

NOTICE OF PUBLIC OPEN HOUSE

DRAFT MUNICIPAL DISTRICT OF WILLOW CREEK AND TOWN OF STAVELY INTERMUNICIPAL DEVELOPMENT PLAN



June 13, 2019

6:00 - 8:00 p.m.

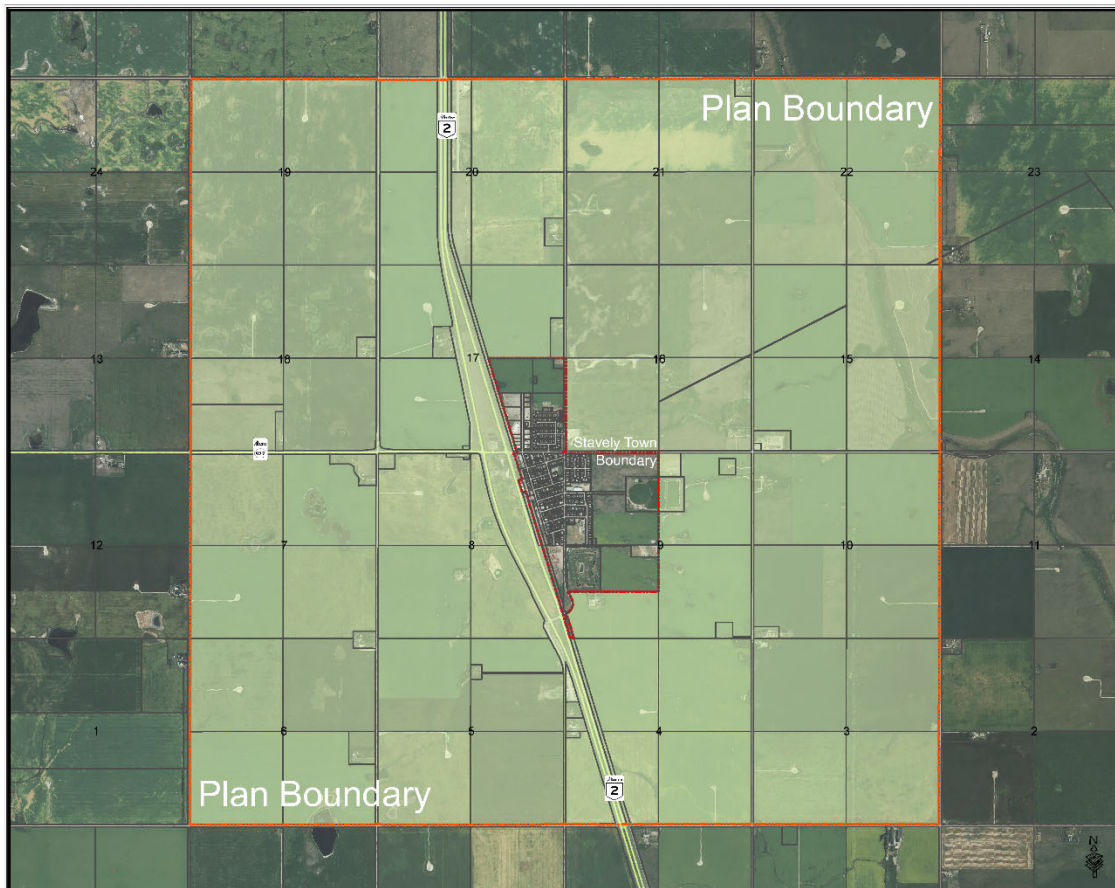
**Town of Stavelly Community Center
5114 52nd Street, Stavelly, AB**



The MD of Willow Creek and the Town of Stavelly are holding an Open House to obtain input on the draft joint Intermunicipal Development Plan (IDP), applicable within the defined planning area illustrated below. An Intermunicipal Development Plan is a joint municipal planning document which is intended to foster on-going cooperation and coordination between the two municipalities within a defined planning area regarding land use, transportation, servicing and other matters of joint interest.

The Open House is a drop-in format with displays highlighting key concepts and policies of the Draft Plan. The MD of Willow Creek and the Town of Stavelly councillors, municipal staff and planning advisors will be in attendance to gather public feedback on the draft plan.

A copy of the Draft IDP is available for review at the MD of Willow Creek and the Town of Stavelly offices during normal business hours and on-line at www.mdwillowcreek.com/intermunicipal-development-plans or www.orrsc.com. For additional information, please contact the planning advisors for the MD of Willow Creek (Mike Burla) and the Town of Stavelly (Gavin Scott) at the Oldman River Regional Services Commission at gavinscott@orrsc.com or mikeburla@orrsc.com or by phone at 403-329-1344.





Draft Intermunicipal Development Plan

Municipal District of Willow Creek No. 26

Town of Stavelly

June 2019

Prepared for:



and



By:



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Cover Art Courtesy of ORRSC

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

INTERMUNICIPAL DEVELOPMENT PLAN

PART A: INTRODUCTION

1. BACKGROUND

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

The adoptions of this plan are the result of a collaborative effort by the Town of Stavelly and the Municipal District of Willow Creek (MD) in addressing sensitive land use issues in close proximity to the Town. Dialogue between the Town and the Municipal District through a committee of Oldman River Regional Services Commission (ORRSC) planning staff and administration has reviewed the existing Municipal Development Plans (MDPs) and addressed land use issues within the plan boundary.

Both municipalities can be commended in their intermunicipal and municipal planning efforts as defined by their respective MDPs and Land Use Bylaws. But with the adoption of the South Saskatchewan Regional Plan and mandated Intermunicipal planning by the province, clearly defined plans with respect to growth directions and land management adjacent to urban areas need to be agreed upon for both urban and rural municipalities. The complexity of IMDPs requires unique problem solving, negotiation and cooperation to reach mutual agreement. This document sets out the framework for the municipalities' efforts in planning in the fringe.

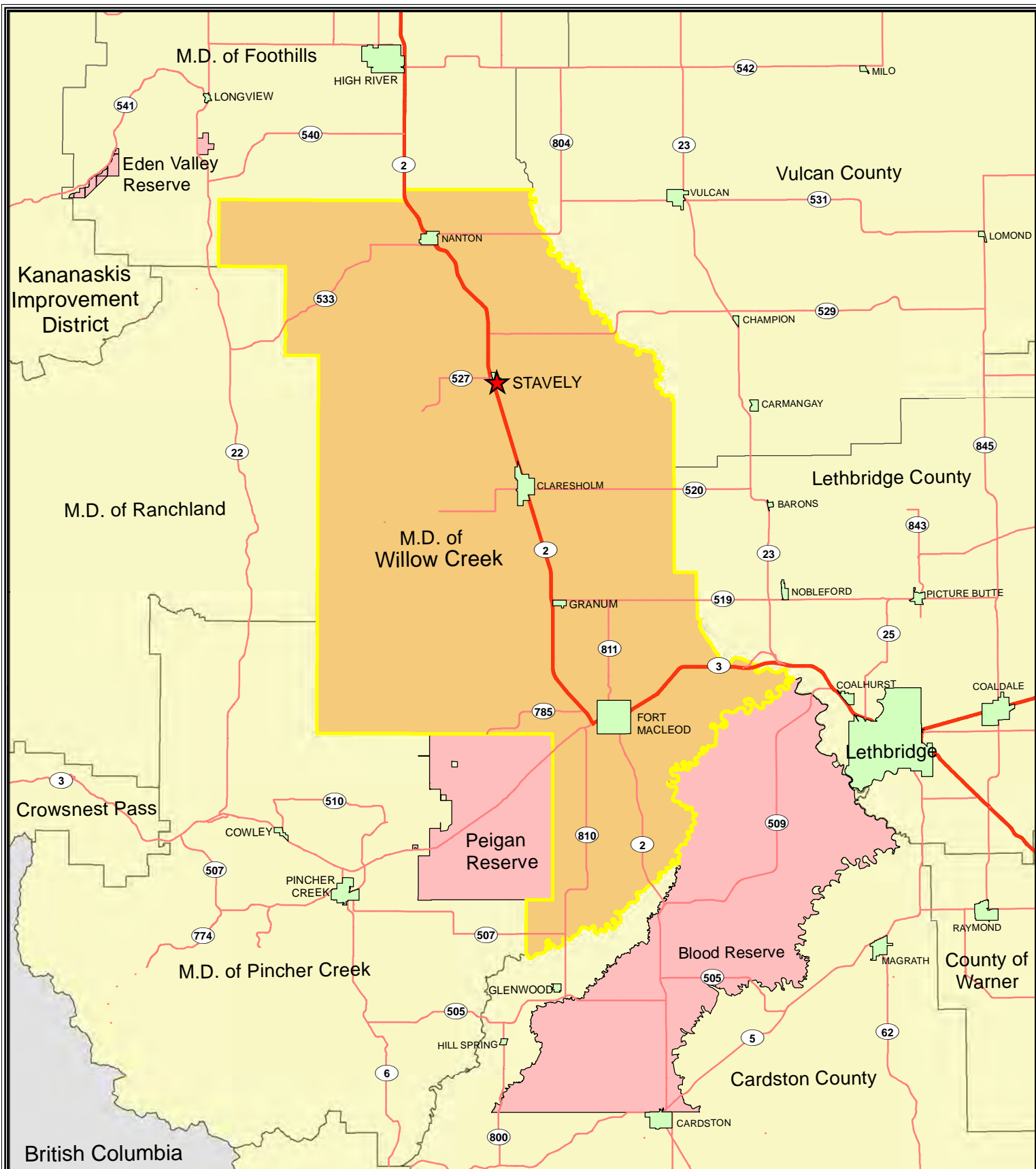
2. PLAN PREPARATION PROCESS

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

The background report sets the stage for the creation of the Intermunicipal Development Plan. This plan reflects the collaboration of both municipalities and the landowners. An open house was scheduled in advance of a mandatory public hearing required by the *Municipal Government Act*. At the discretion of both councils, the document was then adopted by individual bylaws.

3. INTENT AND APPLICATION

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



TOWN OF STAVELY
BYLAW # _____

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

INTERMUNICIPAL DEVELOPMENT PLAN
REGIONAL LOCATION MAP

MAP 1



Town of Stavelly



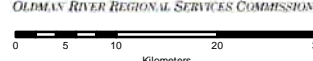
Municipal District of Willow Creek



Primary Highway



Secondary Highway



This Intermunicipal Development Plan applies to the lands as shown on the IMDP Boundaries Map, Map 2.

4. GOALS AND OBJECTIVES

GOALS

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

- To facilitate orderly and efficient development in the designated fringe area while identifying each municipality's opportunities and concerns.
- To identify the land uses each municipality envisages for the fringe area.
- When practical, to harmonize both municipalities' development and subdivision standards and requirements.
- To identify possible joint ventures, such as the provision of municipal services.
- To provide for a continuous and transparent planning process that facilitates ongoing consultation and cooperation among the two municipalities and affected ratepayers.
- To provide methods to implement and amend the various policies of the plan which are mutually agreed to by both municipalities.

OBJECTIVES

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

- To identify the growth strategies of the Town of Stavelly and ensure that these growth strategies are compatible with the development and land use policies of the Municipal District of Willow Creek.
- To discourage the fragmentation of agricultural land and to prevent the premature conversion of agricultural lands in the fringe area or area adjacent to it to non-agricultural uses.
- To recognize the continued viability of both communities by providing development in the urban fringe that:
 - (a) fosters a healthy environment, and
 - (b) seeks to minimize conflict when expansion becomes necessary.
- To direct country residential and other non-agricultural development to locations which are least disruptive to the agricultural community and to orderly urban expansion.
- To assist appropriate approval authorities to exercise control over confined feeding operations, industrial or other development which may have a potentially adverse impact on existing and/or future land use.

- To discourage development on flood-prone areas, potentially unstable slopes, undermined areas and other hazard lands and to ensure that public health and safety issues are given adequate consideration when land use and related decisions are being made.
- To maintain and promote a safe and efficient roadway network.
- To ensure development is serviced to standards appropriate to the location and type of development.

5. PLAN AREA

Both municipalities agree that the area affected by this plan includes all lands required to ensure the cooperation and coordination of land uses around the Town of Stavely. This plan contains two levels of planning coordination around the town. Firstly, the Stavely Urban Fringe boundary identified in this plan (Map 2) realistically and closely reflects the current and future needs of both the MD and Town. Secondly, a 1.5-mile referral area for discretionary land uses that may affect the Town's growth shall continue to be utilized.

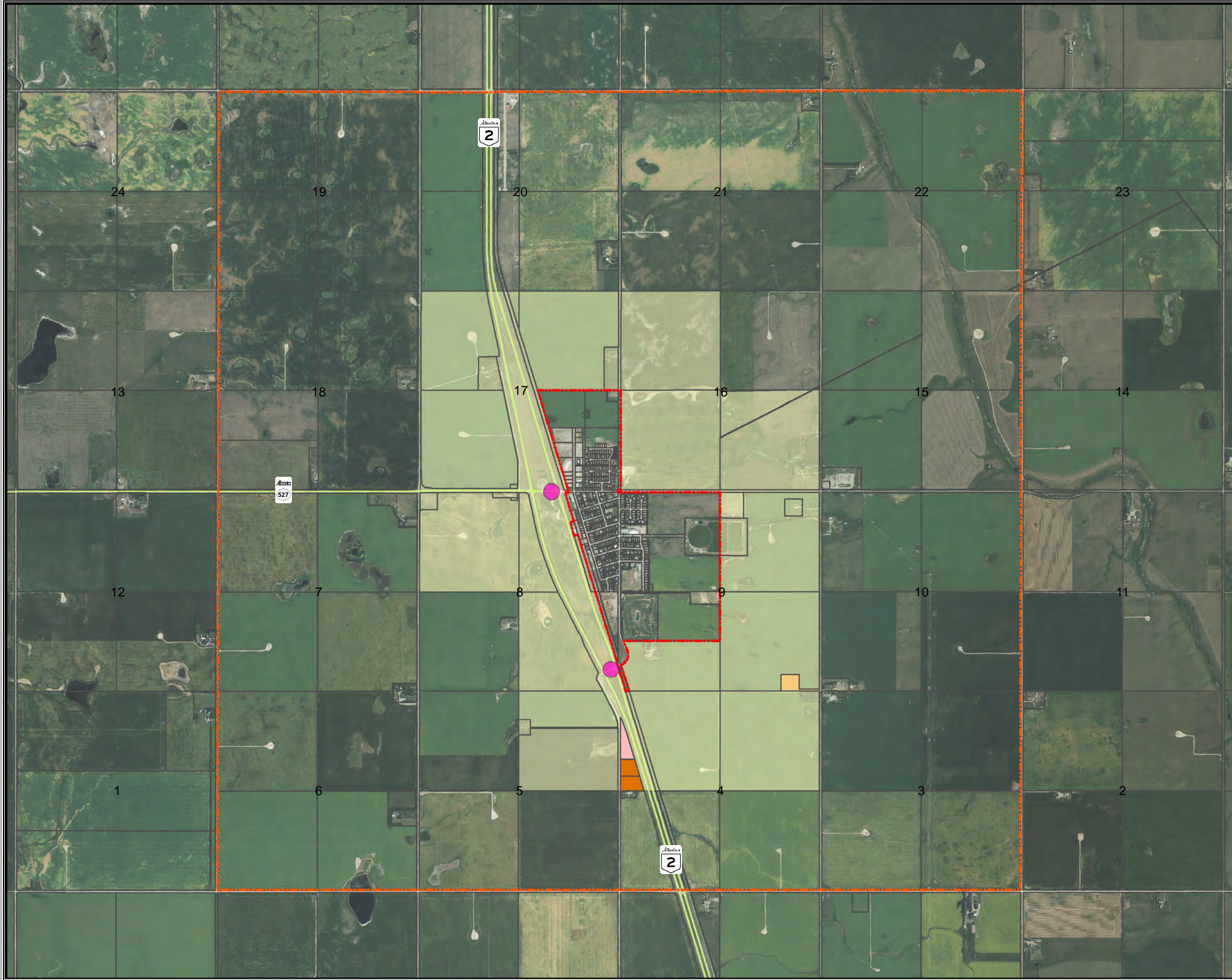
The Stavely urban fringe boundary encompasses approximately 2311.28 acres of land adjacent to the Town of Stavely as illustrated in Map 2 and contains the following:

- N ½ Sec 4, Twp 14 Rge 27 W4
- NE ¼ Sec 5, Twp 14 Rge 27 W4
- NW ¼ & Portions of E ½ Sec 8, Twp 14, Rge 27 W4
- S ½ of SW ¼ & E ½ Sec 9, Twp 14 Rge 27 W4
- SE ¼ & N ½ Sec 16, Twp 14 Rge 27 W4
- SW ¼, Portion of SE ¼ & N ½ Sec 17, Twp 14 Rge 27 W4.

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

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

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



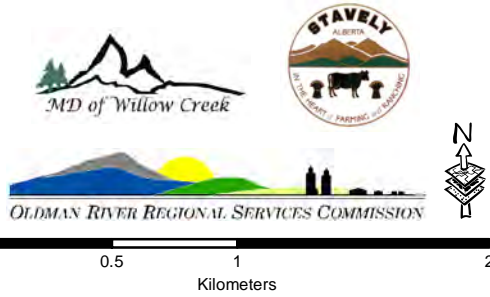
TOWN OF STAVELY
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M.D. OF WILLOW CREEK No. 26
BYLAW # _____

INTERMUNICIPAL DEVELOPMENT PLAN
IMDP BOUNDARY

MAP 2

- Stavelly Municipal Boundary
- IMDP Referral Boundary
- Highways
- Urban Fringe Boundary
- MD of Willow Creek Grouped Country Residential (GCR)
- MD of Willow Creek Rural Commercial (RC)
- MD of Willow Creek Vacant Country Residential (VCR)
- Entranceways



PART B: POLICIES

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

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

1. GENERAL FRINGE AREA LAND USE

- 1.1 This plan acknowledges land use designations for isolated commercial, industrial and residential that existed prior to the adoption of this plan. Following adoption and for the purpose of managing land use around the Town of Stavely, the area will typically designated to either of the following land use districts:
 - (a) Rural General, or
 - (b) Stavely Urban Fringe
- 1.2 The Stavely Urban Fringe district is established and shown on Map 2. This area is established to allow the Town of Stavely to maintain for its residents both a high quality of life and a quality environment.
- 1.3 Parcels within the urban fringe boundary (Map 2) that are currently zoned Rural General - RG shall be redesignated as Stavely Urban Fringe in the Municipal District of Willow Creek Land Use Bylaw. Extensive agriculture will be the primary land use of the lands, until these lands are redesignated in a land use bylaw in accordance with this plan.
- 1.4 The list of permitted and discretionary uses within the Stavely Urban Fringe District contained within the Municipal District of Willow Creek Land Use Bylaw will be agreed upon between the two municipalities prior to adoption. Any amendments thereto after adoption must be addressed via separate discussion.
- 1.5 Prior to developing lands for urban residential or urban industrial/commercial uses, the first step may be to commence an annexation, IMDP amendment, area structure plan and redesignation process. These requirements are outlined in the following sections.

2. CONFINED FEEDING OPERATIONS

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

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

- 2.1 New confined feeding operations (CFOs) are not permitted to be established within the Intermunicipal Development Plan Confined Feeding Exclusion Area as illustrated on Map 3, CFO Exclusion Area.
- 2.2 In regard to manure application on lands in the CFO Exclusion Area, the standards and procedures as outlined in the Agricultural Operation Practices Act, Standards and Administration Regulation shall be applied.
- 2.3 Both municipalities request the NRCB to circulate all applications for confined feeding operations' registrations or approvals within the Intermunicipal Development Plan Referral Boundary to each respective municipality.
- 2.4 Both Councils recognize and acknowledge that existing confined feeding operations located within the exclusion area will be allowed to continue to operate under acceptable operating practices and within the requirements of the Agricultural Operation Practices Act and Regulations.
- 2.5 The Town agrees that it will notify and consult with the MD prior to engaging the NRCB or other provincial authorities, should a problem or complaints arise regarding a CFO operator's practices.
- 2.6 For statutory plan consistency, as required under the Municipal Government Act, the MD Municipal Development Plan CFO policies and associated map shall be reviewed and should be updated to reflect the CFO Exclusion Area as defined by Map 3 within the first year of this Plan being adopted.
- 2.7 Consistent with the MD of Willow Creek's LUB and MDP, all applications regarding intensive livestock operation (ILO) and CFOs within the 1.5 mile referral area shall be forwarded to the Town for review and comment by Town staff.

3. GROUPED COUNTRY RESIDENTIAL DEVELOPMENT

The Municipal District of Willow Creek has had a strong policy of protecting agricultural land by being very restrictive with respect to the approval of grouped country residential development, except for very specific areas of the municipality.

- 3.1 Lands considered high quality agricultural land shall not be subdivided for grouped country residential use.
- 3.2 The MD of Willow Creek shall encourage uses to locate in or in close proximity to the hamlet areas established in the municipality and not within the referral area of this plan.
- 3.3 Any proposal for grouped country residential within the designated Urban Fringe shall be required make application to amend this plan and if adopted identify the area on Map 2 as potential group country residential.

- 3.4 A parcel or a lot that is used or intended to be used for grouped country residential development shall be designated grouped country residential in the Municipal District of Willow Creek Land Use Bylaw. This shall be a prohibited use in the Stavely Urban Fringe district.
- 3.5 Prior to giving consideration to a redesignation request to grouped country residential in the Municipal District of Willow Creek Land Use Bylaw, the Municipal District shall require the applicant to submit and have approved an area structure plan.
- 3.5 Town servicing to proposed grouped country residential development in the fringe will not be encouraged without serious consideration being given to annexation of the proposed lands.
- 3.6 The Municipal District of Willow Creek shall, as a condition of approval, require that private septic systems, as identified by Alberta Environment or by the Safety Codes Council Private Sewage Systems Standard of Practice, meet all provincial requirements.

4. COMMERCIAL AND INDUSTRIAL DEVELOPMENT

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

- 4.1 Any proposal for commercial or industrial use within the designated Urban Fringe shall be required make application to amend this plan and if adopted identify the area on Map 2 as a potential commercial or industrial area.
- 4.2 Home occupation - major shall be a discretionary use within the Stavely Urban Fringe district of the Municipal District of Willow Creek Land Use Bylaw.
- 4.3 Noxious industries shall be prohibited within the Stavely Urban Fringe district.

5. INTERMUNICIPAL AGREEMENTS AND SERVICES

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

- 5.1 Both municipalities shall ensure that land development and servicing is coordinated, recognizing that:
 - (a) statutory plan compliance or amendment, land use redesignation, and subdivision to facilitate development are the first steps in land development,
 - (b) development shall be provided with suitable levels of service depending on its requirements and location, and
 - (c) the actions of regulatory authorities shall be coordinated with those of both municipalities, whenever possible.
- 5.2 To ensure that sewage disposal is given full consideration well in advance of development approval, the Town and the Municipal District agree that this shall be addressed as early as possible whenever land use decisions are being made. All appropriate standards are to be met.

- 5.3 It is recognized by the two municipalities that benefits can occur through cooperation and both may explore the option of sharing future services and/or revenues through an Intermunicipal Collaborative Framework or a special agreement.

6. SUBDIVISION CRITERIA

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

7. URBAN EXPANSION NEEDS

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

- 7.1 In order to allow for the planning and installing of infrastructure, the Town has identified in the Intermunicipal Development Plan and Municipal Development Plan processes general and long-term directions of growth. Lands shown in Map 2 as Stavely Urban Fringe have been identified as areas which may be needed to accommodate future urban development. Annexation of these lands will occur in the framework of this and other long-range planning documents and will be based upon orderly development.
- 7.2 The process of including the above noted lands into the Town shall be commenced by the Town over a period time after the adoption of this plan and continue as required in accordance with the *Municipal Government Act* including the public and council negotiations.
- 7.3 Annexation involves a number of stakeholders that need to be involved in the process including:
- land owners directly affected by the application must be part of the negotiation process;
 - Town of Stavely, who must make the detailed case for annexation and be a major participant in any negotiations;
 - MD of Willow Creek, who must evaluate the annexation application and supporting documentation for the impact on its financial status and land base as well as ratepayer issues. The MD will, as part of the negotiation with ratepayers, wish to see arrangements regarding, but not limited to:
 - property taxes,
 - use of land continuing as agriculture until needed for development, and
 - ability to keep certain animals on site;
 - local authorities such as the Alberta Health Services and Alberta Environment;
 - Municipal Government Board, who will evaluate the application and responses from the stakeholders.
- 7.4 Annexation boundaries shall follow legal boundaries and natural features to avoid creating fragmented patterns of municipal jurisdiction.
- 7.5 The Town and MD shall negotiate a formula for the determination of compensation on annexation. Negotiation may occur on any or all of the following:

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

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

8. WATER BODIES AND HAZARD LANDS

Clear Brook is the main water feature in the referral area and provides opportunity for cooperation as well as some challenges.

- 8.1 Recognizing that development near Clear Brook can impact downstream lands (and in some cases upstream lands), both municipalities agree that they will consider potential effects and discuss proposals before either undertakes development near the Clear Brook on the lands subject to this plan.
- 8.2 Where either municipality identifies that a development, subdivision or redesignation application may occur on or in potentially hazardous land, the developer shall provide an analysis prepared by a qualified Alberta professional showing the approval is appropriate and safe at that location.

9. WIND ENERGY CONVERSION SYSTEMS (WECS)

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

- 9.1 The protection of agricultural lands and associated land uses shall be considered when decisions regarding wind power generation are made.
- 9.2 No development approvals or redesignation shall be given to WECS (Category 3) within the Stavely Urban Fringe district.
- 9.3 Both municipalities agree to endorse green energy development and further agree to have open dialogue on proposed developments.

10. SOLAR ENERGY SYSTEMS

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

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

- 10.2 No development approvals or redesignation shall be given to Solar energy system, commercial/industrial within the Stavely Urban Fringe district.
- 10.3 Both municipalities agree to endorse green energy development and further agree to have open dialogue on proposed developments.

11. TRANSPORTATION CORRIDORS and COMMUNITY ENTRANCEWAYS

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

- 11.1 The Town and MD will cooperate on the development and approvals of all future Transportation Master Plans.
- 11.2 All subdivision proposals within the plan area shall secure all right-of-way requirements for future road expansion. Particular attention should be given to major intersections requirements.
- 11.3 Standards for a hierarchy of roadways should be identified and established between the two jurisdictions. Access control regulations should also be established to ensure major collectors and arterials are protected.
- 11.4 If required by Alberta Transportation or the municipality, at the time of subdivision or development, the developer shall conduct traffic studies with respect to impact and access onto Highways 2 and 527. Any upgrading identified by such studies shall be implemented by the developer at its sole cost and to the satisfaction of the municipality and Alberta Transportation.
- 11.5 Common standards of development adjacent the entranceways identified on Map 2 should be developed in each municipality's LUB and MDP. Standards should include but are not limited to landscaping, signage, screening and fencing. Architectural elements should enhance the visual appeal of intermunicipal entranceways.
- 11.6 Billboards, third party and off-premise signs along entranceways (Map 2) are prohibited.
- 11.7 Both municipalities agree to inform and invite the other municipality for all discussions with Alberta Transportation.

PART C: IMPLEMENTATION OF THE PLAN

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

1. The Town and Municipal District agree that they shall ensure that the policies of this plan are properly, fairly and reasonably implemented.
2. The Town and Municipal District shall monitor and review the policies of this plan on a regular basis or as circumstances warrant.
3. The Town and the Municipal District's Land Use Bylaws and Municipal Development Plans shall be amended to reflect the policies of this plan.

1. REFERRALS

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

Urban Fringe Intent

For the Stavelly Urban Fringe land use issues are addressed at five main points in the approval system including:

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

Each referral shall contain all available information for review and a municipality may request further information to be provided. In the case of all referrals, a written response is expected within 30 days.

Urban Fringe Referral Policies

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

- 1.2 **Municipal Development Plan Amendments**

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

- (b) A newly proposed Town of Stavely Municipal Development Plan or amendment affecting the municipal expansion policies shall be referred to the MD for comment.
- (c) The above referrals shall be made and considered prior to a public hearing.

1.3 All Other Statutory Plans and Amendments

- (a) A newly proposed MD of Willow Creek statutory plan or amendment that will have an impact on this plan shall be referred to the Town for comment.
- (b) A newly proposed Town of Stavely statutory plan or amendment affecting the municipal expansion policies shall be referred to the MD for comment.
- (c) The above referrals shall be made and considered prior to a public hearing.

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

- (a) All land use bylaw amendments in the MD of Willow Creek which change a land use district or a part of the Land Use Bylaw which would affect the policies of this plan shall be referred to the Town.
- (b) The Town shall refer all redesignation applications that are located adjacent to the Town boundary.
- (c) Any proposed new Land Use Bylaw in the MD or Town shall be referred to the other for comment.
- (d) The above referrals shall be made and considered prior to a public hearing.

1.5 Subdivision Applications

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

1.6 Development applications

- (a) The MD shall refer all discretionary use applications located in the Stavely urban fringe boundary to the Town for comment and may refer permitted use applications if there are some conditions that may alleviate a perceived conflict with a Town property.
- (b) The Town shall refer to the MD all discretionary use applications, if the application is adjacent to lands in the MD and any application involving a use of land or buildings which may have a noxious, hazardous or otherwise detrimental impact on land within the MD
- (c) The above referrals shall be made and considered prior to a decision being made.

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

IMDP Referral Area Intent

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

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

IMDP Referral Area Policies

- 1.8 In accordance with the MD of Willow Creek MDP, all land use bylaw amendments, subdivision and non-residential discretionary use development applications within 1.5 miles shall be referred to the Town of Stavely. The 1.5-mile referral in this plan is known as the IMDP referral boundary as depicted on Map 2.

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

1.9 CFO / ILO Development applications

- (a) The MD shall refer all CFO / ILO use applications located in the IMDP referral boundary to the Town for comment.
- (b) The above referrals shall be made and considered prior to a decision being made.

1.10 Grouped Country Residential Area Structure Plan or Redesignation applications

- (a) The MD shall refer all Grouped Country Residential Area Structure Plan or Redesignation applications located in the IMDP referral boundary to the Town for comment.
- (b) The above referrals shall be made and considered prior to a decision being made.

1.11 Coordination of Transportation Planning

- (a) The MD shall refer all transportation improvements located in the IMDP referral boundary to the Town for comment.
- (b) The above referrals shall be made and considered prior to a decision being made.

2. DISPUTE SETTLEMENT

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

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

- Step 1** It is important to avoid any dispute by ensuring the plan is adhered to as adopted, including full circulation of any permit or application that may affect a municipality

or as required in this plan and prompt enforcement of the policies of the plan and Land Use Bylaw.

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

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

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

Step 5 In the case of a dispute regarding:

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

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

3. PLAN VALIDITY AND AMENDMENT

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

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

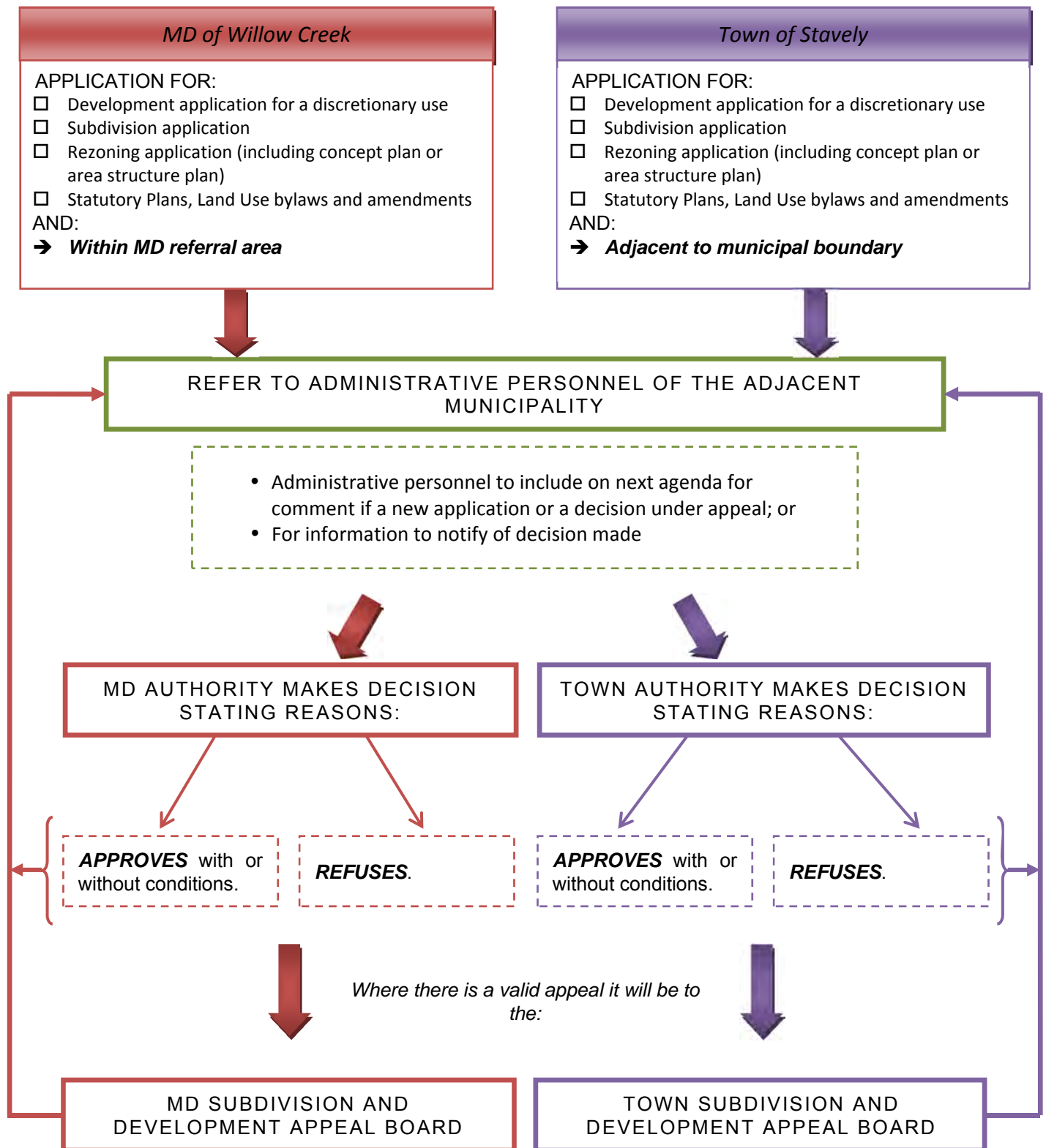
- (a) council rescinds the plan by bylaw after giving six months notice, or
- (b) by mutual agreement.

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

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

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

Figure 1: Intermunicipal Development Plan Referral Flowchart



APPENDIX A – Definitions

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

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

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

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

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

Development means development as defined in the MGA.

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

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

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

Industrial means development used for manufacturing, fabricating, processing, assembly, production or packaging of goods or products, as well as administrative offices, warehousing and wholesale distribution uses which are accessory to the above provided that the use does not generate any detrimental impact, potential health or safety hazard or any nuisance beyond the boundaries of the site upon which it is situated. “Noxious or hazardous industries” and Specialty manufacturing / Cottage industry” are separate uses.

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

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

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

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

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

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

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

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

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

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

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



Town of Stavelly
&
Municipal District of
Willow Creek No. 26

Background Report to the
Intermunicipal Development Plan

June 2019



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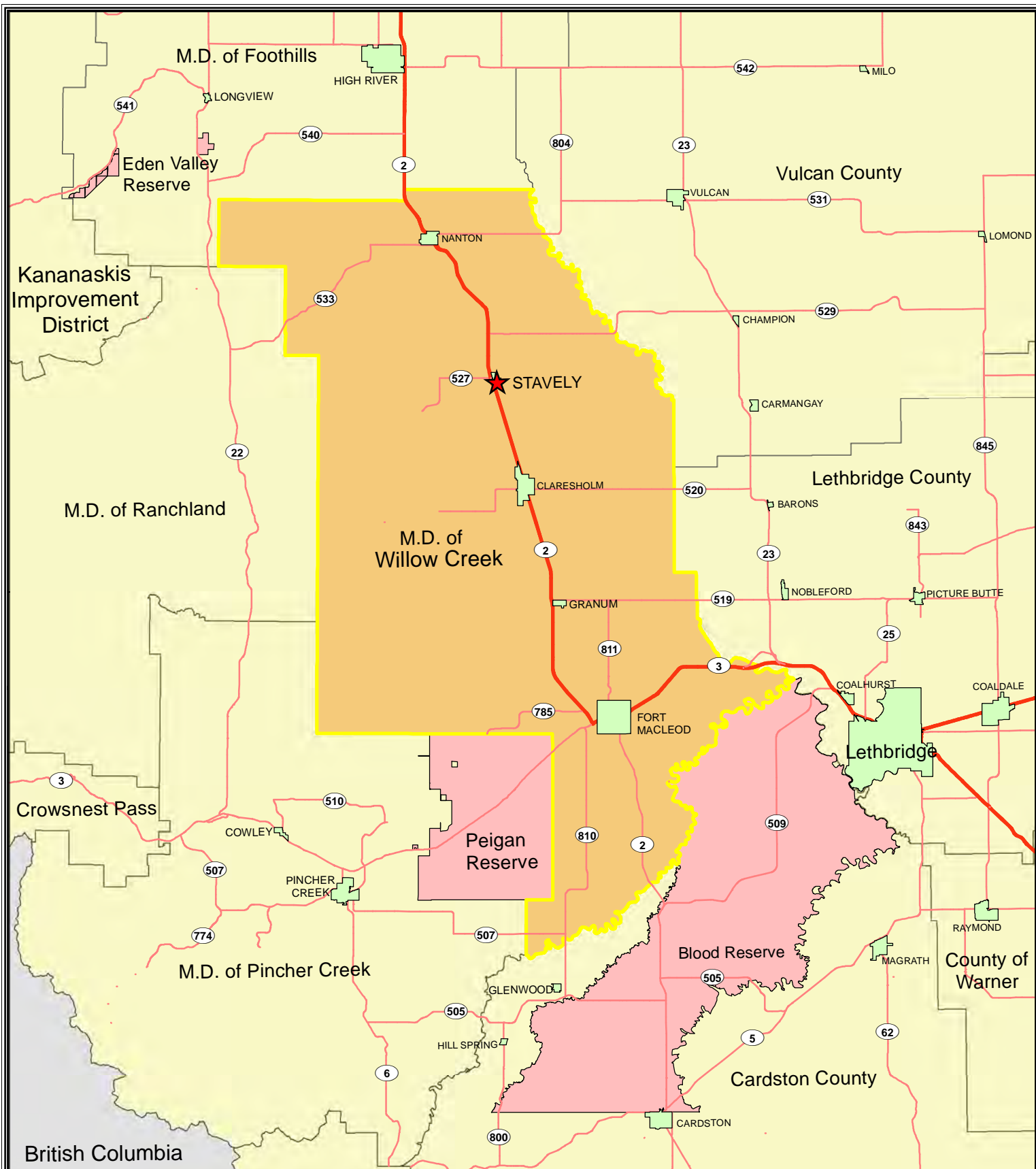
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TOWN OF STAVELY
M.D. OF WILLOW CREEK No. 26
BACKGROUND REPORT 2019

REGIONAL LOCATION MAP
MARCH 28, 2019

MAP 1

-  Town of Stavelly
-  Municipal District of Willow Creek
-  Primary Highway
-  Secondary Highway



1.0 INTRODUCTION

The Municipal District of Willow Creek No. 26 and the Town of Stavely are located in the heart of southern Alberta in prime Class 2 agricultural land. Located in the northern portion of the MD of Willow Creek, the Town is situated along Highway 2 between Claresholm and Nanton. The Town is located approximately 117 kilometers south of Calgary and 96 kilometers northwest of Lethbridge. Stavely has continued with its agricultural roots and contains several agri-businesses such as the Stavely Grain Elevator and the livestock auction market. Due to its ideal location, Stavely receives some business from highway travellers which has attributed to the success of some businesses within the community. Most recently, the Town approved the development of a cannabis growing facility in the industrial district which is said to employ up to fifty individuals which may lead to an economic boost within the Town. The two municipalities continue to share economic and social connections with one another which stresses the value of having an ongoing dialogue with one another when it comes to coordinating land uses in areas of mutual interest.

Intermunicipal planning recognizes that land surrounding an urban municipality, known as the fringe area, is subject to challenges and opportunities and both urban and rural municipalities benefit from proper intermunicipal planning. Urban municipalities gain by having input into the types of uses, development standards and subdivision that can occur within the fringe area. Since land in the fringe is outside their jurisdiction, the urban municipality has an interest in influencing certain lands from development that may negatively affect future growth. Conversely, rural municipalities benefit by gaining some insight into the potential expansion strategies of the urban municipality. The coordination and collaboration between municipalities is essential to managing planning matters in an efficient manner.

The first step in the IMDP process is to outline in this background report the goals, objectives, existing land uses, and the implementation of intermunicipal planning, while working in conjunction with existing statutory plans in the affected area. Following the completion of the background report, meetings, discussions and the creation of the IMDP will take place.

1.1 COMMUNITY CONTEXT

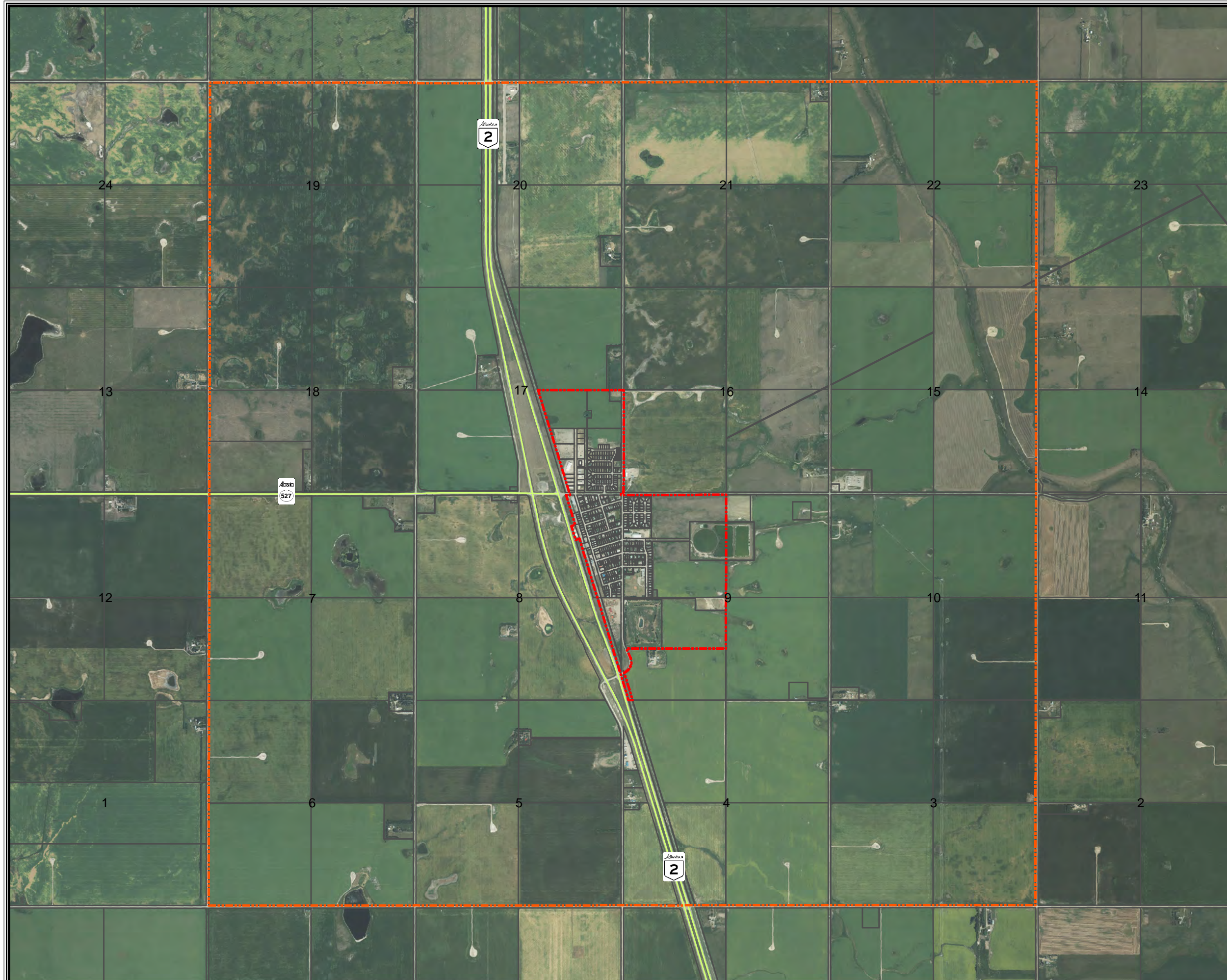
The Municipal District of Willow Creek No. 26 contains approximately 450,000 hectares (1.1 million acres) of land with a population of 5,179 (Alberta Municipal Affairs, 2016). The MD is bordered by six rural municipalities, two First Nations, and contains five urban municipalities and four hamlets. Urban municipalities in the MD include Claresholm, Fort Macleod, Granum, Nanton and Stavely. The economy in the Municipal District of Willow Creek heavily on agriculture, primarily grain crop production.

TOWN OF STAVELY
M.D. OF WILLOW CREEK No. 26
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IMDP BOUNDARY
MARCH 28, 2019

MAP 2

- Stavelly Municipal Boundary
- IMDP Study Area
- Highways



The Town of Stavely has a population of 541 residents (2016 Federal Census) within a corporate boundary of 1.77 square kilometers (437.38 acres). Agriculture is still prominent in the surrounding area of Stavely, similar to the rest of MD of Willow Creek. Readily accessible to major Highway 2 and Highway 519, the Town is just a short drive away from larger centres in southern Alberta.



1.2 PURPOSE

The purpose of this background report is to examine the characteristics in the fringe area outside of the Town of Stavely's boundary in the MD of Willow Creek. This report will provide a population analysis, identify land use types, subdivision activity, and opportunities for growth within the Study Area in which both the Town and Municipal District have agreed upon to address areas of mutual interest. The purpose of this report is as follows:

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

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

1.3 LEGISLATIVE FRAMEWORK

Due to changes to the MGA, an IMDP is a compulsory requirement as of April 1, 2018 and must be in place by April 1, 2020. In order to foster cooperation and mitigate conflict between municipalities, the Municipal Government Act, Revised Statutes of Alberta 2000 (as amended), requires municipalities to:

631(1) Two or more councils of municipalities that have common boundaries that are not members of a growth region as defined in Section 708.01 must, by each passing a bylaw in accordance with this Part or in accordance with Sections 12 and 692, adopt an

intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.

631(2) *An intermunicipal development plan*

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, and*
- 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 South Saskatchewan Regional Plan (SSRP) came into effect on September 1, 2014. The Regional Plan is guided by the vision, outcomes and intended directions set by the Strategic Plan portion of the SSRP while the Implementation Plan establishes the objectives and the strategies that will be implemented to achieve the regional vision. As part of the Implementation Plan, *Section 8: Community Development*, includes guidance regarding Planning Cooperation and Integration between municipalities with the intention to foster cooperation and coordination between neighbouring municipalities and between municipalities and provincial departments, boards and agencies. Section 8 contains the following broad objectives and strategies.

Objectives

- *Cooperation and coordination are fostered among all land use planners and decision-makers involved in preparing and implementing land plans and strategies.*
- *Knowledge sharing among communities is encouraged to promote the use of planning tools and the principles of efficient use of land to address community development in the region.*

Strategies

- 8.1** *Work together to achieve the shared environmental, economic, and social outcomes in the South Saskatchewan Regional Plan and minimize negative environmental cumulative effects.*
- 8.2** *Address common planning issues, especially where valued natural features and historic resources are of interest to more than one stakeholder and where the possible effect of development transcends jurisdictional boundaries.*
- 8.3** *Coordinate and work with each other in their respective planning activities (such as in the development of plan and policies) and development approval process to address issues of mutual interest.*
- 8.4** *Work together to anticipate, plan and set aside adequate land with the physical infrastructure and services required to accommodate future population growth and accompanying community development needs.*
- 8.5** *Build awareness regarding the application of land-use planning tools that reduce the impact of residential, commercial and industrial developments on the land, including approaches and best practices for promoting the efficient use of private and public lands.*
- 8.6** *Pursue joint use agreements, regional services commissions and any other joint cooperative arrangements that contribute specifically to intermunicipal land use planning.*
- 8.7** *Consider the value of intermunicipal development planning to address land use on fringe areas, airport vicinity protection plan or other areas of mutual interest.*
- 8.8** *Coordinate land use planning activities with First Nations, irrigation districts, school boards, health authorities and other agencies on areas of mutual interest.*

1.4 INTERMUNICIPAL PLANNING POLICIES FROM THE MUNICIPAL DEVELOPMENT PLAN

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

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

Intermunicipal Coordination

A MDP must address the coordination of land use issues with neighbouring municipalities. The new Modernized MGA now requires all adjacent municipalities to adopt IDPs and Intermunicipal Collaborative Frameworks (ICFs). Recognizing that it is important for adjacent municipalities to work together to promote efficiency and effectiveness, a positive dialogue must occur for this process to be successful.

OBJECTIVES

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

POLICIES

- 8.1 *The MD shall provide land use referrals to adjacent urban or rural municipalities when preparing and adopting an IDP in accordance with the provisions established in the new Modernized MGA.*
- 8.2 *Adjacent rural municipalities shall be consulted with respect to any major road improvement projects or programs, that may affect them.*
- 8.3 *The MD in cooperation with adjacent municipalities, shall continue the coordination of disaster assistance, fire protection programs, and any other joint initiatives addressed in the ICF.*
- 8.4 *All proposed statutory plans, Land Use Bylaws and/or amendments that may have an impact on an adjacent municipality shall be forwarded for their input.*
- 8.5 *The MD will encourage cost sharing of intermunicipal planning-related studies.*
- 8.6 *The MD will seek partnerships with municipalities and public and private organizations to provide services to ratepayers in the most cost-effective and efficient manner possible.*
- 8.7 *Where an IDP has been adopted by an urban or a rural municipality, the Land Use Bylaw shall be amended to establish and incorporate an Urban Fringe district which regulates future subdivision and development within the identified areas.*

1.5 IMDP QUESTIONNAIRE SUMMARY

In order to gain input from affected landowners, a questionnaire was designed by the planning advisors for the M.D. and the Town and refined with input from the Intermunicipal Development Plan Committee. The questionnaire itself was four pages in length and included a map of the Study Area. The questionnaire was mailed directly to 45 landowners within the Study Area and a questionnaire link was made available for online submittal.

SUMMARY OF QUESTIONNAIRE RESPONSES

A total of 4 questionnaires were returned which represents an 8.89% response rate. The low response rate makes the analysis statistically difficult to draw any meaningful conclusions. Of the total respondents, 50.00% were male and 50.00% were female. As well, 25.0% were 40-49 years old, 25.0% were 60-69 years old, and 50.00% were 70-79 years old. The average length of property ownership was approximately 37.50 years, and 75.00% of the respondents indicated the main use of their property was for agricultural use and personal residence.

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

- Infrastructure and facilities planning
- Commercial and industrial development
- Drainage issues
- Environmental protection

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

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

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

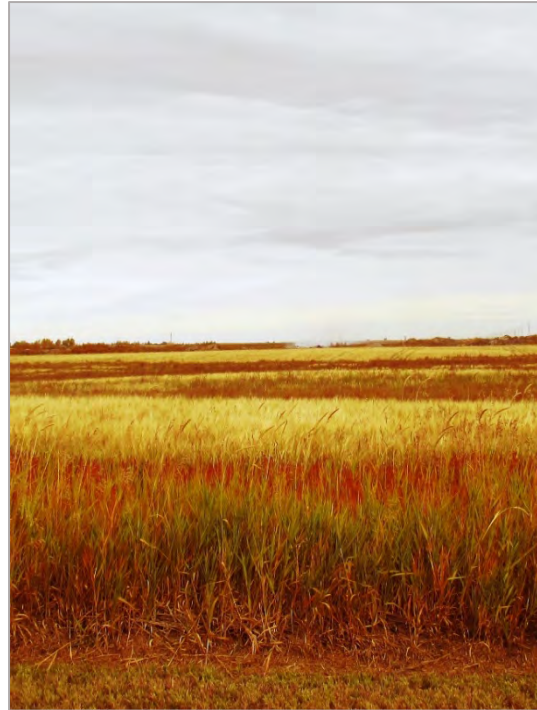
- The Town population should be 1,000-1,500.

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

2.0 STUDY AREA ANALYSIS

For the purpose of analysis, a Study Area was established approximately two miles from the Town of Stavely's municipal boundary. As identified in Map 2, the Study Area encompasses approximately 16 sections of lands. The Town of Stavely has maintained its ties to agriculture with the continued use of the grain elevator and other associated businesses.

For the purpose of this analysis, it was considered reasonable to survey land use patterns and activities on a larger scale to catch any geographic characteristics and soil capabilities that may have the potential to influence land use activities in either the urban and rural areas.



2.1 PHYSICAL CHARACTERISTICS

Located within the northern portion of the MD of Willow Creek, the Study Area surrounding Stavely consists largely of highly productive agricultural land. A few wetlands are scattered throughout the Study Area and Clear Brooks Creek runs through the northeast portion. Due to the Town's proximity to the Rocky Mountains, warm chinook winds often blow through the community as it flows off of the eastern slopes and warms as it compresses downward. As a result, mild winters and hot summers are often experienced in Stavely, however, the Town can also experience extreme weather events such as thunderstorms and blizzards as warm winds mix with cooler, northern air.

2.2 SOIL PRODUCTIVITY

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

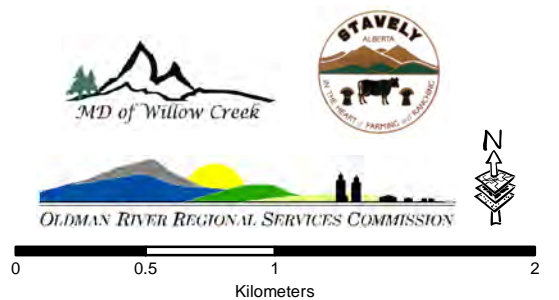
The Study Area contains Class 2, Class 3 and Class 6 soils (Map 3). The majority of the Study Area contains Class 2, which have moderately high to high productivity and moderate crop limitations. A small portion contains Class 6 soils, encompassing the Clear Brook creek, which has some grazing

**TOWN OF STAVELY
M.D. OF WILLOW CREEK No. 26
BACKGROUND REPORT 2019**

**SOIL CAPABILITY FOR AGRICULTURE
INDEXED BY CANADA LAND INVENTORY
MARCH 28, 2019**

MAP 3

- Stavelly Municipal Boundary
--- IMDP Study Area
--- Highways
- Soil Classification**
- 2 - Moderately High to High Productivity, Moderate Crop Limitations
 - 3 - Moderately High Productivity, Moderately Severe Crop Limitations
 - 6 - Some Natural Grazing Potential, Improvement Practices Not Feasible



potential, but improvement practices are not viable. A small portion outside of the IMDP boundary contains Class three soils which have moderately high productivity. Overall, the Study Area has highly productive agricultural land which is ideal for a variety of crop production.

2.3 LAND USE

The land within the Study Area is primarily used for agricultural activities and depending upon the topography, the land is either cultivated or used for grazing purposes. Other significant land uses in the fringe area include oil and gas activities, grazing, and country residences. A survey of existing land use was completed in 2018 (see Map 4) and the results found in Table 1. As displayed in Map 7, the Study Area largely consists of a Rural General land use district which primarily includes various agricultural activities. Two small parcels include a Grouped Country Residential district, two small Country Residential districts, and one Rural Commercial district. Few country residential uses exist within the Study Area and it predominantly remains an agricultural area.

Table 1
Fringe Area Land Use 2018

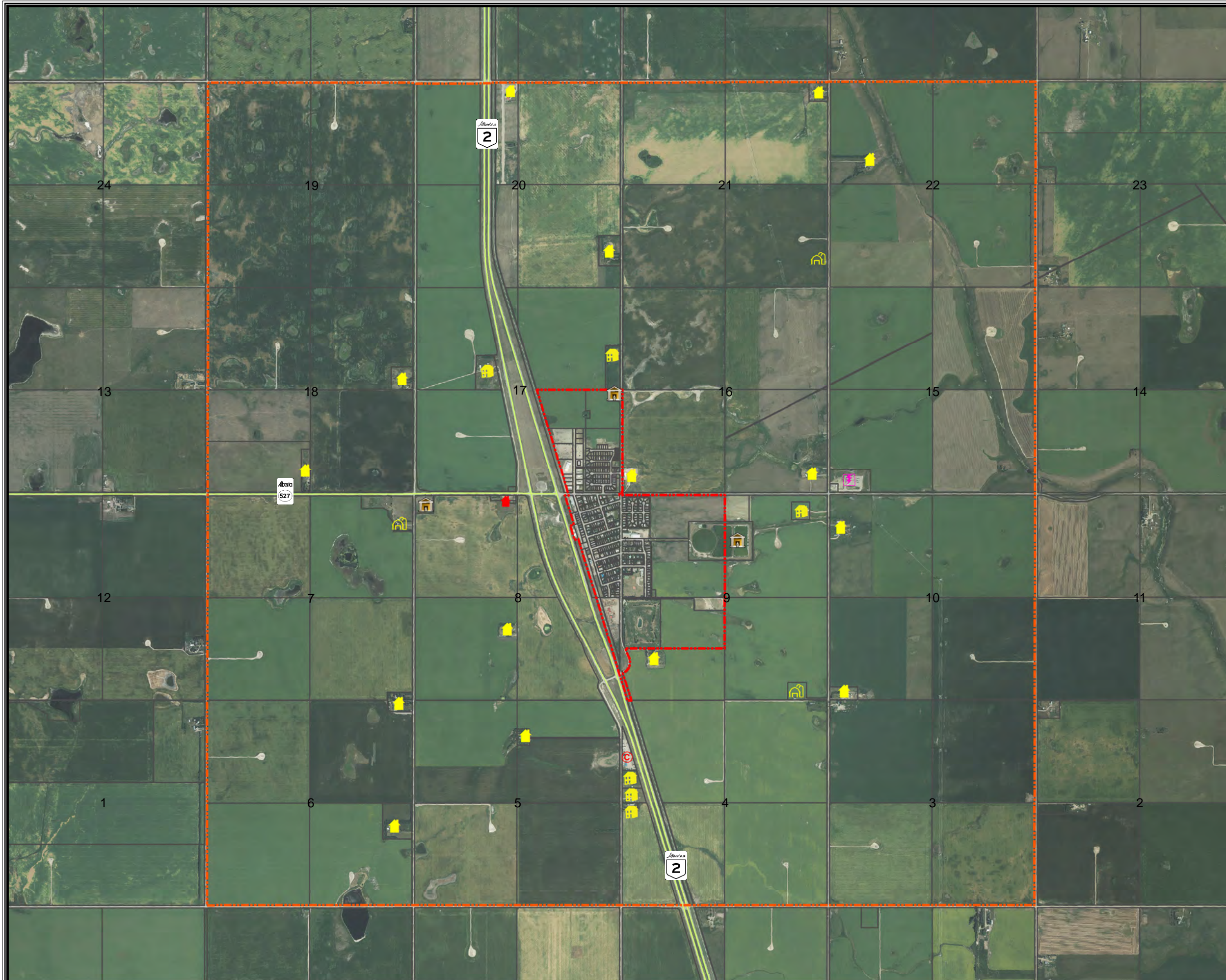
Type of Land Use		Number of Uses
		Study Area
		2018
Residential:	Country Residence	6
	Farmstead	15
	Abandoned Farmstead	0
	Farm Building	3
	Total:	24
Commercial:		1
Industrial:		0
Institutional	Sewage lagoon	1
	Cemetery	1
	Recreational	0
Utilities:	Utilities	1
Gas and Oil:	Active Wells	20
	Abandoned Wells	7
TOTAL:		55

Source: ORRSC

**TOWN OF STAVELY
M.D. OF WILLOW CREEK No. 26
BACKGROUND REPORT 2019**

**EXISTING LAND USE
MARCH 28, 2019**

MAP 4



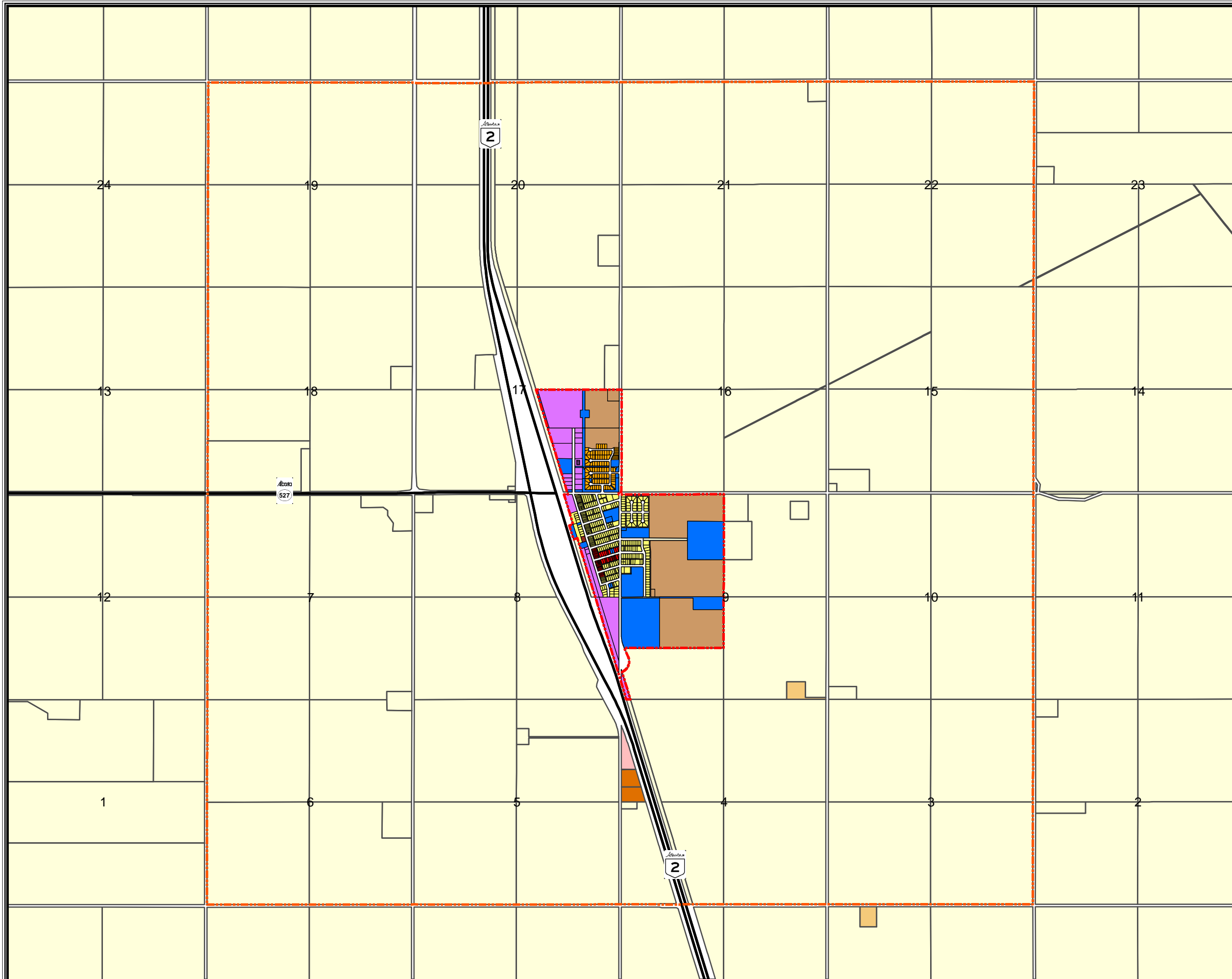
- Stavelly Municipal Boundary
- IMDP Study Area
- Highways
- Existing Land Use**
- Abandoned Farm Building
- Commercial
- Country Residence
- Farmstead
- Farm Building
- Institutional
- Recreational
- Utility



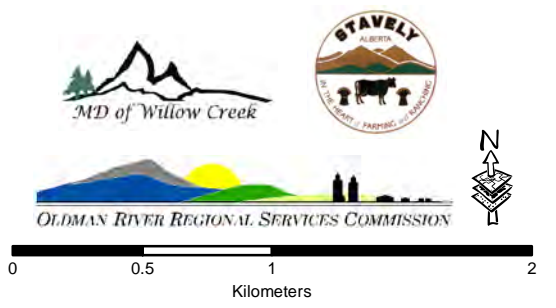
TOWN OF STAVELY
M.D. OF WILLOW CREEK No. 26
BACKGROUND REPORT 2019

COMBINED LAND USE
MARCH 28, 2019

MAP 7



- Stavely Municipal Boundary
- IMDP Study Area
- Highways
- Town of Stavely Land Use Districts**
 - Residential R1
 - Residential Multi-Unit R2
 - Residential Architectural Control RAC
 - Commercial CO
 - Public Institutional PI
 - Industrial IN
 - Urban Reserve UR
- MD of Willow Creek Land Use Districts**
 - Grouped Country Residential (GCR)
 - Rural Commercial (RC)
 - Vacant Country Residential (VCR)
 - Rural General (RG)



2.4 RESULTS OF THE LAND USE SURVEY

RESIDENTIAL

Residences in this area are mainly farmsteads consisting of a home with farm buildings such as shops, bins, and barns. There are 15 farmsteads within the Study Area, consisting of approximately 71% of all residences in the fringe. In addition, there are only 6 dwellings in the study boundary are considered country residences, consisting of a home with no farm buildings on the subdivided parcel. Approximately 3 farm buildings stand alone in the fringe which contain shops, barns, grain bins, and livestock pens. There is some prevalence of country residences in the Study Area, with the most recent country residential subdivision occurring in 2017 for a grouped country residential subdivision with 3 separate lots. Many of the subdivisions in the Study Area have been for farmsteads, assuming additional buildings on the property are for agricultural purposes. A significant amount of farmsteads and farm buildings are located in the fringe which can be attributed to the high quality agricultural land found within the fringe.

COMMERCIAL, INSTITUTIONAL, GAS, AND OTHER USES

Non-agricultural uses in the Study Area include oil and gas wells, institutional and utility uses. Institutional uses include the Town's sewage lagoon and reclaimed landfill to east of Town which have a 300 meter buffer. There is an Altalink electricity transmission station east of the Town. One commercial business is located west of Highway 2, south of the Town containing a home relocation business. Twenty active oil and gas wells are located through the Study Area with a 100 meter buffer and seven abandoned wells are also found throughout the Study Area but do not contain a buffer.

OTHER

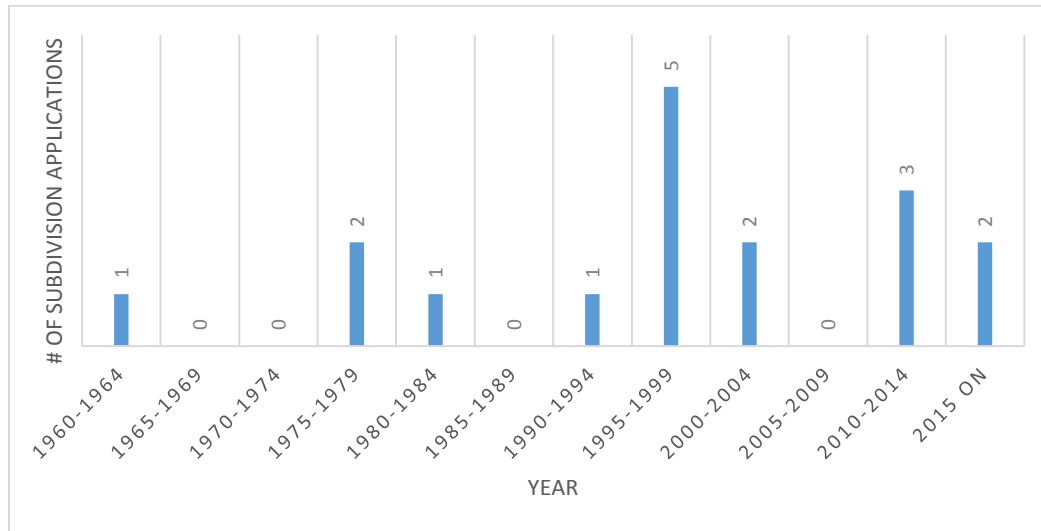
In addition to existing residential and institutional infrastructure, transportation linkages for the Town include Highway 2 to the west and Highway 527 running west to east, connecting to 55th Avenue in Stavely. While these offer readily available transport, they also act as physical barriers for growth of Stavely. Expansion west of Highway 2 would likely not be approved by Alberta Transportation due to issues such as access, maintenance, and utility servicing along a highway. It is often a significant issue for a municipality to cross a major highway and is best avoided if other options are available.

SUBDIVISION ACTIVITY

Figure 1 and Table 2 indicates the total number of subdivisions within the Study Area between 1985 and 2015 using five-year periods. Over the last 57 years, subdivision activity in the area has been fairly limited with one subdivision between 1960 and 1964, two between 1975 and 1979, six between 1990 1999, 2 between 2000 and 2010, and five between 2010 and 2018. The majority of subdivisions have been for country residential applications, with one application for a grouped

country residential subdivision containing three lots. In addition an application one for a waste transfer station was approved in 1991 and a pump house for the Town water supply was approved in 1961.

Figure 1
Comparison of Subdivision Activity in the Study Area: 1985 – 2018



Source: ORRSC

Table 2
Comparison of Subdivision Activity in the Study Area 1985 – 2018

File Number	Subdivision Use	Number of Lots	Legal Description	Parcel size (acres)
1961-D-791	Pump House for Water Supply	1	NW 1/4 8-14-27 W4M	0.27
1978-O-357	Country Residential	1	NE 1/4 7-14-27 W4M	19.1
1979-O-208	Country Residential	1	SE 1/4 7-14-27 W4M	7.25
1980-O-252	Country Residential	1	SW 1/4 4-14-27 W4M	1.81
1991-O-127	Waste Transfer Station	1	NE 1/4 9-14-27 W4M	10.03
1995-O-025	Country Residential	1	SW 1/4 18-14-27 W4M	5.88
1995-O-045	Country Residential	1	SE 1/4 6-14-27 W4M	15.82
1995-O-089	Country Residential	1	SW 1/4 10-14-27 W4M	5.51
1998-O-141	Country Residential	1	NW 1/4 17-14-27 W4M	11.54
1998-O-215	Country Residential	1	NE 1/4 21-21-14-27 W4M	5.66
2000-O-047	Country Residential	1	NE 1/4 18-14-27 W4M	7.65
2001-O-115	Country Residential	1	NE 1/4 17-14-27 W4M	9.86
2010-O-100	Country Residential	1	NE 1/4 9-14-27 W4M	5.0
2012-O-038	Country Residential	1	NE 1/4 5-14-27 W4M	4.49
2013-O-122	Country Residential	1	SE 1/4 9-14-27 W4M	5.0
2015-O-060	Country Residential	1	SE 1/4 20-14-27 W4M	9.95
2017-O-110	Grouped Country Residential	3	NW 1/4 4-14-27 W4M	5.0, 4.68, 5.0

Source: ORRSC

3.0 MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

3.1 POPULATION ANALYSIS

This section illustrates the historical growth of the population and provides a basis for population projections. The way in which the population has changed reveals some important trends in the Municipal District of Willow Creek's population. Table 3 displays the Municipal District of Willow Creek's historic population change.

Table 3
MD of Willow Creek Growth Rates 1986 - 2016

Year	Population	Willow Creek 5 Year % change	Willow Creek Annual % change	Alberta Annual % change
1986	4,733	--	--	--
1991	4,764	0.7%	0.1%	1.4
1996	5,113	7.3%	1.5%	1.2
2001	5,412	6.1%	1.2%	3.4
2006	5,337	-1.6%	-0.3%	2.1
2011	5,107	-4.3%	-0.9%	2.1
2016	5,179	1.4%	0.3%	2.3
Average	-	1.6%	0.3%	2.1%

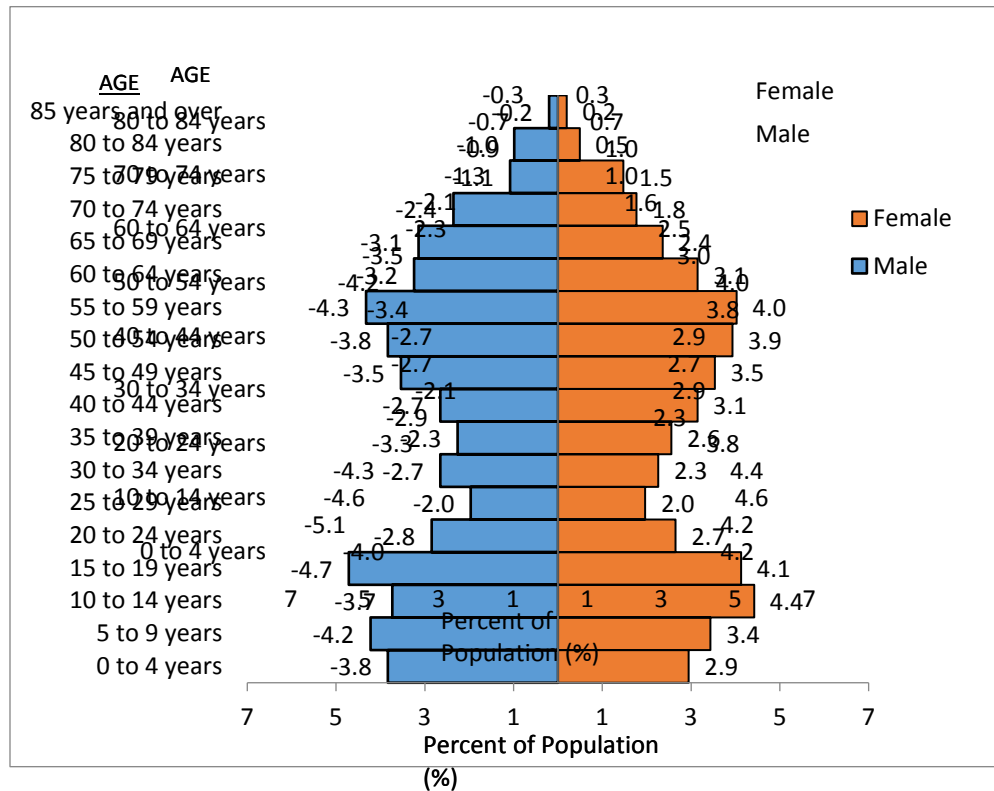
Source: Statistics Canada, 1986-2016 Census

Over the past three decades, the MD of Willow Creek's population has remained fairly stable over the past three decades, with slight decline between 2001 and 2011, however the overall population change has remained positive. The MD has experienced an average 0.3% growth per annum and an average growth over a five year period of 1.6% based on data from 1986 to 2016. The continued stability of the MD of Willow Creek's population over the past thirty years shows promise for future population trends.

3.2 AGE STRUCTURE

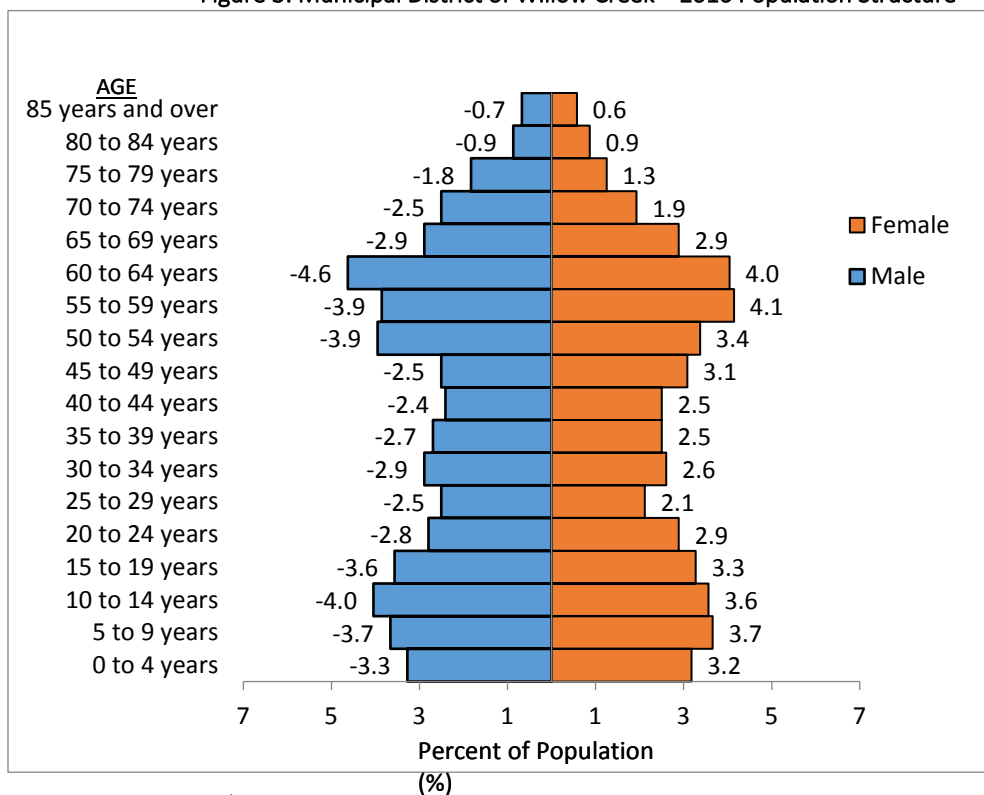
Population pyramids for the Municipal District of Willow Creek show the distribution between various age groups as well as between the male and female segments of the population for the years 2011 and 2016 (see Figure 2 and 3). The MD's population structure has two distinct bulges, one in the baby boomer age groups and the other in the youth age groups (5 to 19 years). The young working class population (25 to 40 age group) represents the smallest portion of the population pyramid.

Figure 2: Municipal District of Willow Creek – 2011 Population Structure



Source: Statistics Canada, 2011 Census

Figure 3: Municipal District of Willow Creek – 2016 Population Structure



Source: Statistics Canada, 2016 Census

3.3 POPULATION PROJECTIONS

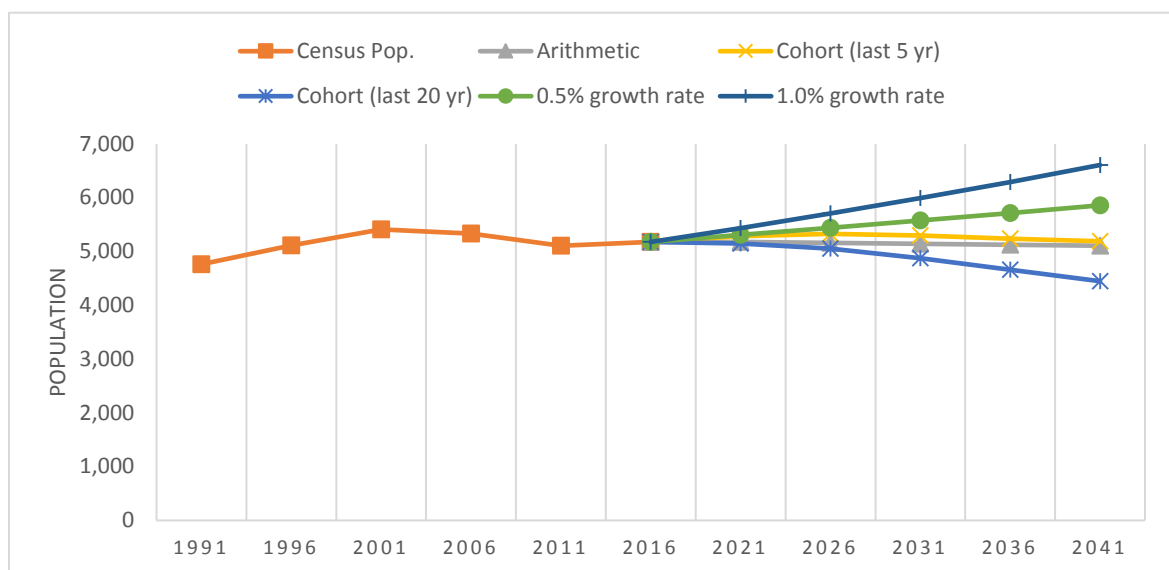
Several different methods of population projections are used in calculating future growth in order to provide the broadest scenario possible. It should be noted that projections are uncertain; they illustrate what a population would be if the assumed trends actually were to occur. The range of results obtained from the various methods of population projections are displayed in Table 4 and Figure 4.

Table 4
Municipal District of Willow Creek Population Projections to 2041

<i>Year</i>	Census Pop.	Arithmetic	Cohort (last 5 years)	Cohort (last 20 years)	0.5% growth rate	1.0% growth rate
1991	4,764					
1996	5,113					
2001	5,412					
2006	5,337					
2011	5,107					
2016	5,179					
2021		5,178	5,286	5,152	5,308	5,438
2026		5,160	5,329	5,052	5,441	5,710
2031		5,143	5,300	4,875	5,577	5,995
2036		5,126	5,240	4,662	5,717	6,295
2041		5,109	5,191	4,449	5,860	6,610

Source: ORRSC; Statistics Canada, 1991-2016 Census

Figure 4
Municipal District of Willow Creek Population Projections to 2041



Source: ORRSC; Statistics Canada, 1991-2016 Census

The population projections indicate that the Municipal District's population in 2041 could range between 4,449 and 6,610. These methods indicated mostly negative population projections with a decrease the arithmetic, logarithmic, and cohort (last 20 years). These negative projections are most likely due to the recent slight decline the MD experienced between 2000 and 2010, but that is not necessarily indicative of future negative trends. The most recent census period (2011 to 2016) reported a positive population growth which indicates that an increase of 0.5% may be the most accurate for future projections.

3.4 EQUALIZED ASSESSMENT

Equalized assessment is the means of comparing property wealth in a uniform manner for all municipalities. Alberta uses an assessment and tax system where property taxes are based on wealth and wealth is measured by the value of property expressed as an assessment.

The Municipal District's total equalized assessment increased from 2014 to 2017 and then experienced a moderate decline in 2018 (see Table 5). The residential category has increased slightly from 37% in 2014 to 40% in 2018 and the linear category declined from 44% in 2014 to 42% in 2018. Non-residential, farmland, and machinery and equipment have not changed drastically over the five year period, only changing by approximately 1%.

Table 5
Municipal District of Willow Creek Equalized Assessment 2014 - 2018

Year	Residential		Non-Residential		Farmland		Machinery & Equipment		Linear		Total	
	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%
2018	598,370,311	40	59,026,668	4	141,472,210	9	70,788,950	5	625,943,100	42	1,497,726,319	100
2017	600,269,617	38	55,934,108	4	141,885,770	9	78,365,660	5	689,068,770	43	1,597,680,725	100
2016	561,791,452	39	49,527,447	3	142,049,110	10	86,227,360	6	617,101,290	42	1,458,726,589	100
2015	545,299,534	38	48,255,660	3	142,077,555	10	79,938,110	6	617,238,880	43	1,434,760,369	100
2014	519,398,355	37	45,272,060	3	142,010,173	10	83,117,640	6	611,539,810	44	1,403,272,808	100

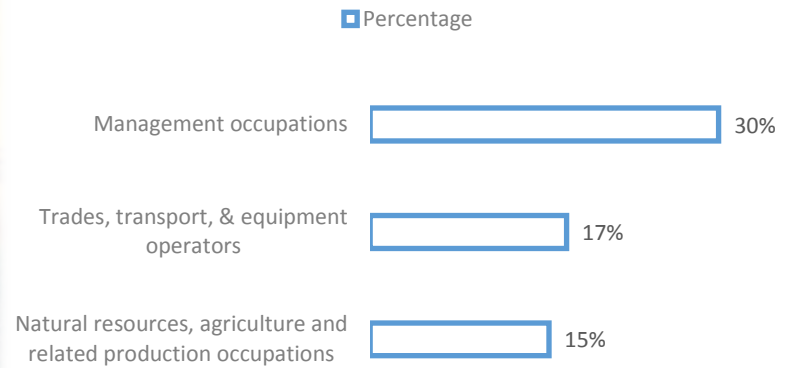
Source: Municipal Affairs, 2014 - 2018

3.5 EMPLOYMENT INFORMATION

According to the 2016 Federal Census, management occupations were the most common in the Municipal District, comprising 30% of all occupations (see Figure 5). Other common occupations included trade, transport and equipment operators comprising 17% and natural resources, agriculture and related production which consisted of 15% of all occupations.



Figure 5
Municipal District of Willow Creek Top 3 Occupations 2016



Source Statistics Canada, 2016 Census

3.6 HOUSING TYPES AND SUPPLY

A total of 91.3% of housing in the Municipal District of Willow Creek is single-detached houses and is mainly owner-occupied at 82.9% (see Table 6). The age of dwellings is older than the provincial average, as 66.5% of Municipal District dwellings were constructed before 1991, contrasted to 53% provincially. However, the percent of dwellings constructed before 1991 is fairly typical among rural municipalities.

Table 6
Municipal District of Willow Creek Dwelling Characteristics 2016

	Count	Percent
Number of owned dwellings	1385	82.9%
Number of rented dwellings	290	17.4%
Number of dwellings constructed before 1991	1110	66.5%
Number of dwellings constructed between 1991 and 2016	560	33.5%

Source: Statistics Canada, 2016 Census

4.0 TOWN OF STAVELY

4.1 POPULATION ANALYSIS

Table 7 displays the Town of Stavelly's historic population situation and provides a basis for population projections.

Table 7
Town of Stavelly Growth Rates 1986 - 2016

Year	Population	Stavelly 5 Year % change	Stavelly Annual % change	Alberta Annual % change
1986	454	-	-	-
1991	528	16.3	3.3	1.4
1996	453	-14.2	-2.8	1.2
2001	442	-2.4	-0.5	3.4
2006	435	-1.6	-0.3	2.1
2011	505	16.1	3.2	2.1
2016	541	7.1	1.4	2.3
Average	-	3.6	0.7%	2.1%

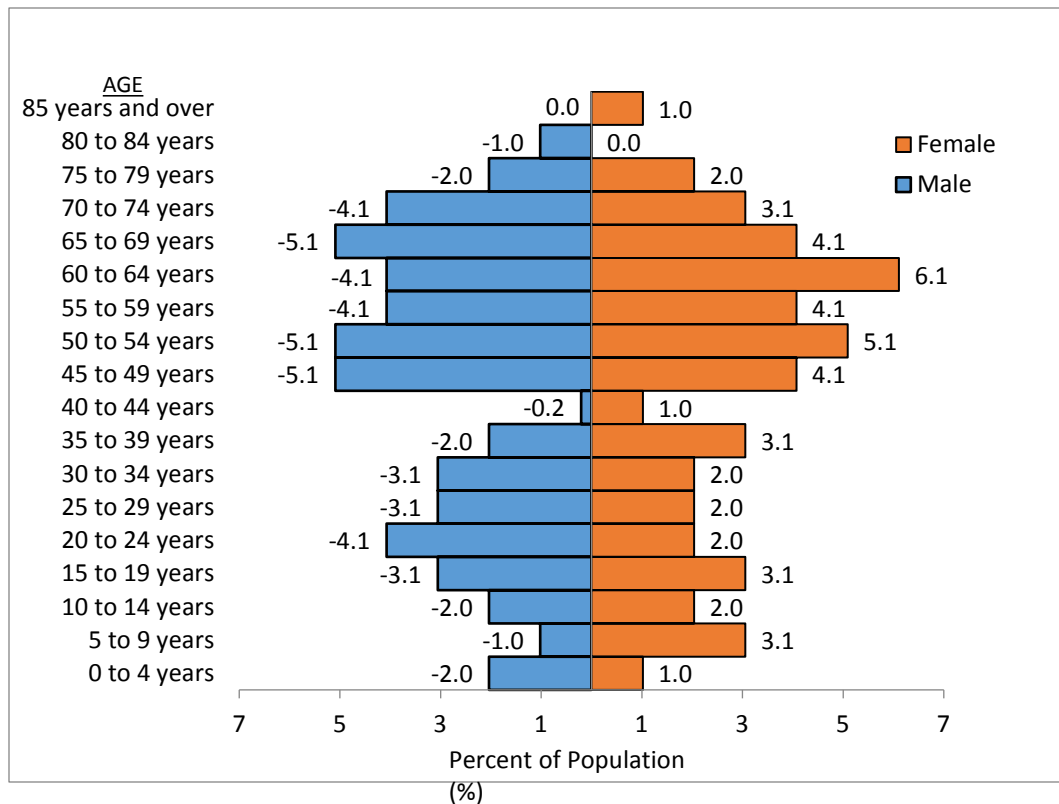
Source: Statistics Canada, 1986-2016 Census

The analysis of historical population trends is important to consider when forecasting future growth. As many small communities in Alberta which have struggled with population loss, the Town of Stavelly has grown with an average annual increase of 0.7%. The Town seems to have experienced volatile changes over the past thirty with varying years of growth and decline. In the past ten years, the community has grown at a moderate rate at 1.4% per annum in the past five years and 3.2% in the previous census period (2006-2011).

4.2 AGE STRUCTURE

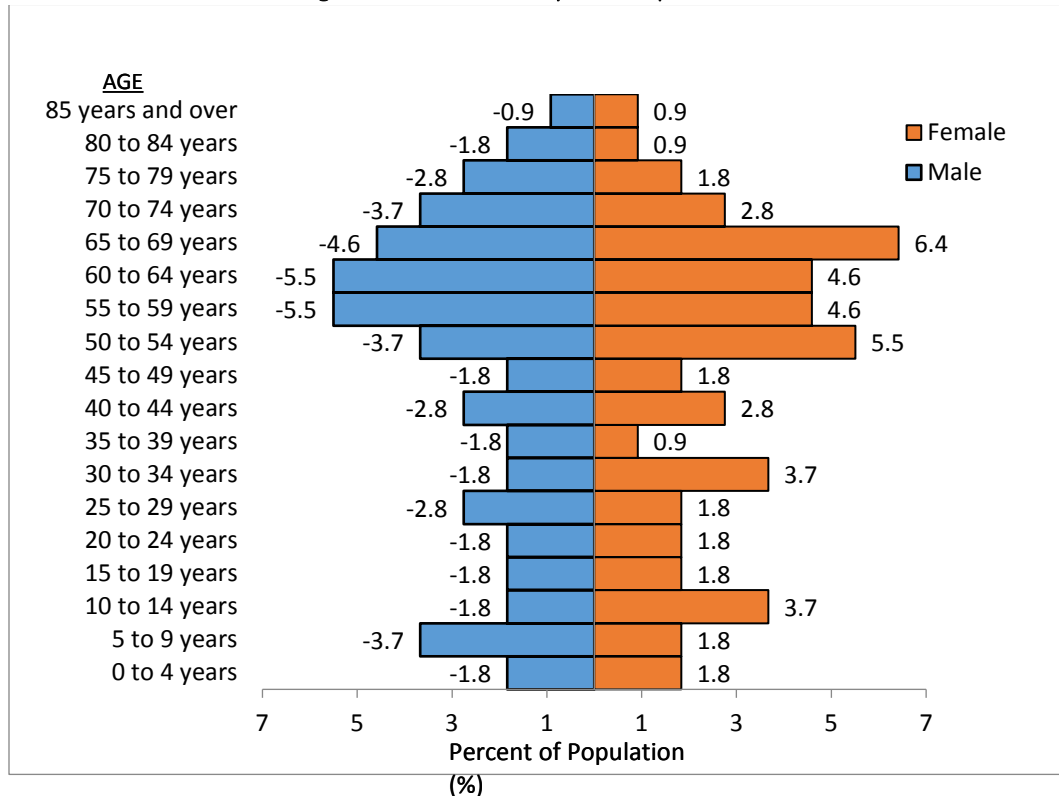
Population pyramids for the Town of Stavelly illustrate the distribution between the various age groups as well as between the male and female segments of the population for the years 2011 and 2016(see Figure 6 and 7). The Town of Stavelly's population structure is different from a classic population pyramid shape in that it resembles an inverted pyramid shape in both population structures. The baby boomer age group is significantly larger than the younger generation. In 2016, those in the 65 and older age group comprised 27.8% and children under the age of 15 comprised only 14.8%.

Figure 6: Town of Stavely 2011 Population Structure



Source: Statistics Canada, 2011 Census

Figure 7: Town of Stavely 2016 Population Structure



Source: Statistics Canada, 2016 Census

4.3 POPULATION PROJECTIONS

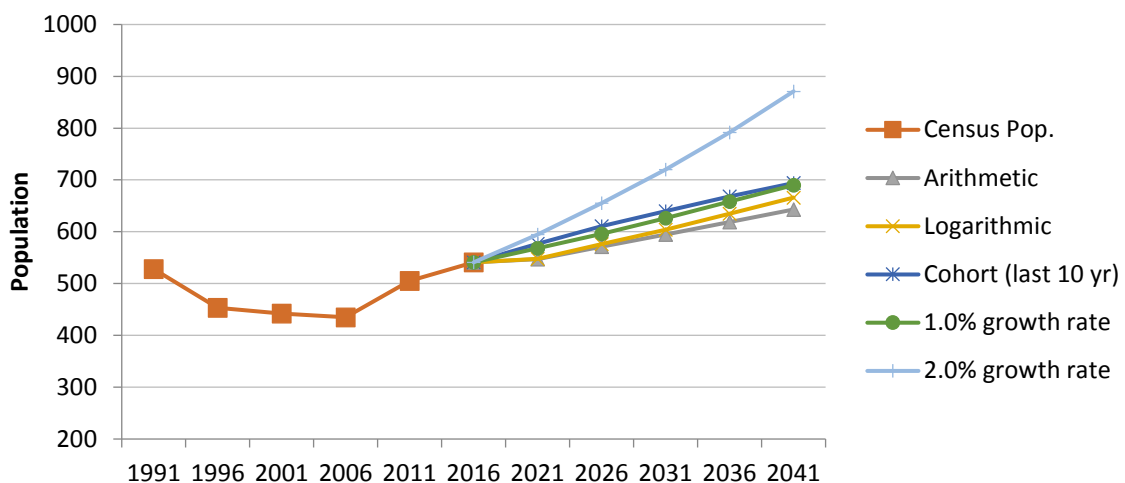
Population projections for the Town are displayed in Table 8 and Figure 8 below. Several statistical methods to calculate population projections were used such as the arithmetic, logarithmic, cohort survival, and the straight linear method. The results displayed below indicate that a moderate increase is expected based on previous historic population data. The arithmetic and logarithmic methods both show a considerable increase of 643 and 666 people in 2041, respectively. The cohort survival method predicted a slightly faster increase of 694 people in 2041, similar to the 1% growth rate which estimated 690 people in 2041. The 2% growth rate per annum may be an unlikely rate for the Town's growth based on historical data which predicted 871 people in 2041.

Table 8
Town of Stavely Population Projections to 2041

Year	Census Pop.	Arithmetic	Logarithmic	Cohort (last 10 yr)	1.0% growth rate	2.0% growth rate
1986	454					
1991	528					
1996	453					
2001	442					
2006	435					
2011	505					
2016	541					
2021		547	548	577	568	595
2026		571	576	611	596	655
2031		595	604	640	626	720
2036		619	635	668	658	792
2041		643	666	694	690	871

Source: ORRSC; Statistics Canada, 1991-2016

Figure 8
Town of Stavely Population Projections to 2041



Source: ORRSC; Statistics Canada, 1991-2016

4.4 EQUALIZED ASSESSMENT

Table 9
Town of Stavelly Equalized Assessment 2014 - 2018

Year	Residential		Non-Residential		Farmland		Machinery & Equipment		Linear		Total	
	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%
2018	50,744,509	89	5,388,907	9	32,870	0	296,090	0	792,030	1	57,254,406	100
2017	48,739,810	89	5,142,547	9	32,180	0	323,500	0	830,300	1	55,068,337	100
2016	47,317,406	89	4,704,173	9	32,870	0	329,240	0	872,880	1	53,256,569	100
2015	43,926,172	88	4,496,367	9	32,870	0	334,120	0	863,940	2	49,653,469	100
2014	45,104,141	89	4,295,111	9	23,420	0	337,750	0	839,070	2	50,599,492	100

Source: Alberta Municipal Affairs, 2014-2018

Equalized assessment for Stavelly is displayed above in Table 9 for the years 2014 to 2018. Similar to other small communities in Alberta, the residential proportion is relatively high at 89% and non-residential is quite small at just 9%. Linear takes up only 1% of the total assessment. Overall, the tax assessment has increased by approximately 7 million dollars since 2014.

4.5 HOUSING TYPES AND SUPPLY

The housing types within the municipality are dominated by single-detached houses, comprising 86.8% of total houses, which is considerably higher than the provincial average of 61.9%.

Approximately 82% of Town dwellings were constructed before 1991, compared to the 66% province-wide (see Table 10). The remaining 18% has been built after 1991 which represents about 45 dwellings in the Town.

Table 10
Town of Stavelly Dwelling Characteristics

Private Dwellings Occupied by Residents	Count	Percent
Number of dwellings constructed before 1991	200	81.6%
Number of dwellings constructed between 1991 and 2016	45	18.4%

Source: Statistics Canada, 2016 Census

4.6 GROWTH CONSTRAINTS

Urban expansion is most cost-effective and beneficial when it occurs in a contiguous fashion. Connecting neighbourhoods to one another minimizes servicing costs, reduces conversion of agricultural land and provides more efficient transportation networks. Thus, when an urban municipality considers expansion it needs to study existing constraints that would prevent it from developing in a logical manner.

Map 5 displays growth restrictions and corresponding buffers that may prevent logical urban expansion. A major constraint in the Study Area is the substantial amount of oil and gas wells, totaling 20 active wells which each require a 100 meter buffer from adjacent development and seven abandoned wells which do not require a buffer. The sewage lagoon and old landfill site on the east side of Town also require a 300 meter buffer from residential development, hospitals, schools, and some types of commercial development such as food establishments. Highway 2 also poses as a constraint as the Town would not be able to expand west of the Highway due to constraints such as access and maintenance of the highway, servicing, and costs of access requirements. As a result, Alberta Transportation would not likely approve an annexation across a highway, especially if land is available elsewhere without jumping the highway.

Other constraints found within the Study Area include several wetlands and low-lying areas scattered throughout the Study Area which may impede development in some locations. Protection of wetlands is also an important consideration in addition to new SSRP policies regarding conservation, protection of water features, and establishing setbacks to preserve water quality. In addition development will not occur south of the Town boundary as a lift-station would be required for sewage due to a slight southern slope of the land which is a significant cost.



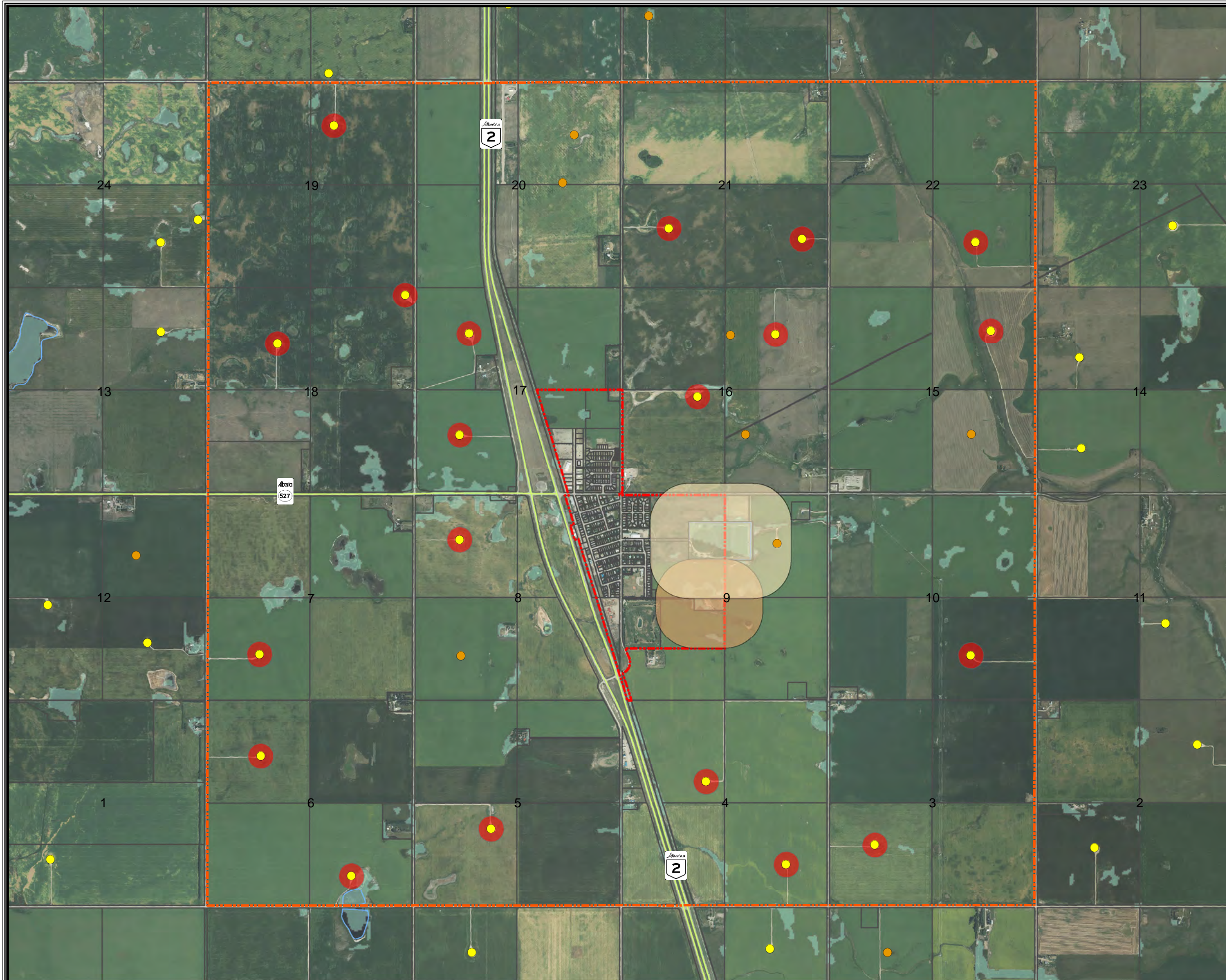
4.7 URBAN EXPANSION STRATEGY

Logical growth areas for the Town would be north of the community. The Town's 2012 annexation north of the industrial district will be the current direction of growth within the municipal boundary. Long term growth will occur in the quarter section northeast of Stavely, as shown on Map 6. The table below identifies the acreage and percentage of existing land uses within the Town which was completed in preparation for the new Municipal Development Plan which must be in place by April 1st, 2020.

**TOWN OF STAVELY
M.D. OF WILLOW CREEK No. 26
BACKGROUND REPORT 2019**

**GROWTH RESTRICTIONS
MARCH 28, 2019**

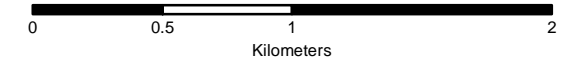
MAP 5



- - - - - Stavelly Municipal Boundary
- - - - - IMDP Study Area
- Highways
- Oil/Gas Well - Active¹
- Gas Well - Abandoned
- Oil/Gas Well Buffer - 100m
- Wetlands²
- Sewage Lagoon Buffer - 300m
- Landfill Buffer - 300m
- Water Bodies







Source:
¹ Alberta Energy Regulator, 2016
² Alberta Government, 2016



**TOWN OF STAVELY
M.D. OF WILLOW CREEK No. 26
BACKGROUND REPORT 2019**

**FUTURE GROWTH AREAS
MARCH 28, 2019**

MAP 6

-  Stavelly Municipal Boundary
-  Highways
-  Growth Direction
-  Long Term Growth Area

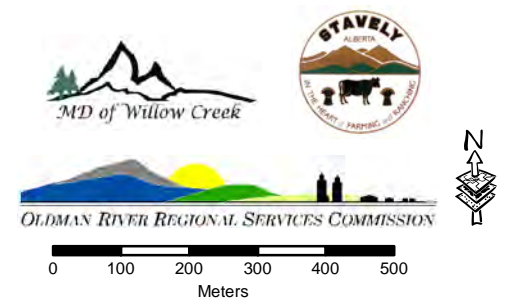


Table 11
Town of Stavely Land Acreage

Land Use Districts	Existing Land Use 2017 (acres)	Existing Land Use 2017 (ha)	Percentage of Total
Agriculture	179.15	72.50	40.87%
Roads	58.64	23.73	13.38%
Residential	53.82	21.78	12.28%
Parks and Open Space	43.66	17.67	9.96%
Vacant	33.04	13.37	7.5%
Utility	23.52	9.52	5.37%
Industrial	23.15	9.37	5.28%
Public and Institutional	20.63	8.35	4.71%
Commercial	2.64	1.07	0.60%
Total	438.25	177.36	100%

Source: ORRSC

Future Residential Development

Stavely currently has approximately 35 lots available in the new subdivision on the north side of the Town, Saddle Ranch Pines. As shown in Map 6, residential development will continue north within the municipal boundary. Infill development will be encouraged before annexing additional land.

Using historic population data trends and standard housing density, residential land consumptions and future land requirements can be calculated. Stavely has experienced a stable population over the past several decades with an average growth of 0.3% per annum over the past thirty years, which indicates the Town is continuing to grow, unlike many other small villages and towns in southern Alberta.

Land consumption analysis is based on the following criteria:

1 – 2 %
Growth rate

2.0 persons
per average
household

4.7 units
built per
acre

Based on the results of the land consumption analysis, the following land requirements will likely be needed in the future. The analysis above indicates that approximately 5 to 9 acres will be required by the year 2021. Further, Stavely could develop an additional 41 acres of residential land to accommodate a projected 871 persons in 2041. This indicates that Stavely should anticipate a steady increase in growth to prepare for future land requirements. However, the projected land requirements do not include existing vacant land presently within the Town boundary. Currently, there are approximately 33.04 acres of vacant land which could be utilized for all development such as non-residential, public, and roadways. In addition, land annexed by the Town in 2012 north of the industrial district contains approximately 45 acres to accommodate future growth.

Table 12
Residential Land Consumption Analysis

Year	Population Levels		Assumed Person per Household	Total Required D.U.S		Existing D.U.S	New Dwelling Units Required		Land Acreage Requirement (4.7 units/acre)	
	High	Low		High	Low		High	Low	High	Low
2016	541									
2021	595	568	2.2	270	258	290	-20	-32	-4	-7
	595	568	2.0	298	284	290	8	-6	2	-1
	595	568	1.8	331	316	290	41	26	9	5
2026	655	596	2.2	298	271	290	8	-19	2	-4
	655	596	2.0	328	298	290	38	8	8	2
	655	596	1.8	364	331	290	74	41	16	9
2031	720	626	2.2	327	285	290	37	-5	8	-1
	720	626	2.0	360	313	290	70	23	15	5
	720	626	1.8	400	348	290	110	58	23	12
2036	792	658	2.2	360	299	290	70	9	15	2
	792	658	2.0	396	329	290	106	39	23	8
	792	658	1.8	440	366	290	150	76	32	16
2041	871	690	2.2	396	314	290	106	24	23	5
	871	690	2.0	436	345	290	146	55	31	12
	871	690	1.8	484	383	290	194	93	41	20

Source: ORRSC

Future residential growth areas would expand north of the industrial district, referred to as Area A in the 2010 Town of Stavely Growth Study, which would encompass roughly 22.5 acres of the 45 acre area on a portion of the SE quarter of Section 17-14-27 W4M. Future residential growth would accommodate approximately 162 to 198 people within Area A on 22.5 acres. Due to its proximity to existing development south of Area A, water and sewer services and infrastructure could be extended to future development in the north.

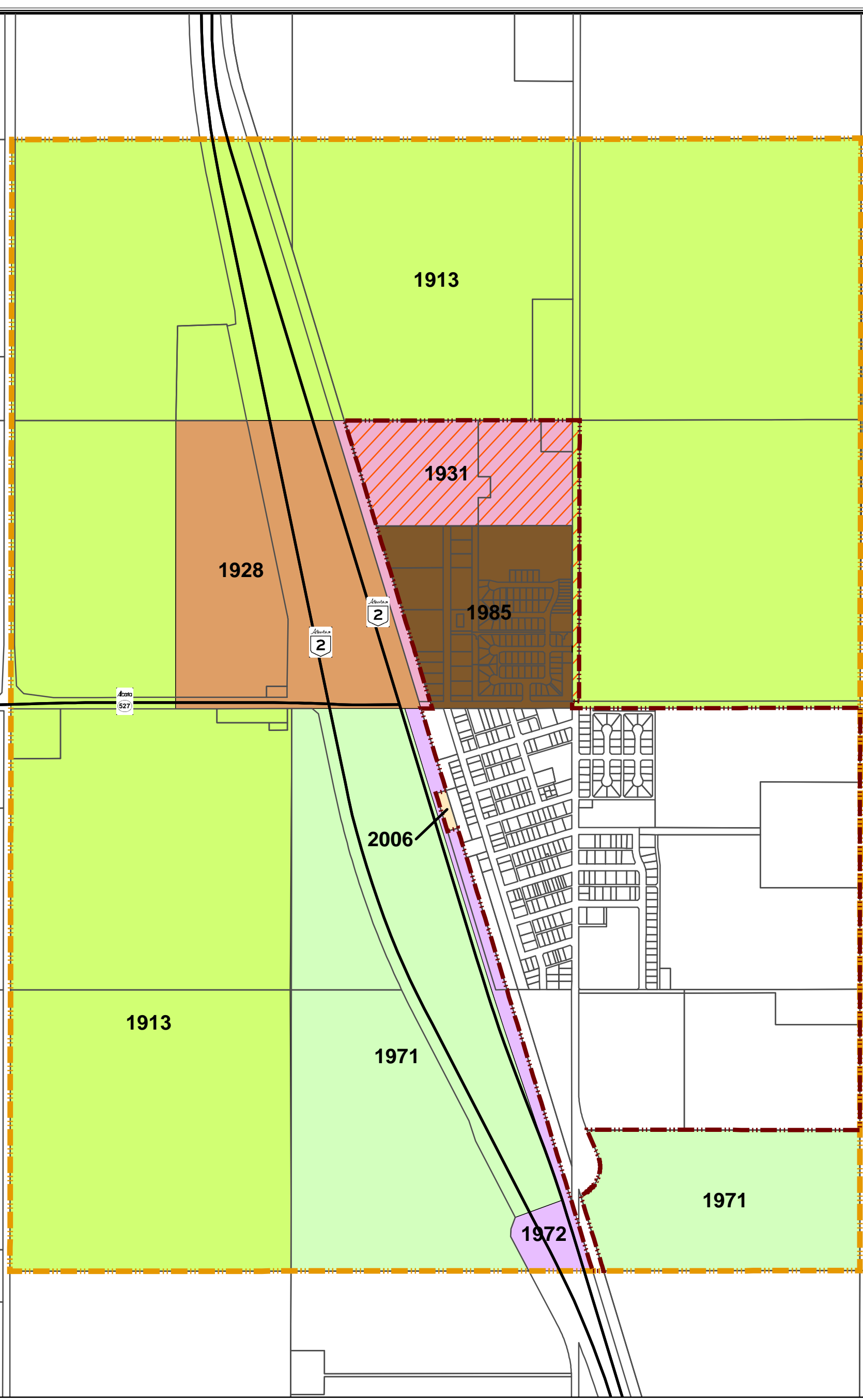
Growth Area B, referred to in the 2010 Growth Study, would be saved for long-term growth of the Town with a mixture of residential and public land on the SW quarter of Section 16-14-27 W4M. Commercial development may be considered in the long-term if there is a demand. Services could be extended from development west or south and road networks could be extended from 50th Street North. One constraint of the area is the sewage lagoon buffer which slightly overlaps with the southern portion of the quarter section.

Future Commercial and Industrial Growth

As shown on Map 6, industrial growth will expand north of the existing industrial area on approximately 22.5 acres along Highway 2 which was annexed in 2012. As there are limited constraints, services and road networks such as 52nd Street could be extended north easily. Little infill opportunities are available at this time for commercial businesses within the commercial district, however, long term growth identified in the 2010 Growth Study, may have some opportunities available for the establishment of commercial businesses in addition to a residences and public lands such as parks and playgrounds. The long term growth area will not be developed until the area north of the industrial area has been developed.

Historical Annexations

Incorporated in 1912, the Town of Stavely has experienced three annexations and 6 de-annexations as shown on Map 8. The de-annexations occurred in 1913, 1928, 1931, 1971, and 1972. In 1913, approximately 6 quarter sections were removed from the municipal boundary. In 1928, 123.87 acres were removed and approximately 45 acres were de-annexed from the Town in 1931. In the early 1970s, 75.83 acres in the S ½ of the SW 9-14-27-W4M, 201.17 acres in the E ½ of Section 8-14-27-W4M, and a portion west of Highway 2 were de-annexed from Stavely. The first annexation occurred in 1985 which added 62.08 acres in the northern portion of the Town for industrial and residential development. In 2006, 0.85 acres were added for the water treatment plant. The most recent annexation occurred in 2012, which added approximately 48.82 acres north of the existing industrial district from the 1985 annexation which is intended for industrial and residential use.







TOWN OF STAVELY
M.D. OF WILLOW CREEK No. 26
BACKGROUND REPORT 2019


ANNEXATION HISTORY
MARCH 28, 2019

MAP 8

- Stavely Municipal Boundary
- - - - - 1912 Stavely Incorporated Boundary
- Highways
- 1913 Deannexation
- 1928 Deannexation
- 1931 Deannexation
- 1971 Deannexation
- 1972 Deannexation
- 1985 Annexation
- 2006 Annexation
- 2012 Annexation







4.8 IDENTIFICATION OF ISSUES

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

1. Urban Expansion

The Town of Stavely is a thriving community and will need areas in which to promote future growth. Although there is vacant land available for development, there have been some constraints imposed on a portion of the land identified for future development (See Map 6).

2. Rural Growth and Development

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

3. Joint Economic Development

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

4. Agricultural Land Use Issues

Agriculture has been identified as a major contributor to economic growth within the region. Soil classification map (Map 3) in combination with existing land use (Map 5) indicates that for the most part good quality land is not being developed for residential purposes.

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

5. Compatible Land Use and Subdivision

The Study Area contains a diversity of landscape and consequently a number of areas of special concern have been identified including the recent oil and gas wells, sewage and landfill buffers and highway intersection. These should be examined to determine the impact they may have in terms of compatibility and suitability on future land use, including both subdivision and development.

6. Administration of the Plan

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

7. Wetlands

It is generally acknowledged by all citizens, interest groups and government bodies that water is the key to our collective futures. Efforts by the Oldman Watershed Council, Cows and Fish, Water for Life, and a variety of conservation groups have created a wealth of knowledge to draw on for best management practises of riparian area management. The IMDP should have a section on this topic and it should be developed to address changes in legislation. Numerous wetlands have been identified in the Study Area in Map 5.

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

The adoption of the Alberta Land Use Framework, the Alberta Land Stewardship Act, and the South Saskatchewan Regional Plan are redefining how communities will grow into the future. Topics such as agricultural land preservation, rural land fragmentation, urban growth potential based on water allocation, industry development, and urban density are all areas of concern for the province and the two municipalities. In light of this renewed reality, the IMDP will continue to push sound planning policy.

9. Municipal Development Plans

The Town of Stavely does not currently have a municipal development plan. As per regulations of the MGA, every municipality must adopt an MDP by April 1, 2020. Policy within the MDP must be consistent with policy in the Town of Stavely and Municipal District of Willow Creek IMDP.



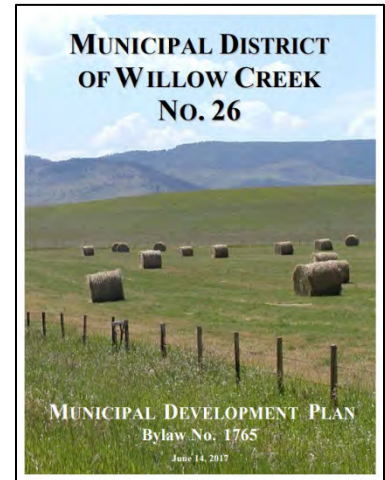
5.0 OVERVIEW OF STATUTORY PLANS

5.1 MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

Municipal Development Plan Bylaw No. 1765

The purpose of the Municipal Development Plan (MDP) is to provide policies that will direct future growth and development in the community. In the absence of an intermunicipal development plan prior to the new requirements of the MGA, a municipality's MDP must address the co-ordination of land use, future growth patterns and infrastructure with adjacent municipalities.

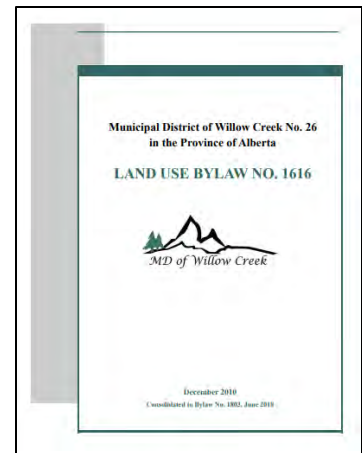
Policy Section 8 contains intermunicipal coordination policies which aim to continue communication and relationships with neighbouring municipalities and address planning matters in the fringe together. Section 5 contains country residential policies to reduce the impact of country residential development in the urban fringe and agricultural land. CFOs and ILOs policies are found in Section 9 which includes objectives pertaining to Natural Resources Conservation Board (NRCB) and the Agricultural Operations Practices Act (AOPA) requirements for new or existing CFOs.



Land Use Bylaw No. 1616

The purpose of the Land Use Bylaw is to regulate and control the use and development of land and buildings within the Municipal District of Willow Creek in accordance with provisions of the MGA.

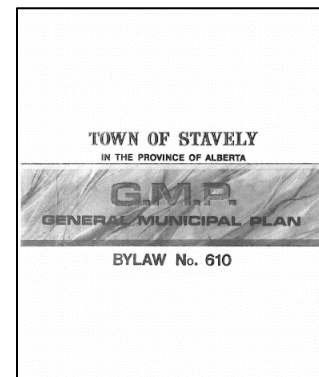
This LUB created urban fringe land use districts around urban municipalities in order to protect existing agricultural land surrounding these centres. The Municipal District's Urban Fringe District outlines the permitted and discretionary uses, minimum lot sizes and requires that all subdivision and development applications be referred to the adjacent municipality.



5.2 TOWN OF STAVELY

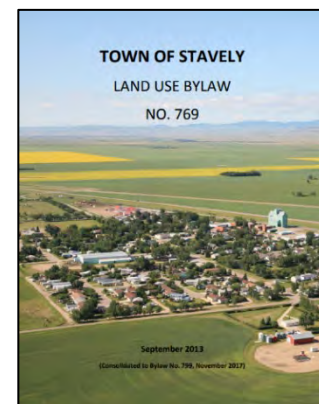
General Municipal Plan Bylaw No. 610

This General Municipal Plan was adopted in 1992 which analyzes Town demographic trends, existing land use, services and infrastructure. Through this research, municipal growth can be better managed and identifying land base requirements for the Town. Intermunicipal collaboration was not mentioned in the GMP. In terms of future growth directions, this GMP identifies expansion to the north as a feasible, inexpensive option due to servicing issues south of the golf course and the restrictions of the highway and sewage lagoon to the east. It mentions recreational land use east of existing development within the reclaimed sanitary landfill area would be suitable and the SW quarter section of Section 16-14-27 W4M may be suitable for future residential growth. It should be noted that this plan does not identify sites for public, recreational and institutional uses at that time were designated for future annexation in Stavely. As per new requirements of the MGA, a new MDP will be adopted by April 1, 2020.



Land Use Bylaw

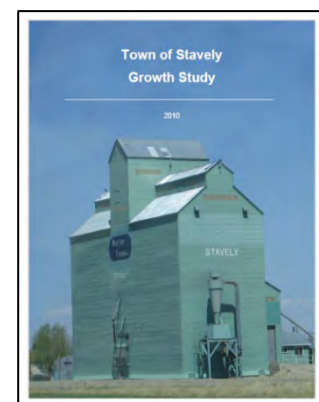
The Town of Stavely's Land Use Bylaw (LUB) was adopted in September 2013. The LUB lists all regulations for any development or subdivision within the municipality, and outlines requirements for 7 land use districts. Stavely's LUB does not have any specific provisions for intermunicipal planning.



Map 8 shows the general pattern of land use districts within the Town, including the Urban Reserve (UR) District which acts a holding district to prevent restricting future development on the edges of existing urban development and is currently used for agricultural activities until it may be required for Town growth.

Growth Study

The 2010 Growth Study for the Town identifies potential areas for annexation and if there is a need to acquire additional land to expand the Town. Two areas were identified in the report, one contains about 45 acres and the other area is approximately 160 acres. The first area of growth is located north of the Town's industrial district which is presently agricultural land and a cemetery. Land alongside the highway would ideally remain part of the industrial district and the rest would most likely be used for



residential as an extension of the new subdivision to the east. The second area would be designated for residential and public use, which may include schools, parks, and playgrounds.

6.0 IDENTIFICATION OF PLANNING SCOPE

The MD of Willow Creek and the Town of Stavely will continue to grow and diversify. Looking forward, both municipalities have recognized the need for the creation of an IMDP, which will contain many fundamental planning components, including:

- clear goals and objectives of both municipalities as guiding parameters for policy,
- balanced and collective strategic visioning, and
- policy for implementation and enforcement of objectives.

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

6.1 GOALS AND OBJECTIVES

Goals and objectives provide a framework which guide municipalities in decision making processes and achieve a shared vision for land use and development in areas of mutual interest. General goals and objectives are provided below, which both municipalities will work together in conjunction to achieve.

Goals

1. To provide an intermunicipal policy framework to guide future land use decisions within the Plan boundaries.
2. To address requirements of the Municipal Government Act and SSRP implementation.
3. To establish principles whereby both municipalities may consistently apply planning policies and land use bylaws within their respective jurisdictions.
4. To protect future servicing and transportation corridors and infrastructure facilities.
5. To address any significant issues that may be identified in the public participation process.
6. To protect prime agricultural lands in the fringe area.
7. To address any environmental matters in the Study Area.
8. To coordinate the future development of the plan area between the Municipal District and the Town.
9. To strengthen the working relationship between the Municipal District and the Town.

Objectives

1. The Plan must be strategic in nature, setting broad, high-level, long-term policy directions for the plan area and incorporating the strategic objectives of the Municipal District and the Town.
2. The Plan must add value to the planning and development process in the Municipal District and the Town, whereas the Plan must not duplicate or infringe on area municipal planning efforts and must have a distinct, complementary and productive role.

6.2 URBAN FRINGE

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

The urban fringe district is meant to control growth on the edges of the Town, leaving the land in primary agriculture until such time as the land is converted to an urban use in a logical and systematic approach. An urban fringe district has not been identified in the MD of Willow Creek's Land Use Bylaw at this time.

6.3 STRATEGIC VISIONING

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

Map 7 combines the land use districts of both jurisdictions to illustrate the combined vision of each individual municipality. A distinct line between urban development and rural agriculture development is easy to discern. Both municipalities should define a compatible growth strategy to achieve mutual goals of the municipalities.

Finally, major transportation corridors should be a primary strategic visioning concern. Attention should be paid to the approach and entrances into the Town of Stavely. The first impression of these entrances can be influential in the potential draw of economic investment in the region.

6.4 IMPLEMENTATION

An IMDP, including the formation of the implementation and enforcement tools will strengthen the municipal partnership between the Municipal District and the Town, and further direct future development in the Study Area. The following should be considered:

- A hierarchy of planning documents exist between provincial and municipal land use plans. All municipal planning documents must be in compliance with the MGA and SSRP. Each jurisdiction must embed policies from the IMDP in their other planning documents including their respective MDPs, ASPs, ARPs, and LUBs. Each plan in support of the other will lower the potential for planning decisions in the referral areas that are contrary to the agreed upon common goals of each municipality.
- The IMDP plan boundary should be reduced from the Study Area boundary. A reduction would make the new plan more manageable and focused.
- As part of the policy development of the IMDP, the proposed growth areas indicated on Map 6 will need to be reviewed to ensure they still reflect the intentions of the Town and the needs of the Municipal District.
- Review the need for CFO exclusion areas around urban centres within the region in the Municipal District's MDP.
- Revisit the current referral system in order to strengthen the IMDP. It is true that each municipality strives to maintain its local autonomy, but in the context of regional and provincial planning this autonomy must be set aside for the plan to have the highest and best results. Each municipality must recognize this and refer all plans, developments, subdivisions, and redesignations within the urban or rural referral areas to the other municipality as the first step of review.

