

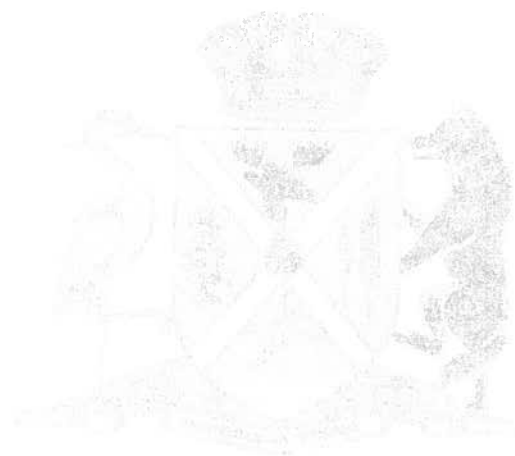
***COUNTY OF BARRHEAD NO. 11
TOWN OF BARRHEAD
INTERMUNICIPAL DEVELOPMENT PLAN***



***A COOPERATIVE STRATEGY FOR
THE FUTURE GROWTH OF THE
BARRHEAD URBAN-RURAL FRINGE***

August, 1999

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County of Barrhead No. 11 and Town of Barrhead Intermunicipal Development Plan

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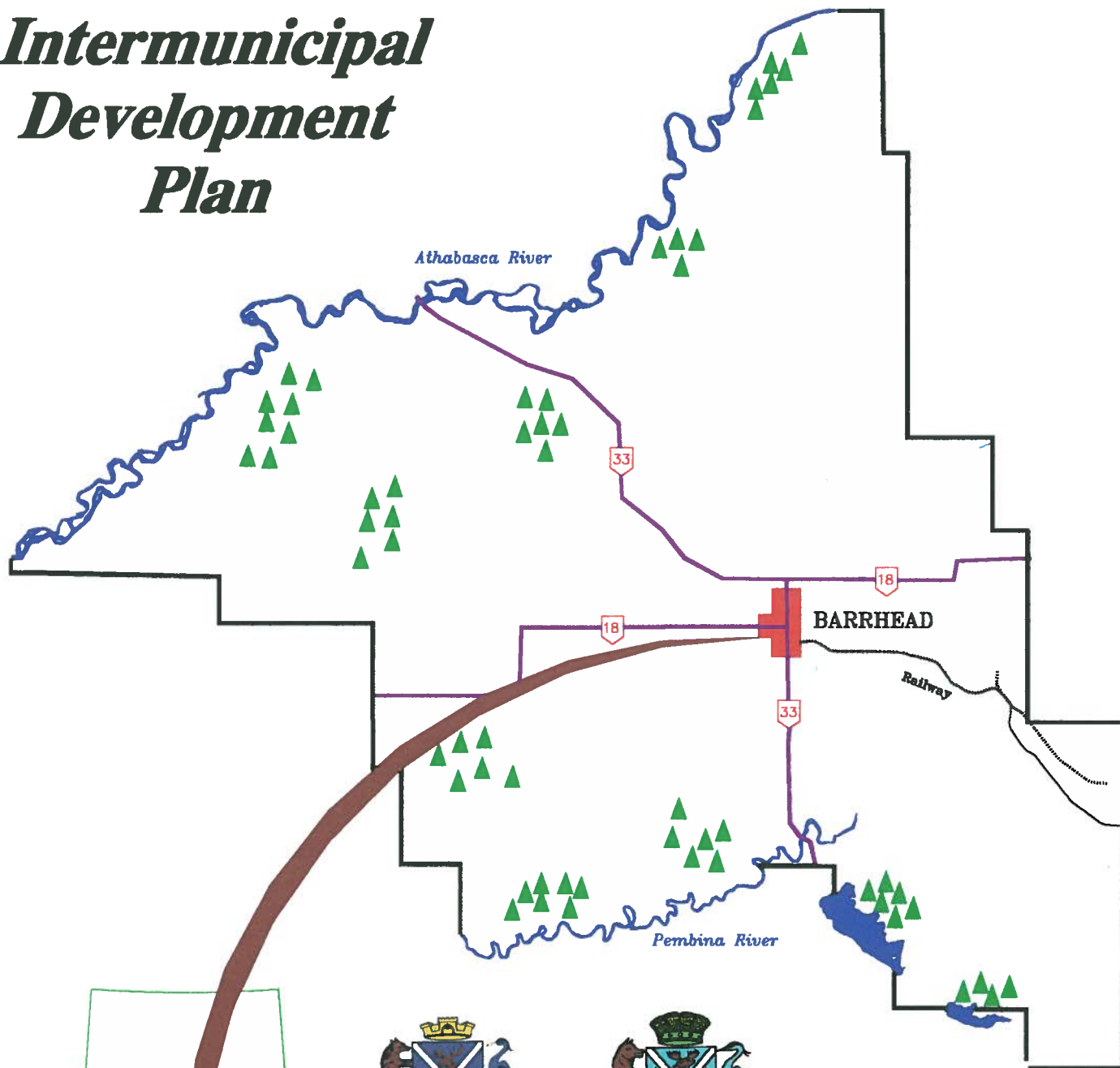
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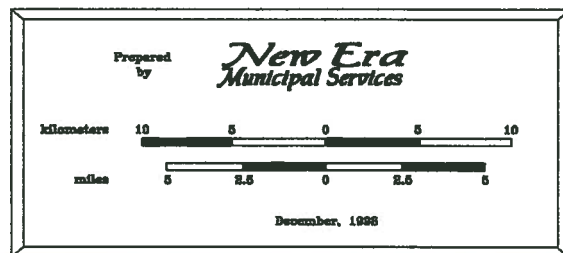
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Barrhead Intermunicipal Development Plan



LOCATION MAP. 1



LAND USE PLANNING IN THE BARRHEAD AREA

INTRODUCTION

A number of different provincial and municipal documents work together to provide a comprehensive and effective land use planning framework for the Barrhead Area. The following is a highlight of the different components and their role in land use planning in the municipality.

PROVINCIAL PLANNING

The provincial interest in local land use planning matters is addressed through the Municipal Government Act and the Subdivision and Development Regulation. These two documents provide the basis for subdivision and development, the appeal process, and other related matters.

The relationship between the County, Town, and outside agencies such as utility companies and provincial departments (Alberta Environmental Protection and Alberta Transportation and Utilities) is also addressed through the provincial legislation.

Finally, the Minister of Municipal Affairs has prepared a land use policy which is intended to further emphasize the provincial interest and encourage municipalities to work together with other stakeholders.

MUNICIPAL PLANNING

INTERMUNICIPAL PLANNING

The County of Barrhead No. 11 and the Town of Barrhead have entered into a intermunicipal development plan to address land use issues on land surrounding the Town of Barrhead where there is a common interest. The policies contained in this document are particular to the intermunicipal plan area and are intended to complement policy in each municipality's respective municipal development plan.

MUNICIPAL PLANNING

Both the County and Town of Barrhead have adopted long range municipal land use plans. The Municipal Development Plan outlines the land use planning framework for the future growth and development of each municipality. This framework is implemented through the Municipal Land Use Bylaw.

LAND USE BYLAW

The Land Use Bylaw is the tool used to implement the policies contained within the Intermunicipal and Municipal Development Plan. The Land Use Bylaw is a municipal regulation. Both the Town and County of Barrhead No. 11 have adopted a Land Use Bylaw to regulate growth and development within their corporate boundaries.

PART ONE: INTRODUCTION

A. Preamble

- 1) This Barrhead Intermunicipal Development Plan has been prepared under the direction of representatives of both the County of Barrhead No. 11 and the Town of Barrhead's Councils and staff.
- 2) This Plan is based upon the former Barrhead Joint General Municipal Plan which was adopted for the Town and County in 1989.
- 3) The purpose of this Plan is to provide a land use planning framework for the subdivision and development of land where both municipalities have an interest.
- 4) In a spirit of cooperation between the Town and County, both Councils intend to facilitate future development in the Plan Area in a manner that will be efficient, attractive, and beneficial to the benefit of all residents in the area.

B. Guide To The Plan

- A. This Intermunicipal Development Plan is intended to be used as a document to provide a land use planning framework for the municipal fringe surrounding the Town of Barrhead. This Plan will serve as the primary planning document for the Plan Area and will be implemented through the County and Town Land Use Bylaw and other statutory plans that are adopted and affect land use in the Plan Area.
- B. Decision making on all subdivision and development applications within the Plan Area shall conform with the spirit and intent of the goals, objectives, and policies contained in this Plan.
- C. The intent of this Plan is to complement the existing County and Town of Barrhead Municipal Development Plans. The goals, objectives, and policies of this Intermunicipal Development Plan should be considered as additional or supplementary to those which exist in the municipal plans. Where a conflict exists between this Plan and a Municipal Development Plan, the goals, objectives, and policies of this Plan shall take precedence.

C. Intermunicipal Planning Boundary (Plan Area)

- 1) The Barrhead Intermunicipal Development Plan – Plan Area applies to all lands identified by each respective municipality. Map No. 2 describes the Plan Area under this Intermunicipal Development Plan.
- 2) For map interpretation purposes, the plan area includes the following lands:

Township 59, Range 3, W5M	
<i>NE ¼, Section 8</i>	<i>E ½, Section 28</i>
<i>NW ¼, Section 9</i>	<i>NW ¼, Section 29</i>
<i>Sections 15 through 18</i>	<i>Section 30 and 31</i>
<i>Section 19</i>	<i>SW ¼ and N ½ Section 32</i>
<i>SW ¼, Section 20</i>	<i>SE ¼ and N ½, Section 33</i>
<i>E ½, Section 21</i>	<i>Section 34</i>
<i>Section 22 and 27</i>	

- 3) The Plan Area is 13.25 sections in area or approximately 8,840 acres (3,433 ha.).
- 4) The Town of Barrhead and the Paddle River are the two most significant features in the Plan Area. The Town of Barrhead is three sections in area and is located in the center of the Plan Area. The Paddle River flows in a general eastward direction through the Plan Area. Though the River is mostly within the County of Barrhead No. 11, it also flows through the southwest corner of the Town.
- 5) The Paddle River drops approximately 10 metres in elevation through the Plan Area. A flood plain does exist for the River and has been described for the reach of the River that is within the corporate boundaries of the Town of Barrhead. The flood plain is generally regarded as having a 1 in 100 year flood elevation of 636 metres above sea level (A.S.L.).
- 6) As shown on the Plan Area Relief Map No. 4, the topography of the Plan Area consists of gently sloping land. The total relief (highest to lowest elevation) in the Plan Area is 70 metres or 230 feet. The elevation range is from a high of 700 metres A.S.L. (above sea level) in the northeast portion of the plan area to a low of 630 metres A.S.L. in the eastern portion of plan area along the Plan Area.
- 7) The land south of the Paddle River generally slopes towards the north. In the northwestern portion of the Plan Area, the land generally slopes towards the

two small streams which feed the Paddle River. In the northeastern portion of the Planning Area, the land generally slopes towards the south.

D. Conformity With Legislation

- 1) This Intermunicipal Development Plan has been prepared pursuant to the provisions of the Municipal Government Act, S.A., 1994, and is consistent with the Minister of Municipal Affairs Land Use Policies.

E. Flexibility

- 1) This Intermunicipal Development Plan is not intended to be “fixed in stone” or inflexible. To remain an effective and current document, this Plan will be reviewed and amended as required. Minor adjustments or variances that may be required to land use classes, location or future roads and other services, quantities and figures will not require an amendment to this Plan.

F. Policy Explanation

- 1) The word “should” in policy statements means that the statement is an expression of desire by the municipality. It refers to what the municipality would like to achieve, but does not make the action mandatory. The word “shall” means that the action is mandatory. Though the word “may” means that the action is discretionary; these actions will be based upon the planning goals of this Plan and sound land use planning principles.

G. Overall Plan Goals

- 1) The following are the principal goals of this Intermunicipal Development Plan.
 - i) To plan for the orderly, economic, and beneficial use of land in the Plan Area surrounding the Town of Barrhead.
 - ii) To identify areas where the Town of Barrhead and the County of Barrhead No. 11 can cooperatively plan for future development in a manner that is consistent with proper land use planning principles.
 - iii) To establish land use planning standards which will allow for the safe and efficient movement of traffic through the Plan Area.
 - iv) To establish land use planning standards which will minimize adverse impacts on the natural environment.

- v) To encourage development which will be sustainable and benefit area residents.
- vi) To complement the goals, objectives, and policies of the County and Town of Barrhead Municipal Development Plans.

PART TWO: LAND USE POLICIES

A. Preamble

- 1) This Plan was developed to prevent uncoordinated development in the area around the Town of Barrhead and the possible negative implications of random development for the Town of Barrhead and the County of Barrhead No. 11. It has been developed as a tool to guide development in the joint planning area for the benefit of both the County and the Town. Areas of concern to both municipalities are:
 - i) the protection of the quality and quantity of the water supply used by both municipalities,
 - ii) the coordination of transportation systems between and through the County and the Town;
 - iii) the protection of the valuable farmland surrounding the Town of Barrhead;
 - iv) the need for coordinated planning for land uses near the Town; and
 - v) the protection of the Barrhead Municipal (Johnson) Airport.

B. General Subdivision & Development Guideline

- 1) Except where noted in this Intermunicipal Development Plan, all subdivision and development proposals and issues shall be reviewed and decided in accordance with the direction provided through the local municipal development plan and bylaw.

C. Agriculture

It is expected that the primary land use in the Planning Area will remain agricultural in nature for the long term. Historically, impacts on urban development from extensive agriculture have been minimal. It is also recognized that new intensive livestock operations are not permitted within the Plan Area through provisions in the County's Municipal Development Plan. The intent of the following policies is to recognize and affirm the policies contained within the County Plan and to identify particular issues that relate specifically to the Town of Barrhead.

Agriculture in the intermunicipal planning area shall be in accordance with the provisions described in the County of Barrhead No. 11 Municipal Development Plan and in conformance with the following principles:

- 1) Extensive agriculture shall be a permitted use throughout the Plan Area.
- 2) Non-animal intensive agriculture such as tree farms, market gardens, nurseries, and greenhouses may be allowed throughout the Plan Area.

D. Residential Development

It is recognized that the County of Barrhead No. 11 has adopted restrictions to the number of parcels that may be developed on agricultural lands. The following policies are intended to expand on those contained in the County Municipal Development Plan to address specific issues in the urban fringe surrounding the Town of Barrhead.

- 1) County residential development in agricultural districts shall be in accordance with the following:
 - i) permitted dwelling density to be no greater than one residence per lot in country residential properties, subject to local bylaw policies regarding additional residences in special circumstances (i.e., Granny Suites).
 - ii) country residential subdivision density to be no greater than one lot created per quarter-section.
 - iii) one additional country residential lot may be created on parcels which are considered fragmented or poorer agricultural land.
- 2) County residential proposals which cannot be accommodated through the existing agricultural land use district shall require an appropriate re-districting as part of the review and approval process.
- 3) Notwithstanding the policies contained in the County of Barrhead No. 11 Municipal Development Plan, where both municipalities are in agreement, the re-subdivision of an existing country residential parcel to create one or more country residential parcels may be allowed subject to the following:
 - i) the proposed parcel will not adversely impact existing or proposed developments on surrounding lands;
 - ii) the proposed parcel may be provided with access to the local road system and adequate water and sewer services;

- iii) a suitable building site is available which conforms to the provisions of the County of Barrhead No. 11 Land Use Bylaw; and
- iv) a suitable outline plan or area structure plan is prepared in accordance with the provisions of the Municipal Government Act and the respective municipality's Municipal Development Plan.

E. Industrial Development

Though agriculture is the predominant land use in the Plan Area, opportunities exist for industrial development in certain areas. It is recognized that the Town of Barrhead encourages industrial development which would not be compatible in an urban environment to locate in the County. On this basis, the following policies have been developed to enhance the existing County of Barrhead No. 11 provisions regarding industrial development to address specific issues within the Plan Area.

- 1) In general, rural industrial development shall be encouraged to locate in an industrial park rather than on isolated parcels in the Plan Area.
- 2) Any industrial development which may conflict with urban development through noise, traffic, smell, airborne pollution and other factors shall be encouraged to locate east of Highway No. 33.
- 3) The development of an industrial park east of Highway No. 33 shall be encouraged.
- 4) Impacts on the natural environment and urban development within the Town of Barrhead shall be considered when reviewing any industrial development within the Plan Area.

F. Commercial Development

Commercial Development within the Plan Area is generally low impact and minor in nature. The following policies complement the policies which exist in the County of Barrhead No. 11 Municipal Development Plan.

- 1) Existing commercial developments in the Plan Area will be permitted to expand where impacts on surrounding lands is minimized.
- 2) New commercial developments in the Plan Area shall be encouraged to locate in cluster subdivisions such as a rural industrial/commercial park.

G. Transportation And Utilities

The following policies complement those which are contained in the County of Barrhead No. 11 Municipal Development Plan.

Transportation:

- 1) Cooperation between the Town and the County of Barrhead No. 11 is essential to maintain current transportation links (i.e., the Barrhead [Johnson] Airport, area highways, and local road systems). When considering subdivision and development applications, the approving authorities shall consider the following:
 - i) future intermunicipal linkages for transportation and utility corridors,
 - ii) the need to maintain the operation and integrity of transportation facilities in the Plan Area,
 - iii) the need to ensure that new subdivision and development will not adversely impact the safe and efficient operation of transportation facilities and networks,
- 2) New subdivisions and building sites are to be developed in a manner that will not conflict with the future development of new transportation corridors.
- 3) Subdivision and Development along the Primary Highways within the Plan Area shall be reviewed in cooperation with Alberta Transportation and Utilities.

Utilities:

- 4) Multi-parcel subdivisions for any use shall be developed in a manner that will allow for future connection to municipal water supply and sewage systems.
- 5) The use of holding tanks for sewage disposal systems within the 1 in 100 year floodplain shall be encouraged.

H. Environment

Two primary environmental considerations exist within the Plan Area. First, the Paddle River needs to be protected from development and activities which would impact the River. Secondly, development which would have an impact on the use and enjoyment of property in the Town of Barrhead through airborne pollution should not be located west of the Town. The following policies reflect this intent:

- 1) No subdivision or development shall be allowed which will result in contamination of the Paddle River.
- 2) No subdivision or development shall be allowed which will result in slope failure of the banks of the Paddle River.
- 3) All subdivision and development proposals which produce airborne pollution [dust, smoke, etc.] that would impact the Town of Barrhead shall be directed to locate east of Highway No. 33 to minimize the impact of prevailing winds.
- 4) Development within the 1 in 100 year floodplain should be restricted to passive uses such as recreational facilities or agriculture.
- 5) Non-agricultural development may be allowed within the general flood-plain area on a site-specific basis where it can be shown that the impact of a flood on the proposed development will be minimized.

I. Recreation

The Town and County cooperate in the provision of facilities for use by residents and visitors to the Town and County. In the intermunicipal planning area an example of this cooperation is the Barrhead Golf Course which is located in the Paddle River Valley. The following policies outline each municipalities intent regarding recreation development in the intermunicipal planning area.

- 1) No development shall be permitted in proximity to recreation facilities which will adversely impact the operation or integrity of existing recreational facilities.
- 2) Future development along or near the banks of the Paddle River should allow for the future development of recreational facilities such as trail systems and linear pathways.



PART THREE: ADMINISTRATION

The goals, objectives, and policies of this plan shall be implemented in accordance with the following guidelines:

A. Amendment To Local Plans

- 1) Any proposed adoption or amendment to the County of Barrhead No. 11 or Town of Barrhead Municipal Development Plan, Land Use Bylaw, or any other Statutory Plan which may impact land within the Plan Area shall be considered by both municipalities.
- 2) Where required, this Intermunicipal Development Plan may be amended to reflect changes in local statutory plans and bylaws.

B. Referrals

- 1) The following policies outline the intent of each municipality regarding the referral process for subdivision and development proposals within the Intermunicipal Plan Area. The following policies are based upon the understanding that referrals will not be required unless the subject of the proposal could have an impact on the neighbouring municipality.
 - Referrals – Development Permit Applications (County of Barrhead No. 11)
 - Development permit applications for permitted uses and discretionary uses which are related to a permitted use do not require a referral to the Town of Barrhead for their review and comment.
 - Development permit applications for discretionary land uses or buildings which are not related to an existing land use on a parcel shall be referred to the Town of Barrhead for their review and comment.
 - Referrals –Subdivision Applications (County of Barrhead No. 11)
 - All subdivision applications shall be referred to the Town of Barrhead for their review and comment.

- Referrals – Subdivision and Development Permit Applications (Town of Barrhead).

The Town of Barrhead shall refer to the County of Barrhead No. 11 for comment, all subdivision and development permit applications which:

- i) require access to County roads for access to the site,
 - ii) require access to County roads for industrial haul road purposes,
 - iii) require upgrading of County infrastructure to service the proposed development,
- 2) All Statutory Plan and Bylaw preparation and amendments that impact the Plan Area of this Intermunicipal Development Plan shall be referred to the other participating municipality for their review and consideration.

C. APPEAL PROCESS

- 1) All subdivision, development, and stop order appeals shall be directed to the County of Barrhead No. 11: Subdivision and Development Appeal Board. The Town of Barrhead will be afforded an opportunity to make a presentation at any appeal affecting land within the Plan Area.
- 2) The County of Barrhead No. 11 shall be informed of all appeals within the Town of Barrhead which could have an impact on land within the Plan Area. The County will be provided the opportunity to make a presentation at such an appeal.

PART FOUR: IMPLEMENTATION & AGREEMENT

The purpose of this section of the County of Barrhead No. 11 and Town of Barrhead Intermunicipal Development Plan is to establish a cooperative, efficient, and effective process for the review of subdivision and development proposals, provide a framework for the review of issues related to the Plan Area, and to establish a process for further initiatives that may result from the implementation of this Plan.

Whereas: There is land within the corporate boundary of the County of Barrhead No. 11 which is generally regarded as an urban-fringe [Map No 2.] surrounding the Town of Barrhead, and

Whereas: There is a desire on the part of the Town and County of Barrhead No. 11 to cooperate on land use planning matters within the Plan Area, and

Whereas: It is determined necessary by both municipalities that it would be beneficial to enter into an agreement to carry out the implementation of policies contained in this Intermunicipal Development Plan.

Now Therefore: This agreement encompasses the following:

Definitions:

- a.) **Town** means the Town of Barrhead,
- b.) **County** means the County of Barrhead No. 11,
- c.) **Intermunicipal Development Plan** means the Barrhead Intermunicipal Development Plan,
- d.) **Plan** means the above defined Intermunicipal Development Plan,
- e.) **Plan Area** means the area described in Part One: (C) of this Plan, and
- f.) **Date of Passage** means the date upon which both Councils have adopted through Bylaw this Intermunicipal Development Plan, or any amendments thereto.

- g.) **Intensive Agriculture** means the use of a parcel of land for uses such as greenhouses, market gardens, sod farms, nurseries, and tree farms.
- h.) **Extensive Agriculture** means a system of tillage which depends upon large areas of land for the raising of crops. Extensive agricultural uses include buildings and other structures incidental to farming as well as farm related uses. Extensive Agriculture may also include the raising of livestock either in conjunction or separate from a crop farming operation where the density of animals on the subject property is less than that of an intensive livestock development, as defined by Alberta Agriculture, Food and Rural Development in cooperation with the County of Barrhead No. 11.

Review And Amendment

This Plan and the accompanying implementation agreement may be amended through the adoption of an amending bylaw by both municipalities in accordance with the provisions of the Municipal Government Act.

This Agreement for implementation and the Intermunicipal Development Plan shall be reviewed once during a Council Term, preferably during the later half of said term.

Compliance With Other Jurisdictions

This Intermunicipal Development Plan shall not be effective or reduce or mitigate any restrictions lawfully imposed by a government authority having jurisdiction to make such restrictions.

Other Agreements

It is agreed that subject to the policies and intent of the Intermunicipal Development Plan, the Town and the County may enter into further agreements to enhance the implementation of this Plan.

Dispute/Issue Resolution

Matters dealing with arbitration and dispute resolution shall be dealt with through joint Council meetings at the call of chief elected official of either the Town or the County of Barrhead No. 11.

Duration

Either municipality may terminate this agreement and their participation in the Intermunicipal Development Plan through a minimum of six (6) months written notice to the other participating municipality.

If no notice of termination is given, this Agreement and the Intermunicipal Development Plan will be automatically renewed for an additional three years, commencing three years from the "date of passage" or the date of the previous renewal.

Reeve
County of Barrhead

Mayor
Town of Barrhead

Date

Date

1. The purpose of this document is to provide a comprehensive overview of the current state of the project and to identify the key areas that require attention. The information presented here is intended for the use of management and other stakeholders who are involved in the project.

2. The project has made significant progress since the last report, and it is expected that the remaining tasks will be completed by the end of the quarter. However, there are several risks that could impact the project's success, and these risks need to be monitored closely.

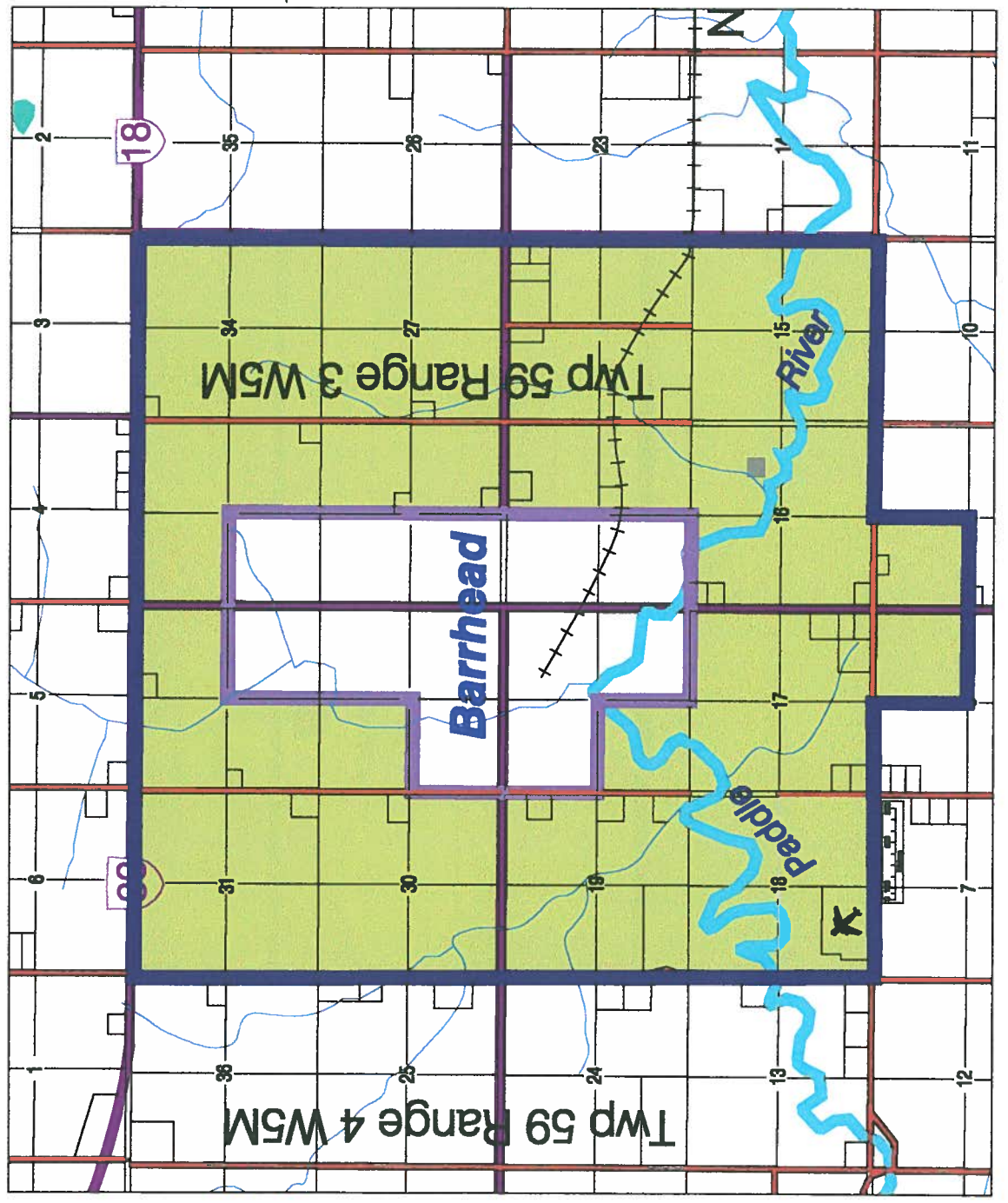


**BARRHEAD
INTERMUNICIPAL
DEVELOPMENT PLAN**

Plan Area Map 2

**Acres (8,840)
Hectares (3,333)
Sections (13.25)**

Base map produced using
Alberta Environmental Protection
1:250,000 digital files





BARRHEAD INTERMUNICIPAL DEVELOPMENT PLAN

Flood Plain Map 5

 Flood Plain
Elevation (638metres A.S.L.)

Flood plain derived from
Flood Plain Study,
Alberta Environmental Protection
Bases map produced using
Alberta Environmental Protection
1:250,000 digital files

Produced by  Maptek

