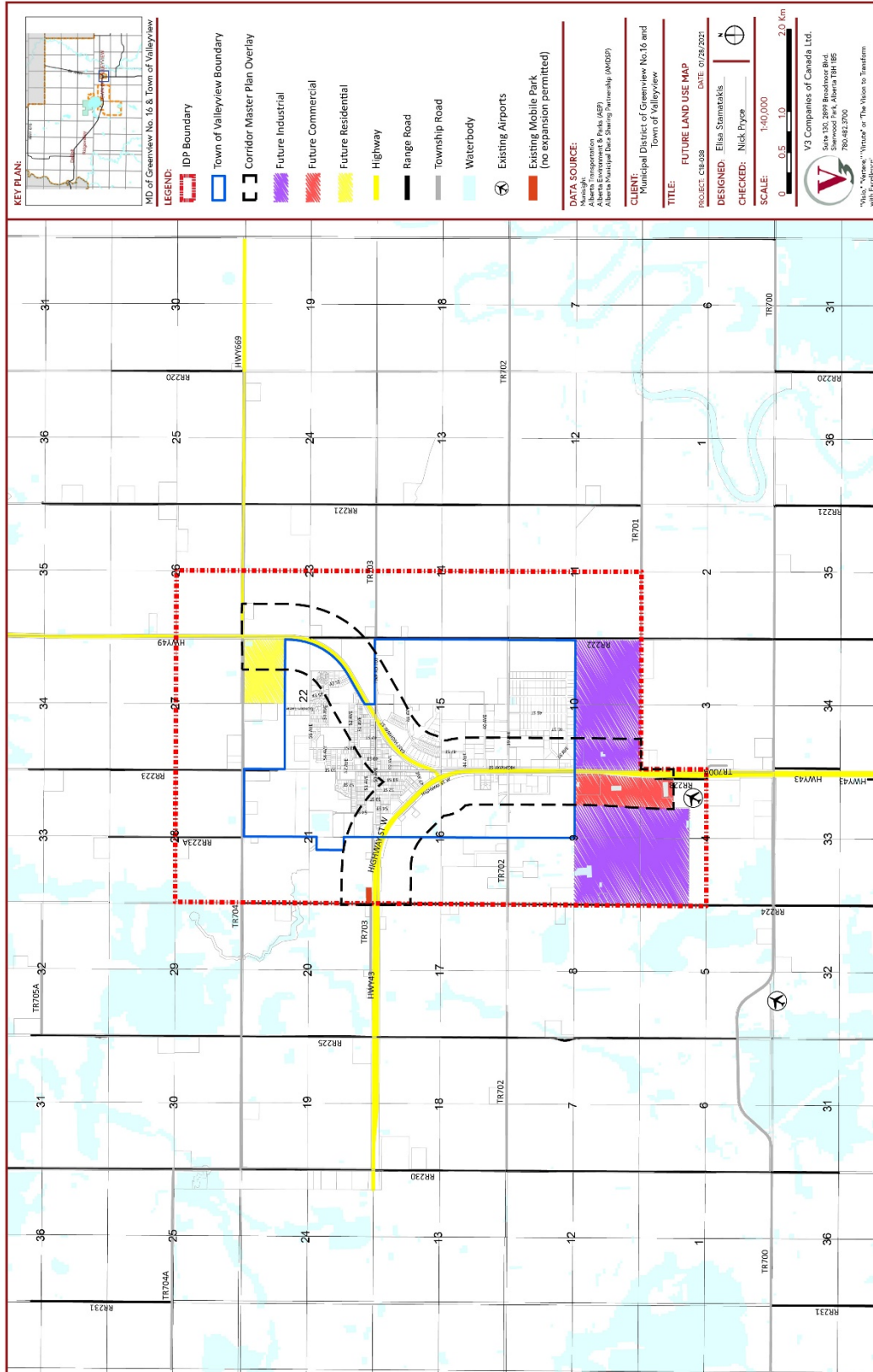
Policy:

2.7.1.3. Residential growth ***should*** be directed towards the North and North-East in accordance with Figure 5.

2.7.1.4. Both municipalities ***shall*** work together to determine a path forward and timeline for when the annexation of land, located in NE-22-70-22-W5 (Figure 5) is appropriate. The Joint Council ***shall*** establish mutually agreed criteria on the process and timing for potential annexation of lands for residential development.

2.7.1.5. The Town ***should*** maintain a minimum of a twenty (20) year land supply and growth forecast for its own long-range planning needs, and share this information with the M.D.

Figure 5: Future Land Use Map



2.7.2 COMMERCIAL & INDUSTRIAL POLICIES

Commercial and industrial development provides a higher per capita portion of a community's tax revenue than other uses (e.g. residential). Commercial and industrial uses are also responsible for providing many jobs and has a significant impact on the livability of a community. Thus, it is important to successfully plan for a vibrant and robust commercial and industrial sector.

Goal:

Building resilience to sustain existing commercial and industrial development while enabling the growth of new commercial and industrial development.

Objective:

- A. To monitor market demand and engage with local businesses to identify opportunities for new commercial and industrial businesses.

Policy:

- 2.7.2.1. Joint Council **should** receive annual reports from their administrations on regional market demand, prospective new opportunities, and current market conditions related to vacancy rates, availability of shovel ready land development, and employment statistics.
- 2.7.2.2. Administrations from both municipalities **may** conduct a workshop with area businesses to conduct a strength, weakness, opportunities and threats (SWOT) analysis and develop an economic development strategy to identify opportunities where both municipalities **may** focus their efforts.

Objective:

- B. To enhance the visual appearance of commercial buildings and public spaces that create a welcoming appearance to the Town and M.D.

Policy:

- 2.7.2.3. Both Councils **should** evaluate their respective *Land Use Bylaw* provisions relating to commercial development to identify cost-effective solutions to enhance the visual appearance and landscaping along key commercial corridors.

2.7.2.4. Both Councils ***should*** establish new complementary roadway standards related to core corridors to enhance the visual appearance through landscaping, way finding, and other streetscaping tools.

2.7.2.5. Both Councils ***should*** jointly work with Alberta Transportation in identifying changes to enhance accessibility, aesthetics, and safety along the highway corridors.

2.7.3 RESIDENTIAL POLICIES

The viability of a community is heavily reliant on the provision of adequate housing, and it is important to prevent the provision of housing from displacing other important community contributors such as agricultural operations. Thus, it is important to properly plan and provide for the housing needs of current and future generations of residents.

Goal:

Create a range and diversity of housing choices that utilize existing and cost-effective *municipal infrastructure*.

Objective:

A. To utilize existing serviced and already districted lands for residential development.

Policy:

2.7.3.1. Both Councils ***should*** direct new residential development towards utilizing existing serviced and already districted lands.

Objective:

B. To ensure a range and diversity of supply of housing to meet the demand of residents in the Town.

Policy:

2.7.3.2. The Town ***may*** share with the M.D. on a yearly basis information regarding: residential vacancy rates, land supply by housing type, rental prices, rental/ownership distribution, the amount of shovel ready and undeveloped residential land, housing construction starts, the amount of seniors housing vacancy and unmet need.

Objective:

C. To evaluate the fiscal impacts for servicing future neighbourhoods to the Town.

Policy:

2.7.3.3. Prior to developing any new *greenfield* lands, the Town **may** carry out a fiscal impact assessment and long-term municipal services impacts of future development based on different housing typologies and land use scenarios to understand the financial burden on both municipalities.

Objective:

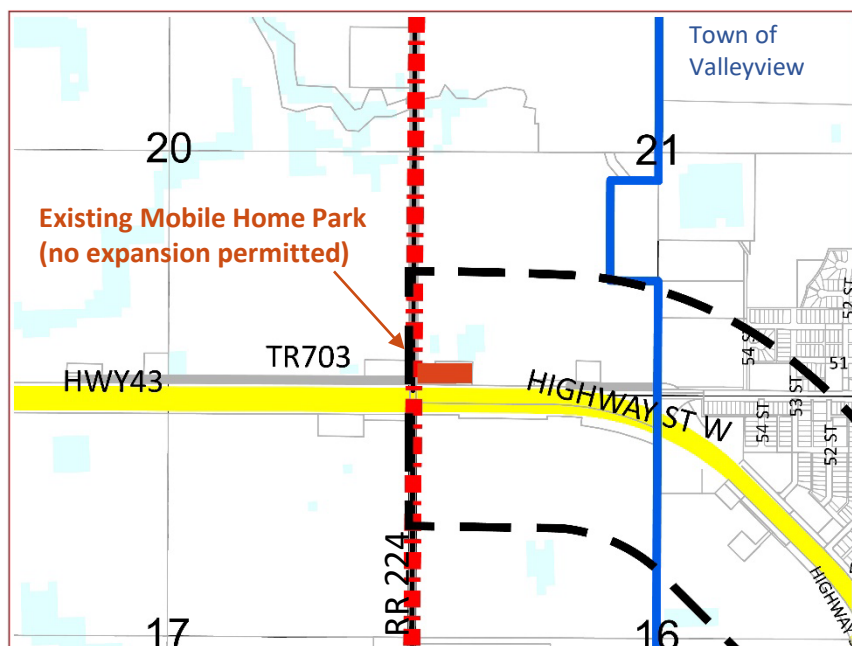
D. To manage the development of manufactured home parks within the Plan Boundary.

Policy:

2.7.3.4. Manufactured home parks within the Plan Boundary **shall** be directed to locate in an area agreeable to both municipalities.

2.7.3.5. The existing mobile home park located on the SW 21-70-22-W5 west of the Town **shall** not be permitted to expand the current number of trailers or expand their existing boundaries, as indicated in Figure 6.

Figure 6: No Mobile Home Park Expansion Lands



2.7.4 RURAL & AGRICULTURE POLICIES

Agriculture is an intrinsic component with the Town and the M.D. As one of the largest economic driver industries, it is important to place a high value on the lifestyle and livelihood of agricultural operations in the region.

Goal:

Encourage and enable continued development of the agriculture sector without adversely impacting the residents in the Town and M.D.

Objective:

A. To restrict confined feeding operations and intensive livestock operations within the IDP area.

Policy:

2.7.4.1. The IDP **shall** prohibit the development of confined feeding operations (CFO) and intensive livestock operations (ILO) within the IDP Plan boundary.

Objective:

B. To maintain agricultural designated land and uses within the IDP area.

Policy:

2.7.4.2. The Town and the M.D. **should** avoid development that results in the fragmentation of productive agricultural lands where possible.

Objective:

C. To mitigate the negative impacts of invasive species and harmful chemical use.

Policy:

2.7.4.3. Both municipalities **should** develop complementary bylaws to manage and control invasive species in each community.

2.7.4.4. The Town and the M.D. **should** manage the use and spread of harmful chemicals from spreading through residential and commercial areas within the IDP boundary.

2.8 ECONOMIC DEVELOPMENT

2.8.1 ECONOMIC DEVELOPMENT POLICIES

The Town and M.D. recognize the importance of economic development, namely its role in providing employment opportunities, a variety of services, economic diversity and tax revenues. Lands within the IDP are attractive to business as they encompass a major highway intersection (Highway 43 and 49), an airport that has the potential to serve the region by air. A coordinated economic development strategy is needed to provide confidence to potential businesses seeking to locate in the area. In order to effectively promote the area as a stable and attractive place to do business, and to effectively lobby provincial and federal government, intermunicipal cooperation is needed where resources can be combined and each *municipality* has the opportunity to share in the costs and benefits of economic development.

Goal:

Maintain and expand the economic opportunities within the Town and M.D.

Objective:

A. To jointly work on creating a framework that promotes and enables economic growth.

Policy:

- 8.1.1.1** Both municipalities ***should*** work together to establish a joint economic development entity and unified strategy that promotes the Town and M.D. as one region. This entity ***may*** be established by working with existing stakeholder groups such as the Valleyview Chamber of Commerce and/or Agricultural Society.
- 8.1.1.2** The economic development strategy identified in Policy 2.8.1 ***may*** engage existing local businesses to conduct a SWOT analysis and prepare an economic development strategy to identify opportunities to focus community resources, and develop marketing and promotional material.

Objective:

- B.** To collaborate together to encourage the expansion of existing businesses and attraction of new business opportunities.

Policy:

8.1.1.3 Both municipalities ***may*** encourage and support the Valleyview Chamber of Commerce and other economic agencies (e.g. Valleyview Agricultural Society) to explore the potential for creating a local business incubator or enterprise centre to support start-up businesses and that fosters innovation of existing businesses.

8.1.1.4 Both municipalities ***should*** jointly explore opportunities to support and develop secondary products arising from the agricultural resource sector.

2.9 NATURAL ENVIRONMENT

2.9.1 PARK, OPEN SPACE, RECREATION & ENVIRONMENTAL POLICIES

Parks, open spaces, and recreation opportunities are vital to the wellbeing of any community, and provide incentive for persons outside of the region to visit.

Goal:

Preserve and enhance an integrated system of open greenspace and provide a variety of natural amenities which improve quality of life through opportunities for passive and active recreation in addition to creating and supporting indoor recreation activities.

Objective:

- A. To efficiently maintain parks and open spaces.

Policy:

- 2.9.1.1.** A Master Recreation Plan **should** be jointly developed to manage recreational activities, programming of existing facilities, and identifying linkages between uses and facilities within the IDP area.

Objective:

- B. To work collaboratively to identify appropriate lands for future parks/open spaces and seek to provide active transportation connections to and between each.

Policy:

- 2.9.1.2.** The Town and M.D. **should** collaborate on the identification of lands within the IDP area that are appropriate for future parks/open spaces that could be interconnected.
- 2.9.1.3.** *Riparian margins* and *wetland areas* **should** be protected from all uses with the exception of trail development. These *environmentally significant areas* **should** be jointly explored for the creation of an active trail network to integrate with existing trails within the Town.

Objective:

- C.** To protect *environmentally significant areas* from inappropriate development.

Policy:

- 2.9.1.4.** *Environmentally significant areas* **shall** be identified within municipal documents such as *Area Structure Plans, Outline Plans, and the Land Use Bylaw*.
- 2.9.1.5.** Both municipalities **shall** recognize the importance of protecting *environmentally significant areas* such as *riparian* and *wetland* areas. Both municipalities **shall** work together when reviewing proposal containing these elements within the IDP area and seek to preserve them in their natural state.
- 2.9.1.6.** The planting of *riparian margins* **may** be encouraged to further develop the open space and natural environment network within the IDP area.
- 2.9.1.7.** Both municipalities **should** share information on the environment with one another, including but not limited to: water testing information, geotechnical reports, contaminated sites, and abandoned well sites.

2.9.2 STORM WATER MANAGEMENT POLICIES

Managing storm water has been identified as an important component in planning for the future in the IDP area. Reducing runoff and runoff pollution between the Town and M.D. can assist in protecting *municipal infrastructure*, housing and businesses from flooding.

Goal:

Protect the Town and M.D. from damages resulting from flooding and runoff between the municipalities.

Objective:

- A.** To mitigate the impact of storm water runoff between the Town and M.D.

Policy:

- 2.9.2.1.** The *municipalities* **should** jointly develop a Storm Water Management Plan in accordance with Alberta Environment and Parks requirements, to assist in protecting *municipal infrastructure*, housing and businesses from flooding, and to manage storm water runoff between the Town and M.D.

2.10 INFRASTRUCTURE & SERVICES

2.10.1 TRANSPORTATION POLICIES

The IDP area contains several key components of the provincial, regional, and local transportation systems for each *municipality*. The system contains a hierarchy of roads, two provincial highways, and an airport within the IDP area. When transportation networks cross municipal boundaries, communication, coordination and long-range planning are essential to support efficiency and functionality of the system and maximize its benefit to the community.

Goal:

Develop a safe and efficient transportation network that is consistent in its condition and design standards, in order to help both *municipalities* achieve greater efficiencies and provide better services to their residents and businesses.

Objective:

- A. To establish and maintain roadway standards that promote the safe and efficient movement of people and goods within and between the Town and M.D., and surrounding region.

Policy:

- 2.10.1.1. Both municipalities **should** jointly review their municipal transportation network plans, roadway engineering standards and maintenance programs, particularly as they affect the IDP area so that transportation connections and maintenance programs are compatible across municipal boundaries.
- 2.10.1.2. Both municipalities **may** jointly review their engineering roadway design standards and maintenance programs to identify potential operational efficiencies and budget savings.
- 2.10.1.3. Where a roadway that directly connects between both municipalities is planned for capital construction or rehabilitation upgrades within the IDP area, the *municipality* undertaking the work **should** advise the other *municipality* in order to potentially coordinate projects, and increase efficiencies and reduce disruption to the residents and businesses.

Objective:

- B.** To work with Alberta Transportation to identify potential improvements to the existing municipal roadway network within the IDP area.

Policy:

- 2.10.1.4.** The municipalities **should** jointly engage Alberta Transportation in the future planning and maintenance of major roadways and Provincial highways in the IDP area for the purposes of coordination and cost-sharing of maintenance related to the whole roadway network.
- 2.10.1.5.** The municipalities **should** jointly engage Alberta Transportation for the purpose of actively planning for and implementing an interim access management plan to improve the safety and aesthetic enhancement of Highways 43 and 49 through the IDP area.

Objective:

- C.** To assess the current viability and future role of the Valleyview Airport.

Policy:

- 2.10.1.6.** The Town **should** gather airport flight statistics, such as number of trips and types of use (i.e. commercial, recreation/personal aviation, shipping/receiving goods), and prepare a business case that evaluates the current operational and capital needs, and the future business potential and viability of the airport facility.

Both municipalities **shall** evaluate the Valleyview Airport business case on the airport and identify opportunities to improve its utilization, based on the outcome of Policy 2.10.1.6.

2.10.2 UTILITIES & SERVICING POLICIES

Coordinating *municipal infrastructure* network expansion and aligning servicing standards are effective methods to meet demand for existing and future residents and businesses, and to provide consistent service delivery to people within the IDP area.

Goal:

Coordination of *municipal infrastructure* planning and rights-of-way acquisition in the IDP boundary.

Objective:

- A.** To explore and coordinate areas of common interest in the planning of both utility and servicing *municipal infrastructure* between the Town and M.D. in the IDP area.

Policy:

- 2.10.2.1.** Both municipalities ***should*** jointly identify and explore opportunities to collaborate in the planning of both utility and servicing *municipal infrastructure* as a means to achieving increased coordination, utilization and efficiency of such services as water, wastewater, sanitary, and shallow and overhead *utilities*.
- 2.10.2.2.** Both municipalities ***should*** explore and collaborate to create common servicing standards throughout the IDP area.
- 2.10.2.3.** Both municipalities ***should*** jointly examine the business case, and implement where feasible, the use and production of alternative energies from solar, wind, and geothermal sources.
- 2.10.2.4.** Both municipalities ***may*** encourage and promote to the public alternative energy use through a variety of means including public education sessions and marketing materials, rebate and incentive programs, demonstration projects, and creating municipal policies and bylaws to support initiatives and reduce barriers.

Objective:

- B.** To review the existing utility and servicing *municipal infrastructure* capacity and determine the *municipal infrastructure* needs for both communities in order to accommodate future growth.

Policy:

- 2.10.2.5.** Both municipalities ***should*** jointly prepare master servicing plans to determine existing capacities, existing *municipal infrastructure* lifecycle and replacement needs, and future *municipal infrastructure* needs to accommodate growth within the IDP boundary.

Objective:

- C.** Prepare both municipalities to capitalize on future technologies and telecommunication systems.

Policy:

- 2.10.2.6.** Both municipalities ***should*** explore opportunities to partner with telecommunication and fibre optic companies to improve existing and plan for future improvements for community connectivity.
- 2.10.2.7.** Both the Town and M.D. ***should*** explore opportunities to partner with telecommunication and fibre optic companies in developing social and economic enterprises, programs and services in the communities.

2.10.3. PROGRAMS & SERVICES POLICIES

The provision of needed and desired services is vital to retain and attract residents.

Goal:

Promote efficient and coordinated intermunicipal community and emergency services.

Objective:

- A.** To coordinate, where mutually agreed, the intermunicipal planning and provision of community services including but not limited to recreation services, family and community support programs, cemeteries, recycling centres, library services, and emergency services.

Policy:

- 2.10.3.1.** The Town and M.D. ***should*** coordinate emergency services throughout the IDP area to increase the efficiency, effectiveness, and potentially increase service levels, while reducing the cost of these services.

- 2.10.3.2.** The Town and M.D. **may** explore opportunities to collaborate and share professional resources in the areas of engineering, planning, information technology, and accounting.
- 2.10.3.3.** The Town and M.D. **should** explore opportunities to coordinate and share resources for bylaw enforcement services, snow clearing and maintenance (eg. equipment maintenance), and weed management.
- 2.10.3.4.** The Town and M.D. **may** jointly explore opportunities to engage with area school districts to provide integrated services, programs, and facilities to the communities. The municipalities **may** explore opportunities to include the school districts within agreements established through the ICF process.
- 2.10.3.5.** The Town and the M.D. **should** jointly explore opportunities related to new capital projects (e.g. recreation facilities, senior facilities, etc.) with area school districts to identify ways to integrate mutually beneficial services into a building complex or on lands associated with other public structures.
- 2.10.3.6.** The Town and M.D., through the ICF process, **shall** establish agreements for the provision of any joint services, contracted services and mutually coordinated services, that include but are not limited to: parks and road maintenance; weed management; and recreation facilities, new community facilities and any other services identified.

section 3

Definitions

Section 3 Definitions

Area Redevelopment Plan – means a plan adopted by a Council, in accordance with the requirements of Section 634 & 635 of the MGA, for the purpose of providing a framework for subsequent subdivision and development of an area of land in a *municipality*.

Area Structure Plan – means a plan adopted by a Council, in accordance with the requirements of Section 633 of the MGA, for the purpose of providing a framework for subsequent subdivision and development of an area of land in a *municipality*.

Conceptual Scheme – see “Outline Plan”.

Environmentally Significant Areas (ESA) – means areas containing rare or unique characteristics, or areas that include elements that may require special management consideration due to their conservation needs. ESAs are more generally defined as areas that are important to the long-term maintenance of biological diversity, physical landscape features and/or other natural processes, both locally and within a larger spatial context.

Greenfield – Undeveloped land, typically on the fringe of urban municipalities, used for agricultural purposes or left in its natural state and is being considered for urban development.

Land Use Bylaw – the bylaw that divides a *municipality* into land use districts and establishes procedures for processing and deciding on development application. It contains rules that affect how each parcel of land in a *municipality* may be used and developed.

Lot – means ‘lot’ as defined under Part 17 of the *Municipal Government Act*.

Municipal Development Plan - means a plan adopted by a Council, in accordance with the requirements of Section 632 of the MGA.

Municipal Infrastructure – means infrastructure owned or operated by a *municipality* that provides service to the *municipality’s* ratepayers. Examples include municipal sanitary systems, municipal water systems, municipal storm systems, municipal road systems.

Municipality – refers to one of either the Town of Valleyview or the M.D. of Greenview No. 16.

Outline Plan – means a non-statutory land use plan adopted by resolution of Council that provides a detailed land use, transportation and servicing concept for the future subdivision and development of land within the area encompassed by the plan boundaries.

Plan – refers to the Town of Valleyview / M.D. of Greenview No. 16 Intermunicipal Development Plan.

Riparian Margins – means an area of land characterized by vegetation growing on or near the banks of a stream or other watercourse that is dependent on water from the stream or other watercourse and where sufficient soil moisture supports growth of moisture-loving vegetation.

Statutory Plan – means a Joint Plan, an Intermunicipal Development Plan, *Municipal Development Plan*, or *Area Structure Plan* prepared and adopted in accordance with the MGA.

SWOT Analysis – An analysis to identify the Strengths, Weaknesses, Opportunities and Threats related to an existing situation to assist in guiding how to move forward and what to address.

Utilities – refer to natural gas, sanitary, storm and water services, telephone/cable/internet and electricity.

Wetlands – means an area of land that shows a presence of shallow water or flooded soils (or saturated) for part of the growing season, has organisms adapted to this wet environment, and has soil indicators of this flooding, such as hydric soils.

Working Days – means Monday to Friday, excluding general holidays as outlined in the government of Alberta’s employment standards.

*All other words or expressions shall have the meanings respectively assigned to them in the MGA, the Subdivision and Development Regulation, and the Alberta Land Use Framework.
