VALLEYVIEW
INTERMUNICIPAL DEVELOPMENT PLAN

Municipal District of Greenview No. 16

Town of Valleyview

April 2009

BYLAW NO. 09-587

of the Municipal District of Greenview No. 16

A Bylaw of the Municipal District of Greenview No. 16,
in the Province of Alberta, to adopt the
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
AND
TOWN OF VALLEYVIEW

INTERMUNICIPAL DEVELOPMENT PLAN

WHEREAS the Council of the Municipal District of Greenview No. 16 deems it desirable to adopt an **Intermunicipal Development Plan** with the Town of Valleyview;

THEREFORE, PURSUANT TO Section 631 of the Municipal Government Act, being Chapter M-26.1, R.S.A. 1994, the Council for the Municipal District of Greenview No. 16, duly assembled, hereby enacts the following:

1. That the **Intermunicipal Development Plan** attached hereto is hereby adopted as the "Municipal District of Greenview No. 16 - Town of Valleyview Intermunicipal Development Plan".

2. That this bylaw shall come into effect upon the date of the final passage thereof.

3. That this bylaw shall replace the Valleyview Joint General Municipal Plan, and Bylaw Number 96-167 is hereby repealed.

Read a first time this 25th day of February, A.D., 2009.

Read a second time this 22nd day of April, A.D., 2009.

Read a third time and final time this day 22nd of April, A.D., 2009.

Tony [signature]
REEVE

James H. [signature]
CHIEF ADMINISTRATIVE OFFICER

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1.0 Preamble

The Town of Valleyview and the surrounding area of the Municipal District of Greenview No. 16 is the focus of economic and social activity in the Southeast Peace Region of the Province of Alberta. The Town of Valleyview provides a number of services to the Municipal District of Greenview No. 16 while the Municipal District provides the resource base for the Town. The inter-relationship between the Town and the Municipal District is a situation which is inseparable and one which can have significant benefits to both.

The Valleyview Intermunicipal Development Plan (IDP) promotes cooperation and communication between the Town and Municipal District on planning matters in the Valleyview area. The Plan establishes a growth strategy for both the urban and rural area. The growth strategy supports the Town of Valleyview as a service centre to this area of the Municipal District. The Plan also recognizes the importance of the rural area especially the agricultural component. The Plan tries to provide alternative locations and land use types to urban development. By creating an atmosphere of mutual cooperation and compatibility, both municipalities can share in the growth and development of the area. In short, it is an attempt to strike a reasonable balance in accommodating growth between the urban and rural areas.

This Plan represents the most recent efforts between the Town and Municipal District to provide for a mutually beneficial planning framework for the area surrounding the Town of Valleyview. This Plan was originally adopted in 1992 and was updated in 1996. As a result of the Town successfully annexing additional lands in 2006, further review was warranted to ensure that the Plan continues to meet the needs of the two municipalities and remain relevant into the foreseeable future.

2.0 Introduction

2.1 The Plan Area

The Valleyview IDP applies to those lands lying within Township 70, Range 22, West of the 5th Meridian adjacent to the Town of Valleyview as indicated in Map 1. Specifically, the Plan area extends a distance of 0.8 km (0.5 miles) to the east, 1.6 km (one mile) to the north and 2.4 km (1.5 miles) to the west (Range Road 225) and 0.8 km (0.5 miles) to the south.

The Plan area was selected because subdivision and development in this area would have the greatest immediate impact on the Town of Valleyview.

2.2 Purpose of the Plan

The policies contained within the Valleyview IDP are intended to:

(a) Guide the administration of the Municipal District of Greenview No. 16 Land Use Bylaw for land use around the Town of Valleyview;

(b) Establish areas for the future expansion of the Town of Valleyview; and

(c) To set general guidelines for the orderly and economic development of the Valleyview area.

2.3 Historical Perspective

Although the area was first settled around 1916, the Town of Valleyview was not incorporated until 1957. The development of the community was and still is focused on agriculture. However, since the early 1950's, oil and gas development has figured prominently in the growth of the area.

Currently, the population of the Town is 1,884 (2007 municipal census). The population of the Municipal District of Greenview No. 16 is 5,464 (2006 federal census). The population in the Township immediately surrounding the Town is approximately 300.

The area has shown slow, modest growth over the past few years to the point where continued growth outside of an established framework may cause problems and conflicts. The Valleyview IDP is designed to minimize potential conflicts.

2.4 The Municipal Government Act

The Valleyview IDP has been prepared in accordance with Section 631 of the Municipal Government Act, RSA 2000, Chapter M-26 (hereafter referred to as "the Act").

This Plan shall describe land uses proposed for the respective municipalities and the manner of future development.

2.5 Interpretation

In the Valleyview IDP all words and expressions shall have meanings respectively assigned to them in the Act, and the Municipal District of Greenview No. 16 Municipal Development Plan and Land Use Bylaw unless otherwise defined in this Plan.

In the event an issue arises that is not addressed by the provisions of this Plan, then the policies of the Municipal District of Greenview No. 16 Municipal Development Plan shall apply.

2.6 Future Land Use Areas

The Valleyview IDP is divided into a number of future land use areas that correspond to the long-term predominant land use directions intended for specific areas. The extent of these areas is illustrated on the Future Land Use Map (Map 1) and includes the following:

Agriculture: refers to those lands which are currently in agricultural production and where it is expected that the predominant future land use will remain in agriculture.

Airport: refers to those lands occupied by the Valleyview Airport.

Industrial Reserve: refers to those areas that are intended to be developed for urban industrial purposes and would be the subject of future annexation applications.

Commercial Reserve: refers to those areas that are located adjacent to Provincial highways, are intended to be developed for commercial purposes and would be the subject of future annexation applications.

Environmentally Sensitive Area: refers to those lands located adjacent to watercourses, the development of which is to be closely monitored to ensure that the subject watercourse is not negatively affected.

Residential Reserve: refers to those areas that are intended to be developed for urban residential purposes and would be the subject of future annexation applications.

Rural Industrial: refers to industrial development that occurs on lands located outside of Industrial Reserve areas and would not be subject to future annexation applications.

3.0 Goals and Objectives

3.1 Goals

(a) To provide a planning framework to encourage growth in the Valleyview area in a land use pattern which is efficient, economic, livable, an overall benefit of the community and responsive to future land needs.

(b) To provide a means of promoting cooperation and communication between the Municipal District of Greenview No. 16 and the Town of Valleyview on land use matters.

(c) To continue to diversify the Valleyview area's economy by encouraging commercial, industrial, and institutional uses to locate in the Valleyview area.

3.2 Objectives

(a) To establish a long term growth strategy for urban and rural development in the Valleyview area;

(b) To identify areas suitable for the long term expansion of the Town of Valleyview;

(c) To accommodate rural industrial development in the Valleyview area in a manner appropriate to the rural area;

(d) To ensure that development in the vicinity of Valleyview is compatible with the operation of the airport facility;

(e) To ensure that development in the Valleyview area is properly serviced;

(f) To preserve better agricultural land;

(g) To provide for limited country residential expansion development around the Town;

(h) To provide for public uses in the plan area; and

(i) To protect the quality of the environment and the health of its residents.

4.0 Agriculture

Agriculture is a major economic base in the Valleyview area. Land within the Plan area is highly rated from an agricultural perspective. In order to help ensure the viability of the agricultural community, it is desirable to limit non-agricultural uses and subdivisions from occurring in areas of better agricultural land.

Some agricultural uses represent a nuisance to the Town. It is therefore desirable to ensure that certain agricultural practices be prohibited from locating in the urban fringe area.

4.1 Lands identified as Agriculture on Map 1 shall be primarily reserved for extensive agricultural uses.

4.2 Intensive agricultural operations such as greenhouses, sod farms, beekeeping, and tree farms will be permitted.

4.3 Confined feeding operations as defined in the Agricultural Operation Practices Act will be prohibited from locating within the Plan area. Cow/calf operations will be permitted.

4.4 The subdivision of land for the following uses may be allowed on lands identified as Agriculture:

(a) First parcels out of an unsubdivided quarter section, including farmstead separations (existing residences);

(b) Public uses;

(c) Up to four (4) parcels per quarter section for country residential use provided that the subdivision is not located on better agricultural land and that the land is suitable for the intended use. This policy is also intended to apply to the resubdivision of existing country residential parcels (refer to Policy 5.6); and

(d) Industrial uses as provided for in Section 6.

4.5 The subdivision of land for agricultural purposes will only be allowed where the intent of the subdivision is to consolidate the land with adjacent quarter sections to provide for more viable operations or to allow for such intensive agricultural operations as market gardens, greenhouses and the like which will not, by their nature, represent a nuisance to the Town of Valleyview.

5.0 Residential Development

A strategy to deal with residential development is very important to the future growth of the Valleyview area. Historically, the majority of residential growth in the Valleyview area has been urban in nature with only minor country residential development in the rural area. The Town of Valleyview will continue to provide the majority of residential development in the Valleyview area with opportunities existing in the Municipal District to accommodate a limited amount of country residential living style.

The Valleyview IDP recognizes two types of country residential development: the single parcel subdivision and small multi-parcel development. The single parcel subdivision consists of both farmsteads (existing residential uses) and other country residential parcels. The latter category includes any parcel which is not a farmstead. One parcel per quarter section is allowed anywhere in the plan area. Multi-parcel country residential development up to 4 parcels per quarter will be allowed in the areas which are not considered as better agricultural land but not in the future annexation areas.

5.1 This Plan shall protect Residential Reserve areas from premature subdivision and development, and to prevent the establishment of non-compatible uses from encroaching upon existing or future urban development. Areas identified as Residential Reserve on Map 1 – Future Land Use are intended to be annexed into the Town and developed to urban standards in the future. Unless otherwise permitted in this Plan, the areas identified as Residential Reserve should only be annexed as required in order to maintain a 30-year land supply available for long-term residential development.

5.2 It is not the intent of this Plan to sterilize lands identified as Residential Reserve. As a result, subdivision activity may be permitted to occur in Residential Reserve areas provided it is limited to physically severed parcels and the first parcel out of an unsubdivided quarter section including farmstead separations (existing residences).

5.3 For lands located outside reserve areas, the maximum residential parcel density shall be four country residential parcels plus the balance of the quarter within the Plan area as outlined in Policy 4.4(c).

5.4 In determining the suitability of the site for single or multi-lot country residential development, the following factors will be considered:

(a) In the case of multi-lot development, that the land is not considered "better agricultural land";

(b) The land is capable of providing a potable water supply, has capacity for on-site sewage disposal and adequate road access;

(c) The proposal will not conflict with existing surrounding agricultural land uses;

(d) The parcel offers a suitable residential building site;

(e) The subdivision or development is not on land which is subject to flooding or erosion;

(f) The location of existing or proposed sour gas facilities, sewage lagoons and sanitary landfills, as outlined in the Subdivision and Development Regulation, which may limit the enjoyment of the property;

(g) Multi-lot proposals are consistent with Section 11(1) of the Subdivision and Development Regulation; and

(h) The future extraction of natural resources is not hampered.

5.5 Manufactured home parks shall be directed to the Town of Valleyview. The existing collection of manufactured homes located on the SW 21-70-22-W5M to the west of the Town shall not be permitted to expand.

5.6 The resubdivision of existing country residential parcels may be permitted provided that the provisions of Policy 5.1 and 5.2 can be achieved. Where possible, buildings should be sited on these parcels in such a way as to allow for future resubdivision to urban densities.

6.0 Industrial *Development*

Industrial development is very important to the growth of the Valleyview area. The Valleyview area's industrial base is focused on serving the petroleum and agriculture industries.

The strategy for industrial growth in the Valleyview area is to maintain flexibility in dealing with industrial uses. Most industrial development requiring municipal sewer and water services should locate in the Town of Valleyview irrespective of lot size.

Certain industries such as gas plants and gravel extraction operations, industries requiring large storage areas with few employees on site, are more appropriate in rural areas. This plan accommodates this type of rural industrial development and suggests that rural industrial uses be directed to the south and east of the Town of Valleyview. However, where circumstances dictate, industries requiring Town water and sewer services may locate in the Municipal District (subject to the agreement of the Town) by reasons of the amount of land required, the potential for negative impacts on the residents of the Town, or the need of the industry to locate outside of the Town boundaries in order to facilitate access, supply routes or other legitimate needs of the industry concerned.

By developing a range of industrial subdivisions from small and large lot serviced to large lot unserviced, the area provides a greater opportunity to accommodate industrial demands in the future.

6.1 The Town of Valleyview and the Municipal District of Greenview No. 16 shall play an active role in promoting industries to locate in the Valleyview area.

6.2 This Plan shall protect Industrial Reserve areas from premature subdivision and development and prevent the establishment of non-compatible uses from encroaching upon existing or future urban development. Areas identified as Industrial Reserve on Map 1 – Future Land Use are intended to be annexed into the Town and developed to urban standards in the future. Unless otherwise permitted in this Plan, the areas identified as Industrial Reserve should only be annexed as required in order to maintain a 30-year land supply available for long-term industrial development.

6.3 Industrial development requiring municipal services (sewer and water) shall be directed to the Town of Valleyview unless otherwise agreed to by both Councils.

6.4 A Rural Industrial Park has been established in the location as indicated on Map 1 – Future Land Use. Other locations for future industrial parks may be considered provided they are not located in an annexation area and do not have negative impacts on the Town.

6.5 The types of industry which may be supported in all parts of the Plan area, including Rural Industrial and Industrial Reserve areas, are:

(a) Agricultural industries such as livestock auction marts, feed mills and bulk fertilizer, chemical and fuel distribution plants;

(b) Any commercial retail sales or servicing activity that is part of or incidental to the operation of the above agricultural industries;

(c) Natural resource extractive industries; and

(d) Non-labour intensive industries requiring large areas of land and have a minimal requirement for on-site improvements and municipal services, which may include, but may not be limited to, the outdoor storage and handling of pipe and drilling equipment.

6.6 Where possible, rural industrial uses should be directed away from future annexation areas and environmentally sensitive areas as indicated on Map 1 – Future Land Use.

6.7 All services for rural industrial uses shall be accommodated on site. However, where required, special servicing arrangements may be made with the Town, on a case by case basis, to extend the water and sewer services outside the Town, providing both municipalities agree to such an arrangement.

6.8 Rural industrial uses shall locate along a well-developed road capable of handling industrial-type traffic unless the Town, the Municipal District and the industry concerned can come to an agreement to upgrade necessary roadways to an acceptable standard.

6.9 The resubdivision of an existing rural industrial lot may be permitted based on:

(a) Ability to provide on-site services;

(b) Access availability; and

(c) Impact on surrounding land uses.

6.10 Notwithstanding Policies 6.1 to 6.9, should an industrial use be proposed within the Plan area which would not be otherwise allowed by this Plan, the use may be permitted provided that there are resolutions from both Councils supporting the proposed development and amendments to the appropriate Land Use Bylaws are approved.

7.0 Annexation Areas

In order to meet the demands of future urban growth, future annexation areas, which are areas identified as Residential Reserve, Industrial Reserve and Commercial Reserve, have been designated to accommodate the future growth of the Town of Valleyview based on a 30-year supply of land. This growth strategy is a result of mutual cooperation between the Municipal District and the Town and is designed to minimize conflicts between the two municipalities.

At the same time, the Valleyview IDP will provide all landowners and affected parties a long term indication of growth directions. This, in turn, should help alleviate land speculation.

7.1 Annexation of lands into the Town of Valleyview should occur within the framework established by the provisions of the Municipal Government Act.

7.2 Only farmstead separations and the subdivision of land for public uses or first parcels out per quarter section will be allowed within the annexation areas. Rezoning of existing parcels may be allowed pursuant to other provisions of this Plan.

7.3 It should be noted that some of the lands contained within the Plan area are already developed, whether fully or partially, and existing uses in the Plan area are recognized and are permitted to continue operations. However, it is intended that any future expansion of existing uses located in Residential Reserve, Industrial Reserve or Commercial Reserve areas or the intensification of existing uses shall meet the requirements of this Plan and the applicable Land Use Bylaw.

8.0 Public Uses

The term "public uses" is intended to cover all of those land uses which are considered to be public or quasi-public in nature and which are required for the benefit of the community. Normally, public uses include, but are not limited to, community halls, ball fields, cemeteries, churches, parks, schools, government office buildings and tourist information centres among others.

8.1 Subdivision and development of land for public uses will be allowed in the Plan area.

8.2 Where the subdivision of a public use is requested in a Residential Reserve, Industrial Reserve or Commercial Reserve area, the location of the subdivision should be such that it does not interfere with the future development of the land for urban purposes.

9.0 Commercial Development

In keeping with preserving the role of the Town as the service centre for the area, most commercial development will be directed towards the Town of Valleyview. This strategy also reflects the requirements of most commercial ventures for municipal water and sewer services.

9.1 This Plan shall protect Commercial Reserve areas from premature subdivision and development and prevent the establishment of non-compatible uses from encroaching upon existing or future urban development. Areas identified as Commercial Reserve on MAP 1 – Future Land Use are intended to be annexed into the Town and developed to urban standards in the future. Unless otherwise permitted in this Plan, the areas identified as Commercial Reserve should only be annexed as required in order to maintain a 30-year land supply available for long-term commercial development.

9.2 Future commercial development shall locate within the boundaries of the Town of Valleyview unless otherwise permitted in this Plan.

9.3 Existing commercial development in the Municipal District will be allowed to improve or expand but only within the current lot area and provided such improvements or expansions can be adequately serviced. Existing vacant commercial lots may develop as commercial uses or may apply to rezone to another use in accordance with other provisions of this Plan.

9.4 Subdivisions to bring existing lots and uses up to minimum bylaw standards will be permitted.

9.5 The extension of Town water and sewer services to existing commercial uses outside the Town boundary will only be allowed if approved by resolution of both Councils.

9.6 Notwithstanding Policies 9.1 to 9.5, should a commercial use be proposed within the Plan area which would not be otherwise allowed by this Plan, the use may be permitted provided that there are resolutions from both Councils supporting the proposed development and amendments to the appropriate Land Use Bylaws have been approved.

10.0 Recreation and Tourism

Recreational and tourism facilities are an important resource for the residents of the Municipal District and the Town and are encouraged to develop in the Valleyview area.

10.1 Development of recreational facilities will be promoted by the Town of Valleyview and the Municipal District of Greenview No. 16.

10.2 Extensive recreational uses or recreational uses which are incompatible within an urban area, provided such uses are located on poor agricultural land or do not limit the agricultural use of the land, may be permitted in the Plan area.

10.3 Recreation uses may be allowed in the annexation (Residential Reserve, Industrial Reserve or Commercial Reserve) areas provided such uses do not require any permanent structures.

10.4 Developments which enhance the tourism industry in the area are supported provided such developments are consistent with the other policies of this Plan.

11.0 Environment

Within the Plan area, Sturgeon Creek is an environmentally sensitive area which requires special attention. This water body is a unique resource and requires extra protection against pollution and damage. As well, developments require protection from potential flooding and erosion.

Moreover, Sturgeon Creek is the primary discharge point for the Town's stormwater and sanitary sewer systems via an existing drainage ditch. Care should be taken to protect the creek and these ditch facilities from development.

11.1 The areas immediately adjacent to Sturgeon Creek, Woodpecker Creek and the drainage ditch are recognized as Environmentally Sensitive Areas.

11.2 Where multiple parcel subdivisions occur in the Environmentally Sensitive Areas adjacent to Sturgeon Creek, Woodpecker Creek and the drainage ditch, a minimum 6.0 m (20 ft) Environmental Reserve parcel or an Environmental Reserve Easement shall be taken from the top of the creek bank. This setback may be increased to a maximum of 61 m (200 ft) where the land is unstable or subject to flooding, or where the proposed development may impact on the public interest of preserving water quality entering the watershed through the prevention of pollution, erosion, siltation, etc.

11.3 Where development other than that referred to in Section 11.2 occurs adjacent to the parts of Sturgeon Creek, Woodpecker Creek, and the drainage ditch, the setback requirements from the water courses may be increased to the amount necessary to protect the integrity of these Environmentally Sensitive Areas.

12.0 Airport

The airport is an important transportation facility to the Valleyview area. Land uses in and around the airport should be compatible with safe and efficient use of the airport.

12.1 Development of lands within the boundaries of the Valleyview airport will be allowed in accordance with the Municipal District of Greenview No. 16 Land Use Bylaw.

13.0 Utilities

This section is intended to address the issues of utility facilities within the Plan area. The existence and expansion of these facilities is critical to both municipalities. The policies of the Valleyview IDP outline how they are to be handled in the future. In all cases subdivision and development shall be consistent with the provisions of the Subdivision and Development Regulation, which specifies the setback requirements from landfills, sewage lagoons, oil and gas wells and sour gas facilities among other facilities.

13.1 No new sanitary landfills will be allowed within the Plan area.

13.2 The sewage lagoon for the Town may require some improvements to accommodate future growth. However, there are no plans to move the lagoon. Therefore, residential growth within the specified setbacks required by the Subdivision and Development Regulations of the Act will be prohibited and alternative uses for the land within this radius should be explored.

13.3 Unless otherwise stated in this Plan, sanitary sewer services shall not be extended outside of Town limits.

13.4 Future subdivision and development shall respect the specified setbacks required by the Subdivision and Development Regulations of the Act near oil and gas wells and sour gas facilities.

14.0 Implementation

This section of the Valleyview IDP outlines the procedure for the implementation and operation of the Plan. It also outlines the procedures for amendment or repeal of the Plan and the methods of dispute resolution to be used as required by the Act.

14.1 The Valleyview IDP shall be adopted by the Town of Valleyview and the Municipal District of Greenview No. 16 by their own Bylaws in accordance with the Act.

14.2 The Municipal District shall be responsible for the administration of this Plan.

14.3 Development permits, notices of development appeal, applications for subdivision, miscellaneous lease applications and applications to amend the Municipal District's Land Use Bylaw in the Plan area shall be referred to the Town for comment.

14.4 Major development proposals in the Town shall be referred to the Municipal District for comment, especially those development proposals adjacent to the municipal boundaries.

14.5 The Municipal District's Council shall initiate any amendments to the Municipal District's Land Use Bylaw required to meet the general provisions of this Plan, when necessary.

14.6 It is intended that this plan be reviewed at least once every five years.

14.7 Where a dispute arises over interpretation or administration of the Plan, the Municipal District and the Town will attempt to resolve the issue through a joint meeting of the two Councils. The two Councils may meet as often as necessary to attempt to resolve the dispute or appoint a Committee of Councils to attempt to resolve the dispute. If the above actions fail to resolve the issue, the dispute may be submitted to the Municipal Government Board in accordance with the Act. The decision of the Municipal Government Board is final and binding on both municipalities.

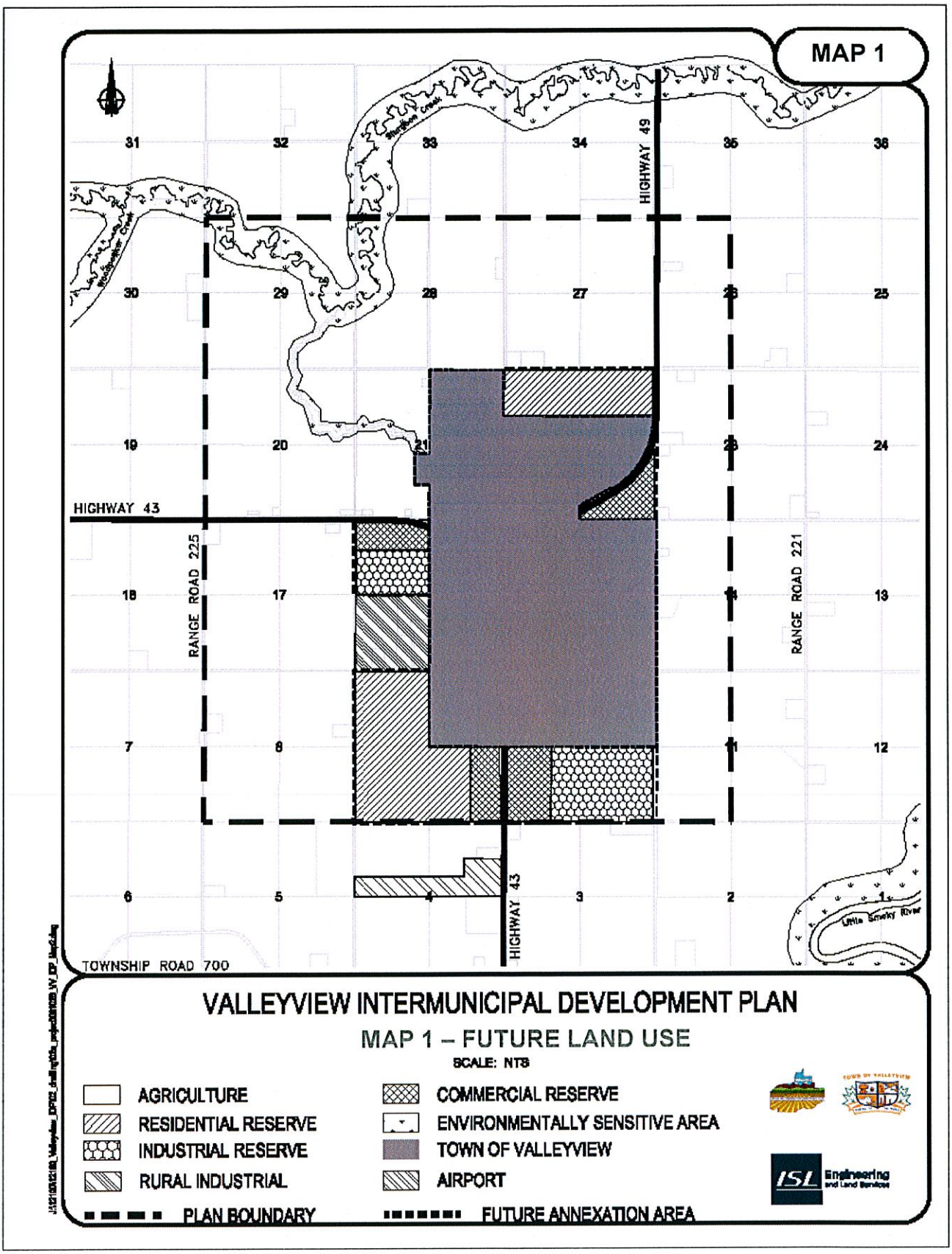
14.8 Any amendment to this Plan must receive the agreement of both municipalities following a joint Public Hearing held in accordance with the Act. No amendment shall come into force until such time as both municipalities approve the amending Bylaw. Any disagreement respecting a proposed amendment would trigger the dispute resolution mechanism as outlined in Policy 14.7.

14.9 The Plan may be repealed by either municipality upon providing 60 days notice to the other municipality and the holding of a Public Hearing. After the conclusion of the Public Hearing, the initiating municipality may pass a Bylaw repealing the Intermunicipal Development Plan.

14.10 Upon the adoption of the Plan, the Municipal District and the Town shall ensure that this Plan is made available to the public.

14.11 The Valleyview Intermunicipal Development Plan is not intended to be fixed or inflexible. As changing conditions dictate, this Plan may be reviewed and amended in accordance to the provisions of the Act.

14.12 In light of Plan's policies, the boundaries and development standards contained herein shall be considered as approximate only and minor variations will not require an amendment to this Plan. Consultation between the Town and the Municipal District should take place before any standards are varied.


MAP 1
HIGHWAY 49
HIGHWAY 43
RANGE ROAD 225
RANGE ROAD 221
TOWNSHIP ROAD 700
HIGHWAY 43
Little Smoky River
VALLEYVIEW INTERMUNICIPAL DEVELOPMENT PLAN
MAP 1 – FUTURE LAND USE
SCALE: NTS
AGRICULTURE
RESIDENTIAL RESERVE
INDUSTRIAL RESERVE
RURAL INDUSTRIAL
COMMERCIAL RESERVE
ENVIRONMENTALLY SENSITIVE AREA
TOWN OF VALLEYVIEW
AIRPORT
PLAN BOUNDARY
FUTURE ANNEXATION AREA
ISL Engineering and Land Services