

**VILLAGE OF PARADISE VALLEY  
BYLAW NO. 305 - 2020**

**BEING A BYLAW OF THE VILLAGE OF PARADISE VALLEY, IN THE PROVINCE OF ALBERTA, TO ADOPT AN INTERMUNICIPAL DEVELOPMENT PLAN WITH THE COUNTY OF VERMILION RIVER**

---

WHEREAS, pursuant to Section 631(1) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended (hereinafter referred to as "the Act"), provides that two or more Councils of municipalities that have common boundaries must, by each passing a bylaw, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.

AND WHEREAS, the Village of Paradise Valley and the County of Vermilion River have not previously adopted an Intermunicipal Development Plan;

AND WHEREAS, all municipalities are required to the Intermunicipal Development Plan as a result of amendments to Section 631 of the Municipal Government Act under Bill 21;

NOW THEREFORE the Council of the Village of Paradise Valley, duly assembled, hereby enacts the following:

***That the Intermunicipal Development Plan between the Village of Paradise Valley and the County of Vermilion River, attached as Schedule A and forming part of this Bylaw, be hereby adopted.***

**Bylaw Title**

- 1) This Bylaw may be referred to as the "Intermunicipal Development Plan or IDP Bylaw".

**Advertising Method**

- 2) Any notice required to be advertised under Section 606 of the *Municipal Government Act* of a bylaw, resolution, meeting, public hearing or other thing may be given, in accordance with the timelines prescribed in Section 606,
  - a) electronically by posting the notice prominently on the Village of Paradise Valley's official website and / or
  - b) electronically posting the notice prominently on any of the Village of Paradise Valley's official social media sites, and /or
  - c) by posting the notice prominently on the bulletin board provided for that purpose in the following places:
    - i) Village Administration Office, or
    - ii) (Notification Location #1), or
    - iii) (Notice Location #2 or other notice/advertisement location means).



### Rules of Interpretation

- 3) The headings in this Bylaw are for guidance purposes and convenience only.
- 4) Any reference to the provisions of a statute of Alberta is a reference to that statute as amended, from time to time.

### Severability

- 5) Every provision of this Bylaw is independent of all other provisions and if any provision of this Bylaw is declared invalid for any reason by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.

### Enactment

- 6) This Bylaw shall come into force and effect when it has received third reading and has been duly signed by the Mayor and Chief Administrative Officer.

READ A FIRST TIME IN COUNCIL THIS 16 DAY OF January, 2020.

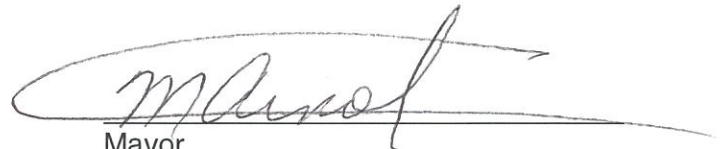
ADVERTISED in the Paradise Valley Newsletter on the 28th day of January, 2020  
and the 25th day of February, 2020.


PUBLIC HEARING held on this 12th day of March, 2020.

READ A SECOND TIME IN COUNCIL THIS 12th DAY OF March, 2020.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 12th DAY OF March, 2020.

SIGNED AND PASSED this 12th day of March, 2020.

  
Mayor

  
Chief Administrative Officer







County of Vermilion River — Village of Paradise Valley

# Intermunicipal Development Plan

Prepared by:



Village of Paradise Valley  
*Established 1929*



*"A sustainable, vibrant, and diversified community with opportunities for all".*



*This Page Intentionally Left Blank*

**PUBLISHING INFORMATION**

**TITLE:** COUNTY OF VERMILION RIVER — VILLAGE OF  
PARADISE VALLEY INTERMUNICIPAL  
DEVELOPMENT PLAN

**AUTHORS:** COUNTY OF VERMILION RIVER PLANNING &  
DEVELOPMENT DEPARTMENT VILLAGE OF PARADISE  
VALLEY

**STATUS:** ADOPTED BY VILLAGE OF PARADISE VALLEY  
COUNCIL [DATE] BYLAW ##-2020  
ADOPTED BY COUNTY OF VERMILION RIVER COUNCIL  
[DATE] BYLAW 20-06

# TABLE OF CONTENTS

<b>PART 1.0 INTRODUCTION</b> .....	<b>2</b>
1.1    ENABLING LEGISLATION .....	2
1.2    GUIDING PRINCIPLES OF THE INTERMUNICIPAL DEVELOPMENT PLAN .....	5
1.3    REFERENCING .....	6
1.4    DEFINITIONS.....	6
1.5    BACKGROUND .....	10
1.6    PUBLIC ENGAGEMENT.....	12
1.7    COMMUNITY PROFILE.....	12
1.8    INTERMUNICIPAL DEVELOPMENT PLAN FRAMEWORK .....	14
1.9    LAND USE FRAMEWORK AND REGIONAL PLANNING .....	14
1.10   INTERMUNICIPAL DEVELOPMENT PLAN PURPOSE .....	16
1.11   GOALS OF THE INTERMUNICIPAL DEVELOPMENT PLAN .....	17
1.12   ENACTMENT .....	17
<b>PART 2.0 PLAN CONTEXT</b> .....	<b>18</b>
2.1    AREA CHARACTERISTICS.....	18
2.2    EXISTING HUMAN FEATURES .....	24
2.3    SITE ASSESSMENT.....	28
<b>PART 3.0 FUTURE LAND USE CONCEPT</b> .....	<b>31</b>
3.1    HOW TO USE THIS SECTION .....	31
3.2    FUTURE LAND USE CONCEPT OBJECTIVES .....	31
3.3    GENERAL POLICIES:.....	33
<b>PART 4.0 FUTURE LAND USE AND DEVELOPMENT</b> .....	<b>37</b>
4.1    HOW TO USE THIS SECTION .....	37
4.2    AGRICULTURAL POLICIES .....	39
4.3    URBAN RESERVE / URBAN GROWTH DEVELOPMENT POLICIES .....	40
4.4    COUNTRY RESIDENTIAL DEVELOPMENT POLICIES.....	41
4.5    INSTITUTIONAL DEVELOPMENT POLICIES.....	43
4.6    UNSERVICED INDUSTRIAL DEVELOPMENT POLICIES .....	43
4.7    UNSERVICED BUSINESS/COMMERCIAL DEVELOPMENT POLICIES .....	44

4.8	SERVICED DEVELOPMENT POLICIES .....	45
4.9	OPEN SPACE POLICIES .....	46
4.10	MUNICIPAL SERVICING AND ROAD POLICIES.....	47
<b>PART 5.0 IMPLEMENTATION .....</b>		<b>49</b>
5.1	INCORPORATION BY REFERENCE .....	49
5.2	INTERMUNICIPAL DEVELOPMENT PLAN IMPLEMENTATION PRINCIPLES.....	49
5.3	ADMINISTRATION PROVISIONS .....	50
5.4	INTERMUNICIPAL REFERRAL AND COMMUNICATION POLICIES .....	51
5.5	DISCRETION AND VARIANCE POLICIES.....	52
5.6	ANNEXATION CRITERIA POLICIES.....	52
5.7	DISPUTE RESOLUTION AND MEDIATION POLICIES .....	54
5.8	REPEAL, REVIEW, AND AMENDMENT PROVISIONS.....	56
<b>PART 6.0 APPENDIX A.....</b>		<b>57</b>
6.1	SUMMARY OF IDP IMPLEMENTATION TASKS.....	57

## **LIST OF MAPS**

MAP 1. INTERMUNICIPAL DEVELOPMENT PLAN AREA .....	15
MAP 2. VILLAGE OF PARADISE VALLEY 40 KM COMMUTING RADIUS.....	16
MAP 3. AREA TOPOGRAPHY .....	19
MAP 4. AGRICULTURE ASSESSMENT .....	20
MAP 5. HYDROGRAPHY .....	23
MAP 9. EXISTING SERVICING.....	27
MAP 10. DEVELOPMENT CONSTRAINTS.....	29
MAP 11. DEVELOPMENT OPPORTUNITIES.....	30
MAP 12. FUTURE LAND USE CONCEPT (FLUC).....	32

## **LIST OF FIGURES**

FIGURE 1. WETLAND ASSESSMENT.....	21
FIGURE 2. LANDOWNERSHIP PATTERNS.....	25

## List of Tables

TABLE 1. WETLAND CLASSES, FORMS AND TYPES IN THE ALBERTA WETLAND CLASSIFICATION SYSTEM. WETLAND CLASSIFICATION CODES FOR MAPPING USES ARE IN BRACKETS. ....	22
TABLE 2. IDP IMPLEMENTATION TASKS.....	57

## LIST OF COMMONLY USED ABBREVIATIONS

“County” — County of Vermilion River

“Village” — Village of Paradise Valley

“MGA” or “Act” — Municipal Government Act

“IDP” or “Plan” — Intermunicipal Development Plan

“ILC” — Intermunicipal Liaison Committee

“FLUC” — Future Land Use Concept

“NE” — North East

“SE” — South East

“Highway 16” — the Alberta, Canada, section of the Yellowhead Highway AB-16.

“Highway 897” — Alberta Provincial Highway No. 897

1.1 Enabling Legislation

## **PART 1.0 INTRODUCTION**

---

### **1.1 Enabling Legislation**

Pursuant to Section 631 of the Municipal Government Act, or as amended, regulating Intermunicipal Development Plans, which reads:

#### **Intermunicipal Development Plans**

**631(1)** Subject to subsections (2) and (3), 2 or more councils of municipalities that have common boundaries and that are not members of a growth region as defined in section 708.01 must, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.

(2) Subsection (1) does not require municipalities to adopt an intermunicipal development plan with each other if they agree that they do not require one, but any of the municipalities may revoke its agreement at any time by giving written notice to the other or others, and where that notice is given the municipalities must comply with subsection (1) within one year from the date of the notice unless an exemption is ordered under subsection (3).

(3) The Minister may, by order, exempt one or more councils from the requirement to adopt an intermunicipal development plan, and the order may contain any terms and conditions that the Minister considers necessary.

(4) Municipalities that are required under subsection (1) to adopt an intermunicipal development plan must have an intermunicipal development plan providing for all of the matters referred to in subsection (8) in place by April 1, 2020.

(5) If 2 or more councils that are required to adopt an intermunicipal development plan under subsection (1) do not have an intermunicipal development plan in place by April 1, 2020 because they have been unable to agree on a plan, they must immediately notify the Minister and the Minister must, by order, refer the matter to the Municipal Government Board for its recommendations in accordance with Part 12.

(6) Where the Minister refers a matter to the Municipal Government Board under this section, Part 12 applies as if the matter had been referred to the Board under section 514(2).

*1.1 Enabling Legislation*

(7) Two or more councils of municipalities that are not otherwise required to adopt an intermunicipal development plan under subsection (1) may, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.

(8) An intermunicipal development plan

(a) must address

- i. the future land use within the area,
- ii. the manner of and the proposals for future development in the area,
- iii. the provision of transportation systems for the area, either generally or specifically,
- iv. the co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,
- v. environmental matters within the area, either generally or specifically, and
- vi. any other matter relating to the physical, social or economic development of the area that the councils consider necessary, and

(b) must include

- i. a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,
- ii. a procedure to be used, by one or more municipalities, to amend or repeal the plan, and
- iii. provisions relating to the administration of the plan.



### 1.1 Enabling Legislation

(9) Despite subsection (8), to the extent that a matter is dealt with in a framework under Part 17.2, the matter does not need to be included in an intermunicipal development plan.

(10) In creating an intermunicipal development plan, municipalities must negotiate in good faith.

Furthermore, the Municipal Government Act also states that:

622(1) Every statutory plan, land use bylaw and action undertaken pursuant to this Part [Part 17] by a municipality, municipal planning commission, subdivision authority, development authority or subdivision and development appeal board or the Municipal Government Board must be consistent with the land use policies established under subsection (2) and any former land use policy.

(4) Former land use policies do not apply in any planning region within the meaning of the Alberta Land Stewardship Act in respect of which there is an ALSA regional plan.

(5) In this section, “former land use policy” means a land use policy that was established under section 622 as it read before the coming into force of this subsection and that has not been rescinded under subsection (2).

The policies contained in this Intermunicipal Development Plan are consistent with Section 3.0 (Planning Cooperation) of the former Land Use Policies developed pursuant to section 622 of the Municipal Government Act. This IDP aligns with the Land Use Policies, Planning Cooperation goal, “To foster cooperation and coordination between neighbouring municipalities and between municipalities and provincial departments and other jurisdictions in addressing planning issues and in implementing plans and strategies.”

This Plan is also intended to prepare both municipalities for alignment of mutual land use goals and policies with future Regional Land Use Policies<sup>1</sup> and ALSA Regional Plans.<sup>2</sup>

The County of Vermilion River — Village of Paradise Valley Intermunicipal Development Plan:

---

<sup>1</sup> *Land Use Framework (2006)* “...intended to manage growth and to sustain our growing economy, but balance this with social and environmental goals” Page 2.

<sup>2</sup> *Regional plans are legislative instruments and, for the purposes of any other enactment, are considered to be regulations. S 13(2) [Alberta Land Stewardship Act](#) (current as of 2011)*

*1.2 Guiding Principles of the Intermunicipal Development Plan*

- (a) Provides background information and context,
- (b) Explains the underlying variables and intent of the IDP concept,
- (c) Coordinates of land use, future growth patterns and opportunities between the municipalities,
- (d) Outlines specific policies that will guide all decision makers, and
- (e) Establishes implementation statements and directives, which will guide the two municipalities regarding the interpretation and application of process and policy content.

The Implementation policies direct proponents of development to undertake specific actions that are required to ensure the area develops as intended by the Plan and under an established decision making process. Pursuant to MGA s708.30(3), which indicates that if a matter is dealt with in an Intermunicipal Collaboration Framework, it does not need to be included in the IDP, such matters are incorporated by reference. The Appendices contain support information that is of benefit to applicants for development.

**1.2 Guiding Principles of the Intermunicipal Development Plan**

- (a) The Village and County agree that they shall ensure that the policies of this plan are implemented properly, reasonably, and fairly.
- (b) The Village and County will honour the agreements reached and would seek clarification as needed about what has been decided and how an agreement will be carried out.
- (c) The Village and the County will continue to collaborate to maximize development opportunities and support strong communities in a spirit of regional cooperation regarding matters of mutual interest.
- (d) The Village and County will cooperate mutually, with Federal, Provincial, and other jurisdictions in addressing planning issues and in implementing plans and strategies, so that orderly and sustainable development can take place within and adjacent to the IDP Area.
- (e) The Village and County acknowledge the importance of respect, trust, and goodwill to prevail in all dealings and communications, always reaching for solutions.

1.3 Referencing

## 1.3 Referencing

When referencing any part of the Intermunicipal Development Plan you can use the following format:

Part 1.0

Section 1.1

Sub-section 1.1.1

Paragraph (a)

Sub-paragraph i.

Item 1.

## 1.4 Definitions

### 1.4.1 Terms Defined

(a) In order to assist in the interpretation of this Plan, definitions for all major terms used in the document are provided below:

**“Act”** means the Municipal Government Act, RSA 2000 as amended.

**“Adjacent Land(s)”** means land that abuts or is contiguous to the parcel of land that is being described and includes land that would be contiguous if not for a highway, road, lane, walkway, watercourse, utility lot, pipeline right-of-way, power line, railway, or similar feature; and any other land identified in a land use bylaw as adjacent for the purpose of notifications under the Municipal Government Act, as amended.

**“Adjacent Municipality”** means a municipality as established under the Municipal Government Act that shares one or more adjoining boundaries with another municipality and its contiguous lands; and land that would be contiguous if not for a highway, road, lane, walkway, watercourse, utility lot, pipeline right-of-way, power line, railway, or similar feature; and any other land identified in a land use bylaw as “adjacent” for the purpose of notifications under the Municipal Government Act, as amended.

**“ALSA”** means the Alberta Land Stewardship Act.

#### 1.4 Definitions

**“Area Structure Plan (ASP)”** means a statutory plan in accordance with the Municipal Government Act for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality. The Plan typically provides a design that integrates land uses with the requirements for suitable parcel densities, transportation patterns (roads), storm water drainage, fire protection, and other utilities across the entire Plan Area.

**“Conceptual Scheme”** means a non-statutory land use plan intended to serve as a basic guideline in order to evaluate a small subdivision or development in the context of the development for a larger area. The conceptual scheme may be required to address a number of matters, including but not limited to the following:

- (a) proposed land uses, building sites, density, and type of development;
- (b) terrain and soil conditions;
- (c) potential for flooding, erosion, or slumping of land;
- (d) natural vegetation, stands of trees, water bodies, and any special or unique natural features that may warrant protection, mitigation, or integration into site design;
- (e) existing and historic oil and gas facilities, and measures to mitigate any associated impacts;
- (f) proposed road access, roadway, and circulation system;
- (g) proximity to municipal services, proposed connections thereto, and proposed method of servicing the development;
- (h) adequacy and suitability of the configuration, dimensions, spacing, and location of the proposed parcel(s);
- (i) proposed means of buffering to and from adjacent lands;
- (j) identification and form of municipal and/or environmental reserve;
- (k) conformity with statutory plans, land use bylaw, and proposed land use district;
- (l) any other matters a Subdivision Authority, in consultation with the corresponding municipal authority, considers to be necessary.

#### 1.4 Definitions

**"Council"** means either the Council of the Village of Paradise Valley and/or the Council of the County of Vermilion River in the Province of Alberta.

**"County"** means the County of Vermilion River in the Province of Alberta.

**"Country Residential Use"** land use designation that means a use of land, the primary purpose of which is for a dwelling or the establishment of a dwelling in a rural area compatible with the natural character of the terrain, generating a density of not more than 0.25 du/ac.

**"Discretionary Use"** means the use of land or a building in a land use district for which a development permit may be approved at the discretion of the Development Authority with or without conditions.

**"Hazard Lands"** means lands that are unsafe for development in their natural state, such as floodplains and steep and unstable slopes; or that pose severe constraints on some types of development, such as aeolian surficial deposits (a deposit that forms as a result of the accumulation of wind-driven products of the weathering of solid bedrock or unconsolidated alluvial, lacustrine, marine, or other deposits) and permanent wetlands; and which may be prone to flooding, shoreline erosion, or slope instability hazards or any hazard that may result in life loss or injury, property damage, social, and economic disruption or environmental degradation, such as floodplain, floodway, and lands in proximity to water bodies and water courses with slopes greater than 10%.

**"Intermunicipal Development Plan Area (IDP Area)"** means the extension of land identified by both municipalities that encompass areas of importance and/or concern to which the policies of this document pertain.

**"Intermunicipal Liaison Committee (ILC)"** means the joint steering committee for the administration of the IDP as established under **Section 5.1** of this Intermunicipal Development Plan.

**"Intermunicipal Development Plan (IDP)"** A statutory document between two or more municipalities, adopted by bylaw in accordance with section 631 of the Municipal Government Act, which is used by municipalities as a long-range planning tool to address land use matters. Here the County of Vermilion River and Village of Paradise Valley Intermunicipal Development Plan.

#### 1.4 Definitions

**“Joint Growth Study”** is a long-range planning tool that contributes to inform planning decisions by identifying growth directions (e.g., population, employment, land economics) and development trends (e.g., residential & non-residential, market analysis) within a study area.

**“Land Use Bylaw”** means the key tool used to regulate and control the use and development of all land and buildings in a municipality. Here the County of Vermilion River Land Use Bylaw and the Village of Paradise Valley Land Use Bylaw.

**“May”** is a discretionary term, meaning a choice is available, with no particular direction or guidance intended, and is usually dependent on the particular circumstances under consideration at any given moment.

**“Mediation”** means the non-adversarial intervention between conflicting parties to promote understanding, consensus, and resolution on disputed item(s) or issue(s). It is an informal, confidential, and structured process to resolve disputes before they evolve into a heightened conflict, such as litigation.

**“Municipal Government Act (MGA)”** means the Municipal Government Act, as amended.

**“Municipalities (Both Municipalities)”** means the municipalities of the Village of Paradise Valley and the County of Vermilion River.

**“Municipal Development Plan (MDP)”** means a statutory plan, adopted by bylaw in accordance with section 632 of the Municipal Government Act and used by municipalities as a long-range planning instrument. Here the County of Vermilion River Municipal Development Plan and the Village of Paradise Valley Municipal Development Plan.

**“Negotiation”** means the disclosure and discussion process between parties to promote understanding, consensus, and agreement on items and issues that are of concern for each of them. An informal, confidential, and structured process also serves to identify potentially disputable items or issues between parties.

**“Non-Statutory Plan”** means a municipal planning document or conceptual scheme or conceptual plan that is endorsed or approved by resolution of Council, typically to guide future land use development or subdivision of a

### 1.5 Background

specified area within a municipality, but does not include a municipal development plan, area structure plan, or area redevelopment plan adopted under the Municipal Government Act.

**"Shall"** is an operative term that means the action(s) outlined is mandatory and therefore must be complied with, without discretion.

**"Should"** is a directive term that means that in order to achieve the Plan's objectives, it is strongly advised that the action be taken.

**"Statutory Plan"** means an intermunicipal development plan, a municipal development plan, an area structure plan, or an area redevelopment plan, as per Part 17 of the Municipal Government Act, adopted by a municipality under Division 4 of the Municipal Government Act.

**"Surveillance Suite"** means a manufactured/modular dwelling or a seasonal residence, all without basement, used solely to accommodate a person or persons comprising a household, or employee, whose official function is to provide surveillance, maintenance, and/or security for a commercial or industrial development or developments provided for in this land use district. The dwelling shall form part of the development with which it is associated and clearly be a subordinate use of the lot on which it is located.

**"Village"** The Village of Paradise Valley in the Province of Alberta.

#### 1.4.2 Definitions Not Provided

- (a) For those terms not identified above, the definitions found in the Municipal Development Plan (MDP) or Land Use Bylaw (LUB) for both municipalities and the Act will apply.

### 1.5 Background

1 April 2018 marked the date of coming into force of the first of a series of amendments to the Municipal Government Act (MGA, the Act) that formed part of the legislation review process undertaken by the Province of Alberta. The character and nature of many of these amendments introduce a new paradigm for municipalities in the province: moving from competition to collaboration, which will change the nature of intermunicipal relationships in years to come.

### *1.5 Background*

The Act that has resulted from this process elevates the requirements for Intermunicipal Development Plans (IDPs) for all municipalities and introduces the Intermunicipal Collaboration Frameworks (ICFs) as a mechanism to ensure the coordinated development of intermunicipal areas and the continued provision of services to their residents through a more efficient use of resources. Efficiency in providing services is a consequential consideration, especially for municipalities that have limited resources. It can make the difference between being viable as a municipality or not.

In light of these changes, the Councils and Administrations of the County of Vermilion River and the Villages of Kitscoty, Marwayne, Dewberry, and Paradise Valley began planning for the development of these plans and frameworks in January 2018. The commitment to develop further the ongoing collaboration between the municipalities was ratified by the adoption of an Agreement to Working Together (Agreement) in June 2018, which guided the process for the development of this plan and framework, which is formalized with the adoption of the Intermunicipal Development Plans (IDPs) and Intermunicipal Collaboration Frameworks (ICFs) developed between the municipalities. Furthermore, the municipalities adopted in September 2018 the Terms of Reference for the Agreement. The Terms of Reference outline the structure, functions, and operations of the Intermunicipal Liaison Committee, in accordance with the provisions and procedures under the Agreement to Work Together, pursuant to the recommendations and requirements under the Act and regulations.

Simultaneously, the Villages of Kitscoty, Dewberry, Marwayne and Paradise Valley, along with the County of Vermilion River, completed a Joint Growth Study as well as Intermunicipal Infrastructure Systems and Community Services Assessments focusing on the future IDP boundary areas. These projects would serve to inform the Intermunicipal Development Plans and associated Intermunicipal Collaboration Frameworks between the municipalities.

It is worth noting that, notwithstanding these great late efforts, collaboration is not a new topic for the Villages and the County. Throughout the years, the Villages and the County have engaged in several collaboration initiatives, some of them formalized in various ad hoc agreements between them. Going forward, those agreements — and any forthcoming ones — comprise the municipalities' ICFs supported by the land use policies within the IDPs that serve to manage current and future development and growth within the identified intermunicipal boundaries that make up the IDP areas for the Villages and the County.



*1.6 Public Engagement*

## **1.6 Public Engagement**

In response to the new requirements, the County of Vermilion River and the Villages of Kitscoty, Marwayne, Dewberry and Paradise Valley hosted two open houses in January 2019, one in Marwayne and one in Kitscoty. The open houses provided an opportunity for interested residents and stakeholders to learn more about the provincial collaboration requirements, the work that the municipalities are undertaking to meet those requirements, and to express any questions, concerns or considerations about the requirements and the underway.

Residents and stakeholders of the five municipalities received information about the sessions via direct mail, and media advertisements placed in the Lloydminster Source, the Vermilion Standard and the Vermilion Voice throughout the month leading up to the sessions. In addition to the in-person sessions, an online survey/feedback form was created and circulated via social media.

We have used the feedback received to inform intermunicipal collaboration matters between the municipalities such as the development of this Intermunicipal Development Plan and the Intermunicipal Collaboration Framework to which it is appended.

## **1.7 Community Profile**

The Village of Paradise Valley known for its long and rich agricultural history, is located just off Highway 897 about 37 kilometers (23 mi) south of Kitscoty, 50 km southwest of Lloydminster and the Lloydminster Municipal Airport and approximately 260 km of Edmonton. Paradise Valley is the home of the Three Cities Arena, the site of the Three Cities Recreational Park complete with campground, playground and rodeo grounds as well as the site of the annual Three Cities<sup>3</sup> Fair. The economic base of the Village is largely agricultural. Nearby hog operations and the Co-Op seed cleaning plant also contribute to local production. The town was once host to six grain elevators along the rail line. Now only one still stands, having been converted to the Climb Through Time Museum, which now serves as a prominent tourist attraction.

In the 2016 Census of Population conducted by Statistics Canada, the Village of Paradise Valley recorded a population of 179 and 75 residential dwellings. The village covers an area of 50.5 hectares. Services and facilities in this sports minded community include Mount Joy

---

<sup>3</sup> Three Cities refers to Paradise Valley and the nearby hamlets of McLaughlin and Rivercourse.

---

### 1.7 Community Profile

Snow Resort, a 9-hole golf course, skating rink, k-12 school, a prominent Agricultural society, community hall, post office, cabinet making store and a fire hall. The framework for this IDP is to provide a blueprint that will assist the Village of Paradise Valley and the County of Vermilion River to plan in a sustainable way for what the future has in store for the IDP Area.

An immediate commuting radius of approximately a 40 km (see **Map 2**) represents an average travel time of 30 minutes where housing-employment exchange can take place for the Village. Paradise Valley's population has seen a slight decline after reaching 188 in 2006 to a somewhat stable population at approximately 200 from 2008 to 2016. Between 2001 and 2017, the Village of Paradise Valley demonstrated overall positive population growth of 0.7%, with population distributed relatively evenly across all age cohorts. The Village's local economy is based primarily on three key sectors; agriculture, the oil and gas industry, and support services. The village is home to an estimated 33 firms located in the village according to firm-specific data available for 2013. Many of these firms were recorded to be in agriculture, forestry, fishing and hunting industry with a few classified as other services (except public administration), construction, information and cultural industries categories.

The Village of Paradise Valley by being investment ready can benefit by taking full advantage of its location and attracting investors to the area. Readiness, however, is dependent on continually forward thinking and strategic action. Some of the most important features of forward planning concerns land use, transportation, services and community infrastructures. By contemplating in advance what needs to be done, by who, and when, the Village can demonstrate readiness to local and regional investor. From a demonstrably inspired desire to become ready and actively seek investments, Paradise Valley will be prepared to maintain and grow for current and future generations.

Building on the continued intermunicipal collaboration between the municipalities, the County and Village recognize the need for the IDP to:

- (a) Capture and reflect the changes in growth and development within the IDP Area;
- (b) Update relevant information and bylaws consequential to the area.
- (c) Identify a sustainable growth strategy.
- (d) Identify bylaws and policies to ensure that the region is truly development ready from a planning, transportation, and servicing perspective in the short and long term; and

*1.8 Intermunicipal Development Plan Framework*

- (e) Anticipate issues and potential difficulties to address them in advance, so they do not become obstacles to continuous and sustainable growth.

**1.8 Intermunicipal Development Plan Framework**

Section 638(1) of the MGA, as amended, which requires that all statutory plans adopted pursuant to the Act be consistent with one another. In order to ensure consistency among the provisions of adopted plans and bylaws, this IDP consolidates the relevant aspects, in line with the Province’s direction concerning the long-term access management for Highway 16, which is also important, as it would be most desirable to have Alberta Transportation endorse this IDP.

As a result, this IDP reflects an added level of detail for increased clarity. The first of these was the determination of an IDP Area boundary. The boundary will provide a frame of reference to better assess the direction of development within a 30-year horizon, focusing it to accommodate growth and expansion in a sustainable manner: encouraging development in desired areas, providing flexibility, and allowing for an increased variety of land uses and types of development to take place.

The application of a Future Land Use Concept to provide for detailed planning opportunities in the areas identified within the IDP boundary will provide more definition and direction in moving forward planning and development opportunities for Village and County within the area.

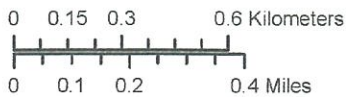
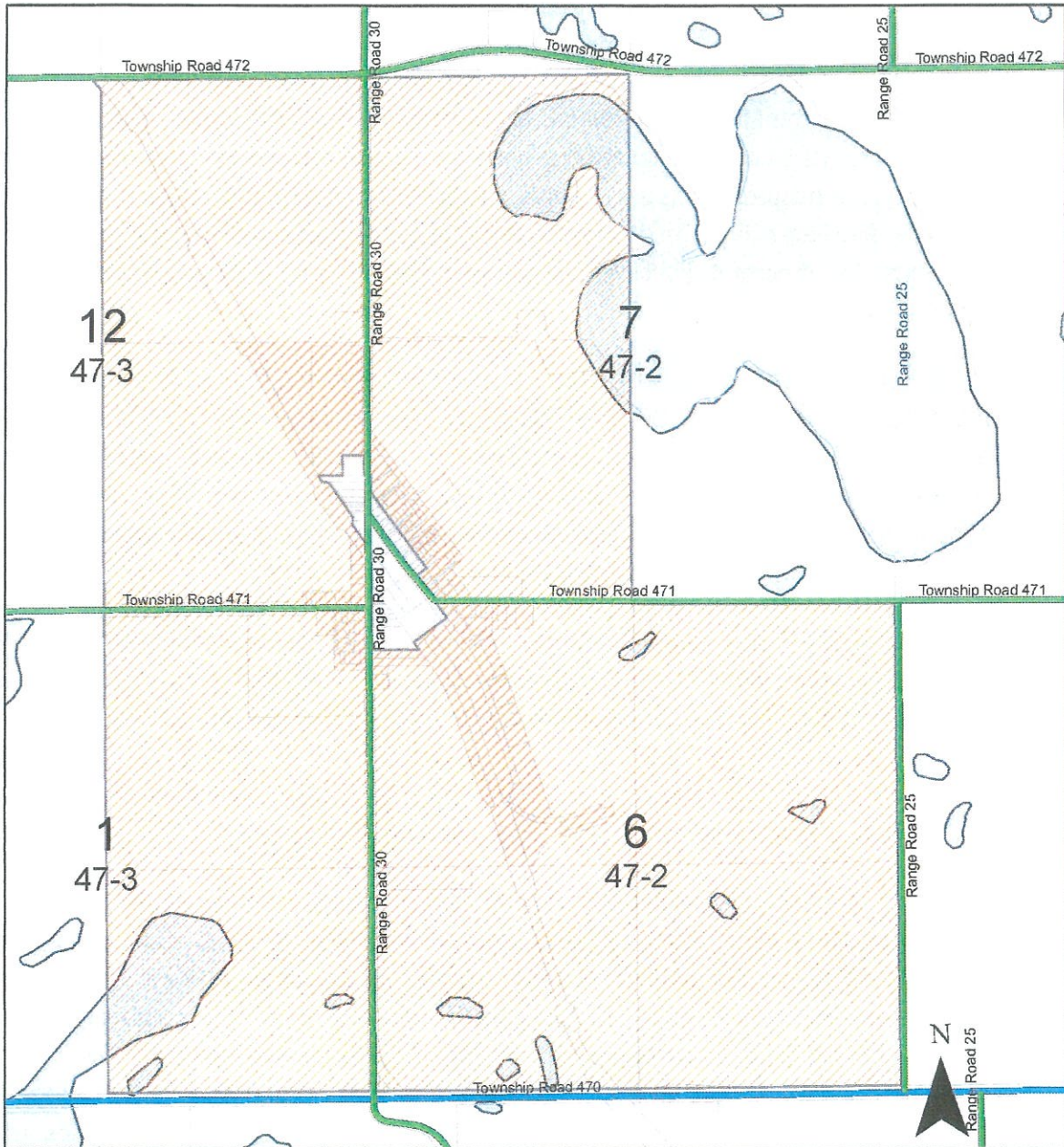
**1.9 Land Use Framework and Regional Planning**

The Province of Alberta is pursuing the development of a series of regional plans as part of the Provincial Land Use Strategy. The County of Vermilion River is within the North Saskatchewan Regional Plan (NSRP) currently under way. Regional plans will integrate the Province’s numerous policies and strategies to guide natural resource development, support economic growth, guide development of municipalities, and protect the natural environment, at the regional level and provide the policy direction and clarity needed to help decision-makers at the federal, provincial, and local levels make decisions that collectively reflect and support regional needs and values.






- (a) The IDP will serve as the primary Village of Paradise Valley and County of Vermilion River policy document in negotiations with the Province of Alberta in the development of a regional plan for the area.

1.9 Land Use Framework and Regional Planning

MAP 1. INTERMUNICIPAL DEVELOPMENT PLAN AREA



Village of Paradise Valley IDP Area

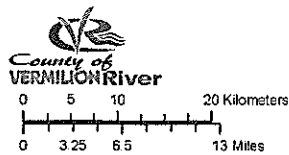
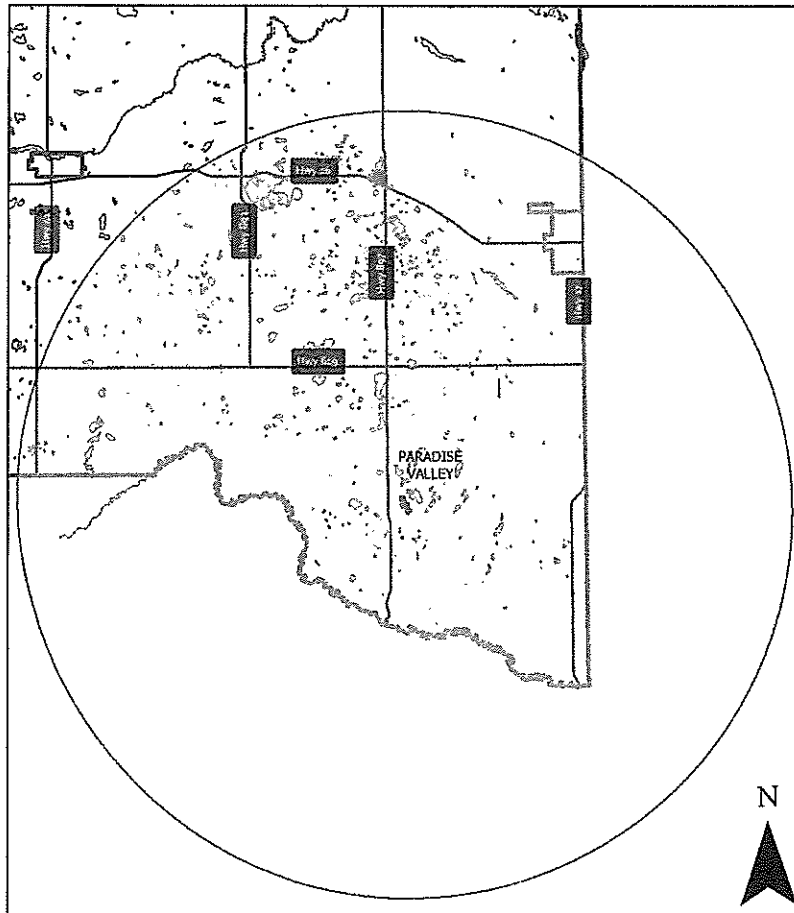
- |   |              |  |
|---|--------------|--|
|  | IDP Area     | <b>MainClass</b>   |
|  | Parcels      |  Upgraded Local Road (2) |
|  | Water Bodies |  Upgraded Local Road (1) |
|   |              | Paradise Valley  |

1.10 Intermunicipal Development Plan Purpose

### 1.10 Intermunicipal Development Plan Purpose

The purpose of the IDP is to establish a coordinated and cooperative framework for planning and managing land use, subdivision and development, and servicing and environmental matters in the IDP Area over a 30-year horizon, 2020–2050, which supports attracting economic opportunities to the area. Village and County are committed to collaborate to minimize competition for development opportunities, establish consistency in land development, and facilitate inter-municipal communication in land development and servicing matters. The future-oriented planning framework of the Intermunicipal Development Plan contributes to leverage the area’s potential as a complete community within the larger County region.

MAP 2. VILLAGE OF PARADISE VALLEY 40 KM COMMUTING RADIUS



Village of Paradise Valley Commuting Radius

- Legend
- Commuting\_Radius\_40\_km
  - Paradise Valley
  - CountyBoundary
  - Transportation Network
  - Railways
  - Rivers
  - Lakes

*1.11 Goals of the Intermunicipal Development Plan*

## **1.11 Goals of the Intermunicipal Development Plan**

The overall goals of the Intermunicipal Development Plan are to:

- (a) Establish a land use concept that outlines the future land uses that may develop over a 30-year horizon within the boundary of the IDP Area.
- (b) Serve as a tool for the municipalities to promote the IDP Area characteristics that make it a desirable location for future development and economic activity.
- (c) Outline a framework for the more detailed implementation of land development, economic development, transportation systems, municipal infrastructure, and timing of development and servicing.
- (d) Maintain and enhance mutually beneficial policies and relationships between the two municipalities.
- (e) Continue to develop and maintain open lines of communication to resolve problems and seize opportunities of mutual benefit.

## **1.12 Enactment**

As is the case with any municipal bylaw, the provisions of this Intermunicipal Development Plan come into force once the County and Village Councils give third reading to the matching bylaws in accordance with Section 692 of the MGA.

The procedure described in Section 692 of the MGA applies to the adoption or amendment of any other statutory plan (e.g., Area Structure Plan) or a Land Use Bylaw.

The provisions for the repeal, review, and amendment of this Intermunicipal Development Plan are outlined in **Section 5.8**.

*2.1 Area Characteristics*

## **PART 2.0 PLAN CONTEXT**

---

### **2.1 Area Characteristics**

The Intermunicipal Development Plan area comprises the land as shown in **Map 1** (IDP Area) above. This constitutes approximately 616 hectares (~1,523 acres).

#### **2.1.1 Topography**

The topography in the area is an undulated landscape that varies from a high point (650 m) in the southwest end of the IDP boundary to low points (625 m) to the northeast of the plan area. The total relief is approximately 25 m (82 ft). The majority of the land around the village boundary maintains an elevation of 635m to 640m.

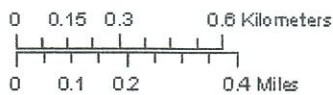
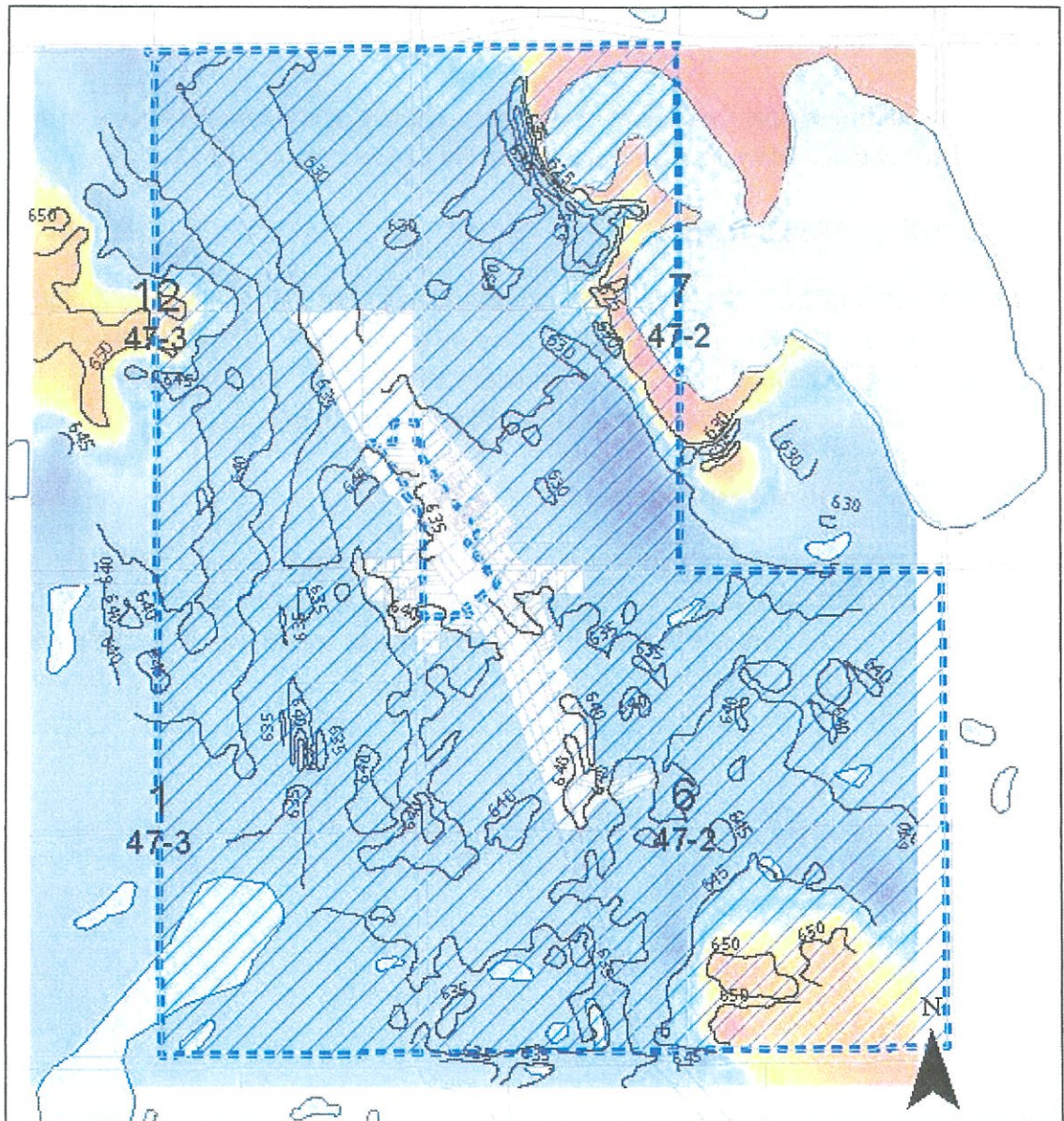
#### **2.1.2 Slope Analysis**

Slope analysis of the terrain reveals a large portion of the plan area under 1% slope which are generally developable lands presenting few topographical constraints. Small areas of slopes 1% and over are located to the northeast and southeast within the plan area.



2.1 Area Characteristics

MAP 3. AREA TOPOGRAPHY



**Topography (Village of Paradise Valley)**

- CountyContours\_5m\_ClipFeaturPV
  - Parcels
  - ▣ IDP Area
  - ▭ Water Bodies
  - Paradise Valley
- | ParadiseValleyPercentage Value |
|--------------------------------|
| 1.2                            |
| -0.198582                      |

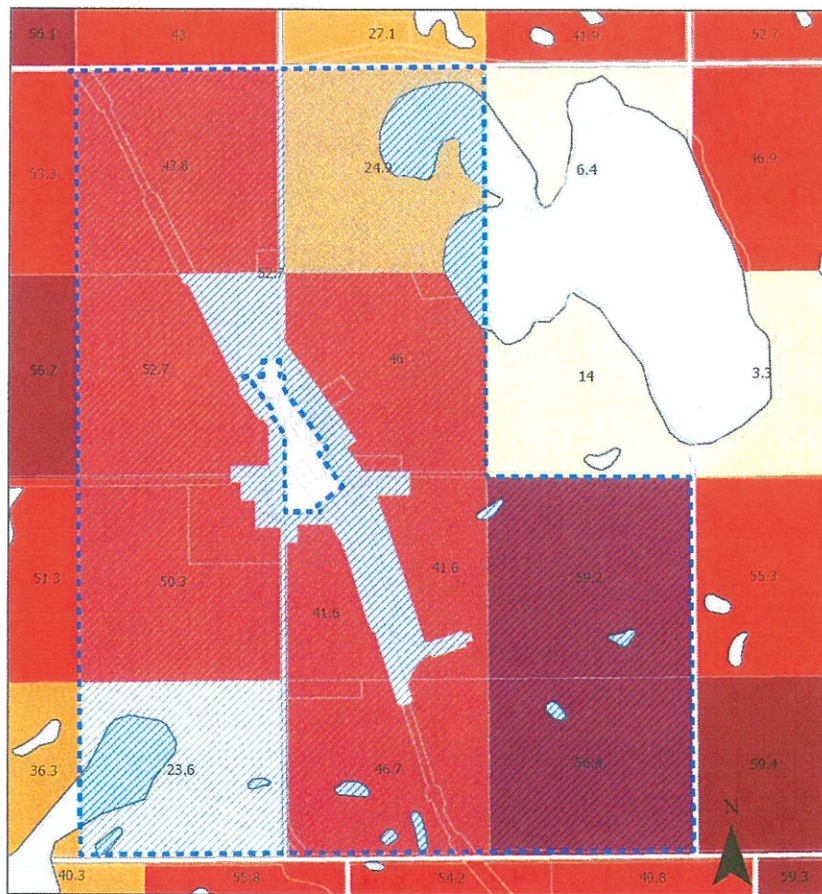


2.1 Area Characteristics

**2.1.3 Agriculture Assessment**

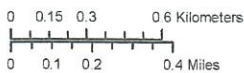
The agricultural land assessment performed per quarter section serves to identify those high-quality agricultural lands (i.e., 50% or higher) that might be most subject to conversion to non-agricultural uses. Agricultural lands around the Village are in the mid-range with cultivated lands — assessed over 50% — to west of its boundary. Lands at NW-7-47-2-W4M and SE-1-47-3-W4M present the least constraints in terms of agriculture lands, but are too far removed to be a logical extension of service lines from the Village. The percentage numbers on the map indicate a qualitative assessment of farmland capability. The colors indicate cutoffs for actual usage.

MAP 4. AGRICULTURE ASSESSMENT



**Village of Paradise Valley Agricultural Assessment**

Parcels	Assessment	≤55.900000
Water Bodies	≤24.500000	≤89.200000
Paradise Valley	≤41.000000	IDP Area

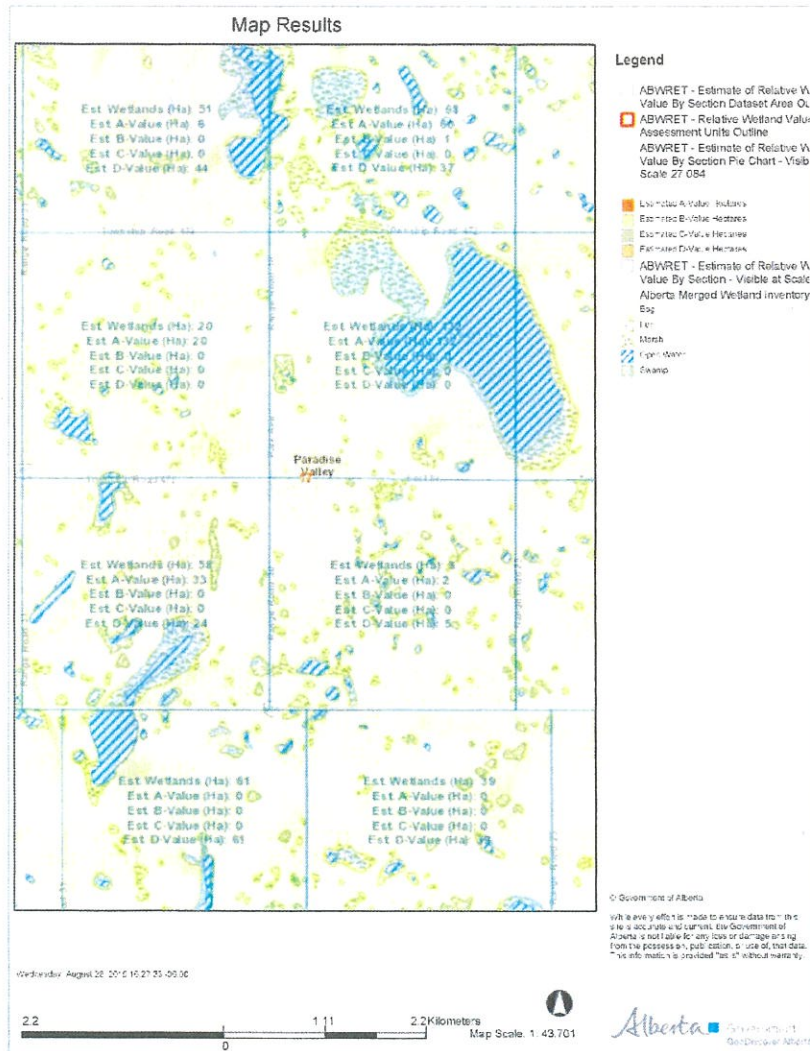


2.1 Area Characteristics

2.1.4 Water Bodies

The MGA has expanded the purposes of municipalities to include the well-being of the environment among them. The Village of Paradise Valley has significant water bodies around its boundary, with many concentrated in the southwest, and the most prominent of them known as Briker Lake to the northeast that could become an attraction for both residents and visitors in the future. The Village’s Municipal Development Plan recognizes the limitations and potential of these features stating in their objectives that, “Natural landforms and environmentally sensitive areas, such as healthy tree stands, wetlands, watercourses viewpoints, etc. will be avoided and/or conserved within the Village.”

FIGURE 1. WETLAND ASSESSMENT



2.1 Area Characteristics

TABLE 1. WETLAND CLASSES, FORMS AND TYPES IN THE ALBERTA WETLAND CLASSIFICATION SYSTEM. WETLAND CLASSIFICATION CODES FOR MAPPING USES ARE IN BRACKETS.

CLASS	FORM	Types		
		Salinity	Water permanence <sup>1</sup>	Acidity-alkalinity
Bog [B]	Wooded, coniferous [Wc] Shrubby [S] Graminoid [G]	Freshwater [f]	--	Acidic [a]
Fen [F]	Wooded, coniferous [Wc]	Freshwater [f]	--	Poor [p]
	Shrubby [S]	Freshwater [f]	--	Moderate-rich [mr]
	Graminoid [G]	Freshwater [f] to slightly brackish [sb]	--	Extreme-rich [er]
Marsh [M]	Graminoid [G]	Freshwater [f] to slightly brackish [sb]	Temporary [II]	--
		Freshwater [f] to moderately brackish [mb]	Seasonal [III]	--
		Freshwater [f] to brackish [b]	Semi-permanent [IV]	--
Shallow Open Water [W]	Submersed and/or floating aquatic vegetation [A] or bare [B]	Freshwater [f] to moderately brackish [mb]	Seasonal [III]	--
		Freshwater [f] to sub-saline [ss]	Semi-permanent [IV]	--
		Slightly brackish [sb] to sub-saline [ss]	Permanent [V]	--
	[A]	Saline [s]	Intermittent [VI]	--
Swamp [S]	Wooded, coniferous [Wc]	Freshwater [f] to slightly brackish [sb]	Temporary [II] 2	--
	Wooded, mixedwood [Wm]	freshwater (f) to slightly brackish [sb]	Seasonal [III] 2	--
	Wooded, deciduous [Wd]	moderately brackish [mb] to sub-saline [ss] 2	Seasonal [III] 2	--
	Shrubby [S]			

<sup>1</sup> Roman numerals are equivalent to wetland classes by Stewart and Kantrud (1971)

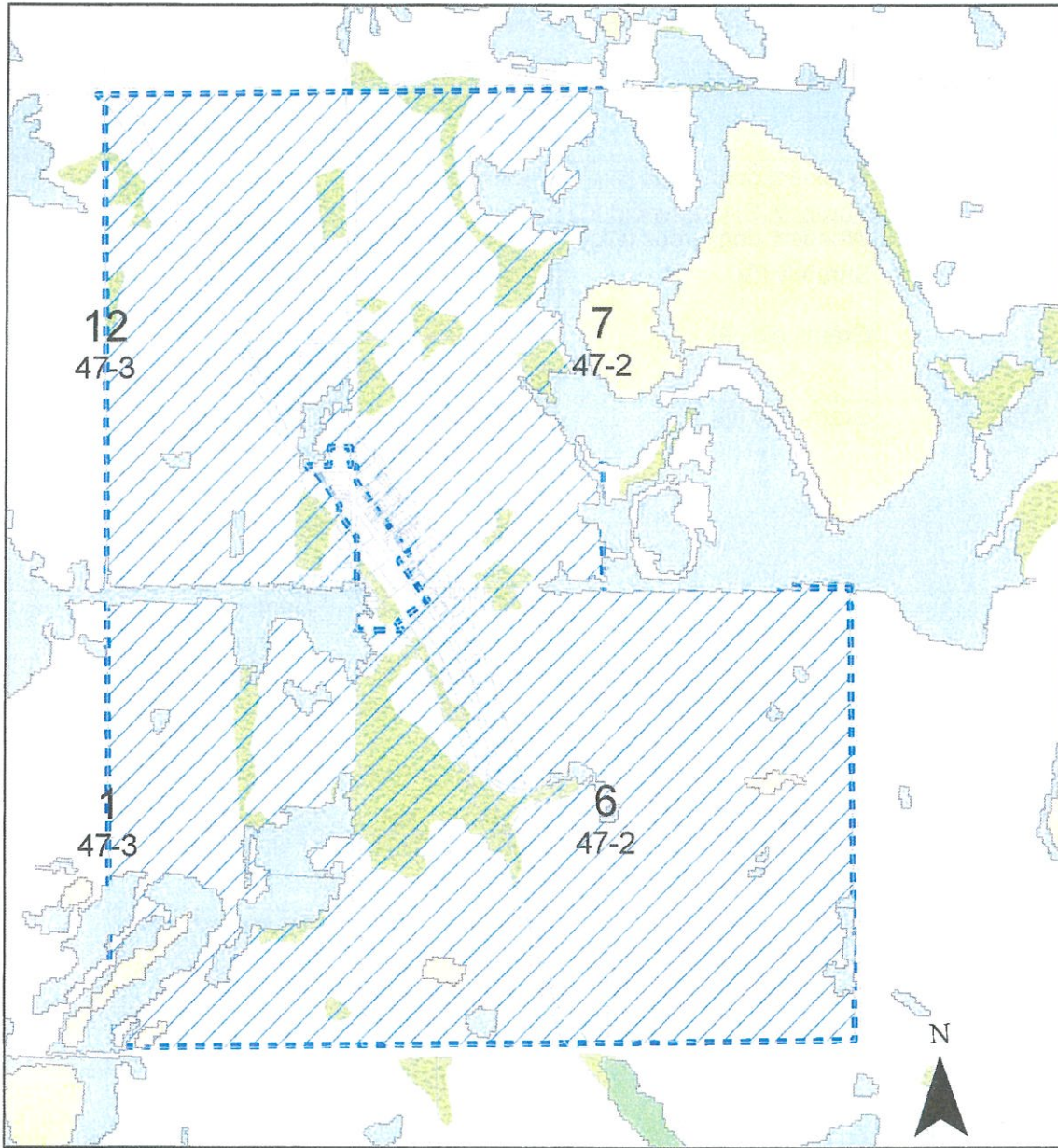
<sup>2</sup> Swamp types are not applicable to wooded swamps due to a lack of available information

[Source: Alberta Wetland Classification System (AWCS), 1 June 2015]



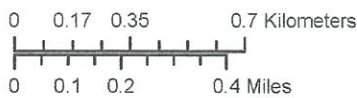
2.1 Area Characteristics

MAP 5. HYDROGRAPHY



**Hydrography (Village of Paradise Valley)**

- |                 |            |            |
|-----------------|------------|------------|
| Parcels         | IDP Area   | Fen        |
| Vegetation      | CWCS_Class | Marsh      |
| Paradise Valley | Bog        | Open Water |
|                 |            | Swamp      |



## 2.2 Existing Human Features

### 2.2 Existing Human Features

The IDP Area is largely undeveloped except for some country residential and non-residential (commercial) development, a cemetery, and the Village's lagoon site. There are no oil and gas wells within the IDP Plan area, pipelines however, do affect some of the north and east portion of the IDP Plan Area. Much of the remaining land is cultivated or pasture.

#### 2.2.1 Existing Land Uses

Each municipality has established the current land uses within the IDP Area for lands located in their boundary. The Village and County Land Use Bylaws will continue to guide existing and future development of lands in each municipality that are located in the IDP Area following the principles and policies outlined in this Intermunicipal Development Plan.

Most of the lands within the IDP Area have been identified as historic resource value lands, meaning there are additional regulations that would apply to subdivision and development in most of the IDP Area, which include obtaining provincial approval among others. These lands have been designated under the Historic Resource Area (HRA) Overlay in the County's Land Use Bylaw (see Error! Reference source not found.). Lands adjacent to the Village boundary also may have additional regulations regarding subdivision and development under the Urban Growth Area (UGA) and Waste & Wastewater Facility (WWF) overlays. A great portion of the land within the IDP Plan area remains designated under the Agriculture (A) District.

Along with the provisions in the Village's Land Use Bylaw (see Error! Reference source not found.) for Residential, Commercial, Industrial, and Community districts along the Village boundary, the UGA Overlay District provides for a variety of residential, industrial (light to medium), business and commercial uses. There are also some pockets of development within the Country Residential Single-Lot (CR-S) and Country Residential Agriculture (CR-A) districts. The IDP will serve to guide development in proximity to the Village to ensure its future integration with urban densities and uses.

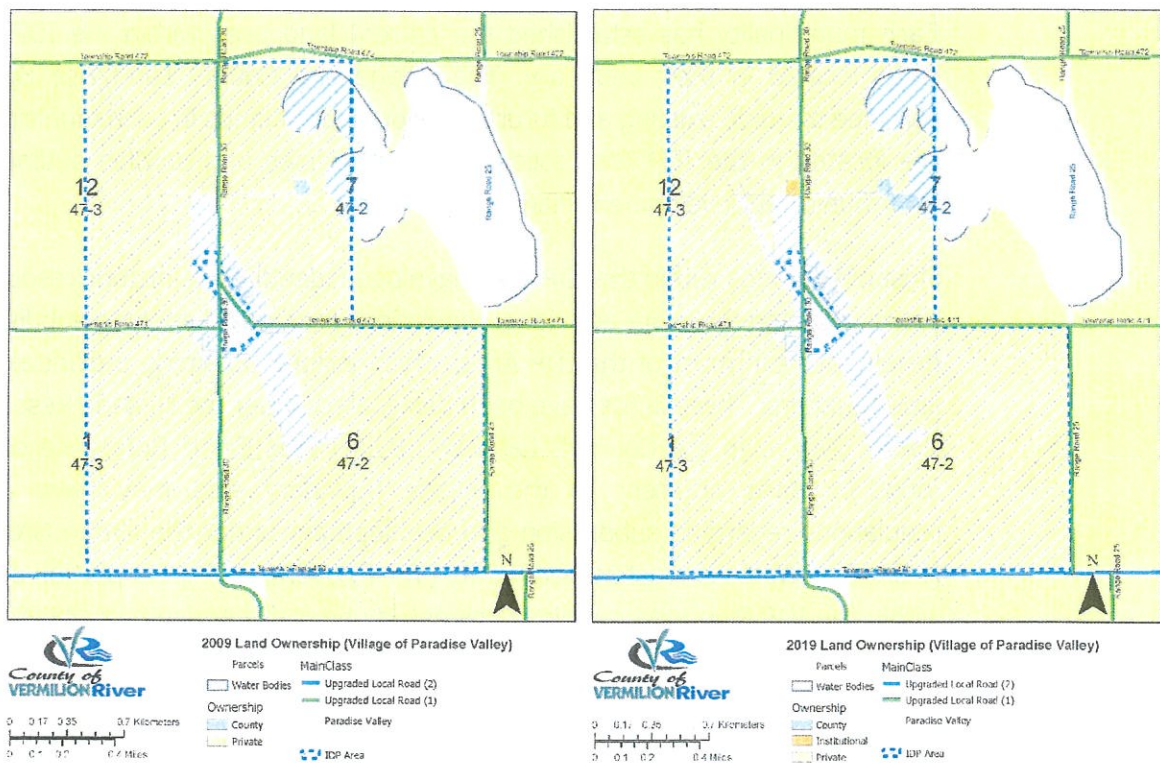


2.2 Existing Human Features

2.2.2 Landownership patterns

Landownership within the Village has not demonstrated significant change in the past 10 years. The only changes in Landownership since is from Private land to Institutional, north of the village boundary and Private land to municipal ownership near the east edge of the IDP boundary, along Briker Lake. All parcels within the IDP boundary have remained mostly unsubdivided quarter sections.

FIGURE 2. LANDOWNERSHIP PATTERNS



2.2.3 Existing municipal servicing

Services such as natural gas, water, and sewer are available within the Village boundary (see Map 6). The Intermunicipal Infrastructure Assessments<sup>4</sup> indicate the water demand for the Village to reach 85.6 m<sup>3</sup>/day by 2037. The current system has the capacity to serve

<sup>4</sup> Intermunicipal Infrastructure Systems and Community Services Assessments. 12 April 2019. BAR Engineering. Paradise Valley's water demand provided in the table below is based on City of Lloydminster Municipal Development Standards, March 2014 of 430 litres/capita/day.

## 2.2 Existing Human Features

a population of 250. This capacity should suffice for the forecasted growth for the Village of 199 in 2037, under the base scenario<sup>5</sup>.

Although, currently served by raw water, the Village will be serviced by the Alberta Central East (ACE) Regional Waterline in the future. Water allocations for ACE partner municipalities were drawn using the 2011 Census, the Village of Paradise Valley had a population of 174 living in 68 of its 77 total dwellings, a -4.9% change from its 2006 population of 183. With a land area of 0.57 km<sup>2</sup> (0.22 sq mi), it had a population density of 305.3/km<sup>2</sup> (790.6/sq mi) in 2011. ACE population projection in 35 years of 346 (4.9%). 116 m<sup>3</sup>/per capita/yr for the Village. The Village's reservoir capacity is unknown at this time, but the current service level has the capacity to serve the forecasted growth. However, there may be upgrades required to meet ACE Regional Water Commission's (ACE) best practices for water storage volumes. These will be determined prior to the Village's connection to the regional system.

An inventory and further discussion on provision of services are found in the Village of Paradise Valley - County of Vermilion River Intermunicipal Collaboration Framework.

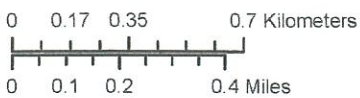
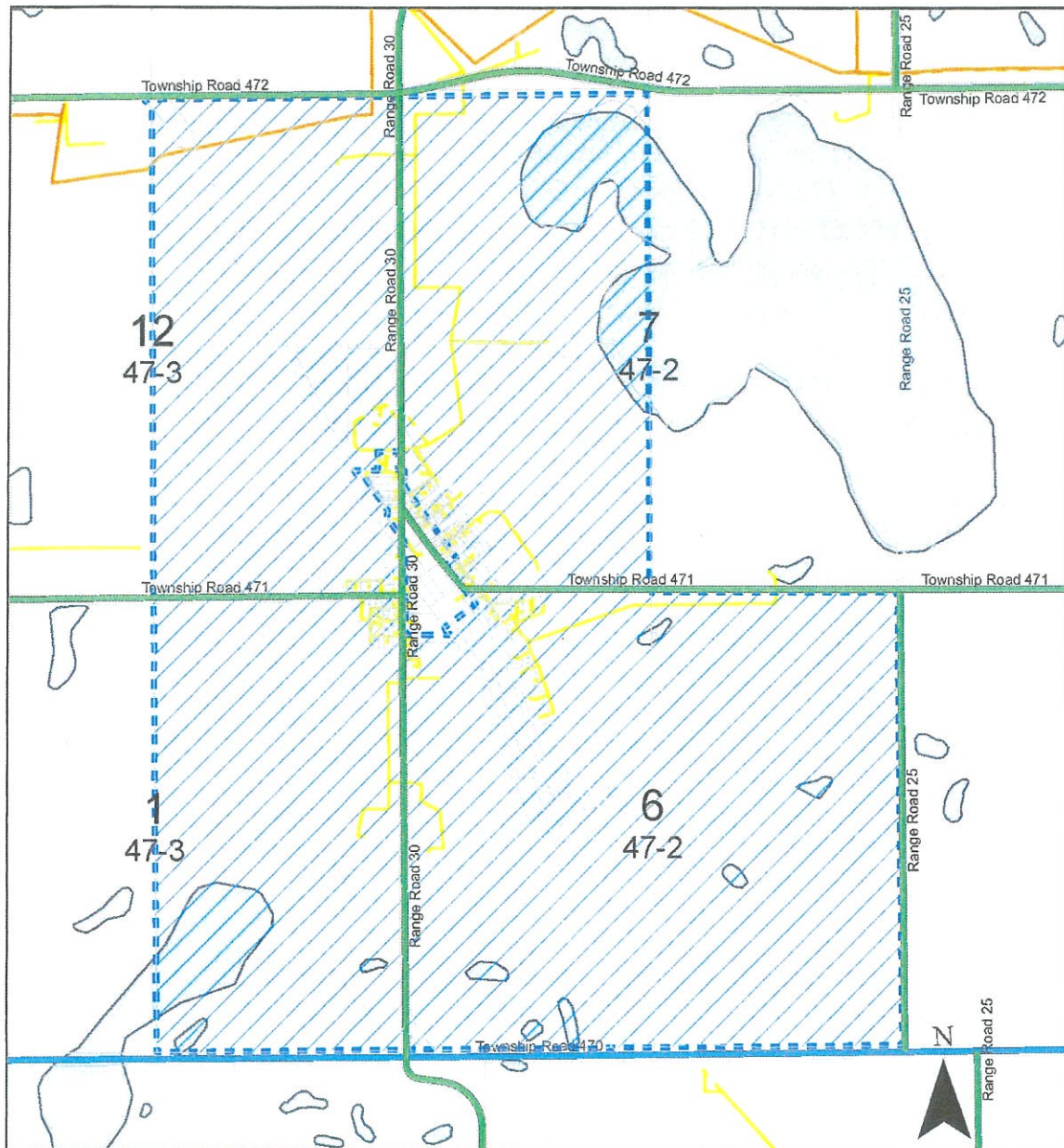
---

<sup>5</sup> *Population, Employment & Housing Growth Study – Working Paper – Version 1 Draft, "Base Scenario"*, Applications Management Consulting Ltd., January 17, 2019. In the Final Report from Applications Management (1 April 2019), for comparison purposes, the forecasted population for the Village of Paradise Valley indicates, "In the Base Scenario, the Village of Paradise Valley's population increases from 176 in 2017 to 209 in 2047, representing a 0.6% average annual rate of growth over the forecast period."



2.2 Existing Human Features

MAP 6. EXISTING SERVICING



Servicing (Village of Paradise Valley)

- |                    |                         |
|--------------------|-------------------------|
| Parcels            | MainClass               |
| Material, Status   | Upgraded Local Road (2) |
| PE                 | Upgraded Local Road (1) |
| Aluminum           | Paradise Valley         |
| Abandoned PE       | IDP Area                |
| Abandoned Aluminum |                         |
| Water Bodies       |                         |



*2.3 Site Assessment*

## **2.3 Site Assessment**

### **2.3.1 Opportunities and Constraints.**

The IDP Area is suitable for development so long as special considerations are kept in mind. The IDP area does not have and gas or oil wells, however, pipelines may have a significant impact on future subdivision and development of lands within the north and east portions of the IDP Area (see **Map 7**). These sites directly affect two quarter sections to the east and one in the north, and require established right-of-way and setbacks, which will have a direct influence in the type of development that may be accommodated as well as potential road network connectivity. Other constraints include a transfer station to the northeast of the plan area and the Historic Resource Value lands to the east of the Village boundary (see **Map 7**). The presence of the transfer station presents limitations for the development of any school, hospital, food establishments or residential use with a required setback of 450m<sup>6</sup>.

The plan area does not see many waterbodies except for a few small lakes to the south and the western shore of Briker Lake to the northeast. The lake location relative to the Village offers opportunities for views and recreation. Only a mile east of Highway 897 also presents an opportunity for the Village to further expand business/revenue to the community. If development toward Highway 897 is undertaken, the Village could access untapped economic opportunities. The village may also benefit from expansion of its Commercial (downtown) and Institutional district to transition into recreation as well as businesses towards the north to benefit from Briker Lake and close access to Highway 897.

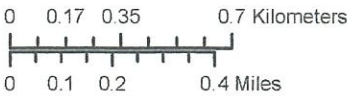
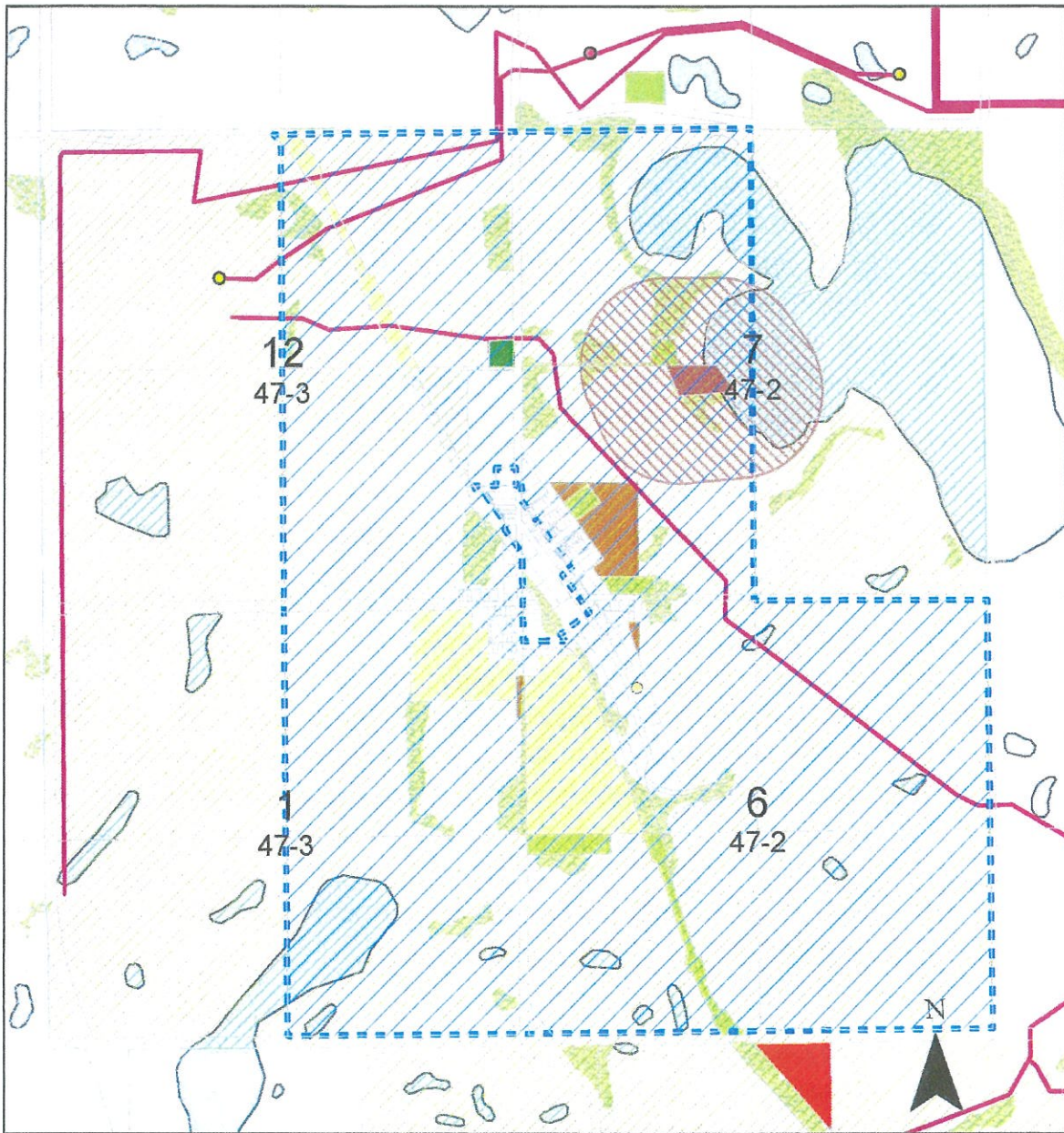
There are servicing opportunities for development that takes place within the IDP Area (see **Map 8**). There is future opportunity for connecting to water and sewer servicing for expansion to the north and west of the IDP area, which will follow the natural extension of Village servicing lines. The County's Gas Utility is one of the main natural gas providers for residential locations in the region.

---

<sup>6</sup> Subdivision and Development Regulation, Section 13.

2.3 Site Assessment

MAP 7. DEVELOPMENT CONSTRAINTS



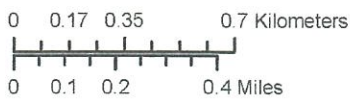
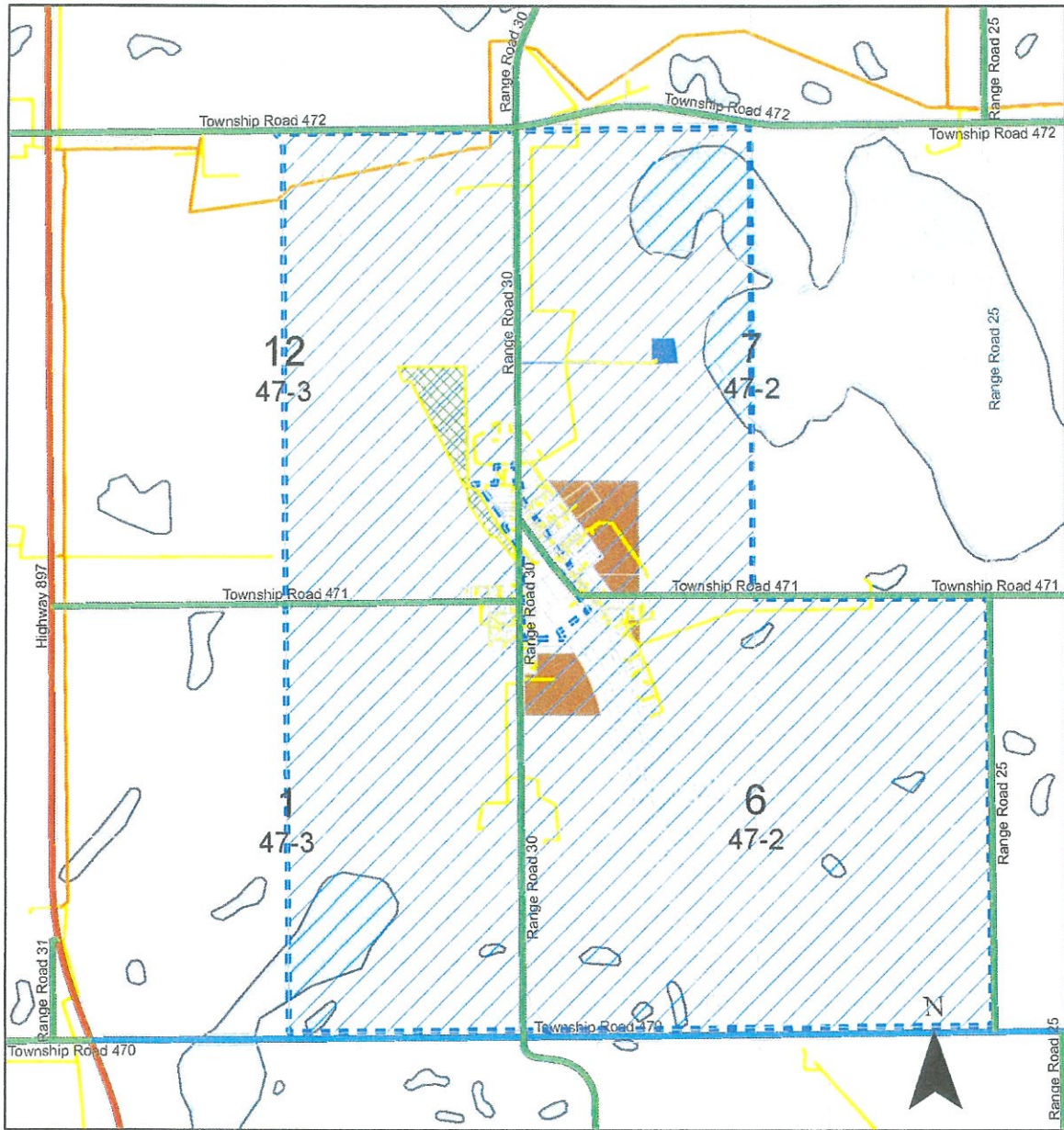
**Development Constraints (Village of Paradise Valley)**

- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li>Parcels</li> <li>IDP Area</li> <li>status</li> <li>ABANDONED</li> <li>SUSPENDED GAS</li> <li>Foreign Pipeline</li> <li>Land Use Overlays</li> <li>Direct Control Urban Development</li> <li>Secondary Highway Overlay</li> </ul> | <ul style="list-style-type: none"> <li>Waste &amp; Wastewater Facility Overlay</li> <li>Land Use Districts</li> <li>A</li> <li>C1</li> <li>CR-A</li> <li>CR-S</li> <li>LC-W</li> <li>PR</li> <li>Water Bodies</li> </ul> | <ul style="list-style-type: none"> <li>Vegetation</li> <li>Towers</li> <li>Paradise Valley</li> <li>Cemeteries</li> <li>Limitations</li> <li>Transfer Station</li> <li>Historic Resource Value</li> </ul> |
|---|--|---|



2.3 Site Assessment

MAP 8. DEVELOPMENT OPPORTUNITIES



Development Opportunities (Village of Paradise Valley)

<b>MainClass</b>	IDP Area	Water Bodies
Provincial Highway	<b>Material, Status</b>	Paradise Valley
Upgraded Local Road (2)	PE	
Upgraded Local Road (1)	Aluminum	<b>Limitations</b>
Parcels	Abandoned PE	Transfer Station
Recreation	Abandoned Aluminum	Historic Resource Value

*3.1 How to Use this Section*

## **PART 3.0 FUTURE LAND USE CONCEPT**

---

### **3.1 How to Use this Section**

This section of the IDP provides the context and reasoning for the policies established in Section 4.0 FUTURE LAND USE AND DEVELOPMENT policies. The Future Land Use Concept (see Map 9) outlines the framework for land use(s), subdivision, and development for lands within the IDP Area boundary, which may develop over a 30-year horizon. The general objectives and policies in this section assist the approving bodies in understanding interpretation of the statements in PART 4.0 FUTURE LAND USE AND DEVELOPMENT policies.

### **3.2 Future Land Use Concept Objectives**

The Future Land Use Concept (FLUC) objectives describe the shared vision of both municipalities for future development within the Plan area in alignment with the overall goals of the Intermunicipal Development Plan:

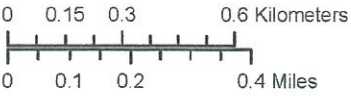
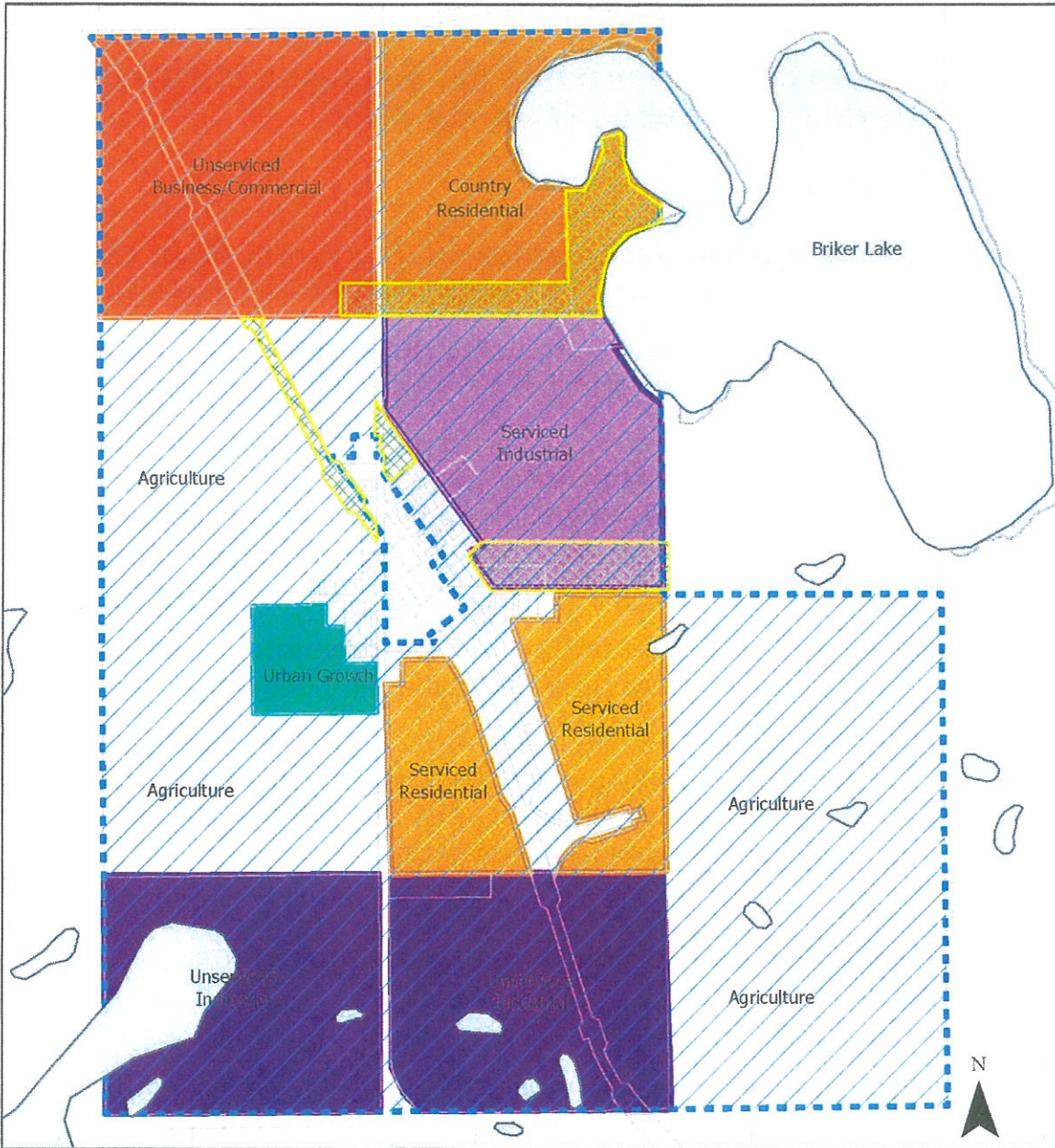
- 3.2.1 Establish a land use concept that outlines the future land uses that may develop over a 30-year horizon within the boundary of the IDP Area.**
- 3.2.2 Promote the IDP Area as a desirable location for future development and economic activity.**
- 3.2.3 Outline a framework for the more detailed implementation of land development, economic development, municipal infrastructure, and timing of development and servicing.**
- 3.2.4 Maintain and enhance mutually beneficial policies and relationships between the two municipalities.**
- 3.2.5 Continue to develop and maintain open lines of communication to resolve problems and seize opportunities of mutual benefit.**

Taking into consideration the opportunities and constraints present within the IDP Area (see **Map 7** and **Map 8**); the FLUC conveys the IDP's future land use goals. However, it is not intended to address land use at a site-specific level.



3.2 Future Land Use Concept Objectives

MAP 9. FUTURE LAND USE CONCEPT (FLUC)



Future Land Use Concept (Village of Paradise Valley)

- |                 |                              |             |
|-----------------|------------------------------|-------------|
| Parcels         | Served Industrial            | Recreation  |
| IDP /ICF Area   | Unserved Business/Commercial | Agriculture |
| Water Bodies    | Country Residential          |             |
| Paradise Valley | Served Residential           |             |
| Lakes           | Unserved Industrial          |             |
|                 | Urban Growth                 |             |

*3.3 General Policies:*

**3.3 General Policies:**

**3.3.1 Objective: Establish a land use concept that outlines the future land uses that may develop over a 30-year horizon within the boundary of the IDP Area.**

**3.3.2 Policies**

- (a) Development is encouraged in areas of significantly reduced capability for crops thus preserving higher yielding lands for agricultural uses.
- (b) Provision is made for a broad mix of land uses throughout the IDP Area with opportunities within both the Village and County.
- (c) The FLUC is not proscriptive in nature. For example, by showing an area as being generally intended for residential use, does not preclude using a portion of the lands so designated for associated parks/schools, neighbourhood commercial (e.g., neighbourhood commercial, day care), etc.
- (d) Areas around Briker Lake are identified for recreational uses that are compatible with the required setbacks from the lagoon facilities.
- (e) The areas of NW-7-47-2-W4M and SW-7-47-2-W4M, between the lagoon lands (LC-W District) and the Village, are designated for serviced industrial and country residential uses allowed within distance from the required setbacks for the lagoon facility.

**3.3.3 Objective: Promote the IDP Area as a desirable location for future development and economic activity.**

**3.3.4 Policies**

- (a) The Village of Paradise Valley represents an opportunity to provide services to development in proximity and within 20 minutes of travel time of other development within a 40 km radius, which is an attractive to the area (see **The purpose** of the IDP is to establish a coordinated and cooperative framework for planning and managing land use, subdivision and development, and servicing and environmental matters in the IDP Area over a 30-year horizon, 2020–2050, which supports attracting economic opportunities to the area. Village and County are committed to collaborate to minimize competition for development opportunities, establish consistency in land development, and facilitate inter-municipal

*3.3 General Policies:*

communication in land development and servicing matters. The future-oriented planning framework of the Intermunicipal Development Plan contributes to leverage the area's potential as a complete community within the larger County region.

- (b) Map 2). Therefore, the FLUC takes the view that land uses in adjacent to the Village boundary, should be part of a piped water and sewer scheme.
- (c) The value and recreational potential of natural areas within the IDP boundary may be negatively affected by inappropriate development. Therefore, both municipalities will collaborate to protect these areas for eventual incorporation into an open space system.
- (d) Both municipalities will collaborate to achieve the following open space objectives, consistent with the Provincial Land Use Policies, which support the protection of the natural environment, water, and historical resources:
  - i. To encourage the preservation of the natural and aesthetic quality of the natural environment and rural landscape.
  - ii. To facilitate the eventual establishment of continuous open space systems around Briker Lake and other natural areas to attract activities and provide recreational opportunities as a stimulus to the local economy.

**3.3.5 Objective: Outline a framework for the more detailed implementation of land development, economic development, transportation systems, municipal infrastructure, and timing of development and servicing.**

**3.3.6 Policies**

- (a) In terms of development, identify serviced (piped water and sewer) and unserved type uses (on-site water and on-site sanitary sewage disposal).
- (b) The FLUC does not preclude servicing areas that are more distant. However, it acknowledges that the costs to do so may prove inordinate for most, and perhaps is best leveraged by intensive servicing users, such as those with commercial and industrial uses.
- (c) The investment by the Village in water supply and sanitary sewage treatment should be used to greatest advantage in the IDP Area and kept in a concentrated location around the Village as is feasible.



*3.3 General Policies:*

- (d) Applications for redesignation, subdivision, or development should consider and incorporate/work within the provisions made in servicing and management plans effected within the area (c.g., growth, storm water, transportation, or similar).
- (e) Applications for redesignation, subdivision, or development should consider incorporating design requirements that ensure a high quality form of development.
- (f) Provisions of the Agricultural Operations Practices Act should apply to the mitigation of environmental and nuisance impacts of agricultural operations.
- (g) The lands affected by waste sites and sanitary sewage treatment facilities have been placed within the Landfill, Composting, and Waste (LC-W) District designation. Although mitigation is in place, when planning adjacent areas it is important to be mindful of the development setbacks from these existing facilities and any expansions thereof that may be required consistent with the MGA Subdivision and Development Regulation.

**3.3.7 Objective: Maintain and enhance mutually beneficial policies and relationships between the two municipalities.**

**3.3.8 Policies**

- (a) Village and County will work collaboratively to identify appropriate lands, implement policies, and regulations with respect to environmentally sensitive areas, riparian zones, and development buffers that can have a positive impact on the natural environment as well as provide healthy, outdoor-spaces within the IDP Area for the passive and recreational enjoyment of residents and tourists.
- (b) Village and County shall work together to ensure compatibility of land use interfaces and future growth patterns to monitor effectiveness of the IDP provisions and to update these accordingly.

*3.3 General Policies:*

**3.3.9 Objective: Continue to develop and maintain open lines of communication to resolve problems and seize opportunities of mutual benefit.**

**3.3.10 Policies**

- (a) Part 5.0 Implementation, specifically **Sections 5.4** and **5.7**, outline the guiding principles of communication and resolution of conflicts respectively.
- (b) Part 5.0 Implementation also contains the tenets utilized in implementing the policies contained in this IDP.

4.1 How to Use this Section

## PART 4.0 FUTURE LAND USE AND DEVELOPMENT

---

### 4.1 How to Use this Section

This section of the IDP provides the policies, which should be interpreted narrowly and used as a framework for working cooperatively, communicating, and making decisions in each municipality. Variances might be allowed only where specifically identified, pursuant to the provisions of **Section 5.5**. The mapping included in the Intermunicipal Development Plan may require further field measurements to verify any estimation discrepancies. Refer to **Map 9** as the primary reference map for this section.

#### 4.1.1 Land Use Policies

- (a) Future subdivision and development shall be in accordance with the provisions of this IDP and **Map 9**. Major deviations to the IDP design and policies shall require an amendment to this Plan. Minor variances may be considered without an amendment to this Plan where the developer can demonstrate, to the satisfaction of the Intermunicipal Liaison Committee (ILC), Subdivision Authority, or Development Authority as the case may be that the reconfiguration of parcels and road design would maintain the overall intent of the IDP policies (see **Section 5.6**).
- (b) Existing uses, which may be viewed as incompatible with the Future Land Use Concept designated districts (**Map 9**), may remain on an “as is” basis pursuant to the non-conforming use provisions of the Municipal Government Act, Section 643. Redevelopment of the lands shall be consistent with the policies contained in this IDP and in conformity with the provisions of the Village or County Land Use Bylaw, depending on location, unless at the time of redevelopment, the land is required for urban growth and/or extension of urban services, in accordance with the provisions of **Section 5.6**.
- (c) The Village and County shall amend their respective municipal development plans and land use bylaws, as deemed advisable, to be consistent with the policies and provisions of the IDP.
- (d) Land use(s), subdivision, and development within the IDP Area, north and south of the IDP Area shall accommodate unserviced development. In the same way, Land use(s), subdivision, and development east and west that are adjacent to the Village boundary, shall accommodate serviced

4.1 How to Use this Section

development. Land use(s), subdivision, and development within the IDP Area along Range Road 30 may accommodate serviced development, wherever possible.

- (e) Regulation and approval of confined feeding operations (CFOs) rests with the Natural Resources Conservation Board (NRCB). Prior to making its decision, the NRCB is to review local plans and request comments from the affected municipalities. In responding to the NRCB, the ILC, Village, and County, shall convey that they do not support any new or the expansion of any existing CFOs or manure storage facilities within the IDP Area requiring an approval, authorization, or registration under the Agricultural Operation Practices Act, and amendments thereto.
- (f) The Village and County have limited capacity to control the development and life span of oil/gas wells within the IDP. As a result, the future ability of the Village and County to approve contiguous and orderly development is significantly affected by the presence of existing and future oil/gas leases. Therefore, the Village and County will work with oil and gas interests and Landowners to identify well-site development and production schedules compatible with land use designations within the IDP Area. In working with oil and gas interests and Landowners, the Village and County will strongly recommend that the following siting/development principles be followed:
  - i. wells should be clustered whenever possible;
  - ii. flow lining to a common location for multiple wells should be utilized whenever possible;
  - iii. to every extent possible, clustered well sites should be located next to public utility lots, storm water lakes, and future municipal reserves, including parks;
  - iv. road accesses to clustered wells should be combined wherever possible and access routes utilized should be made to fit existing and identified future roadways whenever possible;
  - v. operating conditions of well/battery sites should be adjusted as follows:
    - 1. flow lining to battery site outside the urbanized area /urban growth area should be utilized,

#### 4.2 Agricultural Policies

2. fluids should be hauled, tanks should be vacuumed/cleaned, and servicing/maintenance should take place during regular daytime hours;
  3. storage tank temperature should be kept at a level such that associated impacts, particularly odour, are minimized to the fullest extent possible;
  4. portable generators should not be used to provide power; and
  5. every effort needs to be made, using whatever measures required, to minimize odours, noise, dust, vibration, and any other negative impacts.
- (g) Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in the Municipal Government Act. In the case of the lands within the Country Residential (CR) designation on **Map 9**, all municipal reserve owing shall be taken by the Village and the County in the form of a Deferred Reserve Caveat to protect for future urban municipal reserve needs. The Village and County will consider establishing a jointly administered cash-in-lieu of municipal reserve fund into which reserve proceeds would be placed for the purposes of assembling and developing regional recreational land and facilities within the IDP Area. This would not only serve the recreational needs of residents in the area, but could also be used to attract sporting, recreational, and cultural events as a stimulus to the local economy.

#### 4.2 Agricultural Policies

- (a) The following policies apply to lands currently within the Agricultural District within those portions of the Plan Area located within the County of Vermilion River.
- i. Premature development of existing agricultural lands within the County of Vermilion River should be avoided and such land should continue to be used for agricultural purposes.
  - ii. Non-intensive agricultural uses may be approved at the discretion of the County in accordance with the provisions of the Agricultural District and any additional applicable regulations in the County of Vermilion River Land Use Bylaw.

*4.3 Urban Reserve / Urban Growth Development Policies*

- iii. Existing intensive agricultural uses may continue at the discretion of the County of Vermilion River. Approval of any new intensive agricultural operations should only be considered subject to appropriate intermunicipal referral and communication as provided for under **Section 5.4** of this Intermunicipal Development Plan.
- (b) The following shall continue to be permitted at the discretion of the County in accordance with the Agricultural (A) District regulations of the County of Vermilion River Land Use Bylaw and Municipal Development Plan policies:
  - i. any permitted or discretionary uses;
  - ii. subdivision of the first parcel out of an unsubdivided quarter section; and
  - iii. redesignation of lands to the appropriate land use district subject to referral and communication as provided for under **Section 5.4** of this Intermunicipal Development Plan.
- (c) Both municipalities recognize the importance of agriculture to the local, regional, and provincial economy. In making decisions on development issues in the agricultural area, both municipalities will respect the right of agricultural operators to pursue normal activities associated with extensive agriculture taking into consideration potential impacts between adjacent uses.
- (d) Unless otherwise provided in this Plan, the provisions of the County's Municipal Development Plan and Land Use Bylaw regarding the use and development of agricultural land will apply to the areas designated as Agriculture.

**4.3 Urban Reserve / Urban Growth Development Policies**

**4.3.1 The following policies apply to lands designated as Urban Reserve / Urban Growth within the IDP Area.**

- (a) Non-intensive agricultural uses may continue to be approved at the discretion of the County in accordance with the Urban Growth Area (UGA) Overlay District of the County of Vermilion River Land Use Bylaw.
- (b) Any existing intensive agricultural uses within the Urban Reserve designation may continue at the discretion of the Village of Paradise Valley. Any proposals for additional intensive agricultural operations

#### 4.4 Country Residential Development Policies

should only be considered subject to appropriate intermunicipal referral and communication as provided for under **Section 5.4** of this Intermunicipal Development Plan.

- (c) For those areas having an Urban Reserve Designation, The Village may approve an area structure plan or community plan for urban residential purposes, subject to any applicable amendment requirements under **Section 5.8** of this IDP. Area structure plans and community plans providing for further urban residential development within the IDP Area should be evaluated according to the following criteria:
- i. conversion of good agricultural land in the most prudent and efficient manner possible;
  - ii. efficient and cost-effective development of roads and servicing systems and facilities;
  - iii. impacts of development on existing adjacent land uses within both municipalities;
  - iv. impacts caused by incompatible rural and urban uses;
  - v. traffic impacts within both municipalities;
  - vi. adequate access through developing areas for residents of both municipalities;
  - vii. proper protection of natural areas and continuous open space systems;
  - viii. effects of development in environmentally sensitive or hazardous areas; and
  - ix. appropriate intermunicipal referral and communication as provided for under **Section 5.4** of this Intermunicipal Development Plan.

#### 4.4 Country Residential Development Policies

##### 4.4.1 The following policies apply to lands designated Country Residential within the IDP Area.

- (a) Subdivision and Development within the Country Residential designation shall consider those proposed non-residential uses that will not have negative effects on future urban densities by virtue of excessive odour,



*4.4 Country Residential Development Policies*

heat, vibration, visual impact, noise, or light. This does not apply to such effects that arise in the course of normal, non-intensive farm operations

- (b) Land designated for future Country Residential will be allowed to develop in accordance with the County of Vermilion River Municipal Development Plan and Land Use Bylaw, as amended.
- (c) Subdivision applications within designated Country Residential areas must address ultimate servicing requirements (e.g., water, sanitary sewer) for the proposed development, in accordance with the provisions of the County of Vermilion River Land Use Bylaw, as amended. Servicing shall meet the County of Vermilion River General Municipal Servicing Standards.
- (d) In addition to any other requirements, Country Residential subdivision applications should take into consideration:
  - i. creating country residential conservation development;
  - ii. wherever possible, provision for direct access to municipal roads without the creation of panhandle lots; and
  - iii. consideration of impacts on surrounding land uses within the adjacent municipality (i. e., applicants may be required to address impacts on lands within the Village and County);
  - iv. consideration of impacts on provincial, regional, and intermunicipal transportation systems (i. e., applicants may be required to provide a Traffic Impact Assessment, request additional approval from relevant agencies and/or organizations, as applicable);
  - v. consideration of environmental impacts (e.g., water quality, soil stability, and natural areas);
  - vi. long-term servicing requirements (e.g., water, sanitary sewer); and
  - vii. appropriate intermunicipal referral and communication is provided for under **Section 5.4** of this Intermunicipal Development Plan.

*4.5 Institutional Development Policies*

## **4.5 Institutional Development Policies**

### **4.5.1 The following policies apply to lands designated for Institutional development and uses within the IDP Area.**

- (a) Land designated under the Institutional District within a Land Use Bylaw may continue under the same Land Use Bylaw District as currently exists at the time of IDP approval. However, new proposals for development, subdivision, or rezoning shall be in accordance with the policies of the IDP and not undermine the ability of the land to accommodate the future intended uses.
- (b) Future uses for land designated Institutional shall be defined in collaboration with the relevant School Division Board and in consultation with the Intermunicipal Liaison Committee.

## **4.6 Unserved Industrial Development Policies**

### **4.6.1 The following policies apply to lands designated for Unserved Industrial Development within the IDP Area.**

- (a) Land designated in the IDP as Unserved Industrial, may continue under the same Land Use Bylaw District as currently exists at the time of IDP approval. However, new proposals for development, subdivision, or redesignation shall be in accordance with the policies of the IDP and applicable provisions under the relevant Land Use Bylaw, and not undermine the ability of the land to accommodate the future intended uses.
- (b) Applications for Unserved Industrial subdivision or development within the IDP Area shall require redesignation to the appropriate Land Use District as part of subdivision or development approval.
- (c) Proposed Unserved Industrial uses shall be in accordance with those uses (permitted or discretionary) allowed for in the designated district within a Land Use Bylaw.
- (d) Applications for Unserved Industrial subdivision or development within the IDP Area should be evaluated according to the following criteria:
  - i. impacts of development on future urban growth;

*4.7 Unserviced Business/Commercial Development Policies*

- ii. impacts on future servicing and transportation corridors and facilities;
- iii. any potential traffic impacts within either municipality;
- iv. impacts on adjacent land uses within both municipalities;
- v. effects of development in environmentally sensitive or hazardous areas.
- vi. adequate access to roads, water supply, and septic systems; and
- vii. appropriate intermunicipal referral and communication as provided for under **Section 5.4** of this Intermunicipal Development Plan.

**4.7 Unserviced Business/Commercial Development Policies**

**4.7.1 The following policies apply to lands designated for Unserviced Business/Commercial Development within the IDP Area.**

- (a) Land designated in the IDP as Unserviced Business/Commercial, may continue under the same Land Use Bylaw District as currently exists at the time of IDP approval. However, new proposals for development, subdivision, or redesignation shall be in accordance with the policies of the IDP and applicable provisions under the relevant Land Use Bylaw, and not undermine the ability of the land to accommodate the future intended uses.
- (b) Applications for Unserviced Business/Commercial subdivision or development within the IDP Area shall require redesignation to the appropriate Land Use District as a condition of subdivision or development approval.
- (c) Proposed Unserviced Business/Commercial uses shall be in accordance with those uses (permitted or discretionary) allowed for in the designated district within a Land Use Bylaw.
- (d) Applications for Unserviced Business/Commercial subdivision or development within the IDP Area should be evaluated according to the following criteria:
  - i. impacts of development on future urban growth;

#### 4.8 Serviced Development Policies

- ii. impacts on future servicing and transportation corridors and facilities;
- iii. any potential traffic impacts within either municipality;
- iv. impacts on adjacent land uses within both municipalities;
- v. effects of development in environmentally sensitive or hazardous areas.
- vi. adequate access to roads, water supply, and septic systems; and
- vii. appropriate intermunicipal referral and communication as provided for under **Section 5.4** of this Intermunicipal Development Plan.

### 4.8 Serviced Development Policies

#### 4.8.1 The following policies apply to lands designated for Serviced Development within the IDP Area.

- (a) Serviced Development areas (Residential, Business/Commercial) are closely connected to the provision of municipal servicing. Servicing of lands located in the Serviced Development areas, especially when adjacent to but outside of the current Village boundary, is subject to the Village's ability to provide municipal servicing to those lands. The County, in accordance with the provisions of the County of Vermilion River Land Use Bylaw, may consider alternative servicing where municipal servicing is not or may not be made available at time of subdivision or development.
- (b) The Village and the County will collaborate in finding the most efficient means of providing municipal services to developments requiring such services.
- (c) The means by which municipal servicing (water and sewer) can be extended to proposed or existing development in the IDP area, including front ending capital and operating costs, will be assessed on its merits on a case-by-case basis, consistent with the County of Vermilion River — Village of Paradise Valley Intermunicipal Collaboration Framework.
- (d) Serviced Residential
  - i. Serviced Residential areas, north and west of the Village boundary are designated for urban residential development and extension of municipal services, subject to **Sub-section 4.8.1 above**.

*4.9 Open Space Policies*

- ii. These areas shall be developed in a way that does not prejudice the future expansion of the Village, in accordance with the provisions of the Urban Growth Overlay District in the County's Land Use Bylaw.

**4.9 Open Space Policies**

**4.9.1 The following policies apply to lands designated for Recreation within the IDP Area.**

- (a) The Village and the County will promote public awareness of any significant historic and cultural sites in the IDP Area and their connection with the larger region as part of heritage tourism efforts.

(b) Environment

- i. Existing agricultural operations and residential property owners will be encouraged to maintain a high water quality standard for wetlands, creeks, lakes and other water bodies through the application of best management practices to privately owned riparian areas.
- ii. Development on flood prone lands is not permitted.

(c) Reserves Dedication

- i. Environmental reserves will be taken according to Section 664 of the Municipal Government Act; either in the form of a lot (ownership transferred to the municipality) or as an environmental reserve easement (private ownership is retained). The County or the Village, as the case may be, may require any owner/developer to provide hazard land as environmental reserve as part of a subdivision application. Where the Village or County wish to ensure public access to a water body, environmental reserve in the form of a lot will be taken. All environmental reserve is to remain in its natural state except as permitted in accordance with Part 17, Division 9 of the Municipal Government Act. In some instances, conservation easements may be considered in place of environmental reserves, as provided for in the section 22 of the Environmental Enhancement and Protection Act.
- ii. Municipal reserve dedication within the IDP Area shall generally be dedicated as land to be used for school and/or park purposes within residential developments.



#### 4.10 Municipal Servicing and Road Policies

##### (d) Recreation

- i. Areas around Briker Lake (see **Map 9**) are designated to provide for enhancements to existing trails, new trail development, and passive recreation uses that are compatible with the environment and adjacent land uses. Both municipalities will work together to create an interconnected trail system within the IDP area.
- ii. The Village and the County will explore opportunities to work together on provincial and federal grant applications for recreation and tourism initiatives in relation to the IDP area.

##### (e) Enforcement

- i. Agreed upon standards for trail development dealing with such issues as fencing, berming, screening, landscaping, site coverage, setbacks, height restrictions, etc., applicable to development adjacent to the highways will be implemented through each municipality's Land Use Bylaw.
- ii. Where appropriate, the Village and the County will endeavour to find efficiencies in bylaw enforcement through public education regarding safe and responsible trail use, water body health, Off Highway Vehicle regulations, fishing & hunting regulations, and property ownership and the exploration of shared bylaw services.

### 4.10 Municipal Servicing and Road Policies

#### 4.10.1 The following policies apply to servicing of lands within the IDP Area.

- (a) The Village and County shall establish strategies and standards for the orderly, efficient, and economical extension of wastewater collection, water distribution systems, storm water management, and roads within the IDP Area.
- (b) Servicing with municipal water and sewer within the IDP Area shall be considered for the Urban Reserve and Institutional designations in the Village's Land Use Bylaw and the Serviced Residential, Serviced Industrial, and Urban Growth Future Land Use Concept designations, consistent with the provisions of **Section 4.8 above**.
- (c) On-site servicing within the IDP Area shall be considered for the following IDP Future Land Use Concept designations: Country Residential,

*4.10 Municipal Servicing and Road Policies*

Recreation, Unserviced Business/Commercial, Unserviced Industrial, and Agriculture designations.

- (d) Where it is deemed appropriate, necessary, and/or desirable, further to this IDP, the Village and County will endeavour to enter into agreements respecting municipal servicing and roads within the IDP Area, consistent with the County of Vermilion River — Village of Paradise Valley Intermunicipal Collaboration Framework. When the municipalities adopt new agreements, the IDP and ICF shall be amended accordingly.
- (e) Rights of way for any future regional services shall be considered and anticipated in future subdivision and development approvals, Site Development Plans, Area Structure Plans, and any intermunicipal servicing agreements. The Village and County shall ensure, to the fullest extent possible, that the right-of-way alignment determined for any future regional servicing best serves this IDP and the region as a whole.
- (f) When the opportunity arises, as part of a subdivision or development permit application, and when considered warranted and appropriate by the ILC in their review of an application, road rights-of-way required up to and including 30 metres (100 ft.) in total width should be protected without compensation using whatever legal means/form of agreement necessary and appropriate (e.g., survey and transfer, dedication by caveat, etc.) at the time of subdivision or development permit approval, as the case may be.

5.1 Incorporation by Reference

## **PART 5.0 IMPLEMENTATION**

---

### **5.1 Incorporation by Reference**

- (a) MGA s. 631(9) indicates that “to the extent that a matter is dealt with in a framework under Part 17.2, the matter does not need to be included in an intermunicipal development plan.” Therefore, all the provisions under Section 2.0, “Implementation”, of the County of Vermilion River — Village of Paradise Valley Intermunicipal Collaboration Framework, are hereby incorporated By Reference into this IDP.

### **5.2 Intermunicipal Development Plan Implementation Principles**

#### **5.2.1 The County and the Village Councils agree to the following guiding principles, which are utilized in implementing the policies contained in this IDP:**

(a) Context; Not Details

- i. The IDP policies do not delve into the fine details of implementation, but instead set out guidelines to assist the development of Intermunicipal Liaison Committee and Council directives arising from the Intermunicipal Liaison Committee recommendations.
- ii. The Future Land Use Concept (see **Map 9**) will be the primary land use document supplemented by various implementation tools. The Village and County shall amend their respective municipal development plans and land use bylaws as deemed advisable to be consistent with the policies and provisions of the IDP.
- iii. The IDP, ICF, and agreements are to be used by the Village and the County as guidelines to encourage the location of new business in the IDP Area. The parties to the IDP should make every effort to use the IDP as a means to highlight the unique benefits of the area in brochures, trade shows, correspondence, and other promotions for economic development purposes.

*5.3 Administration Provisions*

(b) Administration of Services

- i. Provision and funding of services within the IDP Area will be in accordance with the Village of Paradise Valley —County of Vermilion River Intermunicipal Collaboration Framework.

**5.3 Administration Provisions**

**5.3.1 These provisions are made pursuant to Section 631(1) of the Alberta Municipal Government Act 2000, as amended.**

**5.3.2 Incorporation By Reference**

- (a) The protocols and procedures established within the “County of Vermilion River and the Villages of Kitscoty, Marwayne, Dewberry, and Paradise Valley Intermunicipal Liaison Committee Terms of Reference” for the Technical and Steering Committees, as amended, are hereby adhered to in this Agreement.

**5.3.3 Administrative Agencies**

- (a) Responsibility for implementation of the provisions of the Plan is vested with each municipality respecting lands contained within its own boundaries.
- (b) The IDP covers land in both the Village and the County. Responsibility for the day-to-day administration falls within the powers of each municipality in accordance with their own Municipal Development Plan, Land Use Bylaw, policies, and standards.
- (c) The Village and the County will continue to be responsible for subdivision and development permit approvals within their boundaries. Likewise, applications to adopt or amend any statutory plan (e.g., Municipal Development Plan, Land Use Bylaw, Area Structure Plan, or similar) will be received and processed by the municipality where the subject lands are located.
- (d) Each municipality’s subdivision or development authority will respond to an application within the IDP Area on lands contained in its own boundaries in accordance with the goals, principles, and policies contained in this IDP, consistent with the provisions of the Municipal Government Act and the Subdivision and Development Regulation.

*5.4 Intermunicipal Referral and Communication Policies*

**5.4 Intermunicipal Referral and Communication Policies**

- (a) The Village and the County agree that the mutual referral of subdivision, development, and redesignation applications and other information is essential to the proper administration of the Intermunicipal Development Plan.
- (b) Both municipalities agree to engage in continual communication as one of the most effective means of averting or minimizing intermunicipal conflict.
- (c) The protocols and procedures that have been established for the "County of Vermilion River and the Villages of Kitscoty, Marwayne, Dewberry, and Paradise Valley Intermunicipal Liaison Committee" (ILC) Technical and Steering Committees in the ILC Terms of Reference, as amended, will be adhered to in the administration and implementation of this IDP. Either the ILC Steering or Technical Committee may request more information in relation to any application or intermunicipal matter brought before it in order to render an informed decision or recommendation.
- (d) Further to Sub-section (a), the County and the Village should consider requiring that all subdivision applications received within the IDP, or within certain areas of the IDP, be referred to the ILC Steering and/or Technical Committee prior to being accepted by the respective subdivision authorities as a completed application.
- (e) The Village and the County will mutually refer comments for the following within the IDP Area:
  - i. all proposed site development plans and area structure plans, including proposed amendments to such plans;
  - ii. all applications for land use redesignation, subdivision, and dedication or disposition of environmental, municipal and/or school reserves, public utility lots, or road allowances;
  - iii. all applications for development permits, including renewals, for permitted or discretionary uses, and variances; and
  - iv. any additional information with respect to land within the IDP Area or intermunicipal matter that might be requested by either municipality.
- (f) In the event that either municipality does not reply within, or request an extension to respond, the maximum response period of two (2) weeks for

*5.5 Discretion and Variance Policies*

any intermunicipal circulation, it may be assumed that the responding municipality has no comment or objection to the referred matter.

**5.5 Discretion and Variance Policies**

- (a) No Plan can foresee every eventuality or possible situation. Thus, the careful exercise of discretion and variance represents an important tool in addressing the dynamics and circumstances of situations that arise while maintaining the integrity of the IDP. To clarify further, the exercise of discretion and variance related to any matter or decision rendered with respect to this IDP shall be guided by the following principles:
- i. The exercise of variance or discretion in deciding an application must be both reasonable and defensible within the letter and spirit of the IDP as well as widely accepted planning principles.
  - ii. If a requirement or provision of the IDP is to be deviated from, it is essential that those exercising the discretion or deciding upon variance clearly understand the rationale behind the requirement or provision they are being asked to vary.
  - iii. Discretion and variance shall only be considered, if it can be demonstrated that the discretion or variance being considered will, at a minimum, not jeopardize the IDP's goals, objectives, and policies and, at best, better serve them.
  - iv. Any variance or discretion exercised shall be fully documented, so that the reasons and rationale for the variance or discretion to be exercised are accurately recorded and clearly understood.

**5.6 Annexation Criteria Policies**

- (a) There will continue to be a boundary between the Village and County for the exercise of municipal responsibilities as provided for in the Municipal Government Act.
- (b) There is a recognition of the periodic need for urban expansion of the Village and the need to engage in a collaborative annexation negotiation process in a positive, orderly, timely, and agreed upon manner, once a clear and present need for additional land is established through a Joint Growth Study.
- (c) The Village and the County shall engage in a Joint Growth Study prior to entering an annexation negotiation process.



*5.6 Annexation Criteria Policies*

- (d) In determining the timing, size, and location of an annexation area, the outcomes identified through a Joint Growth Study will be considered.
- (e) A Joint Growth Study will serve to inform the annexation negotiation process, consistent with the Municipal Government Board Annexation Principles, regarding the following:
  - i. Justifiable and mutually agreeable current and future growth rates. Growth rates are defined at the rate at which land is consumed for residential, commercial, and industrial purposes normally expressed in acres per year over a 30-year horizon.
  - ii. Availability and cost of servicing. The physical and economic feasibility of extending municipal services from the Village to specific areas within the County in a logical, reasonable, and cost effective manner.
  - iii. Adequacy of transportation systems to accommodate new development. The annexation area should be either serviced with road network or be able to be serviced with a logical extension of existing road networks.
  - iv. Annexations should follow legal boundaries or natural features where possible to avoid creating a fragmented pattern of Landownership.
  - v. Annexations should as much as possible have the support of the Landowners involved.
  - vi. Annexations should be consistent with the policies of this IDP, the respective Municipal Development Plans, and any area structure plan or other study. Planning for annexations should consider a 30-year horizon for land needs.
  - vii. Annexations should be a logical extension of the Village fabric and may include developed areas.
  - viii. Annexations should not dramatically alter the taxes collected from agricultural lands in the annexation area simply because of annexation. The Village and the County may look at harmonizing their agricultural mill rates.
  - ix. Any other matter that both Councils consider necessary.

*5.7 Dispute Resolution and Mediation Policies*

- (f) The Village and County may establish agreements separate from, or supplemental to, this IDP; the terms of which being for the purpose of either delaying, avoiding, or fixing a time-frame for annexation.
- (g) Both municipalities favour periodic annexations involving smaller amounts of land occurring on an as-needed basis rather than a large and complex one-time annexation.
- (h) No land in the IDP Area south of Highway 16 shall be subject to annexation for the life of this IDP (5 years).
- (i) Each municipality shall collaboratively manage lands identified in the IDP suitable for municipal servicing and development to prevent or mitigate the impacts from land use and developments, which might unduly interfere with and create conflict with future urbanization.
- (j) Both municipalities shall follow the annexation process as outlined in the Municipal Government Act current at the time an annexation application is made.
- (k) In the event of annexation where land is not currently serviced by the Village, the Village may enter into a service agreement with the County for the existing municipal servicing on annexation lands.
- (l) When the Village and County enter into an agreement to service land in the County, the agreement shall address annexation. When the municipalities adopt new agreements, the IDP and ICF shall be amended accordingly.

**5.7 Dispute Resolution and Mediation Policies**

- (a) The dispute resolution process is outlined in Sub-section (g) below. The emphasis of the dispute resolution process is collaborative resolution at the municipal level prior to an appeal to the Municipal Government Board. This mediation process is based on an assumption that the two parties have significant differences of opinion and that third-party assistance is necessary to help resolve the dispute.
- (b) A principle of dispute resolution is consideration of the rights of Landowners who may be the object of an intermunicipal dispute. Thus, throughout the various processes and procedures outlined herein, it is important that both municipalities, as well as all parties engaged to resolve intermunicipal disputes, are mindful of and respect the rights of the private interests involved.

*5.7 Dispute Resolution and Mediation Policies*

- (c) A dispute is hereby defined as any intermunicipal matter, approval, statutory plan or land use bylaw or amendment thereto that is given first reading by a Council, which the other Council deems "to be inconsistent with the provisions of the ICF or agreement contained therein and/or the goals, objectives, and policies of the IDP".
- (d) A dispute is limited to decisions on the matters outlined in Sub-section (c) above. It is agreed that decisions on subdivisions and development permits, including all appeals of same, will be made by the respective municipalities or the Municipal Government Board where appropriate, but with review by the Intermunicipal Liaison Committee.
- (e) Disputes can only be initiated by the Councils of either the Village or County.
- (f) The Village and County agree to consider the creation of a Regional Subdivision and Development Appeal Board to deal with appeals arising from subdivision or development permit decisions within the IDP Area.
- (g) Disputes, as identified in Sub-section (c) above, may be addressed and may be resolved through any of the following mechanisms, either singularly or in combination with each other, in accordance with the provisions in **Sub-section 3.5.1** — "Dispute Resolution Process" of the Village of Paradise Valley —County of Vermilion River Intermunicipal Collaboration Framework:
  - i. Administrative Review
  - ii. Intermunicipal Liaison Committee
  - iii. Municipal Councils
  - iv. Mediation
  - v. Municipal Government Board Appeal Process
  - vi. Arbitration
  - vii. Courts
- (h) In the event of a dispute, the applicant municipality will not give approval to the matter in any way (i. e., public hearing, second, or third reading) until the dispute is past the mediation stage.

*5.8 Repeal, Review, and Amendment Provisions*

- (i) The time limitations and legislative requirements as may be specified from time to time in the Municipal Government Act will be respected in relation to the administration of this dispute resolution procedure.

**5.8 Repeal, Review, and Amendment Provisions**

- (a) This Section sets forth processes for repeal, review, and amendment of this document when it is in the mutual interests of the County and the Village to do so. The provisions in this Section are pursuant to MGA s.708.32.
- (b) The IDP is intended to be reviewed by resolution of both Councils at intervals set not to exceed a 5-year period. A shorter IDP review period shall be agreed to by Council resolution of both municipalities under the understanding that the timing of the review shall be no less than one year after municipal elections.
- (c) The IDP may be amended from time to time subject to the agreement of both municipal Councils. The types of amendments that could be anticipated include the following:
  - i. Changes to Policies (Textual Amendments). Any major changes to the text of the IDP will require an amendment.
  - ii. Changes to Formatting (Structural Amendments). Any major changes to the order or formatting that will affect the proper referencing of the provisions of this IDP will require an amendment.
  - iii. Boundary Adjustments. Any changes to boundaries on Schedule 'A' will require an amendment.
  - iv. Other. Subject to the agreement of both municipalities, this IDP may be amended for any other purpose not listed in this Section.
- (d) The IDP will stay in effect until both municipalities agree to repeal the bylaw, when provided for by provincial legislation.

6.1 SUMMARY OF IDP IMPLEMENTATION TASKS

## PART 6.0 APPENDIX A

### 6.1 SUMMARY OF IDP IMPLEMENTATION TASKS

The following is a list of the tasks that will be required to implement the IDP. These tasks/projects would typically be drafted and/or driven by the municipal Administrations, steered and/or reviewed by the Liaison Committee and ratified for execution by the Councils. External expertise may need to be called upon in certain areas or to undertake specific projects.

TABLE 2. IDP IMPLEMENTATION TASKS

IDP Reference Section	Implementation Task	Implementation Comments
(g)	Municipal Reserve fund	Joint Administrations.
4.1.1(c)	MDP and LUB amendments deemed advisable in relation to consistency with IDP.	Each municipality following IDP adoption.
5.3.2	"County of Vermilion River and the Villages of Kitscoty, Marwayne, Dewberry, and Paradise Valley Intermunicipal Liaison Committee Terms of Reference"	Amend the ILC "Terms of Reference" Section 1.2 — "Functions" to include "any additional information with respect to land or services within the IDP Area or any intermunicipal matter that might be requested by either municipality."
(f)	Creation of Regional SDAB.	Consideration and recommendation to be made to Councils by Intermunicipal Liaison Committee.

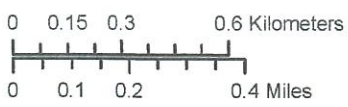
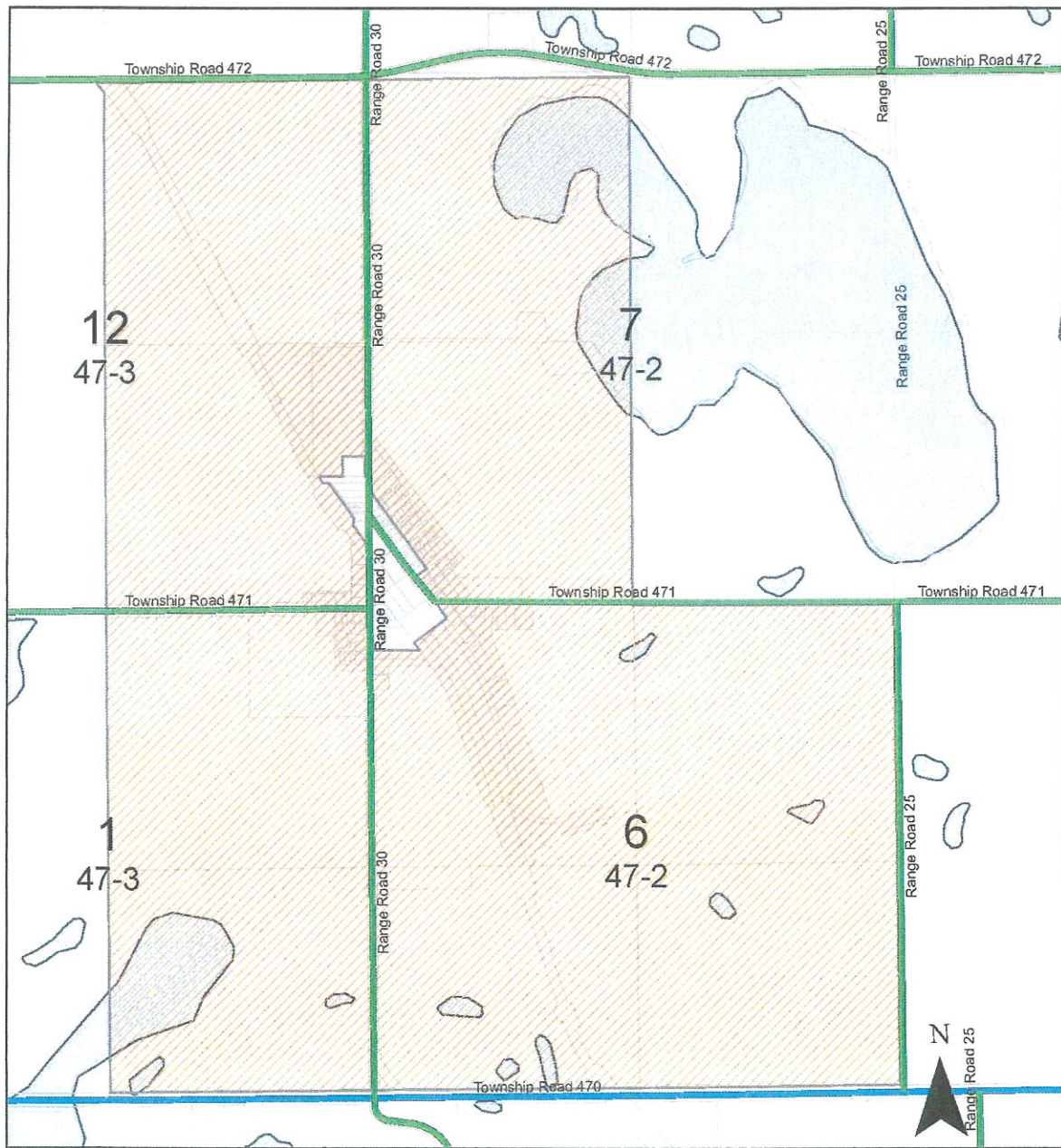









**MAPS** County of Vermilion River — Village of Paradise Valley

# **Intermunicipal Development Plan**

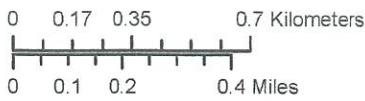
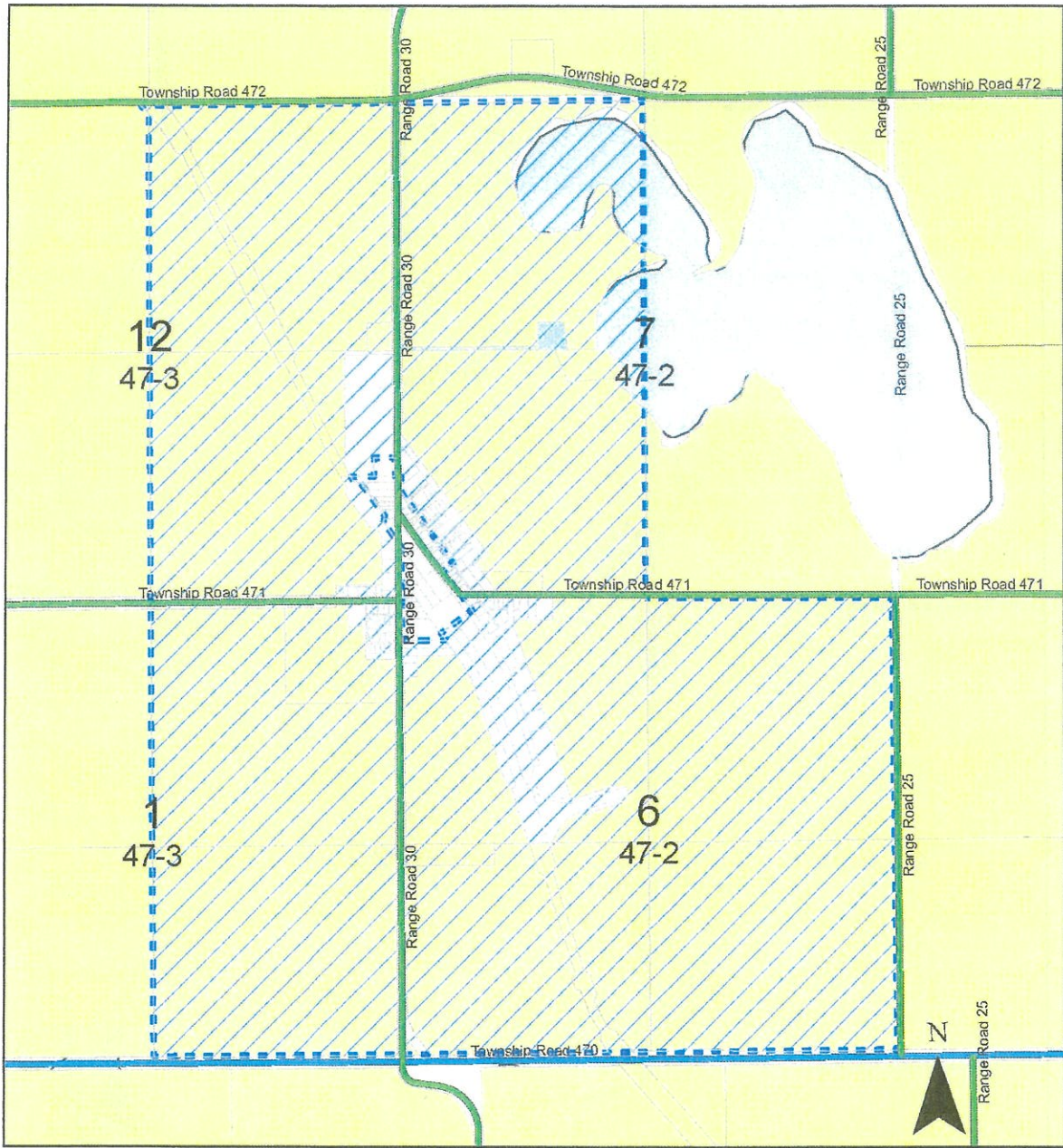




**Village of Paradise Valley IDP Area**

- |  |  |
|--|--|
|  IDP Area     | <b>MainClass</b>   |
|  Parcels      |  Upgraded Local Road (2) |
|  Water Bodies |  Upgraded Local Road (1) |
|  | <b>Paradise Valley</b>   |

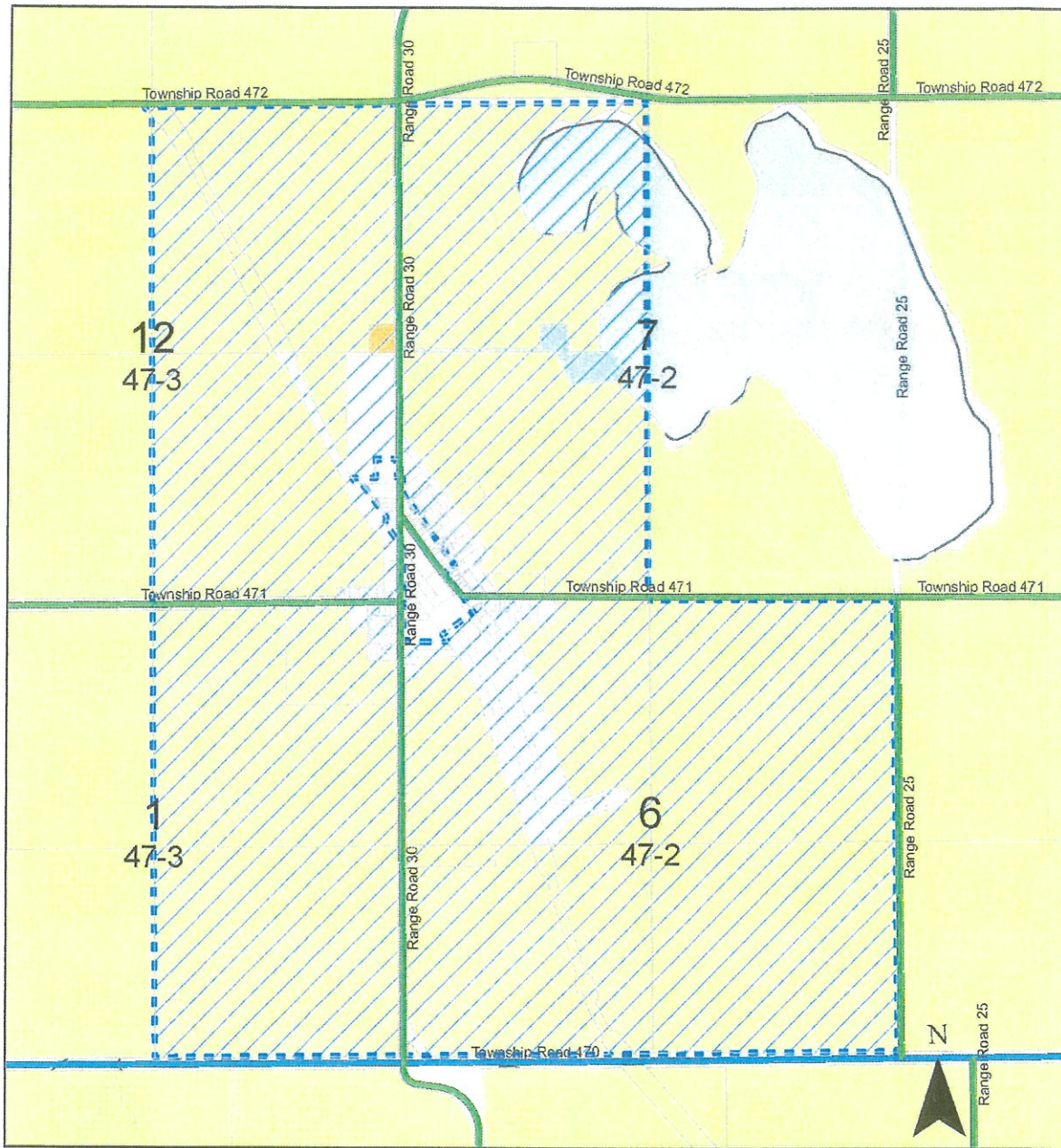




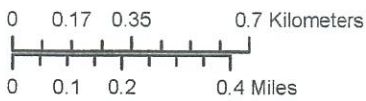
**2009 Land Ownership (Village of Paradise Valley)**

Parcels	MainClass
Water Bodies	Upgraded Local Road (2)
<b>Ownership</b>	Upgraded Local Road (1)
County	Paradise Valley
Private	IDP Area



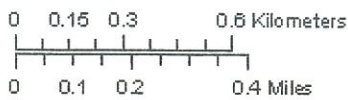
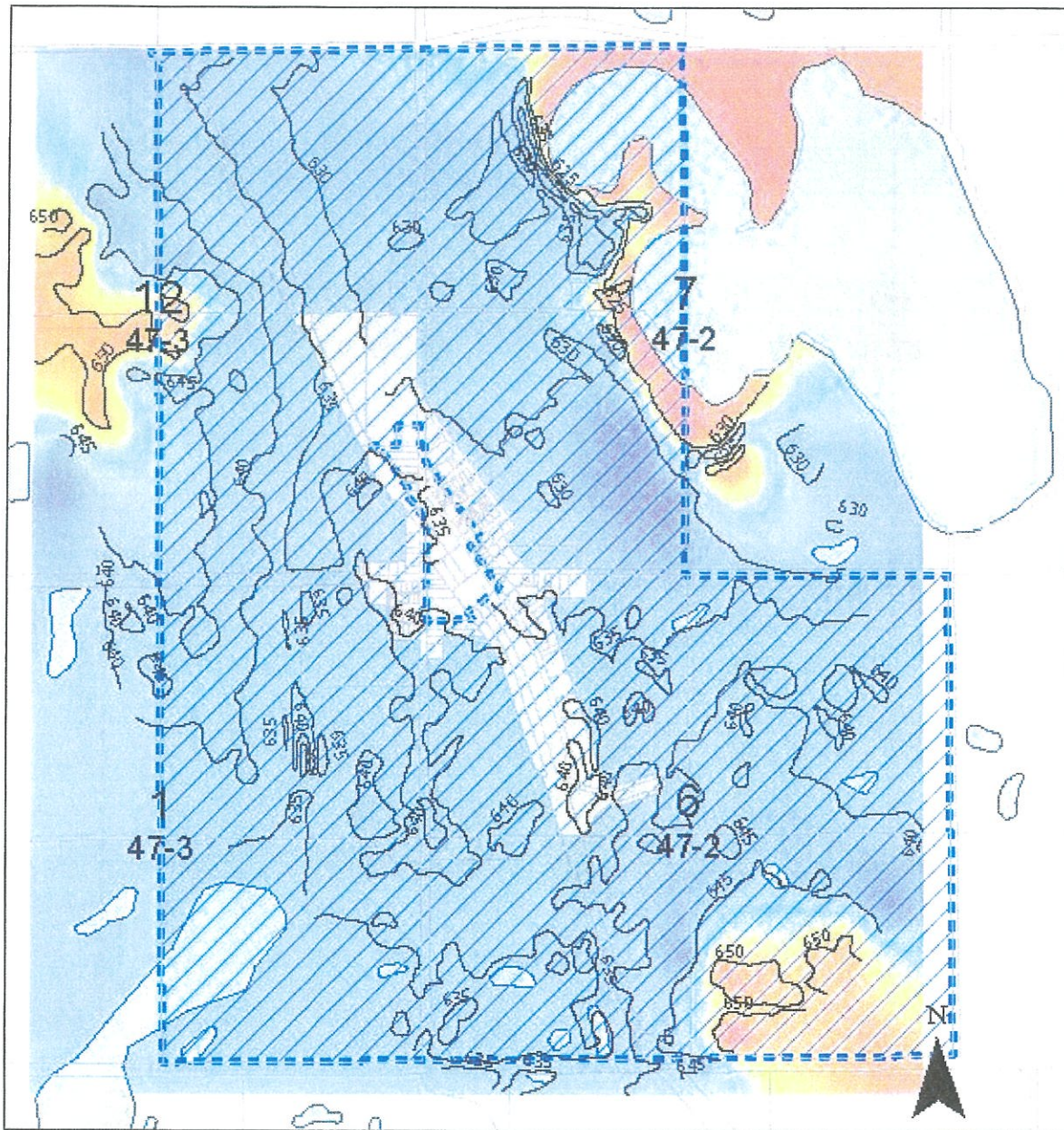


**2019 Land Ownership (Village of Paradise Valley)**



Parcels	MainClass
Water Bodies	Upgraded Local Road (2)
<b>Ownership</b>	Upgraded Local Road (1)
County	Paradise Valley
Institutional	IDP Area
Private	

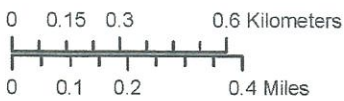
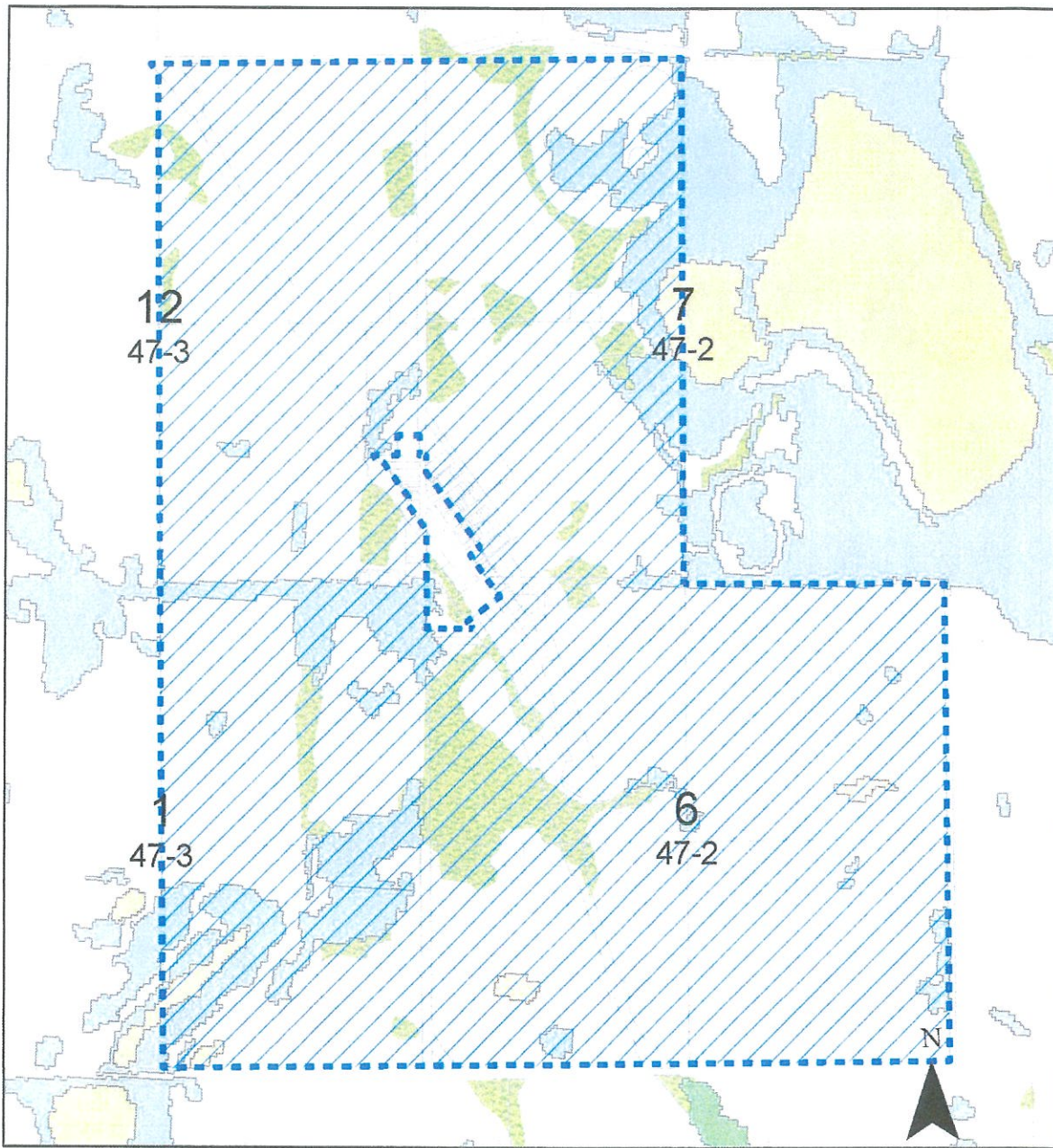




**Topography (Village of Paradise Valley)**

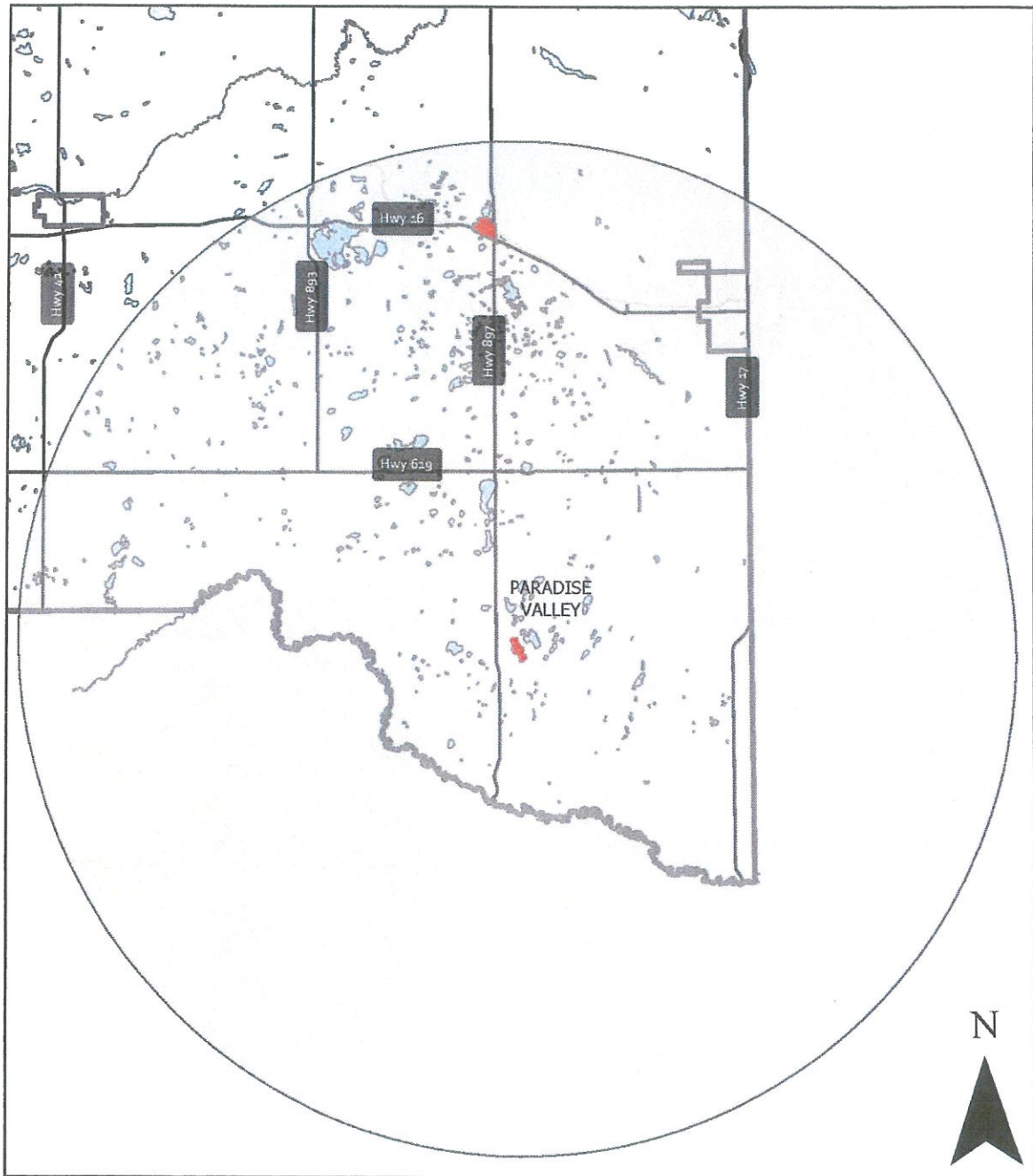
- CountyContours\_5m\_ClipFeaturPV
  - Parcels
  - ▤ IDP Area
  - ▭ Water Bodies
  - Paradise Valley
- |                          |           |
|--------------------------|-----------|
| ParadiseValleyPercentage | Value     |
|                          | 1.2       |
|                          | -0.196582 |





### Hydrography (Village of Paradise Valley)

- |                                   |               |
|-----------------------------------|---------------|
| AlbertaMergedWetlandInventory_CVR | Parcels       |
| CWCS_Class                        | IDP /ICF Area |
| Fen                               | Vegetation    |
| Marsh                             | Streams       |
| Open Water                        |               |

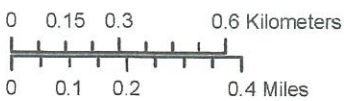
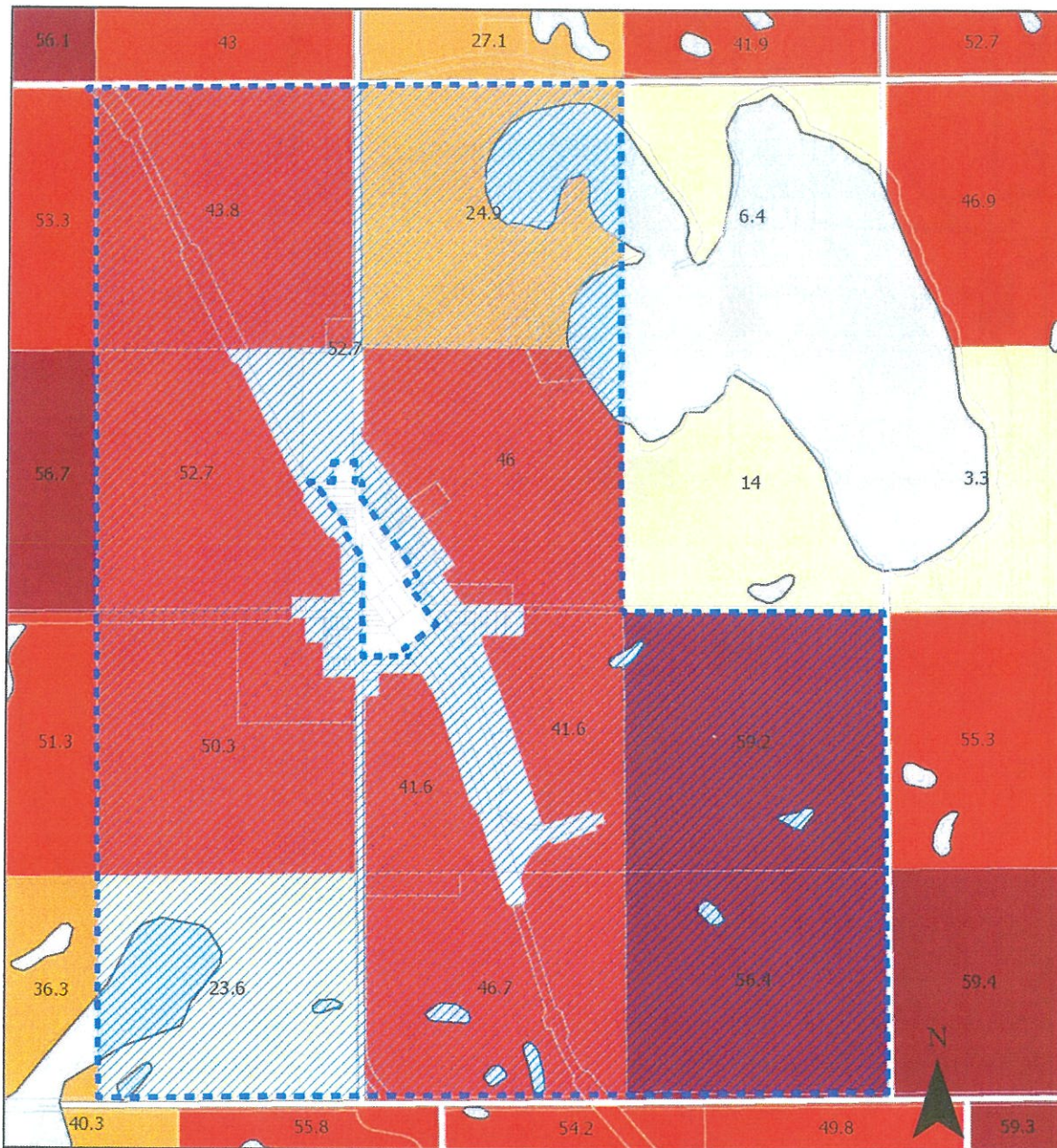


**Village of Paradise Valley Commuting Radius**

**Legend**

- |                        |                        |
|------------------------|------------------------|
| Commuting_Radius_40_km | Transportation Network |
| Village                | Railways               |
| Paradise Valley        | Rivers                 |
| CountyBoundary         | Lakes                  |

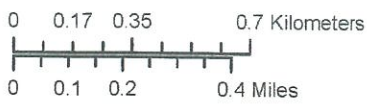
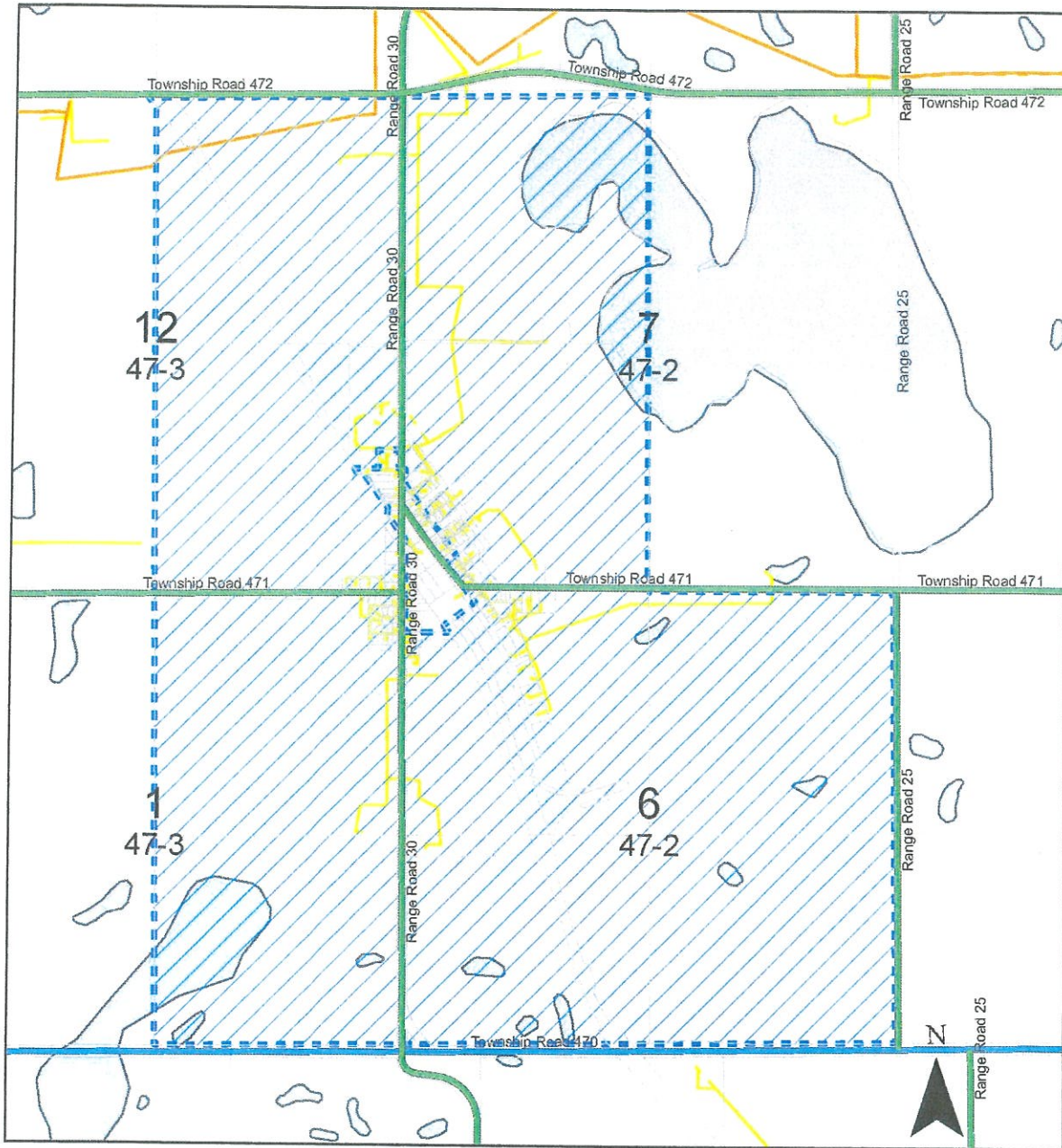




**Village of Paradise Valley Agricultural Assessment**

- |                 |            |            |
|-----------------|------------|------------|
| Parcels         | Assessment | ≤55.900000 |
| Water Bodies    | ≤24.500000 | ≤89.200000 |
| Paradise Valley | ≤41.000000 | IDP Area   |

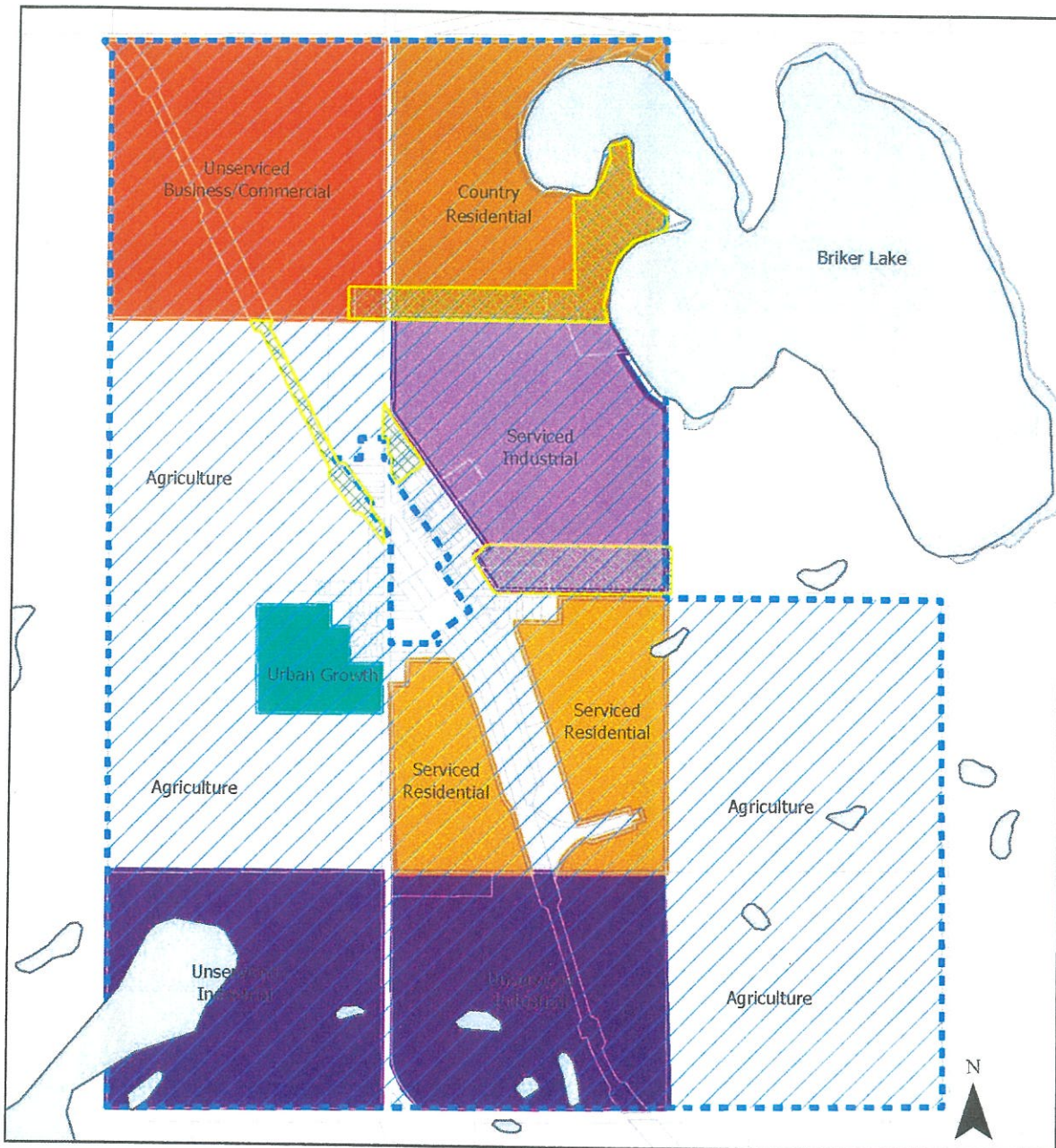




**Servicing (Village of Paradise Valley)**

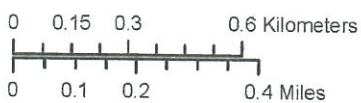
Parcels		MainClass	
Material, Status		Upgraded Local Road (2)	
PE		Upgraded Local Road (1)	
Aluminum		Paradise Valley	
Abandoned PE		IDP Area	
Abandoned Aluminum			
Water Bodies			





**Future Land Use Concept (Village of Paradise Valley)**

- |         |                 |                   |   |                              |
|---------|-----------------|-------------------|---|------------------------------|
| Parcels | —               | Served Industrial | ⋈ | Recreation                   |
| ⋈       | IDP /ICF Area   | ■                 | ■ | Unserved Business/Commercial |
| □       | Water Bodies    | ■                 | ■ | Country Residential          |
| □       | Paradise Valley | ■                 | ■ | Served Residential           |
| □       | Lakes           | ■                 | ■ | Unserved Industrial          |
|         |                 | ■                 | ■ | Urban Growth                 |



*County of Vermilion River — Village of Paradise Valley*

*— Intermunicipal Development Plan —*

*Village Bylaw 305–2020*

*County Bylaw 20–06*

*Alberta, Canada*

*November 2019*



C

C

C