Town of St. Paul
A PEOPLE KIND OF PLACE

19 COUNTY ST. PAUL

INTERMUNICIPAL DEVELOPMENT PLAN

County of St. Paul No. 19 - BYLAW 2019-15
Town of St. Paul - BYLAW 2019-06

ISL

July 2019

ISL Engineering and Land Services Ltd. is an award-winning full-service consulting firm dedicated to working with all levels of government and the private sector to deliver planning and design solutions for transportation, water, and land projects.

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ACKNOWLEDGEMENTS

The Town of St. Paul / County of St. Paul No. 19 Intermunicipal Development Plan (IDP) would not have been accomplished without the support of residents, Council and administration of both municipalities who have provided their perspectives, passion and commitment to creating a vision and direction for the Town and County.

The project team would like to acknowledge the following individuals who shared their time, expertise, knowledge and support to discuss strategies and aspirations in the Town and County.

Town of St. Paul
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Aline Brousseau - Director of Planning & Legislative Services

County of St. Paul No. 19
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TABLE OF CONTENTS

1 INTRODUCTION 01

2 PLANNING PROCESS 05

3 PLANNING CONSTRAINTS AND OPPORTUNITIES 09

4 GUIDANCE 17

5 POLICY FRAMEWORK 21

6 NATURAL AREAS AND RECREATION POLICIES 27

7 AGRICULTURE POLICIES 29

8 RESIDENTIAL DEVELOPMENT POLICIES 31

9 COMMERCIAL AND INDUSTRIAL POLICIES 33

10 TRANSPORTATION POLICIES 37

11 UTILITIES POLICIES 39

12 INTERMUNICIPAL COLLABORATION FRAMEWORK POLICIES 43

13 ANNEXATION 45

14 PLAN ADMINISTRATION 49

15 PLAN IMPLEMENTATION 51

16 DISPUTE RESOLUTION 53

LIST OF FIGURES

Figure 1: Alberta Planning Framework 02

Figure 2: Open House, April 8, 2018 05

Figure 3: Natural Areas 09

Figure 4: Agricultural Soil Capability within the IDP 10

Figure 5: Rural Residential and Urban Residential Lots 11

Figure 6: County and Town Gateways 12

Figure 7: Lagasse Park, Town of St. Paul 17

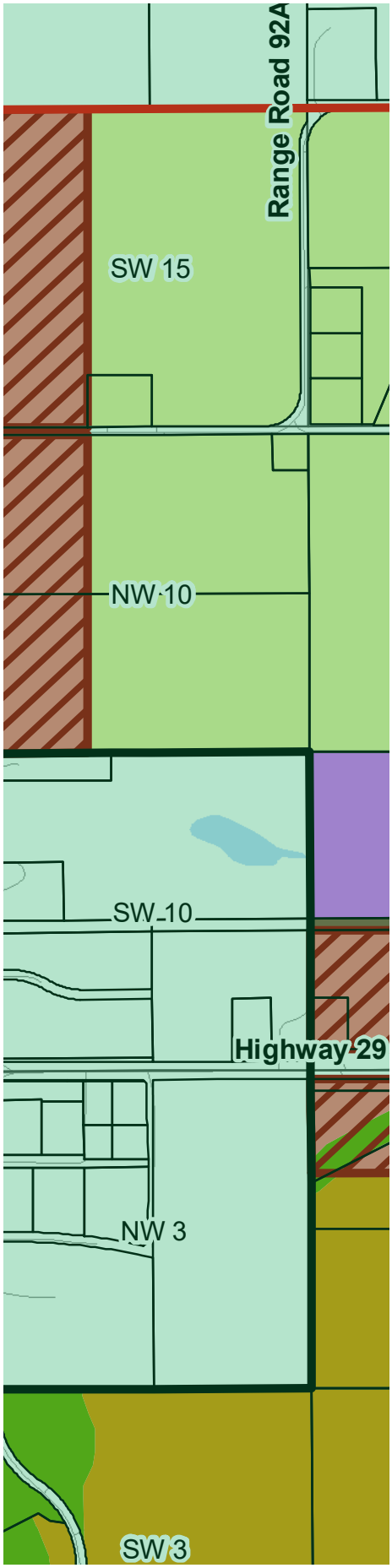
LIST OF MAPS

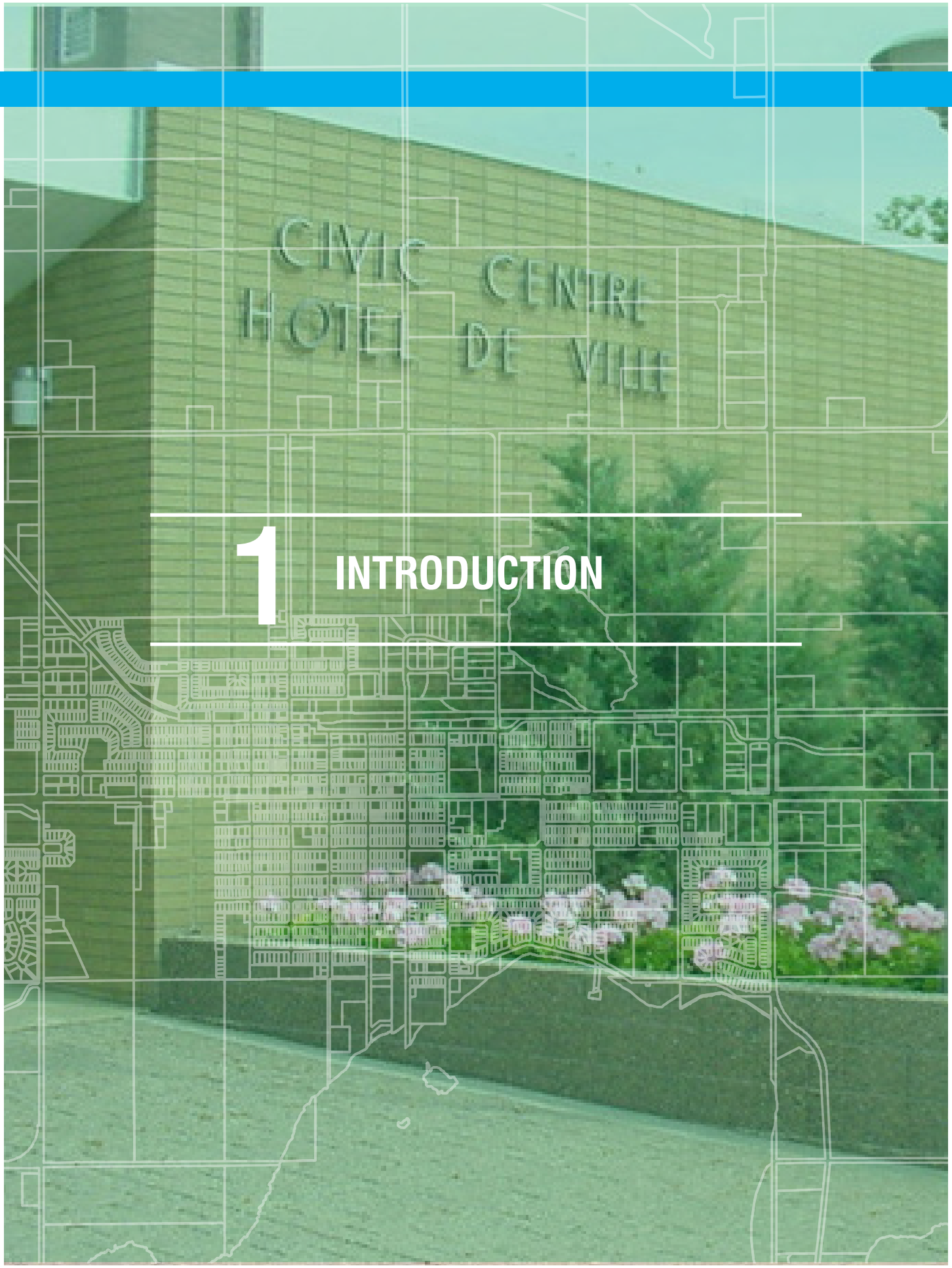
Map 1: Location 03

Map 2: Land Use Concept 23

Map 3: Phasing 24

Map 4: Oil and Gas Facilities 41





1 INTRODUCTION

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1.0 Introduction

1.1 Purpose of Plan

The Municipal Government Act (MGA) requires all municipalities to adopt an Intermunicipal Development Plan (IDP) and an Intermunicipal Collaboration Framework (ICF) with each of its municipal neighbors. The IDP and ICF reflect mutual agreements on growth and shared services between two or more municipalities. The IDP will be appended to the ICF, and may be created by a separate or matching bylaw, in accordance with Section 708.33(1) of the MGA.

This IDP identifies a 50 year development strategy within the County of St. Paul No. 19 and the Town of St. Paul intermunicipal area. It also provides a set of policies for those lands that each Council and Administration will use as a basis for decision-making on land use, transportation and servicing matters within the IDP area. The IDP also informs citizens and businesses on intermunicipal priorities.

1.2 Enabling Legislation

The IDP has been prepared in accordance Section 631(2) of the MGA, which requires Plan's to address:

a. the future land uses within the area;
b. the manner of and the proposals for future development in the area;
c. the provision of transportation systems for the area;
d. the co-ordination of intermunicipal physical, social and economic programs;
e. environmental matters within the area;
f. matters related to the physical, social or economic development of the area;
g. procedures to resolve conflict between the municipalities;
h. procedures to amend or repeal the plan; and
i. the administration of the plan.

1.3 Alberta Planning Framework

The MGA empowers and governs all Alberta municipalities in their actions. It also describes that land use planning in Alberta occurs through a framework consisting of provincial and municipal decision making, and the preparation and approval of regional, intermunicipal and municipal planning documents, as identified in Figure 1. This framework is designed to create consistency between each approved plan and land use bylaws, and decisions on subdivisions and development permits.

This IDP has been prepared collaboratively and adopted by bylaw by both the County of St. Paul No. 19 and the Town of St. Paul after review of the MGA, provincial land use policies, existing and more detailed plans, such as the County's and Town's Municipal Development Plan (MDP), Area Structure Plans (ASPs), Land Use Bylaw (LUB), population and land supply projections, and receipt of comments from each municipality's council and administration, referral agencies, and stakeholders and landowners.

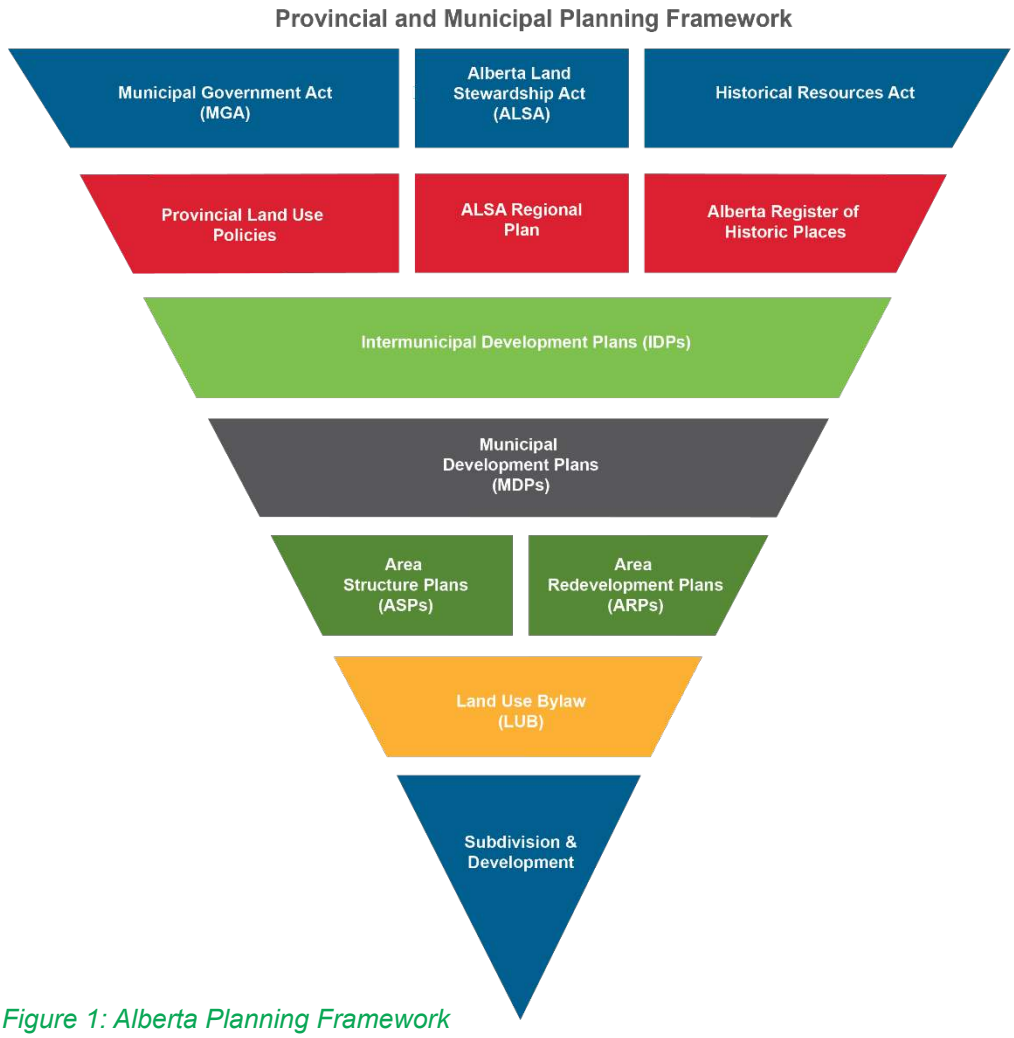


Figure 1: Alberta Planning Framework

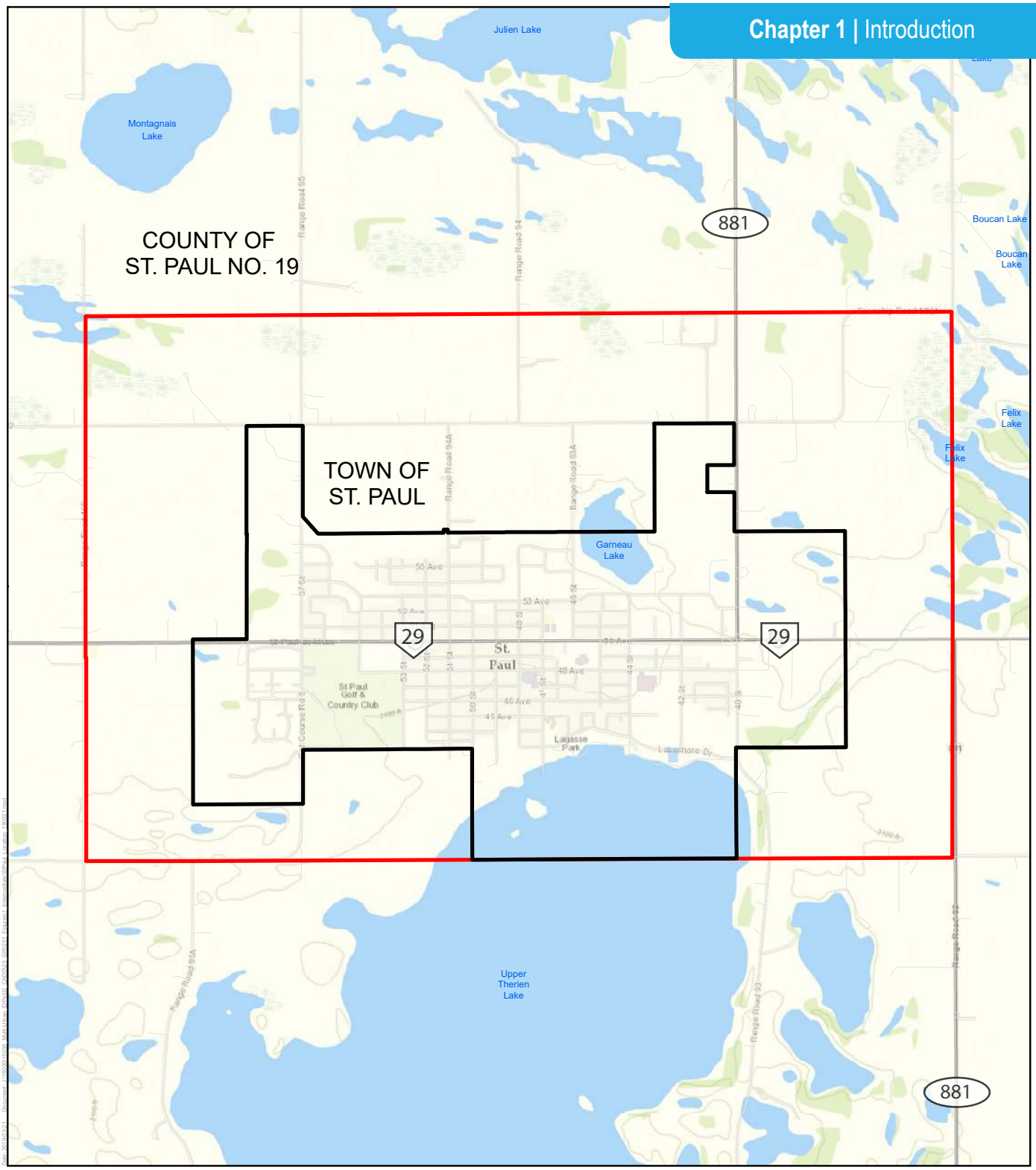
1.4 Plan Boundary

The IDP boundary incorporates a portion of lands located within the County and adjacent to the Town. The IDP area consists of 1,530 hectares (ha) and is shown on Map 1 – Location.

1.5 Plan Interpretation

The IDP policies contain “shall”, “must”, “will”, “should”, and “may” statements. All instances of the words “shall”, “must” or “will” in policy are mandatory requirements to implement this IDP and achieve a desired result. All instances of the word “should” is a directive term encouraging a strongly preferred action in a policy. “May” is a discretionary term indicating that interpretation is dependent on the particular circumstances where it is not practical or reasonable to apply the policy.

All words and expressions have the meanings assigned to them in the MGA and the County’s MDP and Land Use Bylaw (LUB), unless otherwise defined in this IDP.



Major Highways
Hydrology
Intermunicipal Development Plan Boundary
Municipal Boundary

0 0.2 0.4 0.8 1.2 Km

CANA83-3TM114 1:40,000

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COUNTY OF ST. PAUL NO.19 / TOWN OF ST. PAUL INTERMUNICIPAL DEVELOPMENT PLAN

MAP 1: LOCATION

2 PLANNING PROCESS

2 PLANNING PROCESS

2.0 Planning Process

The IDP preparation process included 4 phases, as shown below. Each phase included engagement with each municipal Council and administration, and in phase 1, 3, and 4 engagement with plan area landowners and the public.

This process featured the following key events:

- A meeting with council and administration on January 23, 2018 to start the project and discuss issues
- Project kick-off on social media on February 22, 2018
- Landowner interviews and Community Open House 1, on April 18, 2018
- Meeting with administration on May 30, 2018 to discuss the Background Report, which included a technical review and summary of engagement responses
- A draft land use concept was sent to landowners and posted online for feedback in September 2018
- Council meeting on April 8, 2019 to discuss the draft IDP
- Landowner interviews and Community Open House 2, on June 10, 2019 to collect information on the draft IDP
- Public hearing on August 12, 2019 at the Town of St. Paul and August 13, 2019 at the County of St. Paul to approve the IDP

A Public Engagement Summary, located on each municipality's website, summarizes the information received the landowner interview and community open house events. The Background Report also includes a technical review describing existing and future demographic, land use, servicing, and environmental conditions. A general summary of the landowner interviews and open houses is provided below, and a summary of the technical report is provided in Chapter 3.

Figure 2: Open House 1, April 18, 2018

2.1 Public Engagement Summary

The input provided from all participants in the IDP preparation process, in addition to the technical review contained in the Background Report, was considered in the development of the IDP.

During Community Open House 1 and 2, and during landowner interviews, the following comments were provided. Having considered this input the following corresponding responses are provided:

Comments	Responses
Provide a mix of residential, commercial and industrial uses in the west.	Rural and urban growth has been identified for lands to the south and west of Town.
Provide a mix of business employment (along Highway 881 and RR 95) and residential south of Township Road 582.	A mix of commercial and industrial uses are identified for this area.
Provide commercial development along Highway 29 to the west and east of Town.	Commercial development will be directed to these gateways.
Protect agriculture uses in the northwest.	The lands in the northwest have been designated for agricultural uses.
Address water network issues in the west.	These issues may be addressed through the extension of services at the time of development.
Address stormwater issues in the west/ southwest.	The County and Town are preparing a stormwater management plan to address annual stormwater issues.

3 PLANNING CONSTRAINTS AND OPPORTUNITIES

3 PLANNING CONSTRAINTS AND OPPORTUNITIES

3.0 Planning Constraints and Opportunities

The following constraints and opportunities were identified during the preparation of the Background Report, at meetings with landowners and at open houses, and the preparation of the IDP. The IDP aims to address these constraints and opportunities through land use designations, policies and implementation strategies.

3.1 Natural Areas

Ten wetland complexes, many of which may be crown claimable, and the crown claimed Garneau Lake and Upper Therien Lake exist within the IDP area. A map showing coarse outlines of wetlands based on satellite imagery and provincial data sets is provided in Figure 3. At the time of subdivision and development, consultation with the Water Boundaries Group at Alberta Environment and Protection (AEP) and assessments of permanence is required to confirm the status of these wetlands.

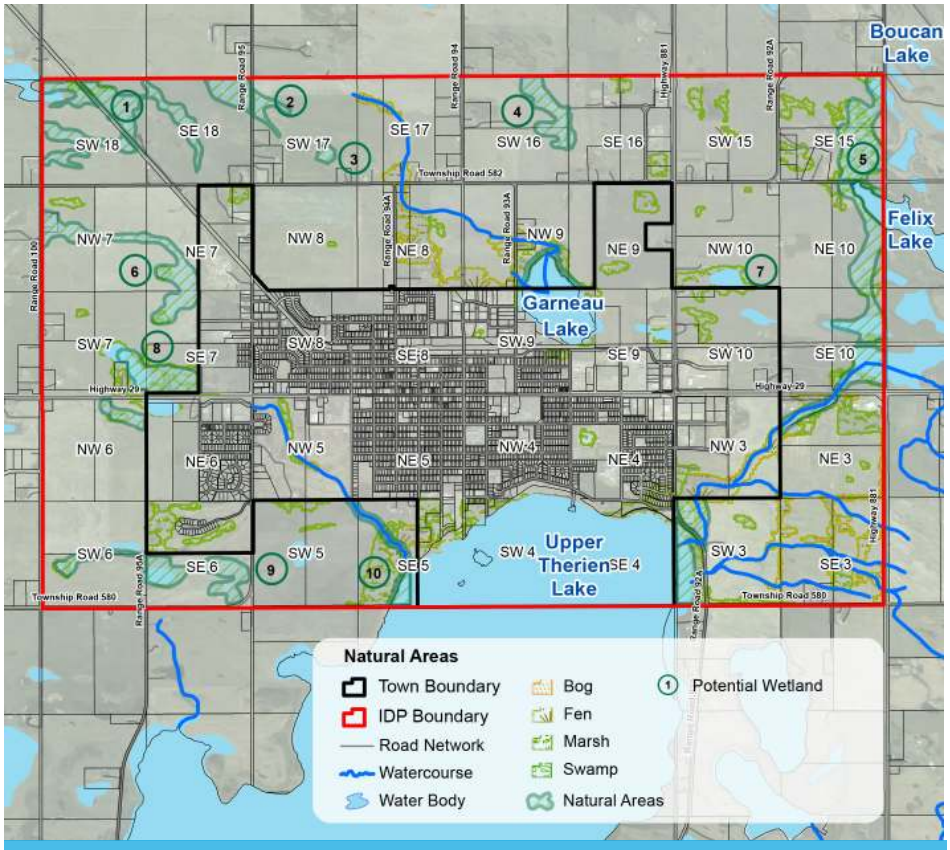


Figure 3: Natural Areas

The Figure also identifies other prominent natural areas, or environmentally significant areas[1], that require attention, such as: wildlife corridors and habitat for nesting birds, waterfowl and amphibians, which likely occur on the shores of Upper Therien Lake and Garneau Lake. The combined area of all natural areas is 174 ha.

The policies in Chapter 6 describe how these natural areas should be delineated and protected through the dedication of environmental reserve and municipal reserve.

[1] An Environmentally Significant Area (ESA) is defined as having important and, or unique characteristics essential to the long term maintenance of biological diversity, soil, water or other natural processes. These areas may require special management consideration due to their conservations needs. This definition applies to lakeshores, rivers and other water courses, river valleys, forests and vegetation, unique topographic features, environmentally hazardous lands, and important wildlife habitat and corridors.

3.2 Agricultural Lands

The County's LUB designates 1,432 ha, or 94%, of the lands within the IDP area for agricultural use. These lands are primarily cropland with a few feeding operations, and have Canadian Land Inventory ratings ranging from Class 2 to Class 3[2], as shown in Figure 4. The majority of the area is considered Class 2, or prime agricultural lands.

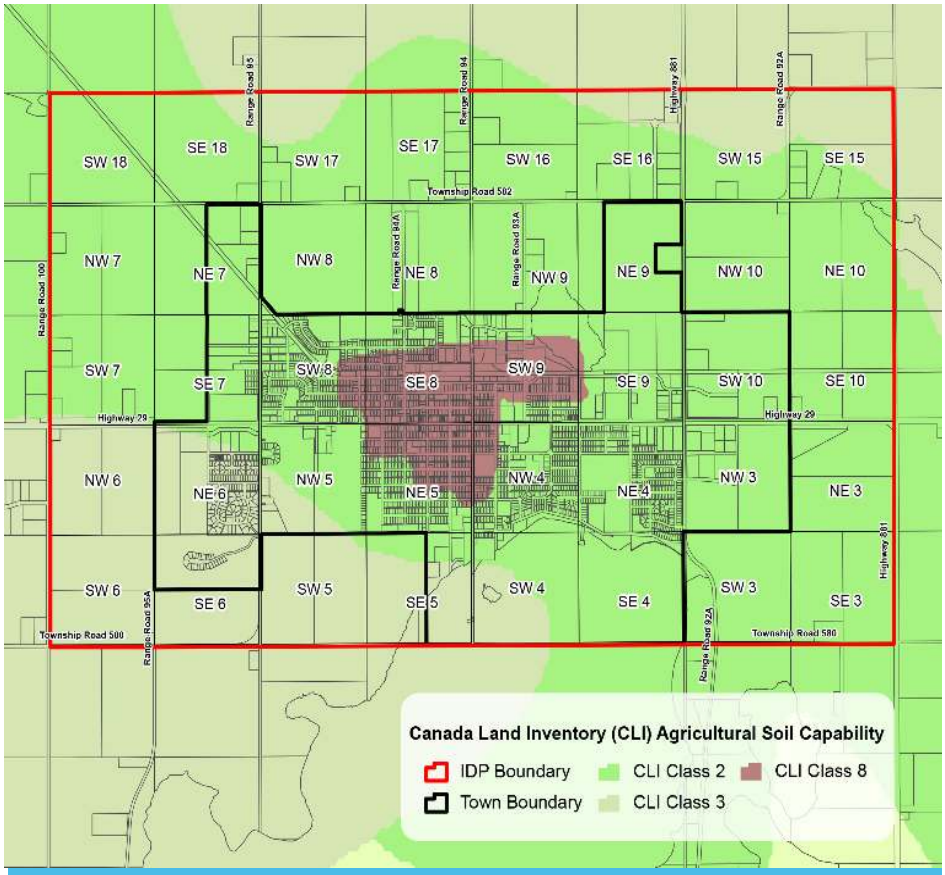


Figure 4: Agricultural Soil Capability within the IDP

In general, where agricultural and urban uses meet nuisance factors, such as noise, odour, agricultural runoff and dust, may result in conflicts between agricultural landowners and non-agricultural landowners.

The County and Town value the agricultural sector and support the farm community. Accordingly, the policies in Chapter 7 describes the protection of agricultural lands, allow for residential, commercial and industrial as per the County's MDP and LUB, and recommend appropriate setbacks or natural buffers between agricultural uses and non-agricultural uses to minimize or mitigate land use conflicts.

[2] Soil ratings of Class 1-4 are typically considered to be Better Agricultural Land, and may be considered for preservation.

3.3 Residential Lands

There is currently 56 ha of land designated by the County's LUB for rural residential development within the IDP area, as shown on Figure 5. The remaining lands in the IDP area are designated for agricultural production or industrial/commercial uses. Within the Town there is 2,378 dwellings and a population of 5,827, as per the 2016 federal census, and 5,963, as per the 2017 municipal census. Based on current land use patterns, there is opportunity for rural residential and urban residential development within strategic locations the IDP area. Figure 5 shows the Town's LUB map, with residential designations shown in yellow, commercial in red, industrial in purple, park in green, comprehensive development in dark green, and urban reserve in light green.

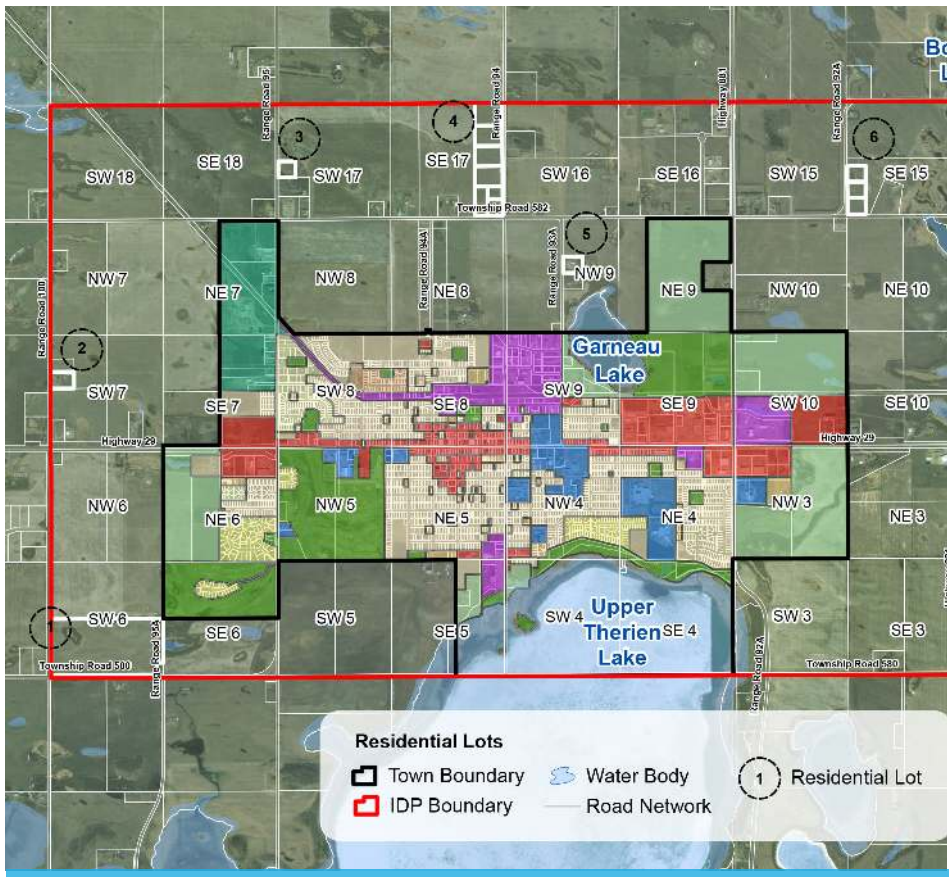


Figure 5: Rural Residential and Urban Residential Lots

Chapter 8 provides policies that identify the location of rural and urban residential development within strategic locations of the IDP area.

3.4 Commercial and Industrial Development

The County, based on its MDP and LUB, preserves the lands adjacent to the Town for agricultural uses, while limited commercial and industrial development is located adjacent to Range Road 93A and within 200 m of Highway 881 (Range Road 93), as shown in red on Figure 6. This land use pattern of commercial and industrial development is reflected in the Town's urban form. Commercial and industrial lands, as designated by the MDP and LUB, are located in the north, as well as to the west and east. These designations reflect their location along the Town's gateway entrances: Highway 881 (Range Road 93), Range Road 95 and Highway 29, as shown with a red hatching on Figure 6. The entrances are special areas that convey the County's and Town's character. They form first impressions, and as such it is important for their value to be protected and enhanced.

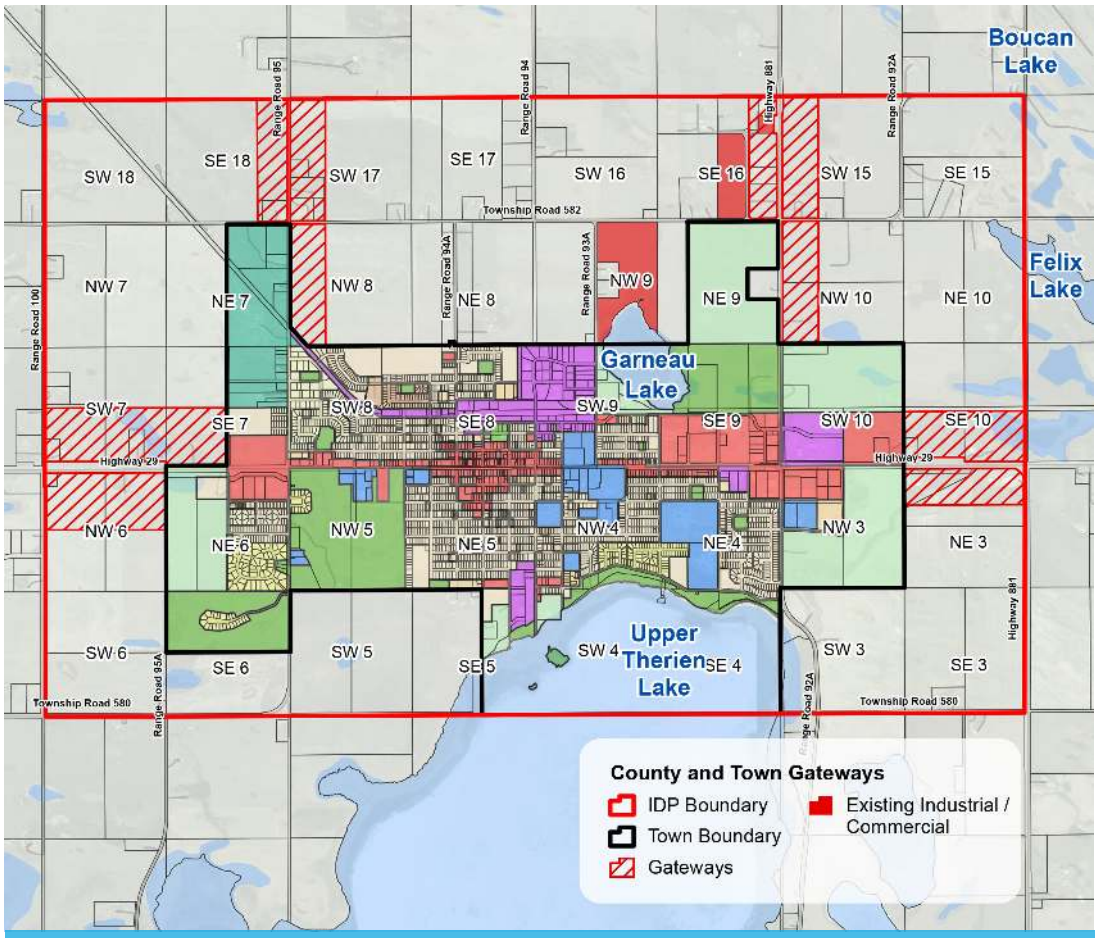


Figure 6: County and Town Gateways

Commercial and industrial development can impact surrounding land uses, specifically residential areas. If clustered, the commercial and industrial uses provide employment centres, create market synergy, and provide convenience for adjacent residents. In order to prevent land use conflicts with existing residential landowners, transitions, setbacks or screening through landscaping or fencing may be required.

Chapter 9 provides policies for the location of future urban commercial and urban industrial development within the IDP area, and the type of rural commercial and rural industrial development that should be provided with municipal services by the Town and those that should be privately serviced.

3.5 Utility Services

Commercial and industrial development in the IDP area is typically serviced by private water and sewer systems. There have been requests from individual property owners in the IDP area to connect to the Town's water supply system. This raises questions as to which properties in the County should be able to connect to such a service. Furthermore, the capacity of the Town's infrastructure system can influence the location of new developments both in the Town and in the County.

3.5.1 Water

The Town's water treatment plant was upgraded in 2017, and currently serves St. Paul, the Town of Elk Point and some residents within the County. The plant has a theoretical population design capacity of 15,000. The Town of St. Paul's population is currently 5,827, as per the 2016 federal census, and 5,963, as per the 2017 municipal census. The Town of Elk Point's population is currently 1,452, as per the 2016 federal census, and 1,646, as per the 2015 municipal census. Based on the highest population counts by census, the total population currently served by the water treatment plant is 7,609 plus the residents served in the County, which provides a remaining design capacity of an additional 7,391 residents. Based on a high growth population projection scenario of 1.5% annual growth in both the Town of St. Paul and Elk Point these municipalities will reach a combined population of 15,000 in 2058. Near that time the water treatment plant will require further upgrades.

Based on the layout of the water distribution network developments on the east and west side of the Town will be easily serviceable. If the 400mm watermain on 40 Street is extended north and then west, lands to the north of the Town can be serviced, however a cost estimate and a hydraulic network analysis is required to confirm the practicality of the extension and network specifics.

3.5.2 Wastewater

The St. Paul Pollution Control Center provides the Town with a wastewater collection system with a theoretical population design capacity of 10,000. Based on a high growth population projection scenario of 1.5% annual growth the population will reach 10,000 by 2047. However, at this time the existing system has little to no spare capacity for servicing future development without upgrades. The trunks to the west and northwest do not have capacity to service new development and will require substantial upgrading. At this time all options for servicing lands to the west of Town are expensive and involve some disturbance to built-up areas. However, servicing of future development to the east of Town will be straight-forward. The Town is currently working on a plan to upgrade the treatment plant.

3.5.3 Stormwater Management

The existing stormwater system is fully utilized and does not have capacity to service future development. New infrastructure is required to convey runoff to stormwater management facilities and then outfall to receiving bodies such as Garneau Lake and Upper Thérien Lake. The County and Town are currently working on a joint stormwater management plan.

3.6 Growth Projections

Population and land supply projections were completed for the next 30 and 50 years for the Town and IDP area. The projections identify the potential future population and land needs in the Town and IDP area. Three scenarios were created and identify future annual growth rates of 0.5%, 1.0%, and 1.5% for the Town, and 1.5%, 2.0%, and 2.5% for the County. For this IDP, the high growth scenario of 1.5% was chosen for the future population and land supply requirements for the Town, while the high growth scenario of 2.5% was chosen for IDP area within the County. Both are presented below.

1. Population Growth Analysis

Based on historical population growth analysis, using federal and municipal census results, three future population projection scenarios for the Town and IDP area are presented in Table 1.

Table 1: Town of St. Paul Population Estimates

Year	St. Paul			IDP Area		
	Low (0.5%)	Medium (1.0%)	High (1.5%)	Low (1.5%)	Medium (2.0%)	High (2.5%)
2018	5,993	6,023	6,052	414	416	418
2048	6,960	8,118	9,460	647	754	877
2068	7,690	9,905	12,742	872	1,120	1,437

For the IDP area, a higher set of average annual growth rates of 1.5%, 2.0%, and 2.5% for high were applied. This was due to the higher growth experienced in the IDP area between 2012 and 2017, which is largely based on a stronger market for rural development in proximity to an urban centre the size of the Town of St. Paul.

2. Land Supply Analysis

The following is a summary of estimated land requirement projections for the Town and County that recognize the population growth analysis presented in Section 5.1, and support the identification of future growth areas within the IDP area.

The estimated land requirements beyond the Town's current boundary and within the IDP area, by core land use – residential, commercial, and industrial (institutional is embedded within residential), is provided across all three population projection scenarios in Table 2 and Table 3.

Table 2: Town of St. Paul 50 Year Land Requirements by Scenario

Population Projection Scenario	Land Requirements Beyond the Town of St. Paul Boundary		
	Residential	Commercial	Industrial
Low	None (51.2*)	None (14.0*)	None (16.0*)
Medium	64.4	20.1	17.3
High	211.8	63.6	59.6

Gross surplus land area before removing undevelopable lands such as wetlands, pipeline corridors, oil/gas wells and their setbacks, and contaminated lands.

For the County, the estimated rural land requirements within the IDP study area by core land use is provided across all three population projection scenarios and shown in Table 3.

Table 3: County of St. Paul No. 19 50 Year Land Requirements by Scenario

Population Projection Scenario	Land Requirements within IDP Study Area (ha)			
	Residential	Commercial	Industrial	Total
St. Paul IDP Study Area				
Low	132.0	≥ 0	31.4	≥ 163.3
Medium	201.9	≥ 0	48.0	≥ 249.9
High	290.8	≥ 0	69.1	≥ 359.9

Gross surplus land area before removing undevelopable lands such as wetlands, pipeline corridors, oil/gas wells and their setbacks, and contaminated lands.

The land supply analysis demonstrates that the Town requires residential, commercial and industrial lands outside its boundaries within the high population scenario. The County requires residential and industrial land within the high scenario, and does not require commercial land at this time. Despite this analysis, the Town and County have agreed that urban residential, commercial and industrial development may occur in the IDP area. Future growth should be strategically located to reflect land use patterns, municipal aspirations, the proximity to services and highways, and the desire of the landowner. If lands are annexed to the Town, communication should be an essential part of the long range planning process.

Map 2 identifies the land use designations with the IDP area, Chapter 5-11 provides land use, transportation and servicing policies, Chapter 12 describes current intermunicipal agreements, and Chapter 13-16 describe how each municipality will monitor growth and development within their borders, and annex land.

4 GUIDANCE

4 GUIDANCE

4.0 Guidance

4.1 Plan Principles

The following principles guided the County and the Town in the preparation of the IDP, and will guide the implementation of the IDP:

- Trust;
- Communication;
- Collaboration; and
- Coordination.

Both municipalities require a level of trust in each other. That trust is built through a mutually beneficial social, economic and environmental relationship based on dialogue, and keeping the other informed about concerns that arise. There may be differences of opinion; however, the municipalities shall be open to make adjustments in order to come to an agreement that satisfies both parties' interests, and ensures complementary success and growth.

In summary, the County and the Town must work together to ensure complementary growth, strategic development, and compatible land uses.

4.2 Vision

The 50 year vision for this IDP imagines that the County and the Town have:

1. Protected wetlands to ensure their sustainability;
2. Provided active and passive open spaces for recreation;
3. Protected agricultural lands to ensure a local food source and employment;
4. Accommodated urban growth and rural development in strategic locations;
5. Provided opportunities that attracts investment and creates employment;
6. Collaborated to monitor future growth, and implement the IDP; and
7. Developed strategic agreements that provide mutually beneficial services or growth.

Figure 7: Lagasse Park, Town of St. Paul

4.3 Plan Goals and Objectives

The goals and objectives of the IDP are to:

Goals	Objectives
• Identify and protect natural areas.	• Totaling 174 ha, wetlands, wildlife corridors and habitat will be delineated and where possible protected.
• Provide opportunities for recreation.	• Identify key locations to provide active and passive recreation, preferably where existing recreation facilities are located, and where an intermunicipal trail network may be provided.
• Preserve the County's prime agricultural lands.	• Of the 1,432 ha of the lands designated for agricultural use by the County's land use bylaw, 773 ha should retain this designation over the next 50 years.
• Accommodate rural development and urban growth in strategic locations	• Identify lands to be protected for the long term growth of the Town, while ensuring appropriate uses may be developed in the County. • Identify opportunities for contiguous development that avoids piecemeal urban or rural growth. • Identify the developments where the Town's municipal servicing systems are provided to County residents and businesses.
• Provide opportunities that attracts investment and creates employment.	• Accommodate urban growth and rural development that is mutually acceptable, logical and efficient. • Ensure that developers have access to land for rural or urban residential, commercial and industrial growth. • Identify gateway entrances, and encourage appropriate site and building design. • Protect alignments for transportation and utility networks.
• Monitor future growth and development.	• Monitor subdivision and development permit activity, and population growth to identify future land use needs.
• Maintain an effective intermunicipal relationship between the County and Town.	• Create an intermunicipal committee to discuss areas of mutual interest or concern, and coordinate land use, development and future growth. • Ensure proposals that may affect land in the Town or County are reciprocally referred. • Create provisions for annexation applications.

5 POLICY FRAMEWORK

5 POLICY FRAMEWORK

5.0 Policy Framework

The following policy framework directs the strategic coordination of land use, transportation, and utility services over a 50 year term to meet the guiding principles, vision, and goals and objectives of this IDP.

Map 2 – Future Land Use Concept identifies the IDP area boundaries, indicates the land use designations, and defines the referral area within which the policies of this IDP will apply. The Map identifies land use designations, which include: 174 ha of natural areas; 577 ha of agricultural lands; 91 ha for rural residential development; 270 ha for urban residential development; 143 ha for urban commercial development; 92 ha for urban industrial development. The land use boundaries identified in Map 2 are approximate, and any minor adjustments that may be necessary shall not require an amendment to this IDP.

General policies applying across the IDP area are outlined below. Subsequent chapters of this IDP provide detailed policies related to each land use designation, and the transportation and servicing network.

Policy 5.1 All existing development located in the IDP area shall continue in accordance with the conditions of its original approval.

Policy 5.2 In cases where a particular matter is not addressed in this IDP, the provisions of the County's MDP and any applicable ASP shall apply.

Policy 5.3 All future land use, subdivision and development in the IDP area shall comply with Map 2 and the policies of this IDP.

Policy 5.4 Development proponents shall work with the County and Town to ensure that proposed development is compatible with the Town's urban form and existing land use, and the location of future rights-of-way for roads and infrastructure have been considered.

Policy 5.5 Subject to the designations of this IDP, and the County's MDP, applicable ASPs, and LUB, the County may permit subdivision or development in advance of annexation for the following on any lands within the IDP:

a. Farmstead separation, vacant first parcel from a quarter section, physical severance to a maximum of 8 ha (19.7 acre) from a quarter section, a subdivision to two parcels of 32.3 ha (80 acre) from a quarter section, or four residential lots on a quarter section as per Policy 7.4 and Policy 7.5,

b. A residence where permitted in the County's Land Use Bylaw,

c. Home based businesses,

d. A single industrial or commercial lot from a quarter section, not exceeding 4 ha (9.8 acre) in size,

e. Public uses and utilities,

f. Extensive recreational uses, and

g. Other uses, such as unforeseen development that is mutually beneficial to the municipalities. The application shall be reviewed on individual merits.

Policy 5.6 Subdivision or development at greater intensity than those described in Policy 5.5 may require the preparation of an ASP, in accordance with the terms of reference identified by the County, in consultation with the Town.

Policy 5.7 When a subdivision application requires the dedication of municipal reserve (MR), the MR may be provided in land and/or deferred through the registration of a Deferred Reserve Caveat (DRC). This will ensure that the MR is available for use by the Town for a future park following annexation, unless such MR is required for trail corridors.

Policy 5.8 The County shall not dispose MR or discharge a DRC within the IDP area unless the Town has been consulted and concurs with the disposal of reserves.

Policy 5.9 All new area ASPs shall provide a trail network, identify alignments connecting to adjacent trails and/or the Iron Horse Trail, and dedicate rights-of-way for future trail construction.

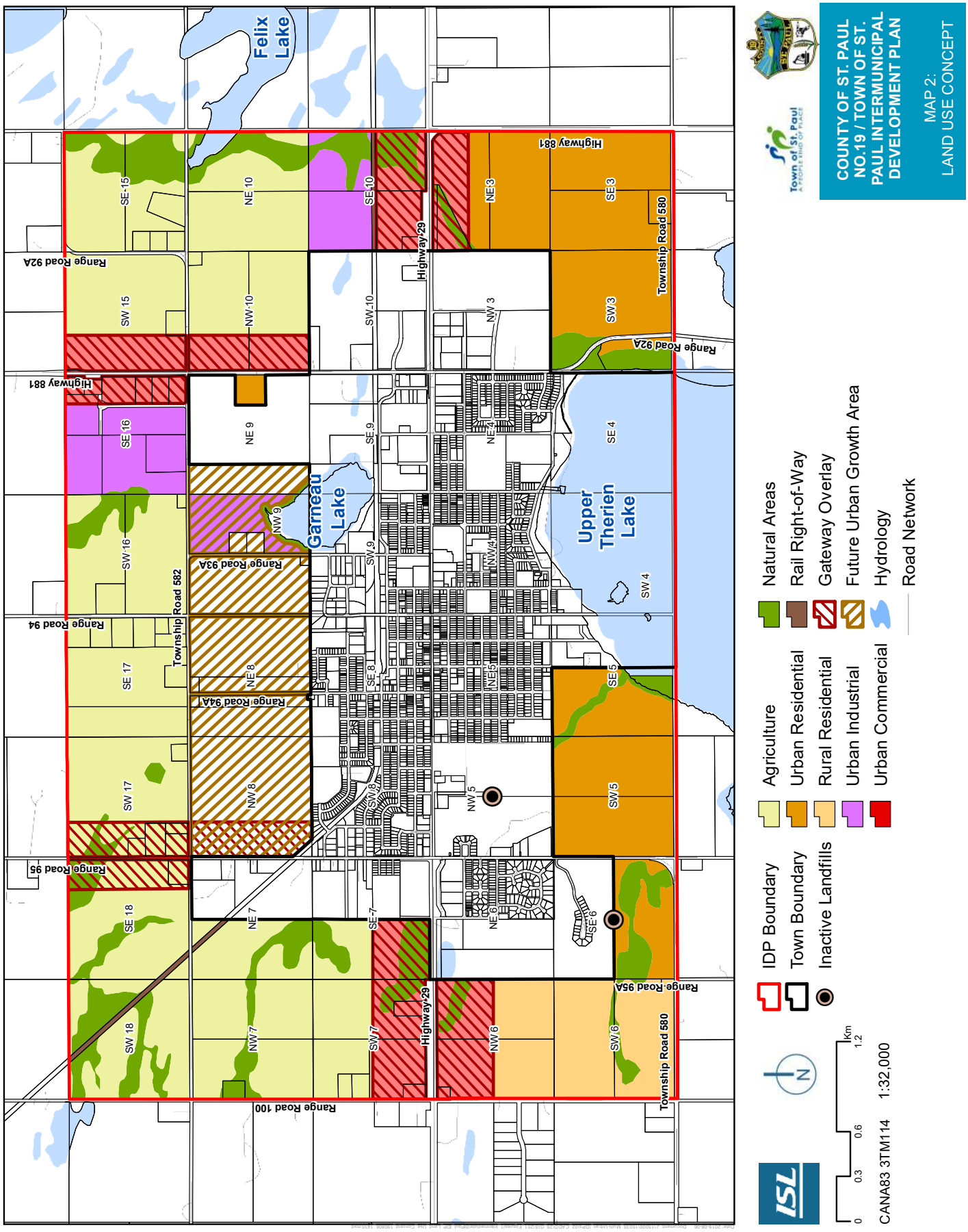
Policy 5.10 All new development on Agricultural or Rural Residential lands, as per Map 2, shall not be served by municipal water, wastewater and stormwater infrastructure, unless otherwise identified in this IDP.

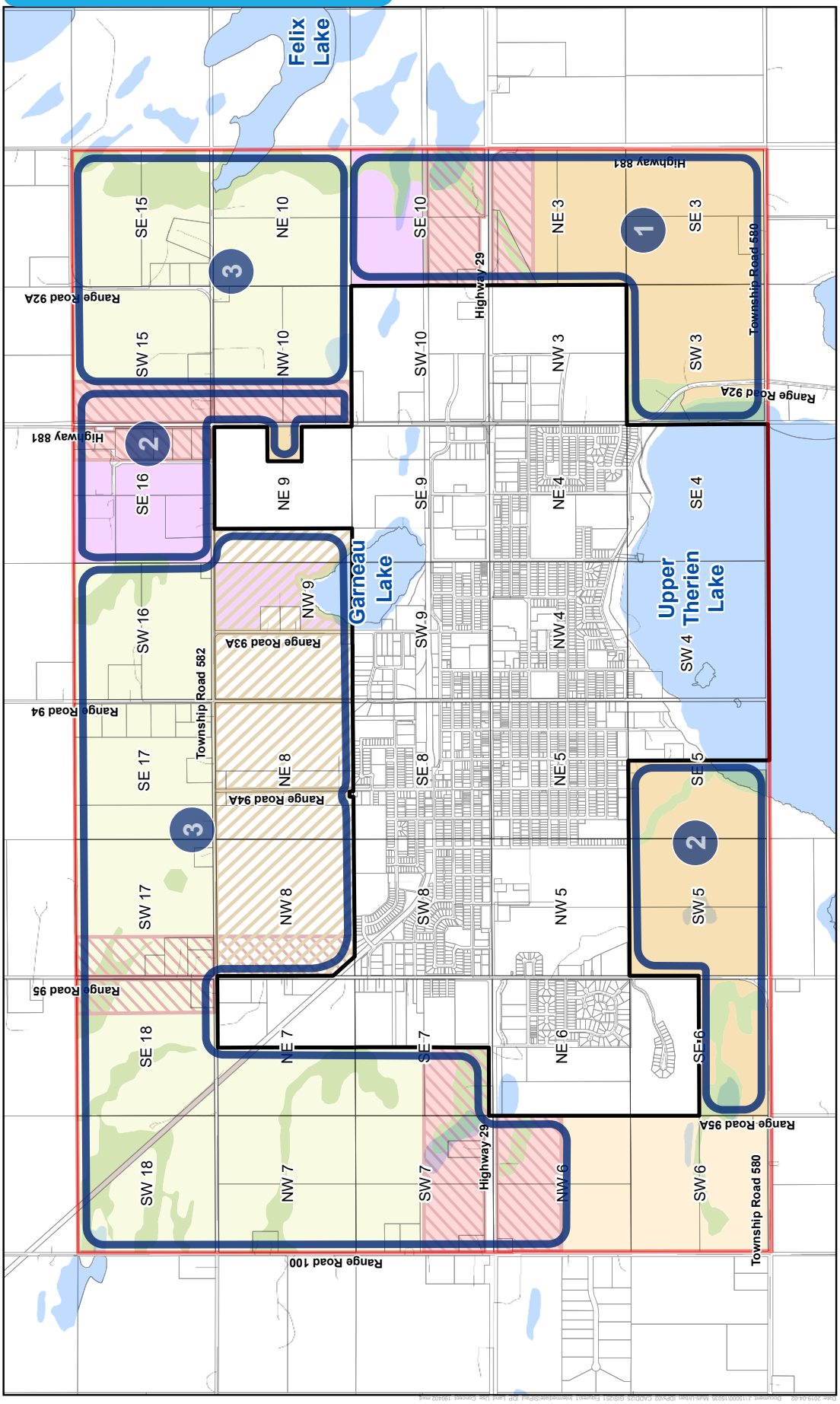
Policy 5.11 All new development within the Urban Residential, Urban Commercial and Urban Industrial lands, except those listed in Policy 5.5, shall be annexed, and served by municipal water, wastewater and stormwater infrastructure. Such services shall be provided at the developer's expense.

Policy 5.12 The short, medium and long term growth areas identified on Map 3 – Phasing are defined as the following:

a. Short Term Urban Growth Area means 0-25 years
b. Medium Term Urban Growth Area means 25-50 years
c. Long Term Urban Growth Area means 50+ years

Policy 5.13 Notwithstanding Policy 5.12, land designated as short, medium and long term urban growth areas may be developed for urban uses within different time frames than those identified, subject to: annexation applications and approvals; the preparation of an ASP; efficient use of land; the extension of services; and service extension financing provided by the developer.


COUNTY OF ST. PAUL NO.19 / TOWN OF ST. PAUL INTERMUNICIPAL DEVELOPMENT PLAN
MAP 2: LAND USE CONCEPT
Town of St. Paul
Felix Lake
Garneau Lake
Upper Therien Lake
Highway 881
Highway 29
Township Road 580
Range Road 92A
Range Road 94A
Range Road 93A
Range Road 94
Range Road 95
Range Road 95A
Range Road 100
Township Road 582
SE 15
NE 10
SE 10
NE 3
SE 3
SW 15
NW 10
SW 10
NW 3
SW 3
SE 16
NE 9
SE 9
NE 4
SE 4
SW 16
NW 9
SW 9
NW 4
SW 4
SE 17
NE 8
SE 8
NE 5
SE 5
SW 17
NW 8
SW 8
NW 5
SW 5
SE 18
NE 7
SE 7
NE 6
SE 6
SW 18
NW 7
SW 7
NW 6
SW 6
Natural Areas
Rail Right-of-Way
Gateway Overlay
Future Urban Growth Area
Hydrology
Road Network
Agriculture
Urban Residential
Rural Residential
Urban Industrial
Urban Commercial
IDP Boundary
Town Boundary
Inactive Landfills
ISL
0 0.3 0.6 1.2 Km
CANA83 3TM114 1:32,000



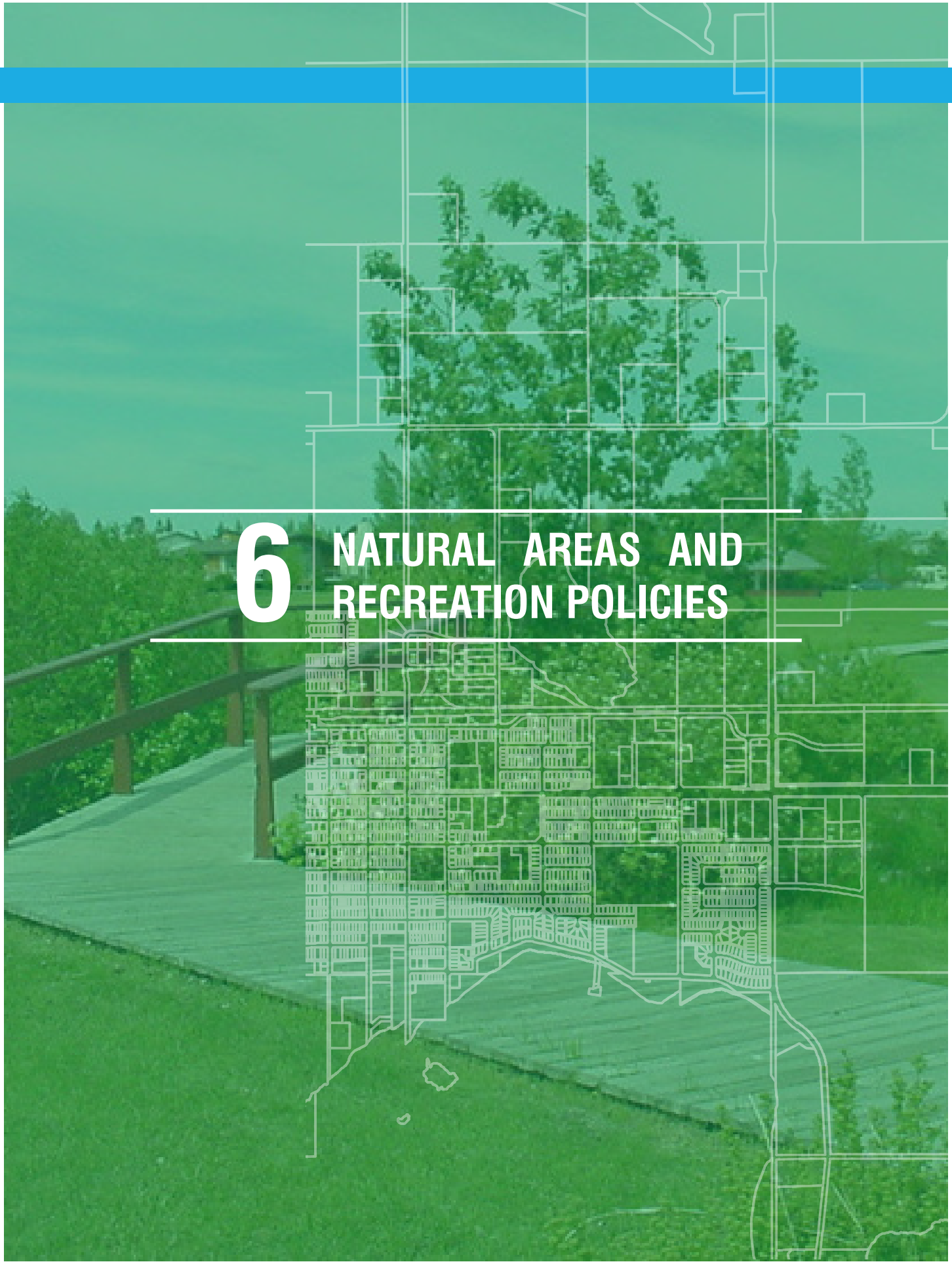
COUNTY OF ST. PAUL NO.19 / TOWN OF ST. PAUL INTERMUNICIPAL DEVELOPMENT PLAN

MAP 3: PHASING

- IDP Boundary
- Town Boundary
- Road Network
- Hydrology
- Agriculture
- Urban Residential
- Rural Residential
- Urban Industrial
- Urban Commercial
- Natural Areas
- Rail Right-of-Way
- Gateway Overlay
- Future Urban Growth Area
- 1 Short-Term Growth Area
- 2 Medium-Term Growth Area
- 3 Long-Term Growth Area

0 0.3 0.6 1.2 Km

CANA83 3TM114 1:32,000



6 NATURAL AREAS AND RECREATION POLICIES

6 NATURAL AREAS AND RECREATION POLICIES

6.0 Natural Areas and Recreation Policies

The IDP area contains 174 ha, of wetlands, as shown on Figure 2 – Natural Areas. These areas are not only visually appealing, but are also wildlife movement corridors, home to a diversity of plants and animals, serve a stormwater management function and are destinations for recreation. These natural areas should be delineated and protected at the time of subdivision and development.

Policy 6.1 The County and Town may develop and implement a master plan, and/or management guidelines for the natural areas identified on Map 2.

Policy 6.2 The municipalities shall collaborate with partners including stakeholders, such as landowners, developers, provincial government departments, and non-profit organizations to encourage the restoration or enhancement of natural areas.

Policy 6.3 Subdivision and development applications located in or adjacent to the natural areas, including Garneau Lake and Upper Therien Lake, as identified on Map 2 shall:

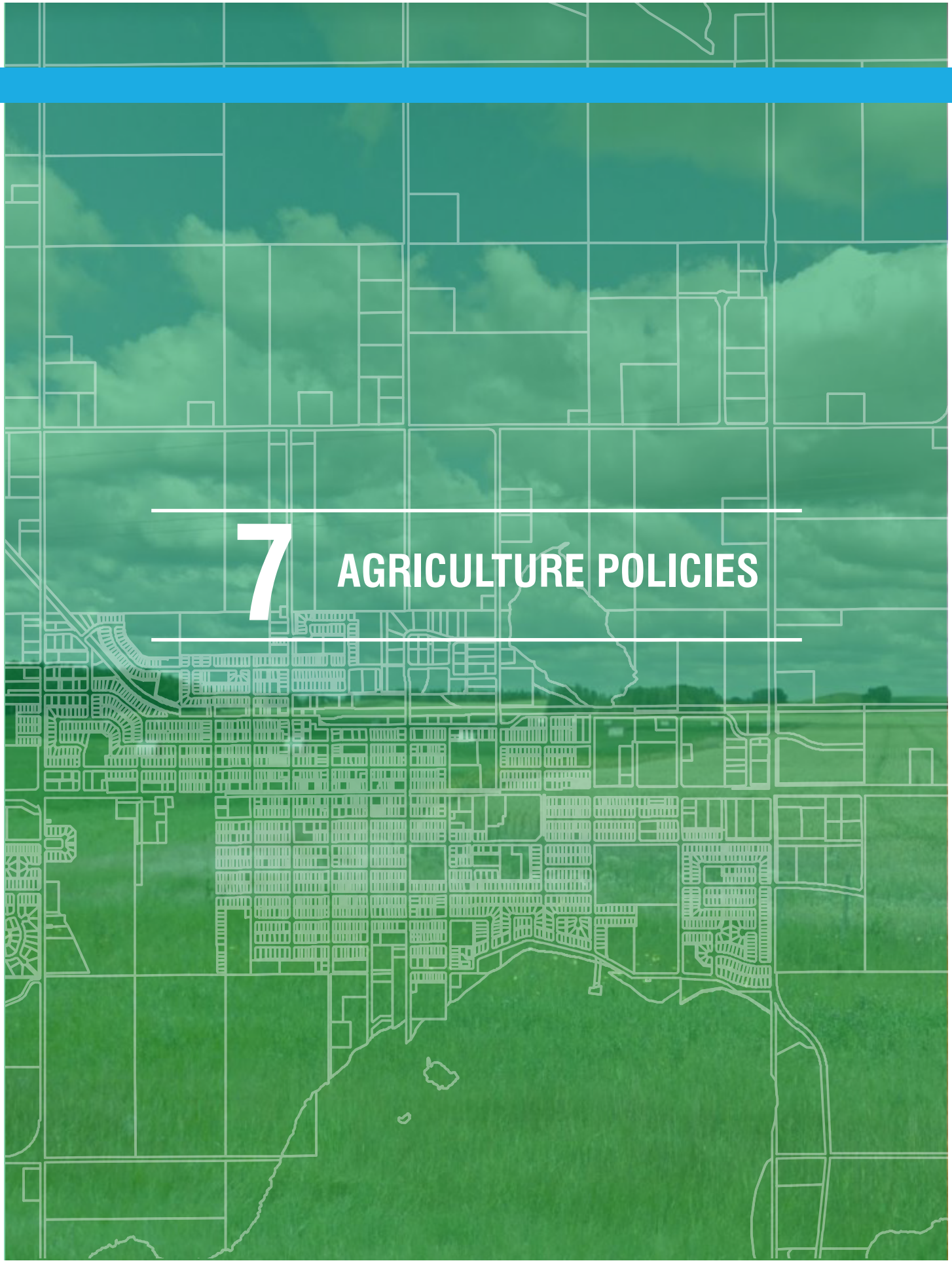
a. Be submitted to Alberta Environment and Parks for comment to ensure that Crown interests are addressed as early as possible.

b. Provide a Biophysical Assessment as per the terms of reference provided by the County and Town, and/or

c. Provide an Environmental Impact Assessment, as per the terms of reference provided by the Environmental Protection and Enhancement Act to delineate the extent of the area, and/or provide any recommended setbacks to development, present erosion mitigation methods, water quality protection strategies, methods to preserve wetlands and protect flora and fauna.

Policy 6.4 The County, as a condition of subdivision approval, may acquire wetlands, watercourses, ravines, vegetated areas, critical natural linkages, wildlife corridors and buffer zones through environmental or municipal reserve to restore the function, integrity and connectivity of natural areas.

Policy 6.5 The County and Town shall identify opportunities and pursue grants and other funding opportunities for shared indoor and outdoor recreation facilities, as identified in the Regional Recreation Master Plan, such as regional recreation facilities (i.e. field house) and connections to the Iron Horse Trail from the IDP area.



7 AGRICULTURE POLICIES

7 AGRICULTURE POLICIES

7.0 Agriculture Policies

Protection of agricultural lands, encouraging a diversity of agricultural activities and having a local food source is important for the County and Town.

The existing agricultural use within the IDP area is largely cropland and for grazing. Nuisance factors traditionally associated with farming operations can result in conflicts between these uses and urban development.

Both municipalities understand the positive impact of agriculture on their economies and quality of life, and support the farm community. Policies in this IDP affect those uses that have a negative land use impact while allowing most agricultural practices to continue unaffected.

Policy 7.1 Large-scale and small-scale farming activities shall be the predominant land use in the areas designated Agriculture on Map 2.

Policy 7.2 New applications for intensive livestock farming activities, the establishment of Confined Feeding Operations, or manure storage facilities requiring authorization under the Agricultural Operations Practices Act in the IDP area shall not be supported.

Policy 7.3 Unless otherwise required by this IDP, the County's MDP and LUB shall apply regarding the use and development of agricultural land.

Policy 7.4 Farmstead separations, vacant first parcel, physical severance, to a maximum of 8 ha (19.7 acre), or two 32.3 ha (80 acre) parcels are permitted in every quarter section designated Agriculture on Map 2. The lot may be increased in size if the proposed area is the minimum amount necessary to accommodate on-site amenities, services, shelterbelts and/or woodlots, and/or areas with no agricultural value.

Policy 7.5 Four residential lots per quarter section may be permitted on lands designated Agriculture on Map 2, as per the requirements of the County's MDP.

Policy 7.6 Subdivisions described in Policy 7.4 and Policy 7.5 shall be serviced by on site water and wastewater services.

Policy 7.7 When areas designated Agriculture are annexed, the Town will support the continuation of existing agricultural uses until the land is converted to an urban use.

8 RESIDENTIAL DEVELOPMENT POLICIES

8 RESIDENTIAL DEVELOPMENT POLICIES

8.0 Residential Development Policies

Existing farmsteads or rural residential subdivisions are located within the southwest and north portions of the IDP area. Urban residential development nearest the Town's municipal boundary is located in the northwest on SW8 and SE8, in the southwest on NE6 and SW6, and along the Town's southern boundary. Lands designated as Rural Residential or Urban Residential should occur within proximity to existing residential areas; however, they shall be strategically located within the areas shown on Map 2. Municipally serviced residential lots at urban densities are the ultimate form of development within the lands designated Urban Residential, while lands designated Rural Residential will remain within the County beyond the 50 year forecast period of the IDP and be serviced by on site water, wastewater and stormwater services.

Policy 8.1 Residential development shall be the predominant land use in the areas designated Rural Residential or Urban Residential on Map 2.

Policy 8.2 Subdivision and Development on Urban Residential lands may be considered in accordance with Policy 5.5, Policy 7.4 and Policy 7.5, until such time as the subject land is annexed into the Town.

Policy 8.3 Development within the Rural Residential lands shall be of a compact, clustered form that conserves land and reduces the potential for conflict with agricultural uses, based on orientation, siting and the location of environmental reserve, municipal reserve and, or natural features.

a. Rural Residential development shall be serviced by on site water, wastewater and stormwater services, in accordance with the County's General Municipal Servicing Standards and Alberta Provincial Regulations, and shall not to be served by municipal systems.

b. Access to provincial highways or County roads shall be limited through use of joint access points or service roads.

Policy 8.4 Subsequent to the annexation of Urban Residential lands, the proponent shall submit an Area Structure Plan (ASP) to the Town, in accordance with the Town's terms of reference for ASPs.

Policy 8.5 Subsequent to annexation Urban Residential lands shall be designated to an appropriate land use district within the Town's LUB.

Policy 8.6 A landscaped or treed buffer and/or fencing, or appropriate land use transition or setback shall be provided along the boundaries of the proposed subdivision that are located adjacent to an agricultural use or non-residential use.

Policy 8.7 Urban Residential subdivisions shall provide connections to regional and municipal trail networks.

9 COMMERCIAL AND INDUSTRIAL DEVELOPMENT POLICIES

9 COMMERCIAL AND INDUSTRIAL DEVELOPMENT POLICIES

9.0 Commercial and Industrial Development Policies

As populations and traffic volumes increase in the IDP area and the Town, the demand for commercial services may also increase. Commercial and industrial development have important roles in supporting the local and regional economy. Accordingly, the lands located along Highway 29 east and west of the Town, and Highway 881 (Range Road 93), and Range Road 95, represent important and logical extensions of existing commercial and industrial development. These roadways are gateways into Town and into the County and thereby create first impressions, which places site design and aesthetics as a priority. The County and Town will work together with developers to ensure a high standard of aesthetics are maintained.

Policy 9.1 Urban Commercial and Urban Industrial development shall be the predominant land use in the areas shown on Map 2.

Policy 9.2 Subdivision and development on Urban Commercial and Urban Industrial lands may be considered in accordance with Policy 5.5, Policy 7.4 and Policy 7.5, until such time as the subject land is annexed into the Town.

Policy 9.3 The Approving Authority shall consider the following factors when reviewing commercial or industrial subdivision or development:

a. Site suitability and the development's effect on surrounding land uses,
b. The provision of municipal and environmental reserve
c. Approved highway, or service road access,
d. The impact of additional traffic on the highway and local roads,
e. The extension of services, and existing and future utility rights-of-way
f. Protection of the St. Paul Airport,
g. Compliance with the province's regulations and requirements.

Policy 9.4 To address nuisances, such as odor, noise, dust or traffic, all commercial and industrial development that are adjacent to agricultural or residential land use districts shall:

a. Maintain or increase development setbacks or yards,
b. Provide a landscaped or treed buffer and/or fencing along their site boundary,
c. Strategically locate parking, loading, waste collection areas, outdoor storage, and signage.

Policy 9.5 Urban Commercial and Urban Industrial subdivisions shall provide connections to regional and municipal trail networks.

Policy 9.6 Commercial and industrial development located within lands designated as Gateway Overlay on Map 2 shall maintain a high aesthetic standard in site design and building appearance.

Policy 9.7 The County and Town's Land Use Bylaw will be amended to include a Gateway Overlay that includes common provisions for: setbacks; landscaping; fencing; screening; parking; loading; waste collection areas; outdoor storage; building orientation and materials; and signage.

Policy 9.8 Subdivision and development for rural commercial and rural industrial purposes shall be of a compact, clustered form that conserves land and reduces the potential for conflict with non-commercial and non-industrial uses, based on orientation, siting and the location of environmental reserve, municipal reserve and, or natural features.

a. Subdivision and development for rural commercial and rural industrial purposes shall be serviced by on site water, wastewater and stormwater services, in accordance with the County's General Municipal Servicing Standards and Alberta Provincial Regulations, and shall not to be served by municipal systems.

b. Access to provincial highways or County roads shall be limited through use of joint access points or service roads.

Policy 9.9 Notwithstanding Policy 9.8.a rural commercial and rural industrial subdivision and development may be serviced by Town utilities provided the following have been considered:

a. If population and land supply projections warrant rural development,

b. The subject municipal systems have the capacity to accommodate future demand,

c. The extension of services is required to serve an urban growth Area in advance of annexation,

d. Where services are required to serve an existing multi-lot country residential subdivision as a means of ensuring its long-term sustainability,

e. Where services serve a proposed or existing development in a rural industrial area, subject to a revenue sharing agreement between the County and Town,

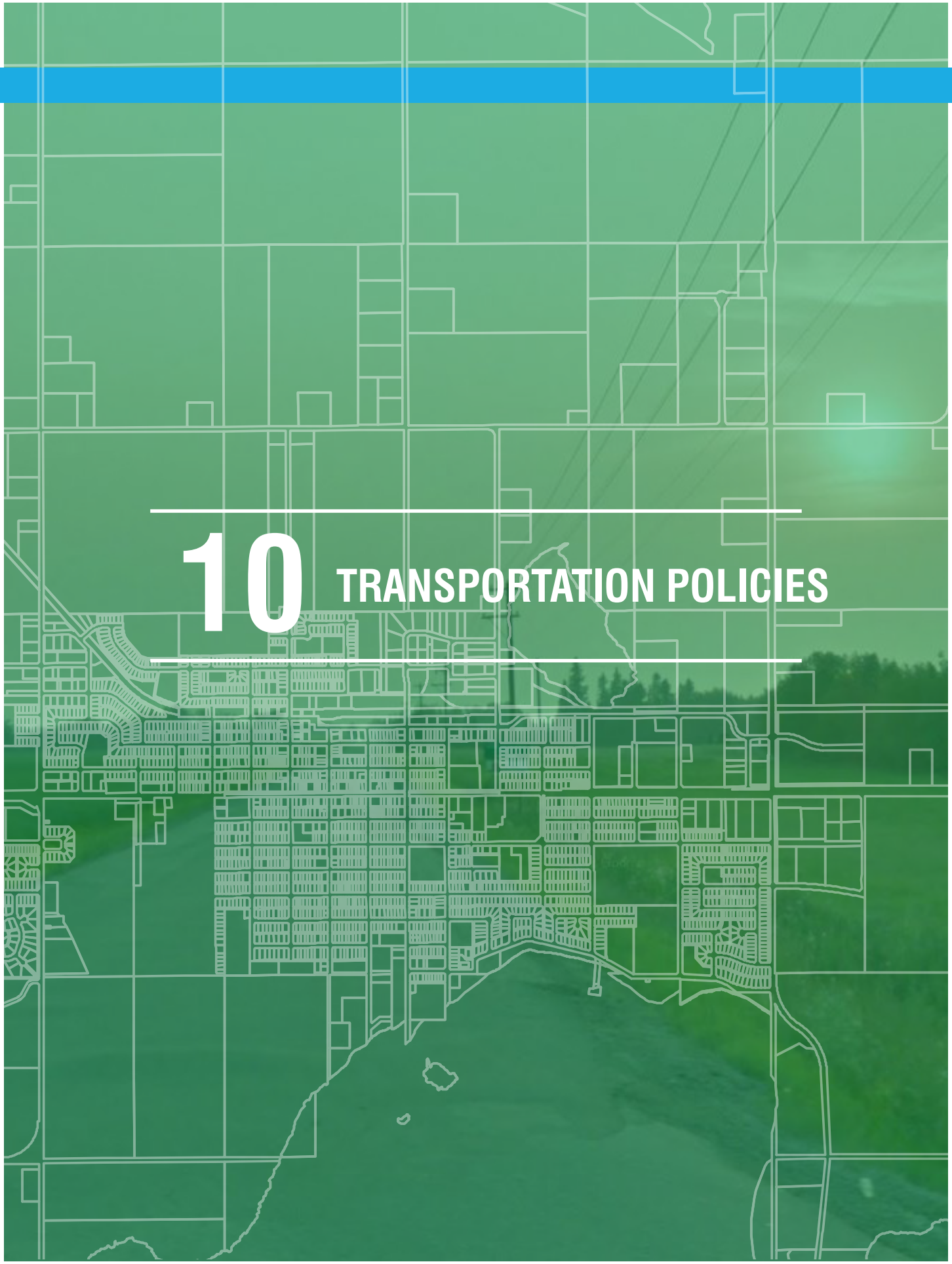
f. The costs of extending the services are borne by the developer,

g. If the proposed development provides a use not accommodated or desired in the urban, doesn't create competition and requires servicing, or

h. Where services accommodate a development opportunity that has been determined to be of mutual benefit to both the County and Town.

Policy 9.10 Subsequent to annexation of lands designated for Urban Commercial and Urban Industrial, the proponent shall submit an ASP to the Town, in accordance with the Town's terms of reference for ASPs.

Policy 9.11 Subsequent to annexation Urban Commercial and Urban Industrial lands shall be designated to an appropriate land use district within the Town's LUB.



10 TRANSPORTATION POLICIES

10 TRANSPORTATION POLICIES

10.0 Transportation Policies

The development and maintenance of a safe, efficient and multi-modal road, walkway and trail network is critical to the well being of residents and visitors of both municipalities. It is important that both municipalities work together to ensure transportation infrastructure and necessary upgrades are provided in a coordinated effort.

Policy 10.1 The County and Town may develop and implement a transportation master plan to identify a coordinated, and long-term transportation network.

Policy 10.2 The County and Town shall provide each other with advance notice of proposed major transportation infrastructure projects or initiatives to facilitate collaboration and coordinated planning.

Policy 10.3 Subdivision and development proposals adjacent to highways and other major roadways shall provide adequate development setbacks for future road right-of-way for widening and/or upgrades, to the satisfaction of the Approving Authority or Alberta Transportation, as applicable.

Policy 10.4 At the time of subdivision all right-of-way requirements will be secured as a condition of approval to ensure that long-term transportation and road plans can be implemented when warranted.

Policy 10.5 All new roads and approaches located within lands designated for:

a. Rural Residential shall be constructed to the County's General Municipal Servicing Standards.

b. Urban Residential, Urban Commercial, or Urban Industrial, shall be constructed to the design standards of the Town of St. Paul.

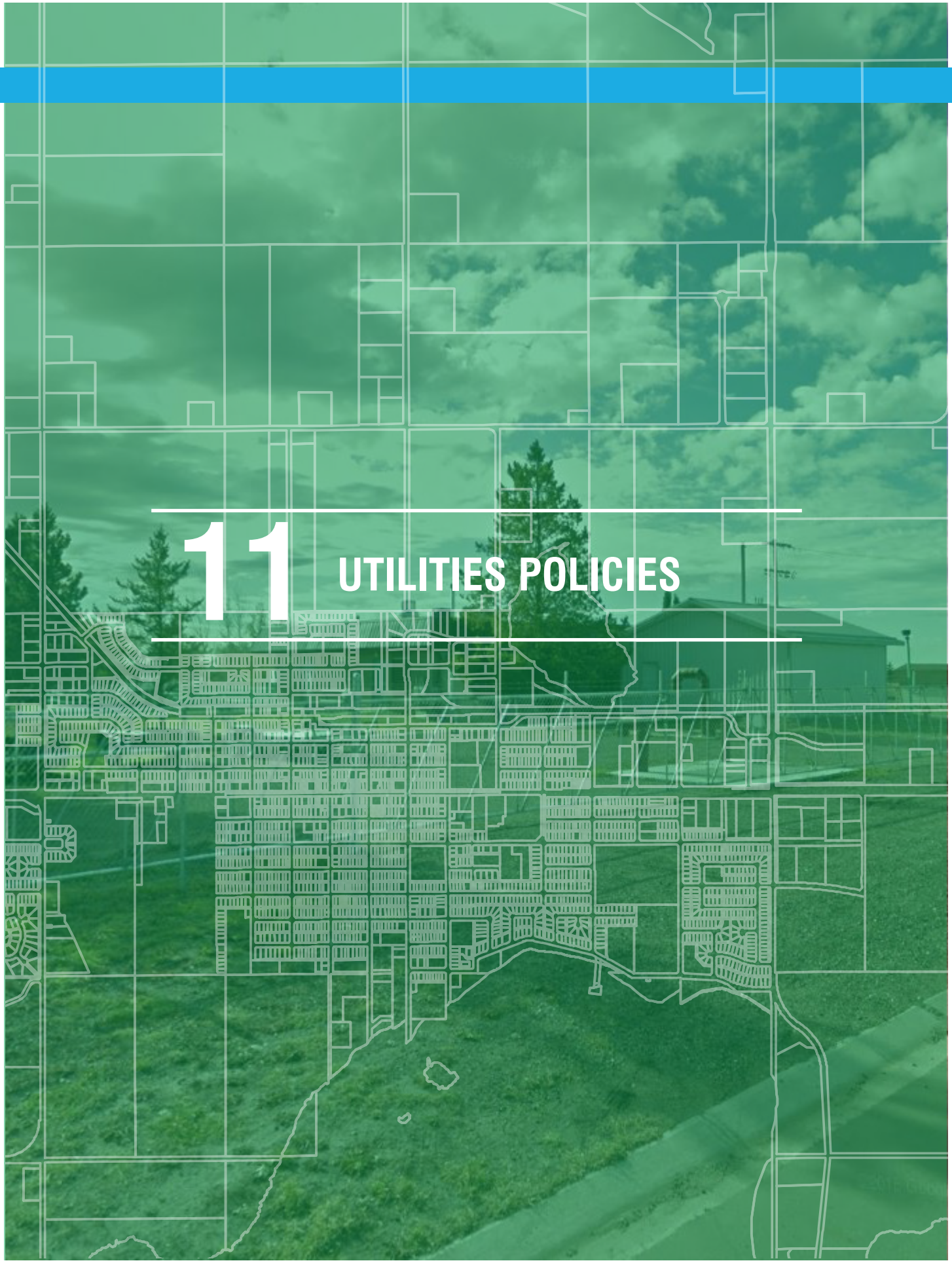
Policy 10.6 Roads and trails shall be developed and managed to minimize impact on the ecological, aesthetic and recreational qualities of natural areas, as shown on Figure 2.

Policy 10.7 The County and Town shall consider developing a Transportation Corridor, located along Township Road 582, as shown on Map 2, and:

a. Work with Alberta Transportation to identify an alternate route for heavy trucks and other vehicles, and

b. Share the costs of the Corridor's completion.

Policy 10.8 The County and Town shall protect the integrity of the Transportation Corridor by requiring roadway dedication at the time of subdivision.



11 UTILITIES POLICIES

11 UTILITIES POLICIES

11.0 Utilities Policies

Utilities provide potable water, the conveyance of sanitary sewage, the management of rain water and the provision of natural gas, power, and communications. Generally, lands within the Town's municipal boundaries are fully serviced by a municipal system, while those in the IDP area are serviced individually on site or through localized or communal systems. This servicing approach is anticipated to continue, and lands proposed for annexation to the Town will require full servicing infrastructure connecting to the Town's municipal system. However, the County and Town have agreed that opportunities may arise in the future where the provision of the Town's utility services to County property owners may be beneficial to both municipalities. The provision of utilities within the IDP area shall conform to the following policies.

Policy 11.1 The County and Town may prepare a utilities master plan to provide an integrated water supply and wastewater treatment system strategy.

Policy 11.2 The County and Town are currently working together to prepare a stormwater management plan, and should find funding sources for its implementation.

a. Best practices, such as low impact development shall be considered for the implementation of stormwater management in all new developments.

Policy 11.3 The County and Town shall work together to ensure the corridors for water supply, wastewater treatment systems and stormwater management services are protected.

a. The municipalities shall provide each other with advance notice of proposed major utilities and servicing initiatives to facilitate coordinated planning.

b. Subdivision and development applications shall consider future utility corridors and rights-of-way and may be required to provide adequate setbacks at the discretion of the municipalities.

Policy 11.4 Subdivision and development within the Agricultural and Rural Residential Area shall be self sufficient for all services including water supply, wastewater treatment, and stormwater management. Servicing methods must comply with provincial regulations and the County's General Municipal Servicing Standards.

Policy 11.5 Notwithstanding Policy 11.4 subdivision and development for rural commercial and rural industrial purposes may be serviced by Town utilities provided the following have been considered:

a. If population and land supply projections warrant rural development,

b. The subject municipal systems have the capacity to accommodate future demand,

c. The extension of services is required to serve an urban growth Area in advance of annexation,

d. Where services are required to serve an existing multi-lot country residential subdivision as a means of ensuring its long-term sustainability,

e. Where services serve a proposed or existing development in a rural industrial area, subject to a revenue sharing agreement between the County and Town,

f. The costs of extending the services are borne by the developer,

g. If the proposed development provides a use not accommodated or desired in the urban, doesn't create competition and requires servicing, or

h. Where services accommodate a development opportunity that has been determined to be of mutual benefit to both the County and Town.

Policy 11.6 The Town, subject to available capacity, payment of user fees and Alberta Environment and Parks approval, shall accept from County residents and developments, wastewater from holding tanks that complies with the standards set by the Town.

Policy 11.7 Subdivision and development, excepting those described in Policy 5.5, within the Urban Residential, Urban Commercial and Urban Industrial area shall provide water supply, wastewater treatment, and stormwater management services to the design standards of the Town of St. Paul.

a. As a condition of subdivision or development approval, a development agreement shall be required, including details on the water, wastewater treatment and stormwater management servicing standards and anticipated volumes.

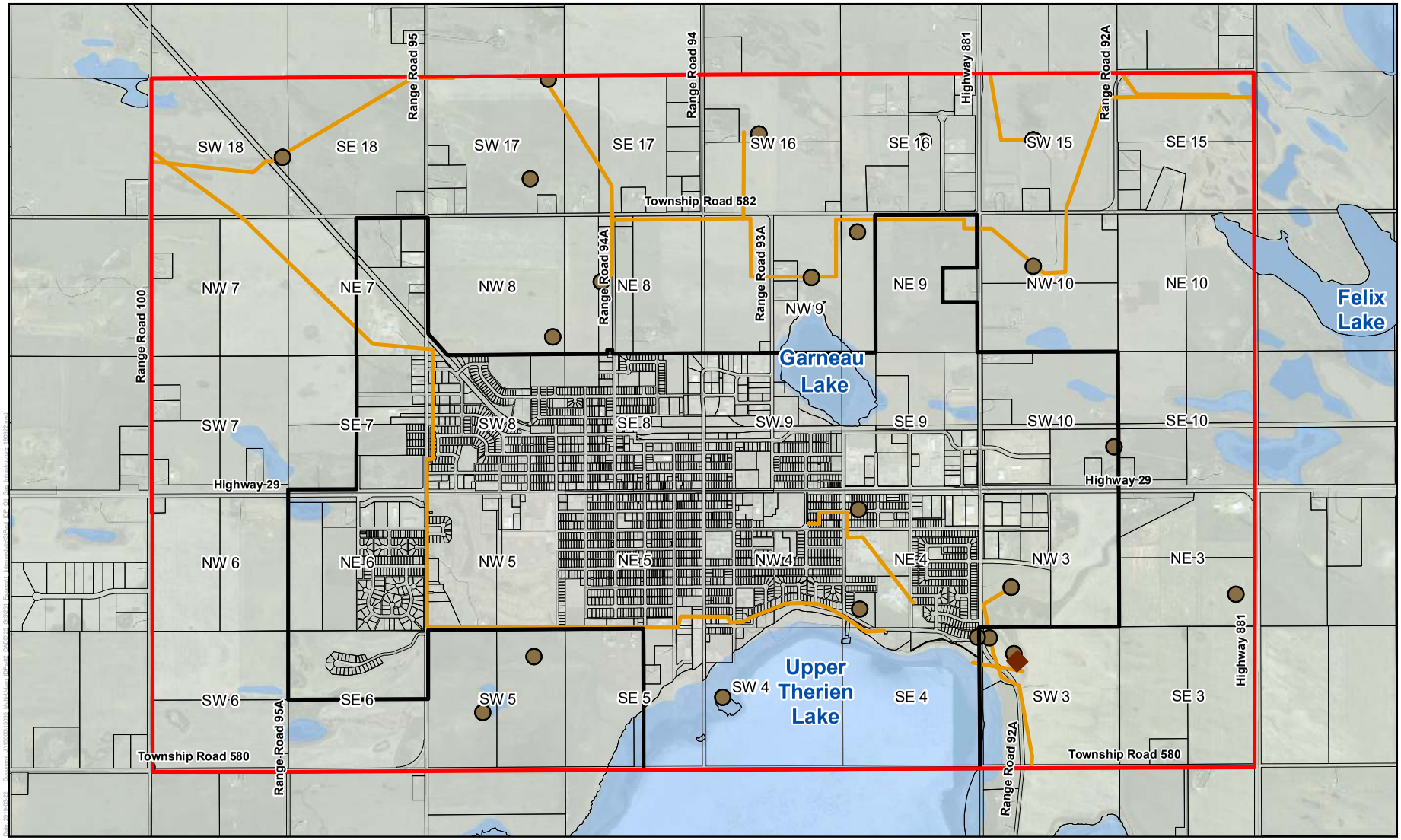
b. Notwithstanding 11.7.a, water, wastewater and stormwater distribution lines for all subdivisions shall be constructed at the time of subdivision.

Policy 11.8 Development located adjacent to or within proximity of the inactive landfills located at NW-5-58-9-W4M and SE-6-58-9-W4M as shown on Map 2, shall provide setbacks in accordance with provincial and municipal requirements.

Policy 11.9 There are 9 active or abandoned oil and gas wells located within the IDP area, as shown on Map 4 – Oil and Gas Infrastructure. Subdivision and development applications shall confirm facility type, delineate facility location and comply with required setbacks.

a. Although oil and gas facilities are exempted from the MGA, the County and Town will work with oil and gas leaseholders to prepare wellsite plans that are compatible with the land use designations within the IDP.

Policy 11.10 The County and Town may encourage the promotion of energy conservation practices through educational programs or public awareness campaigns.



IDP Boundary
Town Boundary
Road Network
Hydrology
Well †
Oil and Gas Facility †
Pipeline †

0 0.3 0.6 1.2 Km

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† Locations and alignments of wells, facilities and pipelines are approximate.

COUNTY OF ST. PAUL NO.19 / TOWN OF ST. PAUL INTERMUNICIPAL DEVELOPMENT PLAN

MAP 4:
OIL AND GAS FACILITIES

12 INTERMUNICIPAL COLLABORATION FRAMEWORK POLICIES

12 INTERMUNICIPAL COLLABORATION FRAMEWORK POLICIES

12.0 Intermunicipal Collaboration Framework Policies

An IDP ensures municipalities collaborate to, among other things, identify future land uses, and strategically locate future transportation and utility systems. IDPs are also required to address the coordination of intermunicipal physical, social and economic programs. Although the details relating to the provision of services are addressed in the Intermunicipal Collaboration Framework (ICF), this section addresses the sharing or division of service provision in general terms.

Policy 12.1 The County and Town support the continued use of intermunicipal agreements as means of delivering services in a co-operative manner to maximize available resources.

The County and Town currently share the following services, or have the following agreements:

- Quick Pick Waste Disposal
- St. Paul County Partnership Agreement
- Regional OH&S Joint Servicing Agreement
- Regional Emergency Management Joint Servicing Agreement.

Policy 12.2 The County and Town may prepare agreements for:

- The acquisition and protection of natural areas
- The creation of joint development areas
- The development of recreation facilities
- An Intermunicipal Subdivision and Development Appeal Board
- A transportation and utilities master plan
- The implementation of a stormwater management plan

13 ANNEXATION

13 ANNEXATION

13.0 Annexation

The annexation of land refers to the acquisition of land by an urban municipality from a rural municipality in order to accommodate future growth. This IDP, in accordance with Division 6 of the MGA, establishes a mutually agreed upon basis for annexation should it occur. The purpose of this Chapter is to provide policies for annexation to ensure that the transition from County to Town is a smooth process.

Policy 13.1 The Town will share growth and development information development so that both municipalities are aware of the extent of any future annexation requirements.

Policy 13.2 The County and Town shall follow the annexation process as outlined in the MGA and this IDP.

Policy 13.3 The Town shall not pursue annexation of any land it cannot economically and reasonably service through a logical extension of municipal water and wastewater systems.

Policy 13.4 The Town may put forward an annexation proposal or request. In the case of an annexation proposal by a landowner, the landowner shall simultaneously notify both municipalities in writing.

Policy 13.5 Where annexation is proposed by either municipality, affected landowners shall be notified prior to the general public.

Policy 13.6 Annexation applications are required to follow, identify, or provide the timing, size and location of an annexation area, and:

a. Legal parcel boundaries,
b. Conformity to applicable statutory plans,
c. A logical change of municipal boundaries,
d. A land use, transportation and servicing system plan,
e. Justifiable and mutually agreeable current and future growth rates,
f. The costs to accommodate transportation and servicing systems,
g. Landowner/developer requests,
h. A pattern of ownership to avoid fragmented development,
i. That a majority of the affected landowners agree to the annexation,
j. The minimization of the premature consumption of agricultural land,
k. Measures to mitigate the change in taxation levels, service provisions and continuation of existing, approved uses and development,
l. A financial analysis to identify the costs of annexation, and if annexation is viable for both municipalities, and
m. Any other matters that either Council considers necessary.

Policy 13.7 Prior to the notice being filed with the Municipal Government Board, the proposed annexation application shall be:

a. Reviewed with the Intermunicipal Council Committee (ICC), and

b. Referred to the County for comment.

Policy 13.8 Annexation may be supported by the County, when the Town has a deficiency in its residential, commercial and industrial land supply, in accordance with the population and land supply analysis in Chapter 3.

a. In order to provide ample time and ensure that land supply does not reach a critical level, an annexation application should be undertaken when the urban municipality's residential, commercial or industrial land supply is demonstrated to be less than 15 years.

b. Notwithstanding Policy 13.8.a, the Town may undertake an application for annexation at any time providing the terms of reference provided in Policy 13.6 are addressed.

Policy 13.9 Following annexation, this IDP and the MDP and LUB for the respective municipalities shall be amended to reflect the change in municipal boundaries, and any conditions contained in the annexation order.

14 PLAN ADMINISTRATION

14 PLAN ADMINISTRATION

14.0 Plan Administration

The IDP is meant to be a long range planning document. However, the administration of the IDP, after its adoption through a Public Hearing process, will require annual monitoring to identify future growth needs, possible amendments, and a review five years after adoption. Therefore, monitoring and forecasting population, land absorption, and subdivision and development activity will be an essential part of the long range planning process, and ensure that policies in the IDP remain current with changing trends and growth within the region.

Plan Adoption

Policy 14.1 Each municipality will adopt the IDP by bylaw following a joint Public Hearing in accordance with the MGA. The bylaw will state that municipalities only have jurisdiction over lands within their own boundaries.

a. The County's or Town's MDP, ASPs, or LUB may be amended concurrently to implement the policies of the IDP.

Plan Monitoring

Policy 14.2 On an annual basis, the County and Town should monitor the following to identify future growth needs:

a. Population growth,
b. The number of subdivided residential, commercial and industrial lots,
c. The number of dwellings created through development permits,
d. The number of appeals, and the types of referrals,
e. The number and area of natural areas that are protected, and
f. The amount of lands preserved for agricultural purposes.

Plan Amendment

Policy 14.3 Either municipality, landowners or developers may initiate IDP amendments.

a. Landowners or developers shall propose the amendment to the municipality in which the subject land is located, and provide a copy to the adjacent municipality.
b. An amendment to the IDP has no effect unless adopted by both municipalities by bylaw in accordance with the MGA.
c. Any disagreement respecting a proposed amendment will trigger the dispute resolution mechanism identified in Chapter 16 of this IDP.

Policy 14.4 An amendment to the IDP will be reviewed by the ICC, which will prepare a recommendation report for consideration of each municipal Council.

Plan Review

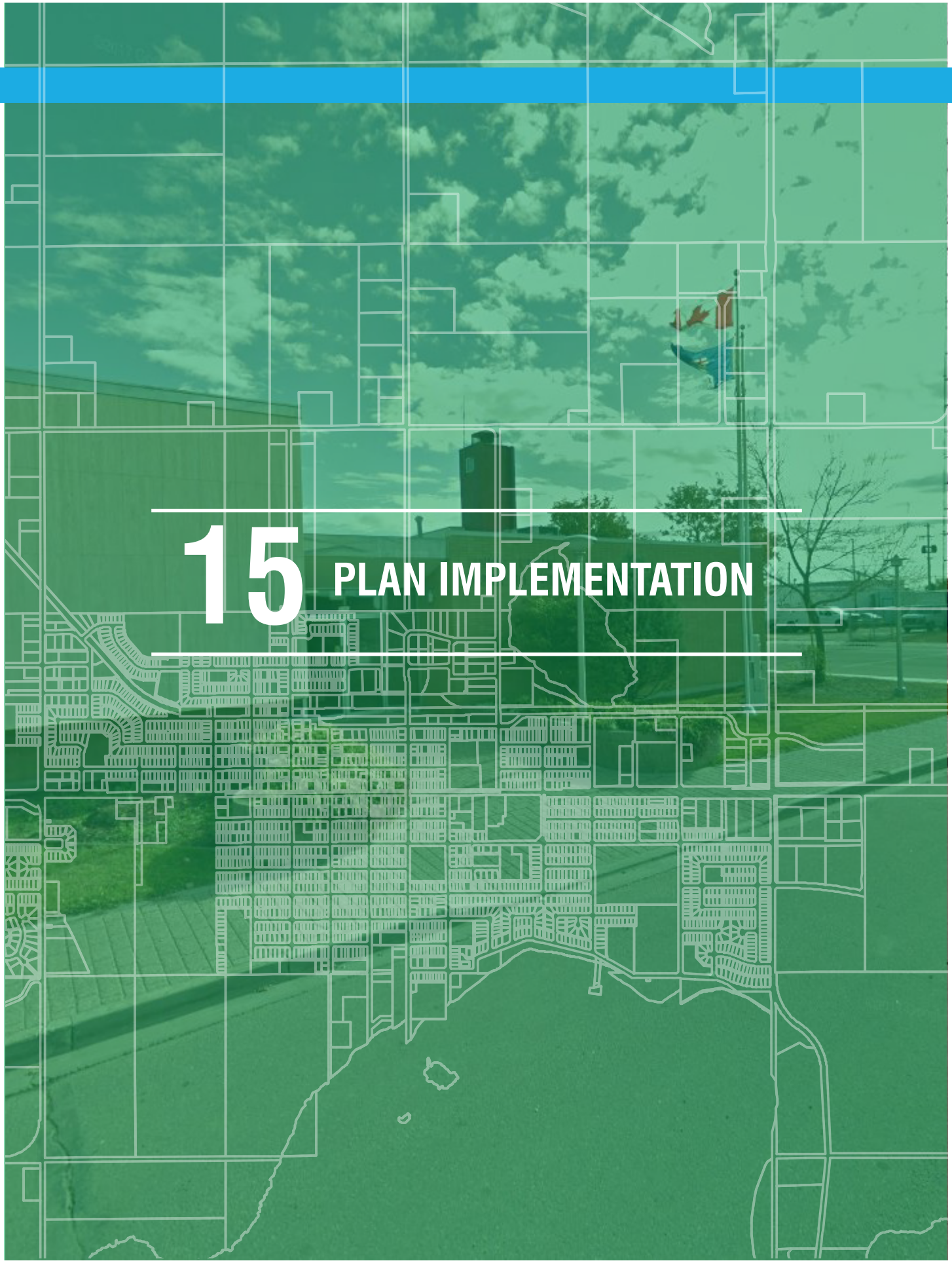
Policy 14.5 The County and Town shall review the IDP every five years, or sooner if circumstances warrant, to ensure the policies of the IDP are working as intended.

a. The results of this review, and amendments, shall be presented to the ICC.
b. The ICC shall direct which amendments, if any, shall be made.
c. The ICC will prepare a report for consideration of each municipal Council.

Plan Repeal

Policy 14.6 The IDP may be repealed; if replaced by a new IDP.[3]

[3] IDPs are mandatory under the Municipal Government Act (MGA), however the MGA requires that IDPs include procedures for repeal (631(2)(b)(ii))



15 PLAN IMPLEMENTATION

15 PLAN IMPLEMENTATION

15.0 Plan Implementation

Intermunicipal Council Committee (ICC)

Policy 15.1 The municipalities shall establish an ICC to facilitate discussion on areas of mutual interest or concern. The ICC has no authority for formal decision-making.

a. The ICC consists of two Councillors and the Chief Administrative Officer, or designate, of each municipality,
b. Both municipalities are responsible for administration and coordination,
c. ICC responsibilities include:
   i. meeting as required to discuss issues of mutual interest,
   ii. monitoring progress and implementation of the IDP,
   iii. reporting on Policy 14.2 and 14.5 to each Council,
   iv. reviewing potentially contentious applications proposed in the IDP area,
   v. reviewing ASPs, referrals, proposed IDP amendments, and annexations,
   vi. overseeing future reviews and updates of the IDP,
   vii. ASPs, subdivision and development applications for the purpose of assisting Administration or Council;
   viii. discussing potential joint municipality projects, and
   ix. participating in the dispute resolution process as identified in this IDP.

Appeals

Policy 15.2 Subdivision and development appeals shall be heard by the Subdivision and Development Appeal Board (SDAB) having jurisdiction, or an Intermunicipal SDAB if in place, except where the Municipal Government Board (MGB) has jurisdiction.

Referrals

Policy 15.3 Subdivision and development appeals shall be heard by the Subdivision and Development Appeal Board (SDAB) having jurisdiction, or an Intermunicipal SDAB if in place, except where the Municipal Government Board (MGB) has jurisdiction.

Policy 15.4 Any application for rezoning, subdivision, or development permit, excluding those listed in Policy 5.5, or accessory buildings located within the boundaries of Map 2, shall be referred to the Town for comment.

a. The Town shall provide comments within 21 days. Where no response is received within 21 calendar days, it will be assumed there are no objections to the proposal.

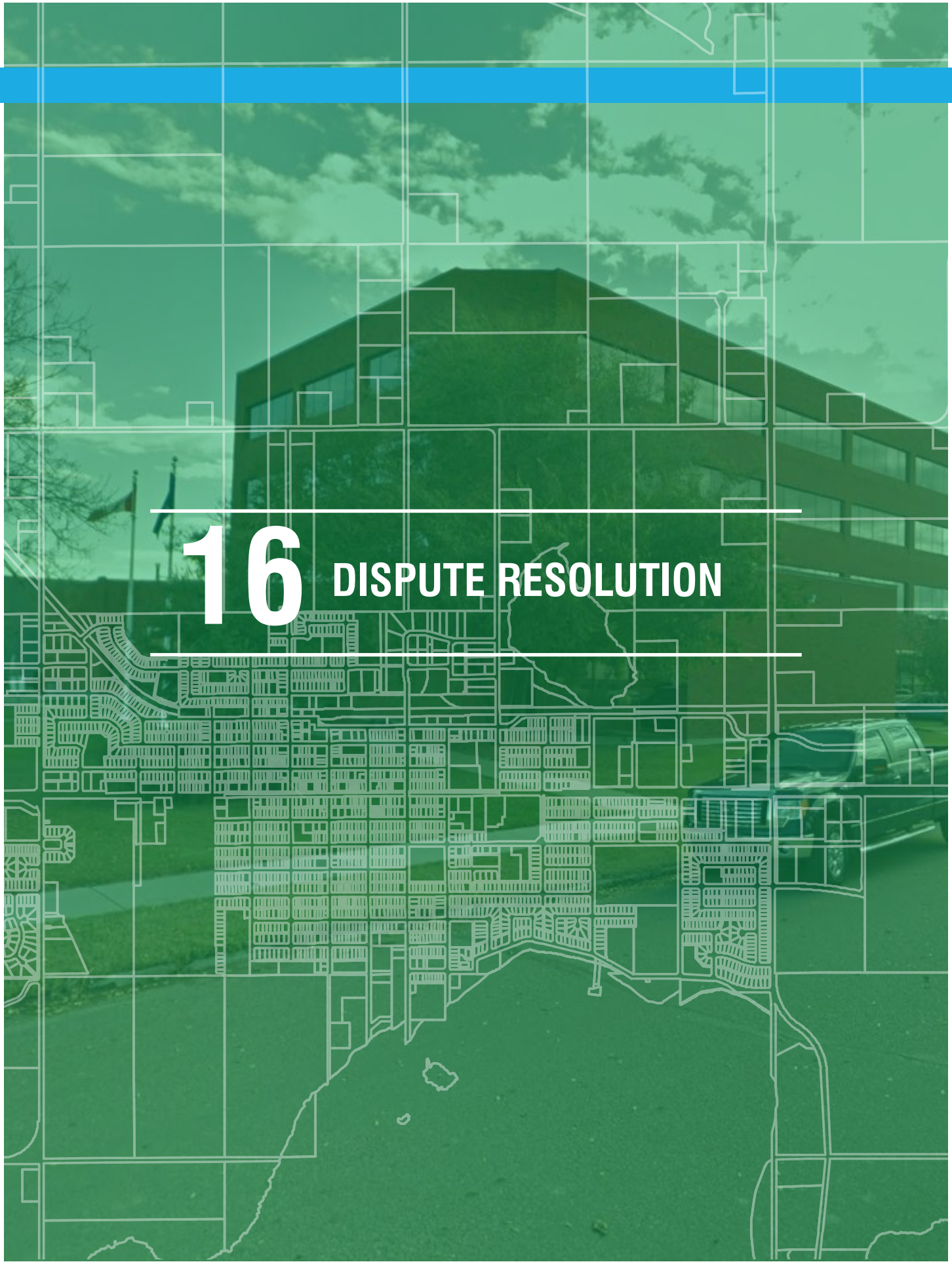
Policy 15.5 Any statutory plan, statutory plan amendments, LUB, LUB amendments, discretionary use and master plans prepared for lands within the boundaries of Map 2, or adjacent to the IDP boundary and within the Town shall be referred to the other municipality for comment.

a. The responding municipality shall provide comments within 21 days. Where no response is received within 21 calendar days, it will be assumed there are no objections to the proposal.
b. b. Master plans shall be provided for information only and will not be subject to dispute resolution.

Policy 15.6 In cases where applications require adjacent landowner notification and a portion or all of those lands are located across a municipal boundary, the County and Town shall send notices to all adjacent landowners.

Policy 15.7 Where the County or the Town, in response to the circulation of a referral, requests the opportunity for further consultation, a maximum of 30 additional days shall be provided to allow for such further review to be undertaken. The initiating municipality shall not proceed with approval of the application until this opportunity to further review of the application has been completed.

Policy 15.8 If the issue(s) can not be resolved, the dispute resolution process outlined in Chapter 16 of this IDP shall be applied.



16 DISPUTE RESOLUTION

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16.0 Dispute Resolution

Land use disputes between municipalities may occur from time to time. In an effort to resolve issues and avoid an appeal to the Municipal Government Board (MGB) the following local dispute resolution process shall be followed, as per s.690 of the MGA.

Policy 16.1 Either municipal Council may initiate the local dispute resolution process. A dispute may be initiated by a lack of agreement on an amendment to this IDP, or the proposed adoption or amendment of a statutory plan or LUB that has been given First Reading but believed to be inconsistent with this IDP.

a. The dispute resolution process shall not apply to matters under jurisdiction of the SDAB or ISDAB. Any other appeal shall be made to the appropriate approving authority or appeal board that deals with that issue.

Policy 16.2 The identification of a dispute, notification of the dispute to the other municipality, and the desire to proceed through the local dispute resolution process may occur at any time prior to Second Reading of the bylaw.

Policy 16.3 In the event the local dispute resolution process is initiated, the municipality having authority over the matter shall not give any further approval until the dispute has been resolved or a mediation process has been concluded.

Policy 16.4 Once either municipality has received written notice of a dispute, the resolution process must be initiated within 15 calendar days of the date the written notice was received.

a. Upon receipt of a notice of a dispute, the Chief Administrative Officers (CAO) of each municipality will meet in an attempt to resolve the issue.

b. In the event a resolution is not achieved within 30 days of the first meeting of the CAOs, either municipality may refer the dispute to the Intermunicipal Council Committee (ICC).

Policy 16.5 The ICC will convene to consider and attempt to resolve the dispute. In the event a resolution is not achieved within 30 days of the first meeting of the ICC, either municipality may refer the dispute to mediation. The mediation must occur as soon as possible after Second Reading of the bylaw.

Policy 16.6 The services of an independent mediator may be retained, and the costs of mediation shall be shared equally between the County and Town. The mediation process shall be concluded within 30 days of the first meeting with the mediator. The mediator shall present a written recommendation to both Councils.

Policy 16.7 In the event the mediation process is not pursued or does not resolve the dispute, the municipality may proceed to adopt the bylaw in accordance with the MGA, and the other municipality will have the right to appeal to the MGB, as per s.690 of the MGA.

Town of St. Paul
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July 2019