



INTERMUNICIPAL DEVELOPMENT PLAN



CITY OF AIRDRIE/M.D. OF ROCKY VIEW

AUGUST, 2001

AIRDIRE CITY COUNCIL
2001 AUGUST 7, BYLAW NO B-21/2001

M.D. OF ROCKY VIEW COUNCIL
2001 JULY 31, BYLAW NO. C-5385-2001

_____ **MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**
Department of Planning and Development

PUBLISHING INFORMATION

TITLE: CITY OF AIRDRIE/M.D. OR ROCKY VIEW
INTERMUNICIPAL DEVELOPMENT PLAN

AUTHORS: CITY OF AIRDRIE
PLANNING & DEVELOPMENT DEPARTMENT

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DEPARTMENT OF PLANNING & DEVELOPMENT

STATUS: APPROVED BY AIRDIRE CITY COUNCIL
2001 AUGUST 7, BYLAW NO B-21/2001

APPROVED BY M.D. OF ROCKY VIEW COUNCIL
2001 JULY 31, BYLAW NO. C-5385-2001

PRINTING DATE: AUGUST 2001

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MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5385-2001

A Bylaw of the Municipal District of Rocky View No. 44 to adopt an Intermunicipal Development Plan pursuant to Section 633 of the Municipal Government Act.

WHEREAS the Council of the Municipal District of Rocky View No. 44 wishes to adopt an Intermunicipal Development Plan affecting the lands described as:

The lands shown as being within the Plan Area on Map 1 of Schedule'A' of this bylaw

Herein referred to as the "Lands" and described in Schedule'A', known also as the City of Airdrie/M.D. of Rocky View Intermunicipal Development Plan, attached hereto as Schedule'A' and forming part of this bylaw; and

WHEREAS a notice was published on Tuesday, July 3, 2001 and Tuesday, July 10, 2001 in the Rocky View Five Village Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, July 17, 2001; and,

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter 24 of the Revised Statutes of Alberta, 1995, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That the Intermunicipal Development Plan be adopted to provide a basis for cooperation and communication with the City of Airdrie on matters of mutual interest on:

The lands shown as being within the Plan Area on Map 1 of Schedule'A' of this bylaw

Herein referred to as the "lands" and described in Schedule'A', known also as the City of Airdrie/M.D. of Rocky View Intermunicipal Development Plan, attached hereto and forming part of this bylaw.

2. This Bylaw may be cited as the City of Airdrie/M.D. of Rocky View Intermunicipal Development Plan.
3. That this Bylaw comes into effect upon the date of its third reading.

File: 612-6-2000081

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on June 26, 2001, on a motion by Councillor Klettke.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on July 31, 2001, on a motion by Councillor Kent.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on July 31, 2001, on a motion by Councillor Stinson.

REEVE OR DEPUTY REEVE
(Original signed by Allan Hall)

MUNICIPAL SECRETARY
Original signed by Valerie Schmaltz

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1.0 INTRODUCTION

The purpose of the plan is to address planning issues on land bordering both municipalities. The Plan addresses the coordination of future land use and development in this area, and serve as a means of information exchange between the municipalities.

Section 631 of the Municipal Government Act (MGA) provides the legislative framework for the preparation and adoption of Intermunicipal Development Plans. Such plans may address future land use, development and other matters of intermunicipal concern affecting lands within the Plan boundaries as agreed to by the participating municipalities. In addition, each Intermunicipal Development Plan must include procedures for the resolution of intermunicipal disputes and provisions for the administration, amendment and repeal of the Plan.

The Provincial Land Use Policies support the preparation and adoption of Intermunicipal Development Plans and Section 622 of the MGA requires that an Intermunicipal Development Plan must be consistent with these policies. Section 3.0 of those policies, which encourages municipalities to expand intermunicipal planning efforts to address common planning issues, is quoted in Part II – Background to this Plan.

Additionally, the MGA stipulates that all planning documents within a municipality be in conformity with each other. The Intermunicipal Development Plan must, therefore, take account of policies already established within both City of Airdrie's and Rocky View's individual Municipal Development Plans.

This Plan replaces the Interim Urban Fringe Agreement, which in the absence of an Intermunicipal Development Plan endorsed by both Councils, provides for each municipality to comment on development proposed adjacent to its boundaries.

2.0 THE PLAN

2.1 PLAN PHILOSOPHY

This Plan describes a future vision for development within the Plan area – a vision that is shared between the Councils of the City of Airdrie and the Municipal District of Rocky View. It presents an opportunity and a framework for the municipalities of City of Airdrie and Rocky View to jointly develop policies to guide decision-making in areas of mutual interest lying adjacent to their jurisdictional boundaries. It has been written and is intended to be implemented in a spirit of co-operation and collaboration.

The integrity of the lands within the Plan Area are instrumental to maintaining the long term interests of both municipalities. The purpose of this Plan is to identify and articulate municipal interests relative to these lands and to develop policies and decision-making processes that respect these interests throughout the land-use decision-making process. Making decisions about future development in a co-operative and participative manner will enable both municipalities to continue to grow and prosper. This Plan envisions that the co-operative and collaborative spirit it fosters will lead to opportunities for future joint economic development initiatives with regional partners.

2.2 GOALS

1. To establish an intermunicipal transition area within which planning and development decisions are coordinated to ensure land use compatibility.
2. To provide for consistency in planning and development decisions within a broad policy framework, adopted by bylaw.
3. To allow each municipality input into proposed growth and development decisions, on lands of mutual interest within the other municipality, as a means to mitigate potential land use conflicts between intensive urban development and rural land uses.
4. To address Municipal Government Act requirements with respect to intermunicipal conflict resolution procedures, plan administration, and plan amendment or repeal procedures.
5. To establish the intermunicipal planning process as the preferred means to address planning issues.
6. To facilitate the City of Airdrie's ability to implement its long-term growth strategy as it affects lands located outside of the current City limits while considering the objectives and interests of the M.D. of Rocky View.

7. To plan future servicing and transportation corridors and facilities, and to protect logical sewer and storm water catchment areas, drainage courses and wetlands.
8. To identify areas of existing Country Residential development within the Plan Area and to establish urban overlay principles.
9. To establish guidelines for development adjacent to the major entranceways to each municipality.
10. To address natural resource extraction and agricultural issues, such as, but not limited to, gravel, oil and gas reserves, and intensive agricultural operations.

2.3 RELATIONSHIP TO OTHER PLANS

The following policies address the relationship of the Intermunicipal Development Plan to other plans adopted by either the City of Airdrie or the M.D. of Rocky View.

1. Both the City of Airdrie and the M.D. of Rocky View have adopted Municipal Development Plans (MDP) to guide future growth and development within their respective municipalities. This Intermunicipal Development Plan is consistent with each of these MDP's.
2. Prior to development of this Intermunicipal Development Plan, the two municipalities have adopted both statutory and non-statutory plans, plan amendments and policies that apply to lands within this Intermunicipal Development Plan area (e.g., area structure plans or outline plans adopted by the City of Airdrie and area structure plans or conceptual schemes (concept plans) adopted by the M.D. of Rocky View). Policy contained within any such existing plans and/or policies shall take precedence over policies in this Intermunicipal Development Plan.
3. Following the adoption of this Intermunicipal Development Plan, both municipalities may adopt both statutory and non-statutory plans, plan amendments and policies that apply to lands within this Intermunicipal Development Plan area. These future plans and future amendments to existing plans, will provide a greater level of detailed guidance to future redesignation, subdivision and development applications in the areas which they cover. They must be consistent with the broader policy statements in this Intermunicipal Development Plan. Statutory Plans, once adopted, subject to appropriate intermunicipal referral and consultation, through statutory public hearings of either Council, such plans shall take precedence over policies in this Intermunicipal Development Plan. Similarly, adopted non-statutory plans (i.e. Outline Plans), will be considered in concert with this Intermunicipal Development Plan.
4. In areas within this Intermunicipal Development Plan that are not subject to any area structure plans, outline plans, conceptual schemes (concept plans) or plan amendments adopted through either statutory or non-statutory public hearings of either Council, the policies of the Intermunicipal Development Plan shall prevail.

2.4 PLAN AREA

Policy Areas and Notification Zones

The Plan Area consists of two components: a Policy Area and Notification Zones. These components encompass lands within both jurisdictions, as shown on Map 1.

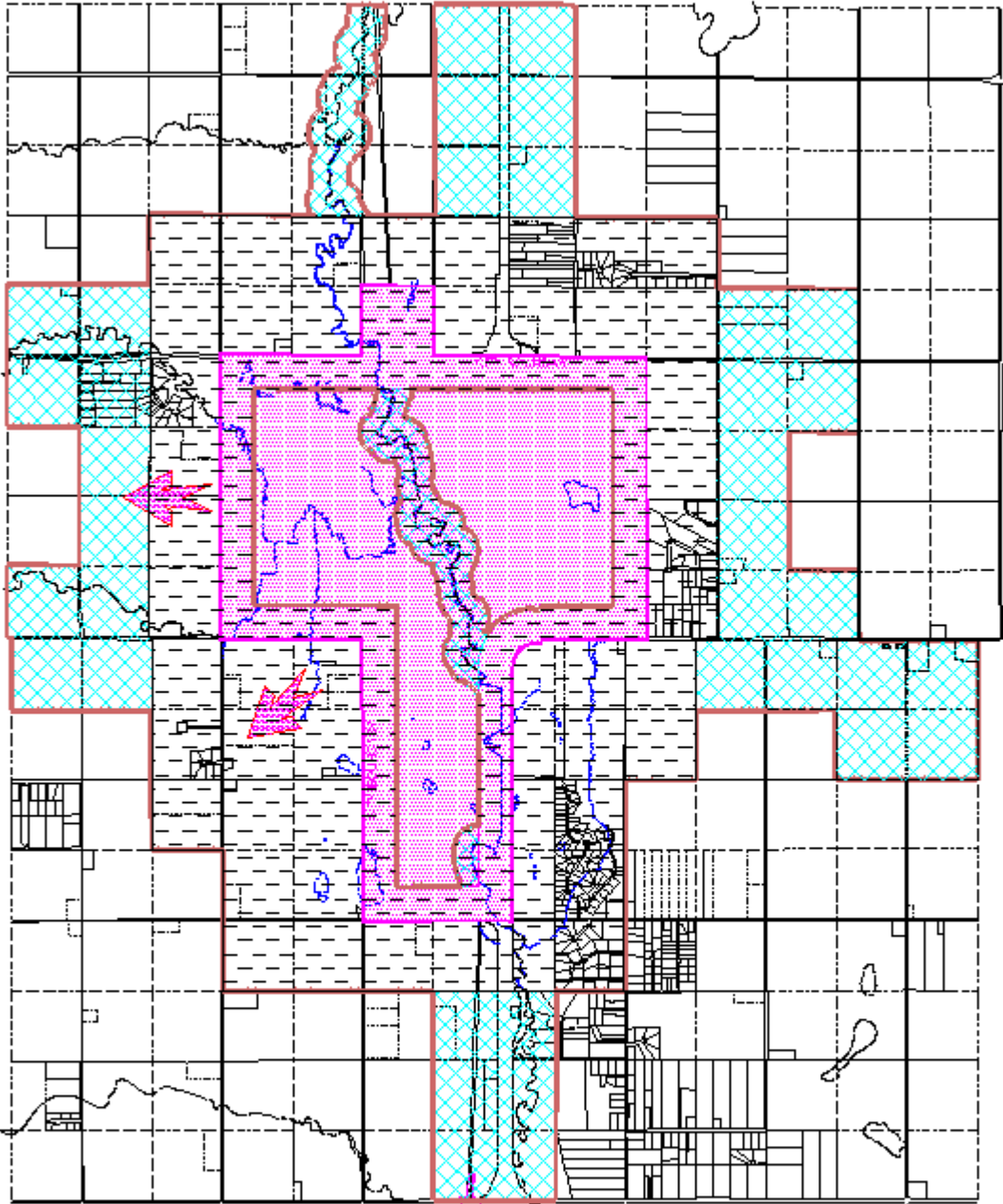
Policy Areas

Lands within the Policy Area and policies developed within this Plan are not intended to replace more detailed policy plans such as Area Structure Plans, Outline Plans, and/or Conceptual Schemes. The purpose is to establish policies for the future development of lands that are of mutual interest. The policies herein are broad in scope and are aimed at facilitating the future planning and development of appropriate land uses that give consideration to impacts on lands in both jurisdictions. This plan supports on-going intermunicipal communication and meaningful involvement in the development of future Area Structure Plans, Outline Plans, Conceptual Schemes, and amendments.





Notification Zones

The Notification Zone includes areas that may be of interest to each respective municipality. Lands within the Notification Zone may be grouped into four areas: Nose Creek, Intermunicipal Entranceway, Airdrie Airport and the East/West Peripheral. Notification zones within the Plan Area do not reflect detailed policy, as does the Policy Area; but rather serve to facilitate on-going notification and information sharing between the municipalities regarding land use policies and applications.

CITY of AIRDRIE / M.D. of ROCKY VIEW #44
INTERMUNICIPAL DEVELOPMENT PLAN



INTERMUNICIPAL DEVELOPMENT PLAN AREA

-  POLICY AREA
-  CITY OF AIRDRIE
-  NOTIFICATION ZONE
-  PRIMARY URBAN GROWTH CORRIDOR

2.5 TRANSPORTATION, UTILITIES AND SERVICING

2.5.1 Context

The City of Airdrie and M.D. of Rocky View agree that Transportation and Utilities Systems are an essential function of both jurisdictions and provide service to residents and businesses within the Plan Area. In addition, these systems play an important role in providing the opportunity for future growth and development. The construction and maintenance of this infrastructure is essential in ensuring that the needs of residents are provided for in a safe and responsible manner.

This Plan provides policy direction that encourages integrated road and utilities systems designed to standards that will continue to meet the needs of residents, support the well-being and prosperity of both municipalities, and promote cooperation and communication amongst them and their regional partners.

Transportation

The Plan Area contains key components of the transportation systems of the City of Airdrie, the M.D. of Rocky View and the Province. This transportation system consists of a hierarchy of roads that cross jurisdictional boundaries and include provincial highways, intermunicipal roads, boundary roads, and truck routes (Maps 5A and 5B). This Plan seeks to encourage the smooth transition between urban, rural, and provincial transportation systems recognizing that there are varying road standards, traffic volumes, and road maintenance expectations.

Utilities and Servicing

It is anticipated that some lands within the Plan Area may be needed in the long term for future water lines and reservoirs, future stormwater management facilities, and sanitary sewer lines. This Plan seeks to facilitate communication between the City, the M.D. and the Province with respect to on-going utility and servicing matters of intermunicipal interest and to foster cooperation in identifying and protecting utility and servicing easements and right-of-way alignments in the Plan Area so that future development can be accommodated.

2.5.2 Policies

1. To provide for efficient development and reasonable access between the two municipalities, the City of Airdrie and the M.D. of Rocky View will coordinate the planning and determine the construction and financing of major transportation links within the Plan Area. Where these major links involve provincial highways, the two municipalities will work in concert with the Province to provide a satisfactory level of service and safety.

2. As development occurs within the Plan Area, lands required for transportation corridors identified through the referral process (in accordance with section 3.1), should be protected. The appropriate municipal authority, as conditions of subdivision and/or development approval, should secure identified rights-of-way identified.
3. The M.D. of Rocky View will endeavour to ensure that City of Airdrie standards are required for any development within the M.D. where direct access is provided from city roads.
4. The City of Airdrie will endeavour to ensure that reasonable physical access is maintained to M.D. parcels served by boundary roads.
5. Right-of-way and access requirements for all classes of roads shall be set out in applicable municipal and provincial roadway engineering standards.
6. As development occurs within the Plan Area, lands required for future utility and servicing rights-of-way identified through the referral process (in accordance with 3.1), should be protected. The appropriate municipal authority, as conditions of subdivision and/or development approval, should secure identified rights-of-way identified.

2.6 NATURAL ENVIRONMENTS, OPEN SPACE AND RECREATION

2.6.1 Context

The protection, maintenance and enhancement of a healthy natural environment and the preservation and reuse of historical resources are important objectives in providing a higher quality of life for residents of both municipalities. Whether located within the City of Airdrie or the M.D. of Rocky View, these resources are enjoyed by residents of both municipalities.

The natural features identified on Map 4 in the Background Section of this Plan represent significant resources and should be used as an initial guide for reviewing redesignation and subdivision proposals in the Plan area. It is intended that this map will be updated from time to time, as additional significant natural areas are identified.

Nose Creek is the most prominent natural feature within the Plan Area. Not only does it provide for recreational opportunities for residents within both municipalities, development along its banks can affect the downstream quality of the resource. Its significance has been recognized on a regional level and therefore lands adjacent to the creek within the Plan Area fall within either the Policy Area or the Nose Creek Notification Zone, as discussed in Section 2.3.2.

2.6.2 Policies

1. Development within the Plan Area should control surface runoff using best management practices, both during construction as well as in the long term.
2. All sites being developed or redeveloped where the history of use is uncertain or where the possibility of site contamination exists, should undergo, at a minimum, a Phase One Environmental Site Assessment (ESA).
3. Lands that qualify as Environmental Reserve under Section 644(1) of the MGA should be dedicated at the time of subdivision approval as either environmental reserve or environmental reserve easement in favour of the respective municipality.
4. Provisions should be made for the prevention and control of invasive noxious weeds (as listed by Alberta Weed Control) on both private and public lands. Restoration of disturbed sites may include the establishment of natural species of flora appropriate to the area.

5. Generally, existing watercourses, as they are currently aligned, will be protected and dedicated as environmental reserve. However, realignment could be considered when it can be shown that a proposal to realign an existing water course will:
 - a. result in an enhancement to the existing riparian habitat;
 - b. not detrimentally affect water quality or stream flow;
 - c. provide enhanced opportunities for residents to enjoy the recreational/aesthetic qualities of the water course, such proposals can be contemplated as a component of subdivision and/or development applications;
 - d. employ *best management practices* as identified by a licensed professional who specializes in this field;
 - e. address the concerns of both municipalities; and
 - f. be to the satisfaction of the Province.

6. Recognizing that City of Airdrie and the M.D. of Rocky View have different approaches and priorities regarding the acquisition and maintenance of open space, both municipalities agree to co-operate on the long term planning and development of future open space systems within the Plan Area to the extent that is practical. More specifically, they will:
 - a. encourage options for and provide flexibility in the establishment of open space systems utilizing the Nose Creek floodway, flood-fringe, and other natural areas;
 - b. encourage the dedication of dedicate environmental and municipal reserve land adjacent to Nose Creek to establish a continuous linear park system that will connect a series of larger open space units whenever possible and practical;
 - c. respect and protect the riparian habitat immediately adjacent to the watercourse in plans for development of trails within this park system;
 - d. discourage development of slopes and the Nose Creek flood fringe in favour of retention of such lands as part of a natural open space system; and
 - e. give due consideration to the impacts that development may have on natural areas.

7. Subject to further study and public input, both municipalities will jointly investigate setting priorities for development of a regional trail network that may link existing open space sites and points of interest and development within the two municipalities.

8. For subdivision applications within the Policy Area, municipal, school, or municipal/school reserve should only be taken by direct dedication of land or registration on title of a deferred reserve caveat.

9. Both municipalities recognize the value that significant historical and cultural resources contribute to quality of life of present and future residents. They agree to identify such resources and incorporate protective measures into site and subdivision design proposals which affect these resources. More specifically, this means that:
 - a. subdivision and development applications may be subject to provincial review for identification of historically or culturally significant sites. Developers will be responsible for the study and protection of such sites in accordance with provincial legislation; and
 - b. any subdivision or development applications for lands identified as having potential historic sites will be referred to Alberta Community Development in accordance with Section 5(3)(i) of the Subdivision and Development Regulation.

2.7 URBAN OVERLAY PRINCIPLES

2.7.1 Context

If annexed at some future point, existing rural residential areas may ultimately be redeveloped to urban residential densities and to urban development standards. Subdivision applications within these areas should consider future additional subdivision requirements, which could occur within an urban context. Through the referral process, the City of Airdrie may identify and the M.D. of Rocky View will consider, transportation and/or servicing requirements and lot configurations that would facilitate urban scale development in the future.

2.7.2 Policies

1. Subdivision design, lot configuration, roadway access and alignments should be planned in a manner that facilitates future subdivision and redevelopment of the area to urban densities and urban development standards.
2. Future servicing of water, sewer, and transportation right-of-way requirements should be accommodated wherever possible and practical in rural residential subdivision design.
3. The potential for both further rural residential development and eventual urban development on both the balance of the parcel being subdivided and on adjacent parcels should be considered, as well as the potential for vehicle and pedestrian links between the proposed development and adjacent lands.
4. A Deferred Servicing Agreement (DSA) committing future owners to connect to utility service lines may be required as a condition of subdivision.

2.8 LAND USE TRANSITION PRINCIPLES

2.8.1 Context

New development of lands within the Policy Area should provide for appropriate transitioning of land uses from one municipality to another. The interface between municipalities should be investigated and detailed within an Area Structure Plan, Outline Plan, and/or Conceptual Scheme. Consideration should be given to the visual impacts of developments on adjacent lands. Design tools such as (but not limited to) parcel sizes, site design, building scale, architectural treatment, visual separation, sound attenuation, lighting, and landscaping may be used to mitigate impacts. In addition, consideration should be given to the impact that a specific land use or development will have on roads in the adjacent municipality. Ideally, traffic generated by development within one municipality should have limited impact on the roads in the other's jurisdiction. In instances where the development being proposed is of a different scale or use from the current use of the road, agreements should be made for the host municipality to upgrade the road to appropriate standards and safety requirements or alternative transportation routes should be considered.

2.8.2 Policies

1. Subdivision design, lot configuration, roadway access and alignments should be planned in a manner that provides for a transition from one land use to another through the use of design tools such as gradual change of parcel sizes, lighting and building scale; and the use of visual separation using landscaping, buffering and screening techniques.
2. Environmental and nuisance impacts of developments such as noise, air contaminants, and odorous matter should be managed on site or minimized.
3. Both municipalities will attempt to minimize the impact of development on Intermunicipal roads. New land uses and/or developments should be designed in such a manner that roads required to serve them are primarily contained within the host municipality.
4. Where a proposed land use or development is greater in scale than the current use of a road in the adjacent municipality, consideration should be given to the impact of additional traffic on existing and proposed development within the adjacent municipality. In cases where unacceptable negative impacts will accrue on this existing or proposed development, alternative transportation routes should be considered.
5. Where a proposed land use or development will exceed the environmental design guidelines of a road in the adjacent municipality, agreements should be made for the host municipality to upgrade the road to appropriate standards and safety requirements.

2.9 INTERMUNICIPAL ENTRANCEWAYS

2.9.1 Context

Development along major highways and roads that provide access and egress between municipalities are highly visual and often provide the first and last impressions of the municipality to the traveling public. Within the Plan Area, some of these roads are under the jurisdiction of the Province. The intent of this Plan is to encourage developments along these corridors that are designed to enhance the visual appeal of the corridors and promote the region to the traveling public.

2.9.2 Policies

1. Developments along the corridor should provide landscaping and or architectural elements that enhance the visual appeal of intermunicipal entranceways.
2. In responding to referrals of planning applications affecting lands along the intermunicipal entranceways, either municipality may comment on such matters as landscaping, lighting, signage, architectural treatment, fencing, and screening.
3. Both municipalities will refer all redesignation, subdivision and development applications adjacent to provincial roads to the Province for comment.
4. Developments should give consideration to sight lines and visual impacts from both jurisdictions.
5. Third party freestanding signs along entranceways are discouraged.
6. To soften negative visual impacts upon the entranceway, consideration should be given to screening developments from the view of the traveling public. Screening may take the form of decorative fencing or positioning landscaping between a recessed fence line and the property line of the development.

2.10 AGRICULTURE

2.10.1 Context

There are extensive areas of agricultural land within the M.D. of Rocky View. It is a primary goal of the M.D. to protect agricultural land from premature and inappropriate development that may affect the agricultural land base. In addition, the M.D. uses the “Code of Practice for responsible Livestock Development and Manure Management” to determine setback distances of intensive livestock operations from other land uses. Section 4.5 of the background section of this Plan explains these setbacks relative to existing intensive livestock operations within the Plan Area.

Areas within the City of Airdrie contain agricultural lands that have been annexed for long-term urban growth. It is in the City's interest to ensure that such lands are retained in agricultural production for as long as possible. Not all agricultural lands will necessarily be developed in the short to medium-term or before there is a need to consider further annexation.

The agricultural policies contained in this Plan are consistent with the *Provincial Land Use Policies*, which support the protection of agricultural lands from premature conversion to other uses. Section 6.1 of those Policies is quoted in PART II - BACKGROUND.

2.10.2 Policies

1. Premature development of existing agricultural land within either municipality should be avoided and such land should continue to be used for agricultural purposes.
2. Extensive agricultural uses should continue to be encouraged in accordance with the appropriate land use districts of each respective municipality.
3. To the extent that they exist, intensive and specialty agricultural uses may continue in accordance with approvals granted by the respective municipalities. New intensive agricultural operations should be encouraged to locate elsewhere.
4. The following agricultural subdivisions may continue to be considered in accordance with the appropriate land use districts of each respective municipality:
 - a. farmstead separation;
 - b. subdivision of a first parcel out of an unsubdivided quarter section; and
 - c. further subdivision of existing large parcels for agricultural purposes only where such subdivisions enhance the overall productivity of the subject lands.

2.11 INSTITUTIONAL DEVELOPMENT

2.11.1 Context

A limited range of institutional uses exist within the Plan Area, including public schools, health care, emergency services, and public recreation facilities. The following criteria can be used by both the City of Airdrie and the M.D of Rocky View to give more specific guidance for the evaluation of proposed institutional uses.

2.11.2 Policies

Land use redesignation applications for proposed institutional uses should be evaluated according to the following criteria:

1. Existing Land Use Policy

In accordance with Section 2.2 of this Intermunicipal Development Plan, existing land use policies contained within approved area structure plans or other policy documents should provide a context within which proposed institutional uses can be evaluated. In the event that these documents do not address institutional uses, the policies of this Intermunicipal Development Plan should be considered.

2. Land Use Compatibility

Any proposed institutional use should be assessed for its compatibility with:

- a. existing and proposed surrounding land uses;
- b. identified urban growth corridors;
- c. future servicing or transportation requirements;
- d. the application of Land Use Transition Principles;
- e. the application of Urban Overlay Principles; and
- e. need for an Area Structure Plan, Outline Plan, and/or Conceptual Scheme.

3. Transportation

Impacts of proposed developments on roads within both the City of Airdrie and the M.D. of Rocky View should be assessed, with particular reference to both the scale of use and design capabilities of affected roads, as discussed in Section 2.7 of this Plan.

4. Sewer and Water Infrastructure

The adequacy of proposed sanitary sewer systems, stormwater management facilities and water services, including private on-site systems, should be examined. Where piped sanitary sewer and water services are contemplated, consideration should be given to implications of municipal servicing policies.

5. Emergency Services

Consideration should be given to the availability of required emergency services including methods of delivery, and any implications for existing intermunicipal servicing agreements.

2.12 RESIDENTIAL DEVELOPMENT

2.12.1 Context

Within the City of Airdrie, residential development occurs in a relatively compact form, where a variety of dwelling types are built on smaller lots that are serviced by the municipality. To provide for efficient and sustainable development, residential communities are comprehensively planned in contiguous units and are developed outward within established residential growth corridors.

The City of Airdrie generally plans for new residential development in the outlying areas of the city through the adoption of either statutory area structure plans or non-statutory outline plans. These plans, which often encompass areas of one to two square miles, provide for general locations of various urban residential development types, including single-detached and multi-family housing. They also indicate locations of commercial development, open space systems, transportation networks and utilities for servicing local residential communities. In the preparation of area structure plans, the City gives consideration to impacts of urban development on lands within the M.D. of Rocky View, as well as other strategic City policies affecting residential development.

Within the M.D. of Rocky View, varied landscapes, mountain views, efficient transportation networks and proximity to employment have contributed to the establishment of significant residential areas. Residential development in the M.D. is encouraged to contribute to an orderly settlement pattern that is compatible with the natural environment and which provides alternative residential lifestyles in comparison to those typically found in urban centres. Proposals for residential land use within the M.D. are preferred near existing concentrations of residential development and are subject to provisions contained within the M.D. of Rocky View Land Use Bylaw and any adopted area structure plans or conceptual schemes.

Evaluation of future rural residential development proposals within the Plan Area must consider the possibility for Airdrie's continued expansion in response to growth pressures and possible impacts associated with that growth must be addressed. Comprehensive residential development within the M.D. is generally preceded by the preparation of area structure plans or conceptual schemes.

2.12.2 City of Airdrie Residential Policies

1. Development within Existing Policy Plans

Development within that portion of the Plan Area within the City of Airdrie may proceed according to the policies contained in all adopted applicable area structure plans.

2. Development outside Existing Policy Plans

Residential development within that portion of the Plan Area within the City of Airdrie not contained within existing area structure plans should be evaluated according to the following criteria:

- a. strategic City policies affecting residential development (for a list of relevant policy documents, refer to Section 4.4 in PART II, BACKGROUND);
- b. the need to avoid premature development of existing agricultural land;
- c. the need for an area structure plan or outline plan prior to any residential development;
- d. impacts on adjacent land uses within both municipalities;
- e. the application of Land Use Transition Principles;
- f. impacts on Provincial and intermunicipal roadways and entranceways;
- g. consideration of environmental impacts (e.g., water quality, natural areas);
- h. considerations related to both short and long-term provision of urban services; and
- i. appropriate prior consultation with the M.D. of Rocky View.

2.12.3 M.D. of Rocky View Residential Policies

1. Development within Existing Policy Plans

Development within that portion of the Plan Area within the M.D. of Rocky View may proceed according to the policies contained in all adopted applicable area structure plans.

2. Development outside Existing Policy Plans

Residential development within that portion of the Plan Area within the M.D. of Rocky View not contained within existing area structure plans should be evaluated according to the following criteria:

- a. Fragmentation of predominately unsubdivided quarter sections should be avoided.
- b. Existing rural residential development should be encouraged to infill and develop to its full potential according to the respective residential districts of the M.D. of Rocky View Land Use Bylaw.
- c. Further residential development on lands not already substantially subdivided for residential purposes is generally discouraged. However, when such applications are evaluated, the following criteria should be considered:
 - i. due consideration of the agricultural and residential policies contained in the M.D. of Rocky View's Municipal Development Plan;
 - ii. need for an area structure plan or conceptual scheme prior to any residential development;
 - iii. impacts on adjacent land uses within both municipalities;
 - iv. impacts of rural residential development on designated future urban growth corridors of the City of Airdrie;
 - v. relationships to existing rural residential development;
 - vi. the application of Land Use Transition Principles;
 - vii. the inclusion, where feasible, of adequate urban overlay considerations, as detailed in Section 2.7 of this Plan;

- viii. impacts on Provincial and intermunicipal roadways and entranceways;
- ix. consideration of environmental impacts (e.g., water quality, natural areas); and
- x. appropriate prior consultation with the City of Airdrie.

3. Municipal, School and Municipal/School Reserve Principles

- a. For subdivisions applications within the Policy Area, municipal, school and municipal/school reserve requirements shall generally be taken by dedication of land or by registration of a deferred reserve caveat on title.
- b. Disposition of existing reserve land shall require a Public Hearing and appropriate intermunicipal referral and consultation.

2.13 COMMERCIAL, INDUSTRIAL AND BUSINESS DEVELOPMENT

The City of Airdrie and the M.D. of Rocky View recognize the mutual benefits that may be realized through joint promotion of economic development within the Plan Area. This Plan encourages the development of a joint economic development strategy as detailed in Section 3.6.

2.13.1 Context

Commercial development within the City of Airdrie occurs in a variety of forms, including retail, service and office uses. Urban commercial/industrial development within that portion of the Plan Area within the City of Airdrie will primarily be found in major nodes such as the Central Business District and the Industrial/Business Parks.

Existing industrial development within the City of Airdrie is concentrated in the northeast quadrant of the city and development within that area is almost complete. A second major industrial park has been commenced within the South Airdrie Area Structure Plan area.

Flexibility should be maintained with respect to longer-term growth options to enable Airdrie to respond to future development trends and priorities. It is important that a supply of both serviced and unserved industrial land is continually available and appropriately marketed to the business community.

Business development within the M.D. of Rocky View may include a range of commercial and industrial uses that will diversify the municipality's economic base. Agriculture and related service industries are important economic forces within the M.D., as are business opportunities presented through natural resource extractive industries, transportation based industries and an increasing demand for commercial developments. The municipality is committed to promoting and facilitating business opportunities that enhance and strengthen its overall economic base. Business development will be encouraged to locate in areas where the proposed business is complementary to surrounding land uses and as identified in existing area structure plans.

2.13.2 City of Airdrie Commercial and Industrial Policies

1. Development within Existing Policy Plans

Commercial and industrial development within that portion of the Plan Area the City may proceed according to the policies contained in all existing area structure plans.

2. Development outside Existing Policy Plans

Urban commercial or industrial development within that portion of the Plan Area within the city of Airdrie not contained within existing area structure plans should be evaluated according to the following criteria:

- a. strategic City policies affecting commercial/industrial development (for a list of relevant policy documents, refer to Section 4.4 in PART II, BACKGROUND)
- b. the need for an area structure plan or community plan prior to any commercial or industrial development;
- c. impacts on adjacent land uses within both municipalities;
- d. the application of Land Use Transition Principles;
- e. impacts on Provincial and intermunicipal transportation systems and entranceways .
- f. consideration of environmental impacts (e.g., water quality, natural areas);
- g. considerations related to both short and long-term provision of urban services; and
- h. appropriate prior consultation with the M.D. of Rocky View.

2.13.3 M.D. of Rocky View Business Policies

1. Development within Existing Policy Plans

Business development within that portion of the Plan Area within the M.D. of Rocky View may proceed according to the policies contained in all existing area structure plans or conceptual schemes .

2. Development Outside Existing Policy Plans

For lands within that portion of the Plan Area within the M.D. of Rocky View that are not contained within existing area structure plans, land use redesignation applications to permit business development should be evaluated according to the following criteria:

- a. due consideration of the agricultural and business policies contained in the M.D. of Rocky View's Municipal Development Plan;
- b. the need for an area structure plan or conceptual scheme prior to approval of redesignation;
- c. impacts on adjacent land uses within both municipalities;
- d. impacts of rural business development on designated future urban growth corridors of the City of Airdrie;
- e. the application of Land Use Transition Principles;
- f. the inclusion, where feasible, of adequate urban overlay considerations; as detailed in Section 2.7 of this Plan;
- g. impacts on Provincial and intermunicipal transportation systems and entranceways;
- h. adequate water supply and sanitary sewage handling systems, and adequate storm water management;
- i. consideration of environmental impacts (e.g., water quality , natural areas); and
- j. appropriate prior consultation with the City of Airdrie.

3.0 PLAN IMPLEMENTATION

Recognizing the spirit of this Plan’s philosophy to foster good communication and co-operation between the two municipalities it is anticipated that the majority of issues will be jointly resolved. The purpose of this section is to meet the requirements of the Municipal Government Act to include a procedure to be used to resolve or attempt to resolve any conflict between the jurisdictions and to provide a structure within which communication can occur.

In this Section, “initiating municipality” means the municipality in which the land that is the subject of a proposal is located. “Proposal” can mean a land use redesignation application, an area structure plan or amendment or amendment to this plan. In addition, “proposal” may refer to a broader planning issue between the two municipalities. “Responding municipality” means the other municipality. Section 3.1 outlines the circulation and referral processes that would apply for such proposals.

3.1 CIRCULATION AND REFERRAL PROCESSES

3.1.1 Context

The mutual referral of planning applications, policy plans, studies and other information to the adjacent municipality is essential to the proper effective implementation and administration of the Intermunicipal Development Plan. Ongoing communication between the two municipalities is seen to be the most effective means of maximizing the benefits of this Plan.

3.1.2 Intermunicipal Referrals

Within the Plan Area, the two municipalities will refer the following:

1. proposed municipal development plan amendments, area structure plans, outline plans and conceptual schemes and amendments;
2. applications for land use redesignation and subdivision;
3. applications for the disposition of environmental, municipal and/or school reserves, environmental easements, public utility lots and/or road allowances;

4. development permit applications for:
 - a. intensive agricultural operations;
 - b. natural resource extraction;
 - c. landfills;
 - d. discretionary uses along the intermunicipal entranceways as defined in Section 2.9 of this Plan;
 - e. commercial, industrial or business development; and
 - f. institutional development.

Subject to written intermunicipal agreement, items may be added to or deleted from the preceding circulation lists without the need for an amendment to this Plan.

3.1.3 Circulation time periods

The administrations of both municipalities shall agree which Department or body is to be responsible for responding to intermunicipal referrals. To the fullest extent possible, the initiating municipality should allow the responding municipality 35 days (20 days in the case of a development permit) to make its formal response. Where it is deemed prudent to refer an item to the Intermunicipal Committee, additional response time may be required. The typical flow of a referral* is anticipated to be as follows:

(*Note that some referrals may be other than bylaws being considered by Council. In such cases, "second reading" may be interpreted as "approval").

- Stage 1** Staff from the responding municipality should provide comments to staff from the initiating municipality before both:
- a. the Council of the responding municipality passes any resolutions with respect to the referral; and
 - b. the Council of the initiating municipality gives second reading to the subject bylaw, or approves the application.
- Stage 2** Before either Council or Approving Authority considers the referral, the Intermunicipal Committee should discuss any concerns that the responding municipality may have.
- Stage 3** In the event that the responding municipality has concerns with the referral, then the Council of the initiating municipality should not give second reading to the subject bylaw until after the Council of the responding municipality has passed a resolution with respect to the referral.
- Stage 4** In the event that both Councils agree to a mediation process, then the Council of the initiating municipality should not give second reading to the subject bylaw, or take action to approve the subject application until after the conclusion of the mediation process.

In order to achieve more consistency through these procedures, the following should be considered by the respective municipalities.

1. Staff from both municipalities should have the discretion to comment on referrals before they are considered by their respective Councils. To make this process effective, such administrative comments should be forwarded as quickly as possible.
2. Staff from the responding municipality should only appear at the Public Hearing of the initiating municipality:
 - a. after the Intermunicipal Committee has reviewed the referral; and
 - b. after the Council of the responding municipality has passed a resolution with respect to the referral.
3. Neither council should grant second reading to any bylaw that is subject to an intermunicipal referral until after an attempt has been made to address the concerns of the responding municipality.
4. In the event that either municipality does not reply within, or request an extension to the response period of 35 days (20 days in the case of a development permit) for any intermunicipal circulation it may be assumed that the responding municipality has no comments or objections to the referred planning document.

3.2 ADMINISTRATION, REPEAL AND AMENDMENT PROCESSES

3.2.1 Plan Administration, Implementation and Repeal

1. Administration of the Intermunicipal Development Plan

Each municipality will administer provisions of the Intermunicipal Development Plan for lands within its municipal jurisdiction using its own staff resources and will determine what authority should be delegated to the Intermunicipal Committee and to staff. The creation of intermunicipal subdivision and development authorities and intermunicipal subdivision and development appeal boards is not anticipated.

2. Implementation of the Intermunicipal Development Plan

The City of Airdrie and the M.D. of Rocky View agree to implement the policies of this Intermunicipal Development Plan as soon as is practicable.

3. Mandatory Review of the Intermunicipal Development Plan

The City of Airdrie and the M.D. of Rocky View agree to a mandatory review of the content of the Intermunicipal Development Plan. The review will be conducted jointly by both Municipalities, and will generally occur at 5-year intervals, unless some shorter time is agreed to by both Councils, from time to time.

4. Repeal of the Intermunicipal Development Plan

After the expiration of five years from the date of final approval of this Intermunicipal Development Plan, either municipality may serve notice of termination and, one year after the service of such notice of termination, this Intermunicipal Development Plan shall no longer continue to be in force or effect. Each Council shall be at liberty to repeal its bylaw adopting this Plan.

3.2.2 Plan Amendment

The Intermunicipal Development Plan may be amended from time to time subject to the agreement of the Councils of both Municipalities. Amendments could include changes to policy (textual amendments), boundaries or such other matters as may be determined.

3.3 RESOLUTION OF INTERMUNICIPAL ISSUES

Should there be matters in this Plan on which the two municipalities disagree, they will be addressed and may be resolved at any of the following stages:

Stage 1: Administrative Review

Stage 2: Intermunicipal Committee Review

Stage 3: Municipal Councils

Stage 4: Mediation Process

Stage 5: Appeal Process

Stage 1: Administrative Review

1. The initiating municipality will ensure that complete information addressing the relevant criteria as outlined in the Intermunicipal Development Plan is provided to the responding municipality in support of all planning applications and/or that all statutory plan processes are sufficiently documented.
2. Upon circulation of a proposal, the administration of the responding municipality will undertake a technical evaluation of the proposal and provide comments to the administration of the initiating municipality.
3. The administrations of both municipalities will determine, based on the provisions of the Intermunicipal Development Plan, whether proposals should be referred to the Intermunicipal Committee.
4. Notwithstanding #3 above, either municipality may refer a proposal to the Intermunicipal Committee for review.
5. As noted in Section 3.1.2, referrals to the Intermunicipal Committee should occur prior to first reading of any relevant bylaws.

Stage 2: Intermunicipal Committee Review

1. Where a proposal is referred to the Intermunicipal Committee, the perspectives of both municipalities will be presented to the Committee.
2. After consideration of the matter, the Intermunicipal Committee may:
 - a. provide suggestions with respect to desired courses of action and/or revisions to a proposal to make it more acceptable to both municipalities;
 - b. seek additional information and alternate options for consideration at a future meeting of the Committee;
 - c. if possible, agree on a consensus position relative to conformity with the Intermunicipal Development Plan to assist both administrations;
 - d. conclude that no initial agreement can be reached; or
 - e. schedule such further meetings as may be necessary and consult with such technical or other sources as the Committee deems necessary to identify compromises and solutions.
3. Where considered necessary and useful by the Intermunicipal Committee and where necessary authorization has been received, a facilitator may be engaged to help the Intermunicipal Committee work toward a consensus position.
4. If a consensus cannot be reached following Intermunicipal Committee review, then the proposal may be referred to both Municipal Councils.

Stage 3: Municipal Councils

1. After receiving the recommendations of the Intermunicipal Committee and the respective municipal administrations with respect to a particular proposal, each Municipal Council may establish its position on the proposal.
2. If neither Council supports the proposal, then no further action will be required.
3. If the two Councils cannot agree on a proposal, then the matter may be referred to a mediation process.
4. In the event that the two municipalities agree to mediation, the initiating municipality should not give approval in the form of second or third readings to appropriate bylaws or any other approvals until mediation has been mutually concluded.

Stage 4: Mediation Process

1. The following will be required before a mediation process can be established:
 - a. agreement by both Councils that mediation is necessary;
 - b. appointment by both Councils of an equal number of representatives to participate in a mediation process;
 - c. engagement, at equal cost to both municipalities, of an impartial and independent mediator agreed to by both municipalities; and
 - d. approval by both municipalities of a mediation schedule, including the times and locations of meetings and a deadline by which the mediation process is to be concluded.
2. If agreed to by both municipalities, members of the Intermunicipal Committee or administrative staff from either municipality who are not participating directly in the mediation process may act as information resources either inside or outside the mediation room.
3. All participants in the mediation process will be required to keep the details of the mediation confidential until the conclusion of the mediation.
4. At the conclusion of the mediation, the mediator will submit a report to both municipalities.
5. If a mediated agreement is reached, then it will be provided to both Municipal Councils for consideration. Any mediated agreement will not be binding on either municipality and will be subject to the approval of both Municipal Councils.
6. If no mediated agreement can be reached or if a mediated agreement is not approved by both Councils, then the appeal process may be initiated.

Stage 5: Appeal Process

1. In the event that the mediation process fails, the initiating municipality may give second and third reading to a bylaw to implement the proposal (i.e., a land use bylaw amendment, development permit, an area structure plan or an area structure plan amendment).
2. If the initiating municipality passes a bylaw to implement the proposal, then the responding municipality may appeal that action to the Municipal Government Board under the provisions of Section 690 of the Municipal Government Act.

3. The responding municipality must file a notice of appeal with the Municipal Government Board and give a copy of the notice of appeal to the initiating municipality within thirty days of the passage of the disputed bylaw.

3.4 SEVERANCE

Should any provision or provisions of the Plan be found to be invalid or unenforceable by a competent jurisdiction, all other provisions of this Plan will remain valid and in force.

3.5 FUTURE GROWTH

3.5.1 Growth in Relation to the Plan Area

Future development within the Plan Area should proceed in the most orderly, economical and beneficial manner possible. While the M.D. of Rocky View supports City policies that promote the intensification of urban development within current City boundaries, it is recognized that additional lands will be required to accommodate the physical growth of the City of Airdrie over the short, medium and long term. It is expected that Airdrie will identify and review, from time to time, future growth options aimed at facilitating growth in a contiguous and logical manner.

3.5.2 Primary Urban Growth Corridors

The Intermunicipal Development Plan contains areas under the jurisdiction and control of the M.D. of Rocky View that are identified as future primary urban growth corridors for The City of Airdrie (see Map 1). These corridors, which lie generally to the west and southwest of the City, provide the best opportunities for efficient and economical urban development over the long term. They represent portions of the Plan's Policy Area where, within the context of this Plan, both municipalities will consult and cooperate to ensure the harmonization and potential integration of land use decisions with existing urban development in order that future urban expansion will not be jeopardized.

3.5.3 Lands Within the Remaining Policy Areas

Lands within that portion of the Policy Area within the M.D. of Rocky View, which do not lie within identified primary urban growth corridors, have been included in the Policy Area to facilitate joint planning and to address such issues as compatibility of adjacent uses, buffer zones and transitional areas between the two municipalities. The City of Airdrie may require certain lands outside the primary urban growth corridors for growth within the short to medium term (i.e. within the next 30 years).

When considering future redesignation, subdivision, and development applications within these areas, both municipalities, through the Referral Process, will consider their respective growth trends (based on the most current economic forecasts and population projections available at the time) and any other factors that may affect the suitability and timing of development for all lands within the Plan Area.

3.6 ANNEXATION

3.6.1 Context

Annexation relates to the transfer of jurisdiction over lands from one municipality to another. Specifically, within the context of this plan, it relates to the transfer of jurisdiction over lands from the M.D. of Rocky View to the City of Airdrie, allowing Airdrie to meet its long term growth aspirations needs in a contiguous, orderly, and economical manner while allowing for diversification and competition within the marketplace.

Annexation is a distinct process under the Municipal Government Act. It is included in this Plan to provide criteria that will set a framework within which annexation proposals may be evaluated.

Comprehensive rather than piecemeal annexation is preferred in order to provide opportunities for comprehensive long-term planning to the benefit of both municipalities, as well as to provide reasonable periods of time between annexation proposals. Notwithstanding this general principle, the two municipalities may occasionally consider specific annexation proposals on their individual merits. Such proposals may lie either within or beyond the primary urban growth corridors identified on Map 1.

Current City of Airdrie policy is to maintain a thirty-year supply of land for urban growth within the City's corporate boundaries. One strategy to achieve this policy is for the City of Airdrie to occasionally annex land from the M.D. of Rocky View. While urban growth is usually the principal reason for annexation, other factors should be taken into consideration to determine the appropriateness of annexing land. Any annexation application will be based on further technical analysis, extensive public consultation and intermunicipal negotiation.

Annexation can be a smooth and orderly process when the two municipalities and the affected public come to an agreement on the need and appropriateness of transferring jurisdiction over land from one municipality to the other. The M.D. of Rocky View and The City of Airdrie will endeavour to reach an intermunicipal agreement on annexation before any application for annexation is submitted to the Municipal Government Board.

3.6.2 Policies

1. The M.D. of Rocky View and The City of Airdrie will endeavour to reach an Intermunicipal Agreement on annexation including the use of mediation, if necessary, before any application for annexation is submitted to the Municipal Government Board.

2. Annexation proposals should include information to justify the location and amount of land and should, in the context of an overall urban growth strategy quantify the serviceability of lands within the proposed annexation area,
3. In order to add clarity for the implementation of any annexation and to form the basis of an Annexation Agreement, the City of Airdrie, in consultation with the M.D. of Rocky View should address:
 - a) Municipal Reserves and/or Municipal facilities;
 - b) Municipally-owned lands located within the annexed area;
 - c) Continuation of existing land uses and activities until annexed lands are developed for urban uses. Activities such as the following should be addressed:
 - i) intensive livestock operations,
 - ii) use of pesticides and herbicides,
 - iii) animal control,
 - iv) use of firearms, and
 - v) burning barrels;
 - d) Assessment and taxation for lands annexed;
 - e) Maintenance of roads within the annexed area before they are upgraded to urban standards;
 - f) Emergency Services; and
 - g) current/proposed capital investments within the annexed area.
4. Both Municipalities prefer that the transfer of lands be effective the first day of a new fiscal year to simplify the transition of accounts from one municipality to the other.
5. Changes to the Notification Zones and the Policy Areas as a result of annexation will require a formal amendment to this Plan.

3.7 ECONOMIC DEVELOPMENT

3.7.1 Context

The City of Airdrie and the M.D. of Rocky View recognize the importance of economic development. They recognize its contribution to the overall health of a community and its role in providing career opportunities, local services, economic diversity, and tax revenues. While these developments are an important part of a healthy community, they also demand increased levels of infrastructure development and require additional municipal financing.

Lands within the Plan Area are attractive to businesses because they encompass the Highway #2 corridor and are close to the Calgary International Airport. For these reasons, the lands within the vicinity of this corridor warrant a coordinated economic development strategy that will provide confidence to businesses looking to locate in this region. Cooperation at the regional level enables the use of combined resources to successfully promote the corridor globally and share in the costs and benefits of development. Regional co-operation may include revenue sharing, shared servicing, and coordination of land use.

Fundamental to any combined economic development strategy are co-operation, open communication, and an understanding of the needs and goals of all stakeholders. This Plan seeks to foster an environment that would enable coordinated efforts of multiple jurisdictions to work cooperatively for mutual benefit. While the formulation of an economic development strategy is beyond the scope of this Intermunicipal Development Plan, there is an opportunity for the municipalities to work together in developing such a strategy.

3.7.2 Policies

1. The City of Airdrie and the M.D. of Rocky View should collaboratively develop an economic development strategy for the Plan Area. Collectively, they should approach other *relevant partners* where appropriate. This strategy should address the following:
 - a. Provision of infrastructure servicing including transportation, sanitary sewer, stormwater, and water;
 - b. Appropriate location criteria;
 - c. Expenditure and revenue sharing; and
 - d. Implementation strategy.

PART II – BACKGROUND (NON STATUTORY)

Part II of this Intermunicipal Development Plan contains background information to support the statutory policies contained in Part I of the Plan. The purpose of this section is to provide the context in which the Plan was prepared. It is not part of the adopted bylaw and therefore does not have the same statutory effect or status as Part I.

While this section provides valuable technical information relating to the Plan Area, much of this information is based on available data at the time of writing. New information may become available or some factors may be subject to change overtime and therefore, the information provided within this section should be used as a basis for further exploration in evaluating proposals for redesignation, subdivision, and development within the Plan Area.

A. LEGISLATIVE REQUIREMENTS

MUNICIPAL GOVERNMENT ACT

Section 622:

“Every statutory plan . . . undertaken pursuant to this Part by a municipality . . . must be consistent with the land use policies” as established by the Lieutenant Governor in Council.

Section 631:

“(1) Two or more councils 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.

(2) An intermunicipal development plan

(a) may provide for

(i) the future land use within the area,

(ii) the manner of and the proposals for future development in the area, and

(iii) 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.”

Section 632:

- “(3) A municipal development plan
- (a) must address . . .
 - (iii) the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities . . .”

Section 690:

- “(1) If a municipality is of the opinion that a statutory plan or amendment or a land use bylaw or amendment adopted by an adjacent municipality has or may have a detrimental effect on it and if it has given written notice of its concerns to the adjacent municipality prior to second reading of the bylaw, it may appeal the matter to the Municipal Government Board by
- (a) filing a notice of appeal with the Board, and
 - (b) giving a copy of the notice of appeal to the adjacent municipality
- within 30 days of the passing of the bylaw to adopt or amend a statutory plan or land use bylaw.
- (2) When appealing a matter to the Municipal Government Board, the municipality must state the reasons in the notice of appeal why a provision of the statutory plan or amendment or land use bylaw or amendment has a detrimental effect and the efforts it has made to resolve matters with the municipality that adopted it.
- (3) A municipality, on receipt of a notice of appeal under subsection (1)(b), must, within 30 days, submit to the Municipal Government Board and the municipality that filed the notice of appeal a statement setting out the actions it has taken and the efforts it has made to resolve matters with that municipality.
- (4) When the Municipal Government Board receives a notice of appeal under this section, the provision of the statutory plan or amendment or land use bylaw or amendment that is the subject of the appeal is deemed to be of no effect and not to form part of the statutory plan or land use bylaw from the date the Board receives the notice of appeal until the date it makes a decision under subsection (5).

- (5) If the Municipal Government Board receives a notice of appeal under this section, it must decide whether the provision of the statutory plan or amendment or land use bylaw or amendment is detrimental to the municipality that made the appeal and may
 - (a) dismiss the appeal if it decides that the provision is not detrimental, or
 - (b) order the adjacent municipality to amend or repeal the provision if it is of the opinion that the provision is detrimental.
- (6) A provision with respect to which the Municipal Government Board has made a decision under subsection (5) is,
 - (a) if the Board has decided that the provision is to be amended, deemed to be of no effect and not to form part of the statutory plan or land use bylaw from the date of the decision until the date on which the plan or bylaw is amended in accordance with the decision, and
 - (b) if the Board has decided that the provision is to be repealed, deemed to be of no effect and not to form part of the statutory plan or land use bylaw from and after the date of the decision.
- (7) Section 692 does not apply when a statutory plan or a land use bylaw is amended or repealed according to a decision of the Board under this section.
- (8) The Municipal Government Board’s decision under this section is binding, subject to the rights of either municipality to appeal under section 688.”

Section 691:

- “(1) The Municipal Government Board, on receiving a notice of appeal under section 690, must
 - (a) commence a hearing within 60 days of receiving the notice of appeal or a later time to which the parties agree, and
 - (b) give a written decision within 30 days of concluding the hearing.
- (2) The Municipal Government Board is not required to give notice to or hear from any person other than the municipality making the appeal, the municipality against whom the appeal is launched and the owner of the land that is the subject of the appeal.”

SUBDIVISION AND DEVELOPMENT REGULATION AR212/95

Section 1:

*City of Airdrie/M.D. of Rocky View Intermunicipal Development Plan
PART II - BACKGROUND SECTION*

“(1) In this regulation,

(k) “unsubdivided quarter section” means

- (i) a quarter section, lake lot, river lot or settlement lot that has not been subdivided except for public or quasi-public uses or only for a purpose referred to in 618 of the Act, or
- (ii) a parcel of land that has been created pursuant to section 86(2)(d) of the *Planning Act* RSA 1980 on or before July 6, 1988, or pursuant to section 29.1 of the *Subdivision Regulation* (Alta. Reg. 132/78), from a quarter section, lake lot, river lot or settlement lot that constitutes more than ½ of the area that was constituted by that quarter section, lake lot, river lot or settlement lot.”

Section 14:

“Subject to section 16, a subdivision authority must not in a municipality other than a city approve an application for subdivision if the land that is the subject of the application is within 0.8 kilometres of a highway where the posted speed is 80 kilometres or more unless the land is

- (a) to be used for agricultural purposes,
- (b) for a single parcel of land to be created from an unsubdivided quarter section to accommodate an existing residence and related improvements and that complies with the land use bylaw,
- (c) for an undeveloped single residential parcel to be created from an unsubdivided quarter section and located at least 300 metres from the right of way of a highway and that complies with the land use bylaw,
- (d) contained and permitted within an area where the municipality and the Minister of Transportation and Utilities have a highway vicinity management agreement, or
- (e) contained and permitted within an area structure plan satisfactory to the Minister of Transportation and Utilities.”

Section 15:

- “(1) In this section, “provide” means dedicate by caveat or by survey or construct, as required by the subdivision authority.
- (2) Subject to section 16, if the land that is the subject of an application for subdivision is within an area described in section 5(3)(d), a service road satisfactory to the Minister of Transportation and Utilities must be provided.
- (3) Subsection (2) does not apply if access to the proposed parcel of land and remnant title is to be by means other than a highway.”

Section 16:

- “(1) The requirements of sections 14 and 15 may be varied by a subdivision authority with the written approval of the Minister of Transportation and Utilities.
- (2) An approval under subsection (1) may refer to applications for subdivision or development generally or to a specific application.”

B. RELEVANT PROVINCIAL LAND USE POLICIES

Section 3.0:

The Provincial *Land Use Policies* support the preparation and adoption of Intermunicipal Development Plans. The Policies in Section 3.0 state that:

1. “Municipalities are encouraged to expand intermunicipal planning efforts to address common planning issues, especially where valued natural features are of interest to more than one municipality and where the possible effect of development transcends municipal boundaries.
2. In particular, adjoining municipalities are encouraged to cooperate in the planning of future land uses in the vicinity of their adjoining municipal boundaries (fringe areas) respecting the interests of both municipalities and in a manner which does not inhibit or preclude appropriate long term use nor unduly interfere with the continuation of existing uses. Adjoining municipalities are encouraged to jointly prepare and adopt intermunicipal development plans for critical fringe areas; these plans may involve lands which are in both of the adjoining municipalities.”

Section 5.0:

The open space policies contained in this Plan are consistent with Section 5.0 of the Provincial *Land Use Policies*, which includes the following:

1. “Municipalities are encouraged to identify, in consultation with Alberta Environmental Protection, significant ravines, valleys, stream corridors, lake shores, wetlands and any other unique landscape area, and to establish land use patterns in the vicinity of these features, having regard to their value to the municipality and to the Province.
2. If subdivision and development is to be approved in the areas identified in accordance with policy #1 municipalities are encouraged to, within the scope of their jurisdiction, utilize mitigative measures designed to minimize possible negative impacts.
3. Municipalities are encouraged to identify, in consultation with Alberta Environmental Protection, areas which are prone to flooding, erosion, landslides, subsidence, or wildfire and to establish appropriate land use patterns within and adjacent to these areas.

4. If subdivision and development is to be approved in the areas identified in accordance with policy #3 municipalities are encouraged to, within the scope of their jurisdiction, utilize mitigative measures to minimize the risk to health, to safety, and to loss due to property damage.
5. Municipalities are encouraged to identify, in consultation with Alberta Environmental Protection, areas of significant fish, wildlife and plant habitat and to establish appropriate land use patterns designed to minimize the loss of valued habitat within and adjacent to these areas.
6. If subdivision and development is to be approved in the areas identified in accordance with policy #5 municipalities are encouraged to, within the scope of their jurisdiction, utilize mitigative measures to minimize the loss of habitat.”

Section 6.1:

The agricultural policies contained in this Plan are consistent with Section 6.1 of the Provincial *Land Use Policies*, which includes the following:

1. “Municipalities are encouraged to identify, in consultation with Alberta Agriculture, Food and Rural Development, areas where agricultural activities, including extensive and intensive agricultural and associated activities, should be a primary land use.
2. Municipalities are encouraged to limit the fragmentation of agricultural lands and their premature conversion to other uses, especially within the agricultural areas identified in accordance with policy #1.
3. Where possible, municipalities are encouraged to direct non-agricultural development to areas where such development will not constrain agricultural activities.
4. Municipalities are encouraged to minimize conflicts between intensive agricultural operations and incompatible land uses through the use of reciprocal setback distances and other mitigative measures.”

Section 6.2:

The sand and gravel mining policies contained in this Plan are consistent with Section 6.2 of the Provincial *Land Use Policies*, which includes the following:

1. “Municipalities are encouraged to identify, in consultation with the appropriate provincial land management agency and the Alberta Geological Survey, areas where the extraction of surface materials (e.g., sand and gravel) should be a primary land use.
2. Municipalities are encouraged to identify, in consultation with Alberta Energy, areas where the extraction of mineral resources should be a primary land use.

City of Airdrie/M.D. of Rocky View Intermunicipal Development Plan

PART II - BACKGROUND SECTION

3. Municipalities are encouraged to direct subdivision and development activity so as not to constrain or conflict with non-renewable resource development, particularly with respect to the areas identified in accordance with policies #1 and #2.
4. In addressing resource development municipalities are expected to, within the scope of their jurisdiction, utilize mitigative measures to minimize possible negative impacts on surrounding areas and land uses.”

Section 6.3:

The water quality policies contained in this Plan are consistent with Section 6.3 of the Provincial *Land Use Policies*, which includes the following:

1. “Municipalities are encouraged to identify, in consultation with Alberta Environmental Protection, significant water resources within their boundaries.
2. Municipalities are encouraged to determine appropriate land use patterns in the vicinity of the resources identified in accordance with policy #1, having regard to impacts on an entire watershed as well as local impacts.”

Section 6.4:

The information on historical resources contained in this Plan is consistent with Section 6.4 of the Provincial *Land Use Policies*, which includes the following:

1. “Municipalities are encouraged to identify, in consultation with Alberta Community Development, significant historical resources within their boundaries.”

Section 7.0:

The information and policies with respect to transportation systems contained in this Plan are consistent with Section 7.0 of the Provincial *Land Use Policies*, which includes the following:

1. “Municipalities are encouraged to identify, in consultation with Alberta Transportation and Utilities, the location, nature and purpose of key transportation corridors and facilities.
2. Municipalities are encouraged to minimize negative interactions between the transportation corridors and facilities identified in accordance with policy #1 and the surrounding areas and land uses through the establishment of compatible land use patterns.
3. If subdivision and development is to be approved in the vicinity of the areas identified in accordance with policy #1, municipalities are encouraged to employ appropriate setback distances and other mitigative measures relating to noise, air pollution, and safety, to limit access, and to enter into highway vicinity agreements with Alberta Transportation and Utilities.”

C. RELEVANT MUNICIPAL POLICIES

City of Airdrie

Municipal Development Plan
Downtown Area Redevelopment Plan
South Airdrie Area Structure Plan
Urban Parks Master Plan
Woodside Estates Area Structure Plan
West Airdrie Area Structure Plan
Hydraulic Study for Nose Creek at Airdrie
Council's Strategic Priorities
Big Springs Community Plan & Outline Plan
Thorburn Outline Plan
Stonegate Outline Plan
Silver Creek Outline Plan
Cooper's Crossing Outline Plan
Luxstone Outline Plan
Willowbrook Outline Plan
Point of View Outline Plan
Transportation Study Update
Highway 2: North of Balzac to North of Airdrie Functional Planning Study
Infrastructure and Off-site Levy Review
Heartland Business Centre Engineering Servicing Report
Heartland Master Drainage Report

M.D. of Rocky View

Municipal Development Plan
Balzac East Area Structure Plan
Servicing Standards for Residential Road Construction
Land Use Bylaw
Balzac Industrial Area Structure Plan

D. ADJUSTMENTS TO THE POLICY AREAS AND NOTIFICATION ZONES

Following an annexation and the shifting of municipal boundaries, the Plan Area should be revised and an amendment made to this Plan. Within the spirit and intent of this Plan, the Policy Areas and Notification Zones could shift as follows:

Policy Areas

The Policy Area within the City of Airdrie is intended to correspond to a 400 m (¼ mile) strip immediately adjacent to and within the City limits. The Policy Area within the M.D. of Rocky View is intended to include lands adjacent to and within 800 m (½ mile) outside of the City limits. Any lands within the M.D. of Rocky View that are currently identified as part of the Policy Area on Map 1 and that are not affected by annexation will remain part of the Policy Area.

Notification Zone

The Notification Zone includes areas that may be of interest to each respective municipality. While there are no policies in this IDP that guide development on these lands, they have been included so that each municipality has an understanding of the activities that are taking place on these lands. As such, the lands within the Notification Zone may be grouped into four areas of interest as listed below. Suggested shifting of the notification boundaries with respect to each of these areas are also listed.

Notification area lands within the vicinity of **Nose Creek** will include 200 m (1/8 mile) on either side of the bed and shore of Nose Creek from 2 miles north of the City Limits to 2 miles south of the City limits.

Notification area lands within the vicinity of **Intermunicipal Entranceways** will include lands immediately adjacent to and within 800 m (½ mile) of Secondary Highway 567; Yankee Valley Road; and Big Hill Springs Road for a distance of 1.6 km (1 mile) outside the City Limits. In the case of Highway 2, the Notification Zone extends 3.8 km (2 miles) north and south of the City Limits and includes lands within 800 m (½ mile) of the highway right-of-way.

Notification area lands within the vicinity of the **Airdrie Airport** would remain unchanged.

Notification area lands within the vicinity of the East/West **Peripheral** areas includes lands on the outer edge of the Policy Area that are of interest to the City of Airdrie due to their proximity to a long-term future growth direction or because they include lands adjacent to a boundary road. This zone affects lands within the NW¼ 1 and SW¼ 12-27-29-W4M on the east side of the City of Airdrie and within NW¼ and SW¼ 10-27-1-W5M on the west side of the City.

NOTE: Where lands fall within both a Policy Area and a Notification Zone, they shall be considered as a part of the Policy Area.

E. FACTORS INFLUENCING GROWTH

Natural Areas

Lands within the Plan Area are generally flat with very few constraints to development of either an urban or rural character. In this context, natural features such as Nose Creek, the Buffalo Rub Hills, and the floodplain of Nose Creek become significant.

Nose Creek is particularly important as it flows from Rocky View, through the City of Airdrie and through Rocky View again before joining the Bow River in the City of Calgary. Therefore it has been identified as a Special Area within this Plan. Impacts of development adjacent to this watercourse have the potential to impact not only the quality of the water it carries, but the quality of the habitat it supports and the recreational and aesthetic opportunities that it provides to municipal residents. Water quality in the Nose Creek watershed is influenced by urban and rural land use practices such as surface, stormwater and agricultural runoff. The I.D.P. can help to protect and improve riparian health throughout the Plan Area by encouraging land management efforts that follow a proactive and co-operative approach to protecting vegetation along the water bodies within the watershed without causing major disruption for landowners.

The natural features identified on Map 9, should be used as an initial guide for reviewing redesignation and subdivision proposals in the Plan area. It is intended that this map will be updated from time to time, as additional natural areas are identified.

Intensive Livestock Operations

Based on a 1999 livestock survey conducted by the MD, there are three intensive livestock operations located within the Plan Area with livestock as follows:

1. NE3-27-1-W5M 1000 head feedlot and 80 cow/calf operation.
2. NW34-26-29-W4M 108 cows; 10 bulls; and 200 calf feedlot (backgrounding).
3. S22-27-29-W4M 100 head feedlot and 50 cow/calf operation.

The “2000 code of Practice for Responsible Livestock Development and Manure Management” (the Code) establishes technical guidelines for locating intensive livestock operations in Alberta. The Code recommends Minimum Distances of Separation for various intensive operations from different categories of land use. There are four categories identified in the Code in appendix D as follows:

- Category 1:** Land zoned for agricultural purposes (e.g. farmstead, acreage residences).
- Category 2:** Land zoned for non-agricultural purposes (e.g. country residential, rural commercial businesses).
- Category 3:** Land zoned as large scale country residential, high use recreational, or commercial purposes, as well as from an Intermunicipal Development Plan boundary of land zoned as rural hamlet, village, or town which has an Intermunicipal Development Plan Area.
- Category 4:** Land zoned as rural hamlet, village, or town without an Intermunicipal Development Plan.

The minimum distance of separation recommended by the Code for each of the two existing intensive livestock operations are as follows:

	<u>NE3-27-1-W5M</u>	<u>NW34-26-29-W4M</u>	<u>S22-27-29-W4M</u>
Category 1	323 m	204 m	314 m
Category 2	430 m	272 m	419 m
Category 3	538 m	341 m	524 m
Category 4	861 m	545 m	838 m

Oil and Gas Wells

Active oil and gas wells are considered a constraint to development. The Provincial Subdivision and Development Regulation AR212/95 prohibits the development of permanent overnight accommodation or public facilities within certain separation distances of oil and gas wells and sour gas facilities as determined by the Alberta Energy and Utilities Board. In the event that new sour gas facilities are developed within this plan area, similar separation distances will be required. Existing sour gas wells are located within the Plan Area both north and south of the City of Airdrie. These wells are illustrated on Map 4.

F. TRANSPORTATION SYSTEMS

The major elements of the existing transportation system can be identified according to the following four major categories (see Maps 5A and 5B - Transportation System). It is noted that some roads fit in more than one category.

Provincial Highway System

Key Components include:

- Highway #2
- Highway #567

Future upgrading of existing Airdrie interchanges (Highway # 567 and Big Hill Springs Roads) and construction of the Midpoint interchange (1.6km south of Big Springs Road) are expected within the 30,000 to 50,000 population horizon.

Intermunicipal Roads

These roads serve as key links between the City of Airdrie and M.D. of Rocky View and include:

- Main Street/Dickson Stevenson Trail
- East Lake Boulevard/Highway #2 Service Road (south)/Range Road 292 (north)
- 8th Street/Range Road 11
- 24th Street/Range Road 12
- Yankee Valley Road and Big Hill Springs Road
- Highway #567 (Airdrie/Irricana Road)
- Range Road 293 north of SH 567

These roads extend from within one jurisdiction into the other jurisdiction.

Boundary Roads

These roads are within the City's jurisdiction but also serve residents of the M.D. In some cases these roads are also inter-municipal roads or part of the Provincial Highway System.

- Big Hill Springs Road and Yankee Valley Road
- Highway 567 (Airdrie Road/Irricana Road)
- 24th Street
- 8th Street

Dangerous Goods Routes

The City requires that vehicles transporting certain quantities of goods travel on designated dangerous goods routes. The following Roads are considered dangerous goods routes in the City of Airdrie:

- Highway #2
- Highway #567
- East Lake Boulevard
- East Lake Crescent
- East Lake Rise
- East Lake Road
- East Lake Circle

Note: All roads in the M.D. of Rocky View are considered Dangerous Goods Routes.

Truck Routes

In addition to dangerous goods routes, the City of Airdrie has also designated roads or areas for use by trucks and has also restricted certain truck routes by the times of day or by the number of axles. The following list identifies designated truck routes within the Intermunicipal Plan Area:

- 8th Street
- 1st Avenue
- Main Street
- Big Hill Springs Road/Yankee Valley Road

Note: All roads in the M.D. of Rocky View are considered Truck Routes.

G. AIRPORT VICINITY CONSIDERATIONS

The Plan Area contains lands that are influenced by the proximity to two airport facilities: The Calgary International Airport and the Airdrie AirPark. While these two facilities are very different in their scope and function, they have characteristics that impact lands within the Plan Area.

Noise is perhaps the most commonly debated issue in relation to airports. In determining the noise impacts that an airport has beyond its operations, a study may be conducted that forecasts noise exposure in concentric contours radiating from the airport. Such contours are known as Noise Exposure Forecast contour lines or NEF lines.

Airports may also have an Airport Vicinity Protection Area (AVPA) that places restrictions on lands within areas around the airport that are often defined by the NEF contour lines. An AVPA provides for development limitations on specified surrounding lands, and is registered by Caveat against the titles of the subject lands. These limitations are directed toward reducing potential conflicts between the use and development of surrounding lands and present and future airport operations by limiting uses, heights of structures and so on. The goal of these restrictions is to ensure the safety of aviation operations and to protect the long-term viability of the major public investment in the airport. AVPAs are provincially legislated and the restrictions imposed by an AVPA must be adhered to.

Currently the Calgary International Airport is regulated by an AVPA that restricts uses within each of the NEF contour areas. The provincial regulations should be reviewed in conjunction with any redesignation, subdivision or development proposals located within these areas.

Presently there is no AVPA in place for the Airdrie Airpark. The presence of the Airpark, however, is an important consideration in land use planning.

The NEF 30 contour lines for the Calgary International Airport are shown on Map 4.

H. URBAN SERVICING

Stormwater Management (Map 6)

In rural areas, stormwater runoff flows through predominantly natural systems of draws, sloughs, gullies, and creeks. While stormwater discharge volumes associated with urban development are controlled, both discharge volume and rates will increase as the amount of land developed to urban densities increases. Increases in stormwater discharge from urban development within the Intermunicipal Development Plan could affect creek channel stability and 1:100 Year flow elevations.

Where urban development occurs, storm sewer trunks will be required to carry additional stormwater away from urban areas and eventually into watercourses. The City of Airdrie's storm drainage system consists of several storm sewers and several detention facilities. Nose Creek ultimately receives all of the runoff that enters the storm sewer system. Alberta Environment plays an important role in licensing all discharges to the Creek. The most significant detention facility is East Lake, which serves a large portion of east Airdrie, primarily the East Lake Industrial Area, but also some residential areas. The water features in the Woodside Estates Golf Course also act as detention facilities for Woodside Estates. Some newer subdivisions also include detention facilities. All future developments will include facilities to limit runoff to 2.6l/ha, which has been established as the assimilative capacity of the Nose Creek Watershed.

The Nose Creek Watershed ultimately receives all stormwater runoff in Airdrie. The City of Airdrie recognizes the highly valued recreational benefits to the Citizens of Airdrie and the eventual downstream impacts. The City of Airdrie has joined together with the MD of Rocky View, the City of Calgary and Alberta Environment to form the Nose Creek Water Partnership. This partnership monitors water quality along Nose Creek.

The City and the MD acknowledge the need to apply Best Management Practices to future urban and rural developments. Best Management practices are discussed in Section 2.5.

Sanitary Sewer System (Map 7)

Sanitary sewer catchment areas and major sanitary sewer trunks are identified on Map 7 - Projected Sanitary Sewer System. The City of Airdrie has an agreement with the City of Calgary to pump sanitary sewage effluent to Calgary, where it is treated at the Bonnybrook Wastewater Treatment Plant. In order to accommodate future wastewater from the City of Airdrie a second force main to Calgary will be required.

Water Service (Map 8)

The existing water system serving the City of Airdrie consists of two bulk supply transmission mains from the City of Calgary, two storage reservoirs, a water pumping station, and a distribution system. The supply mains from Calgary are a 900 mm main (sourced from Calgary's North Hill Pressure Zone) and a 350 mm main (sourced from Calgary's Spy Hill Pressure Zone).

Future proposed reservoir capacity and required water mains to accommodate future population growth in the City of Airdrie are illustrated on Map 8 - Future Projected Water System.

I. INTERMUNICIPAL COMMITTEE

The City of Airdrie/ M.D. of Rocky View Intermunicipal Committee has played a key role in the preparation of the Intermunicipal Development Plan. Although the Intermunicipal Committee has no official legislative status or decision-making authority, Committee members may share information, discuss matters of intermunicipal concern and make recommendations to the respective Councils of the two municipalities. As outlined in Section 3.3 of this Intermunicipal Development Plan, the Intermunicipal Committee will likely have an important function in the resolution of any intermunicipal disputes that may arise. It is anticipated that the Intermunicipal Committee will continue to meet to address various intermunicipal issues, to discuss any proposals referred to it from the administrations or Councils of the two municipalities and to oversee the mandatory Plan review that is required within 5 years of adoption of this Intermunicipal Development Plan.

Purpose:

The purpose of the Intermunicipal Committee is to facilitate the ongoing sharing of information between the two municipality's elected officials and municipal staff and to provide a forum in which to review and comment on a range of topics of mutual interest.

Topics for discussion:

The Committee may discuss a range of topics including the following:

1. Long-term strategic growth plans for both The City of Airdrie and the M.D. of Rocky View as may be reflected in Municipal Development Plans, Area Structure Plans and other strategic studies.
2. Intermunicipal and regional transportation issues such as truck routes, transitional access into and out of the city through developing communities, road maintenance, etc.
3. The provision of City of Airdrie services into the M.D. of Rocky View, including the City Electric System, and where appropriate, other utility services.
4. The provision of EMS service and fire service from each respective municipality to the other.
5. Issues related to existing and proposed natural resource extraction and processing activities including land use and transportation issues, the development of uniform standards of operation (hours of operation, dust control, noise abatement, reclamation), etc.
6. Discussion of major land use, subdivision and development proposals in either municipality which may impact the other municipality.

City of Airdrie/M.D. of Rocky View Intermunicipal Development Plan

PART II - BACKGROUND SECTION

7. Urban fringe and other major intermunicipal or multi-jurisdictional issues in lieu of a broader intermunicipal forum or regional planning system.

Composition of the Committee:

The Committee is composed of members of Council from each municipality supported by municipal staff.

J. INTERPRETATION OF TERMS

Annexation - The transfer of land from the jurisdiction of one municipal government to another municipal government.

Area Structure Plan – A statutory plan, adopted by bylaw, which provides a land use strategy for the redevelopment of a specific area of land.

Conceptual Scheme (Concept Plan) – A plan, adopted by bylaw, which relates a proposed development to future and existing development of adjacent lands and provides a strategy for subsequent redesignation, subdivision, and development of a specific area.

Best Management Practices (BMP's) – Practices or methods to manage stormwater, retaining as much of the natural runoff and absorption characteristics of a catchment area as required to minimize impacts on the watershed. The methods will address both water quantity and quality issues that are economically acceptable to all parties. These parties include the Province, the Municipality and relevant stakeholders, such as individual landowners.

Boundary Roads - Refers to roads that are within the City's jurisdiction and provide the only direct access to some parcels of land within the M.D.

Density – Means the number people per gross acre.

Environment – The components of the earth and includes:

- i) Air, land and water;
- ii) all layers of the atmosphere;
- iii) all organic and inorganic matter and living organisms; and
- iv) the interacting natural systems that include components referred to in subclauses i) and iii).

(Source: Alberta Environmental Protection and Enhancement Act.)

Environmental Site Assessment (ESA) – Determines the impact of the environment on a proposed development. There are at least three levels of ESA:

Phase I of an ESA is the systematic process by which an Assessor seeks to determine whether a particular property is or may be subject of potential contamination. It is an information collection process that should include desk research, site inspection, interviews and a written report. A Phase I does not involve boreholes, soil tests or to other intrusive types of sampling or testing.

Phase II – confirms or denies the presence of contamination on the site through quantitative sampling and analytical techniques. It should identify and describe pollutants and quantify their concentrations.

Phase III – investigates feasible follow-ups to be carried out if the Phase II suggests unacceptable levels of contamination. Remedial investigations are site

specific and involve a limited field component. This phase includes: estimating human exposure or environmental exposure to the contaminants, assessing how to manage the contaminated materials, development of a remedial criteria and a clean-up plan. Clean-up itself is not considered to be part of an assessment and some refer to this as Phase IV. (Source: Municipal Environmental Assessment: A Land Use Planning Tool?, an AACIP Discussion Paper).

Erosion – Natural and unnatural forces that act upon the earth’s surface and cause the detachment of soil and rock which are carried away by gravity, wind, ice or water.

Farmstead – The habitable residence and may include other improvements used in connection with the raising or production of crops or livestock, and situated on the same land for a minimum of 10 years and used in connection with the farming operation.

First Parcel Out – A single residential parcel created from a previously un-subdivided quarter section.

Gross Acre – Means the land area used to calculate density and in determining estimated land consumption for both residential and non-residential uses. The land uses included and excluded are as follows:

Included in residential density calculations:

- All residential land uses
- Neighbourhood shopping centers
- Municipal Reserve
- Municipal School Reserve
- Church sites
- Daycare centers
- Community halls
- All roads except expressways, freeways, and major roads
- All lanes
- Commercial centers less than 2.8 ha (7 ac)
- Elementary schools, Junior High schools
- Fire and Police Stations
- Private golf courses

Excluded from residential density calculations:

- Environmental Reserve
- Expressways, Freeways, and Major Roads
- Regional and Sector Shopping Centres
- Major institutional centers
- High School Sites (purchased by the school boards)
- Commercial centers greater than 2.8 ha (7 ac)

Infrastructure - Public and private utility systems in the Municipality that may include, but are not limited to the transportation network, water and sewer systems, solid waste management facilities and police, fire and ambulance services.

Intermunicipal Development Plan – A statutory plan that is jointly prepared by neighbouring municipalities to establish strategic policies and identify issues of mutual interest that overlap municipal boundaries.

Intermunicipal Road System - Refers to roads that act as key links between the M.D. of Rocky View and the City of Airdrie.

Land Inventory – means the gross acreage of land available for both residential and non-residential development or redevelopment, calculated at a specific time for a specified area.

Land Consumption Forecast – means the predicted demand for gross acreage of land required within a specified timeframe. Within the context of this plan, the land consumption forecast should be twofold, addressing both residential and non-residential uses. In addition, the density used to estimate land consumption, should be consistent with those established in any applicable statutory plans.

Land Use Bylaw – The bylaw that divides a municipality into land use districts and establishes procedures for processing and deciding upon development applications. It sets out rules that affect how each parcel of land in a municipality may be used and developed.

Land Use District – An area designated for a particular type of use contained in the *Land Use Bylaw*.

Municipal Government Act – An act of legislature of the Province of Alberta which authorizes and creates the governance of urban and rural municipalities throughout Alberta and more specifically refers to the Municipal Government Act, as amended from time to time.

Municipality – Depending on the context of the statement, can mean M.D. of Rocky View No. 44 or The City of Airdrie.

Natural area – an open space containing unusual or representative biological, physical or historical components, which, although it need not be completely undisturbed, either retains or has had re-established a natural character.

Notification Zone – An area which surrounds or extends into a municipality for the purpose of informing the adjacent urban or rural municipality, as the case may be, of development and/or related activity.

Open Space – All land and water areas, either publicly owned or offering public access, that are not covered by structures.

Outline Plan – A non-statutory plan for a defined area that provides a framework for land use redesignations, subdivision and development.

Qualified Professional - An individual with specialized knowledge recognized by the Municipality and/or licensed to practice in the Province of Alberta. Examples of *City of Airdrie/M.D. of Rocky View Intermunicipal Development Plan*

qualified professionals include, but are not limited to agrologists, engineers, geologists, hydrologists and surveyors.

Ravine – A valley that adjoins a perennial or intermittent water course.

Redesignation - refers to the reclassification of a land use designation in the *Land Use Bylaw* as applied to a specific area.

Reserve Land - Land acquired by the municipality at the time of subdivision for park and/or school purposes. Such land is dedicated in accordance with the Municipal Government Act, and is dedicated as one of the following:

Environmental Reserve – Land that qualifies as environmental reserve under Section 664 of the Municipal Government Act which may either be dedicated at the time of subdivision approval as environmental reserve or otherwise secured as an environmental reserve easement.

Municipal and School Reserve – Land which the Subdivision Authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide for municipal or school purposes, up to 10% of the area proposed for subdivision.

Utilities refer to natural gas, sanitary, storm, and water services, telephone/cable and power.

Right-of-way – A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, landscaping, open space or other special use.

Riparian Area - The areas adjacent to any streams, rivers, lakes or wetlands

Regional Partners refers to the Alberta Government agencies, the City of Calgary, the development industry, local businesses etc.

Unsubdivided Quarter Section - A titled area of 64.7 hectares (160 acres) more or less that has not been subdivided, excluding previous subdivisions for boundary adjustments, road widening, school sites and other public uses such as railroad right-of-way and canal right-of-way

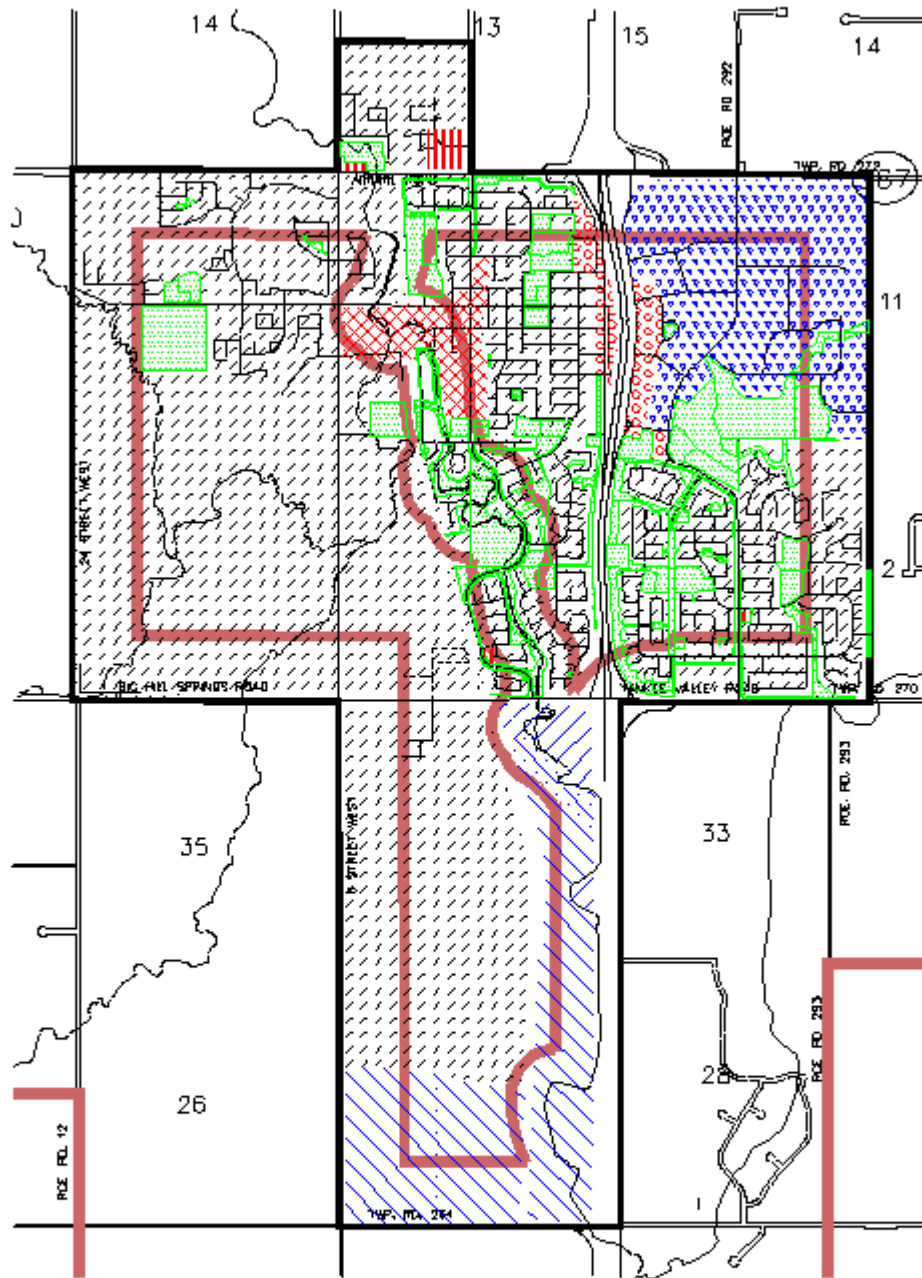
Urban Growth Strategy – A comprehensive study that addresses:

- a) current *land inventory* within the City of Airdrie
- b) population growth study
- c) *land consumption forecast*
- d) justification of amount and location of lands included in the proposed annexation area
- e) identification of future major infrastructure requirements, including servicing areas and facility locations
- f) public consultation
- g) existing land uses and transitional provisions for agricultural lands
- h) compatibility of proposed urban use with adjacent land uses.

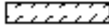







Watershed – A system of water bodies and water courses ultimately draining into one common area.

Wetland – An area where standing water is retained for a portion of the year and unique vegetation and animals have adapted to the aquatic environment.

CITY of AIRDRIE / M.D. of ROCKY VIEW #44
INTERMUNICIPAL DEVELOPMENT PLAN



FUTURE LANDUSE CONCEPT- CITY OF AIRDRIE

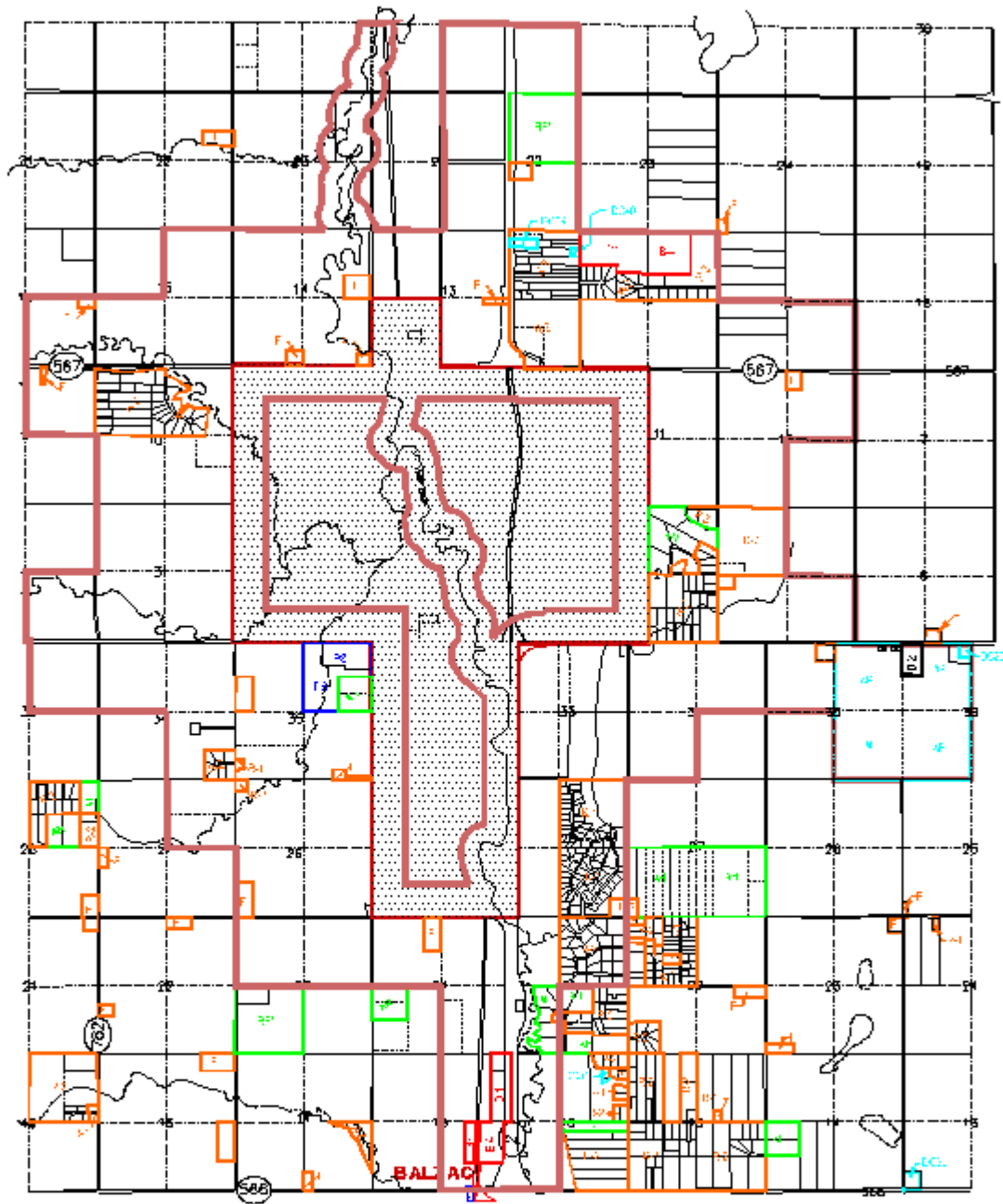
- | | | | |
|---|--------------------|---|-----------------------|
|  | RESIDENTIAL |  | PLAN BOUNDARY |
|  | GENERAL COMMERCIAL |  | INDUSTRIAL |
|  | CBD COMMERCIAL |  | INDUSTRIAL COMMERCIAL |
|  | HIGHWAY COMMERCIAL |  | OPEN SPACE (1997) |

SOURCE: CITY OF AIRDRIE MDP

MA 20H 2001
N18



CITY of AIRDRIE / M.D. of ROCKY VIEW #44
INTERMUNICIPAL DEVELOPMENT PLAN



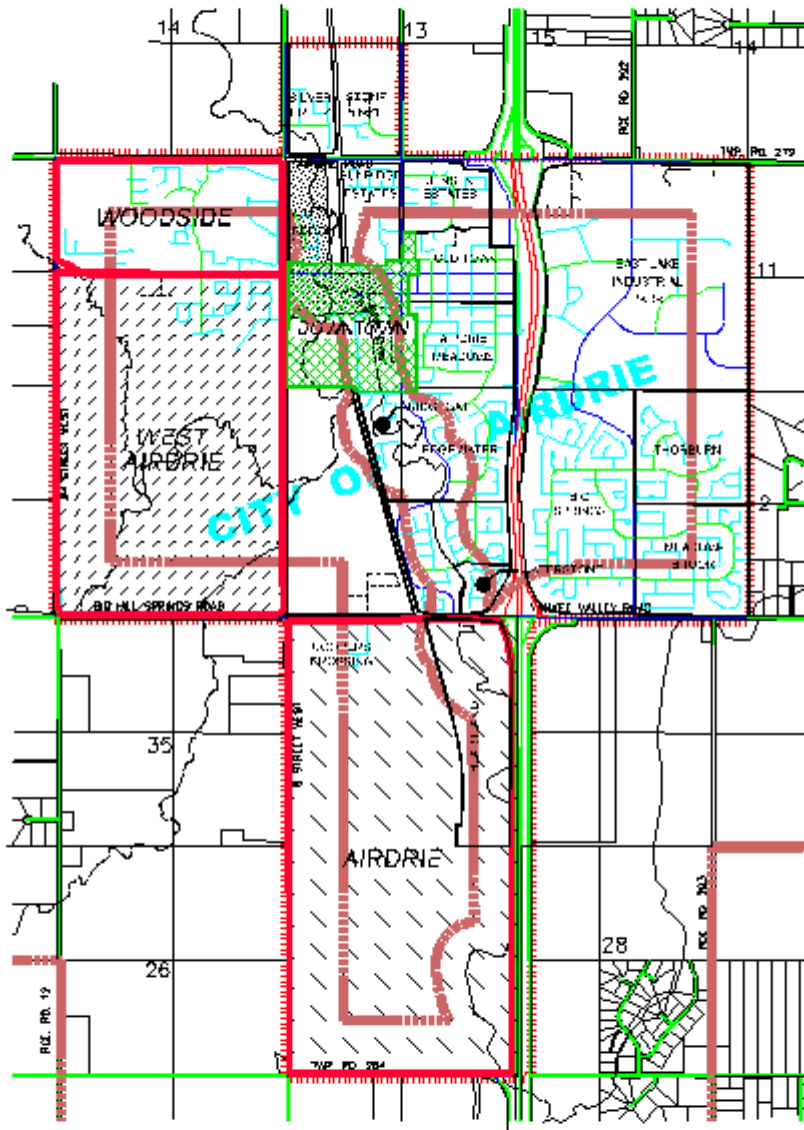
CURRENT LAND USE DESIGNATION- MD OF ROCKY VIEW

- | | | | |
|-----|-------------------------------|-------|----------------------------|
| RF | RANCH AND FARM DISTRICT | — | PLAN AREA BOUNDARY |
| AI | AGRICULTURAL HOLDING DISTRICT | ••••• | CITY OF AIRDRIE |
| F | FARMSTEAD DISTRICT | HC | HAMLET COMMERCIAL DISTRICT |
| R-1 | RESIDENTIAL ONE DISTRICT | I | HAMLET INDUSTRIAL DISTRICT |
| R-2 | RESIDENTIAL TWO DISTRICT | PS | PUBLIC SERVICES DISTRICT |
| B-4 | RECREATION BUSINESS DISTRICT | DC | DIRECT CONTROL DISTRICT |









ALL ROCKY VIEW LANDS ARE DESIGNATED USELESS UNLESS NOTED OTHERWISE.
SOURCE: MD OF ROCKY VIEW LAND USE PLAN



CITY of AIRDRIE / M.D. of ROCKY VIEW #44
INTERMUNICIPAL DEVELOPMENT PLAN



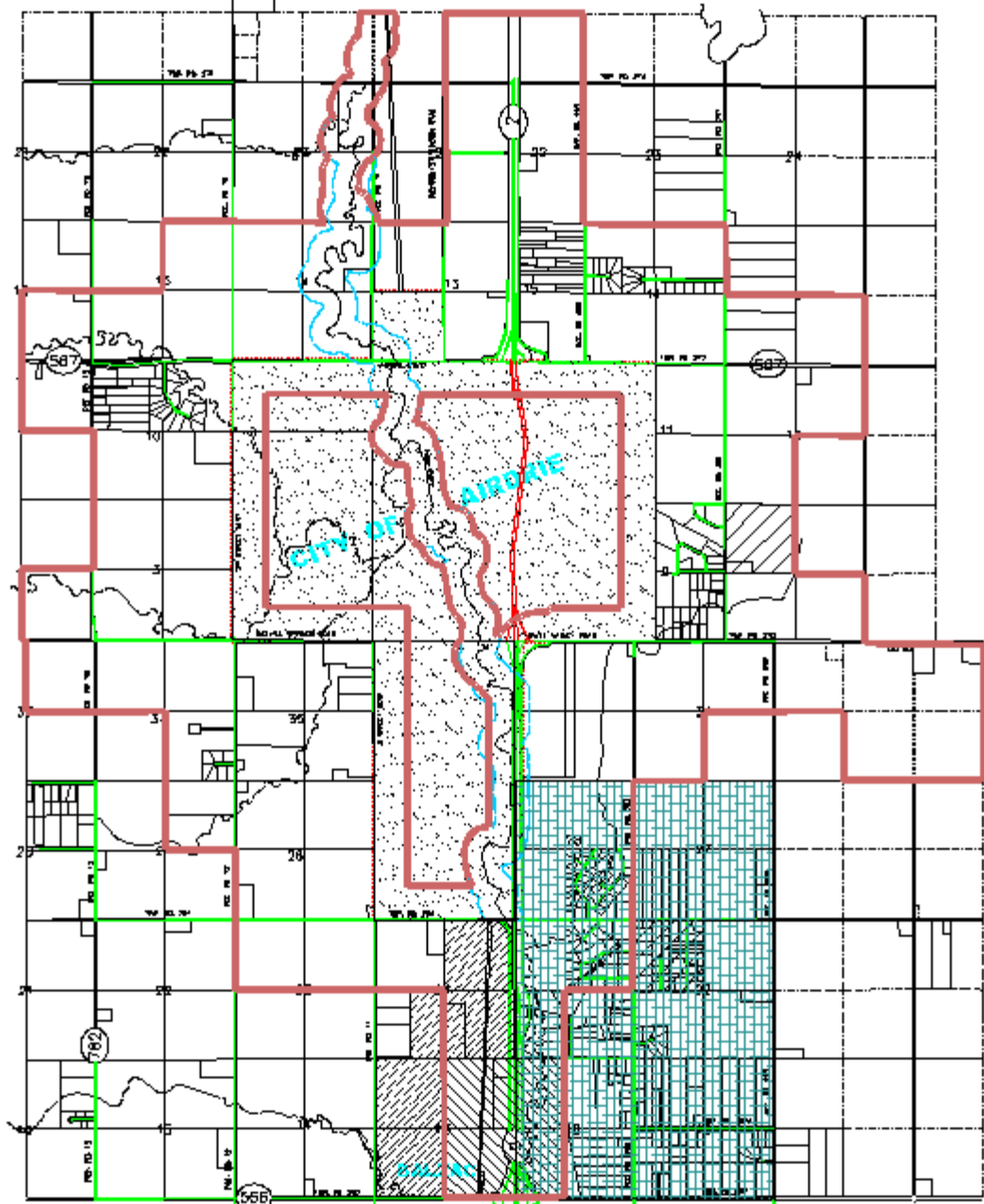
EXISTING LAND USE PLANS-CITY OF AIRDRIE

-  PLAN BOUNDARY
-  AIRDRIE M.D.P.
-  SOUTH AIRDRIE A.S.P.
-  WEST AIRDRIE A.S.P.
-  DOWNTOWN AREA DEVELOPMENT PLAN
-  AIRDRIE CITY LIMIT
-  AREA STRUCTURE PLANS
-  AREA REDEVELOPMENT PLANS

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CITY of AIRDRIE / M.D. of ROCKY VIEW #44
INTERMUNICIPAL DEVELOPMENT PLAN



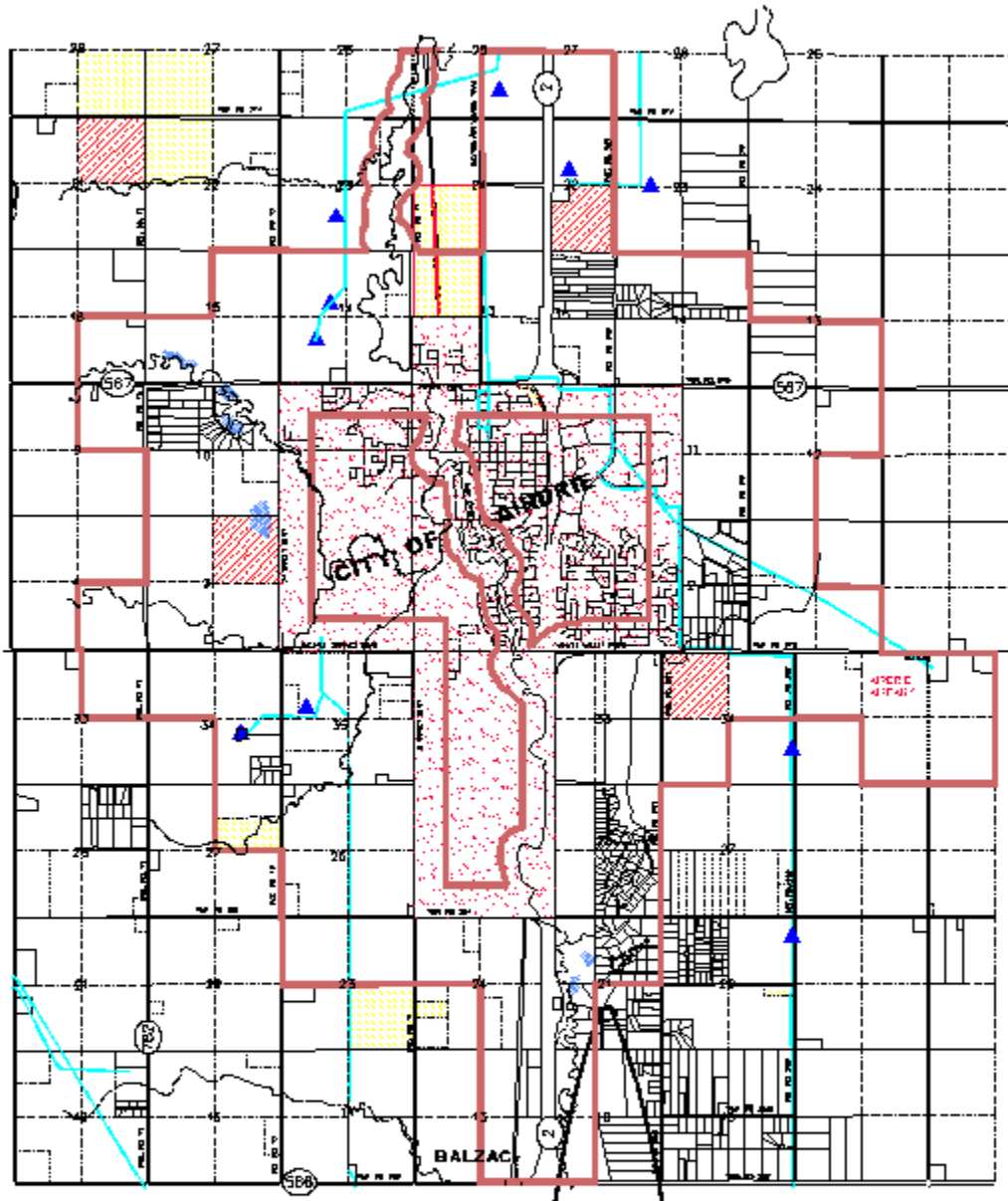
EXISTING LAND USE PLANS-MD OF ROCKY VIEW

- PLAN BOUNDARY
- M.D. of ROCKY VIEW M.D.P.
- CITY of CALGARY / M.D. of ROCKY VIEW I.D.P.
- BALZAC EAST A.S.P.
- BALZAC TURN INDUSTRIAL A.S.P.
- CONCEPTUAL SCHEMES
- CITY OF AIRDRIE

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CITY of AIRDRIE / M.D. of ROCKY VIEW #44
INTERMUNICIPAL DEVELOPMENT PLAN



FACTORS INFLUENCING FUTURE DEVELOPMENT

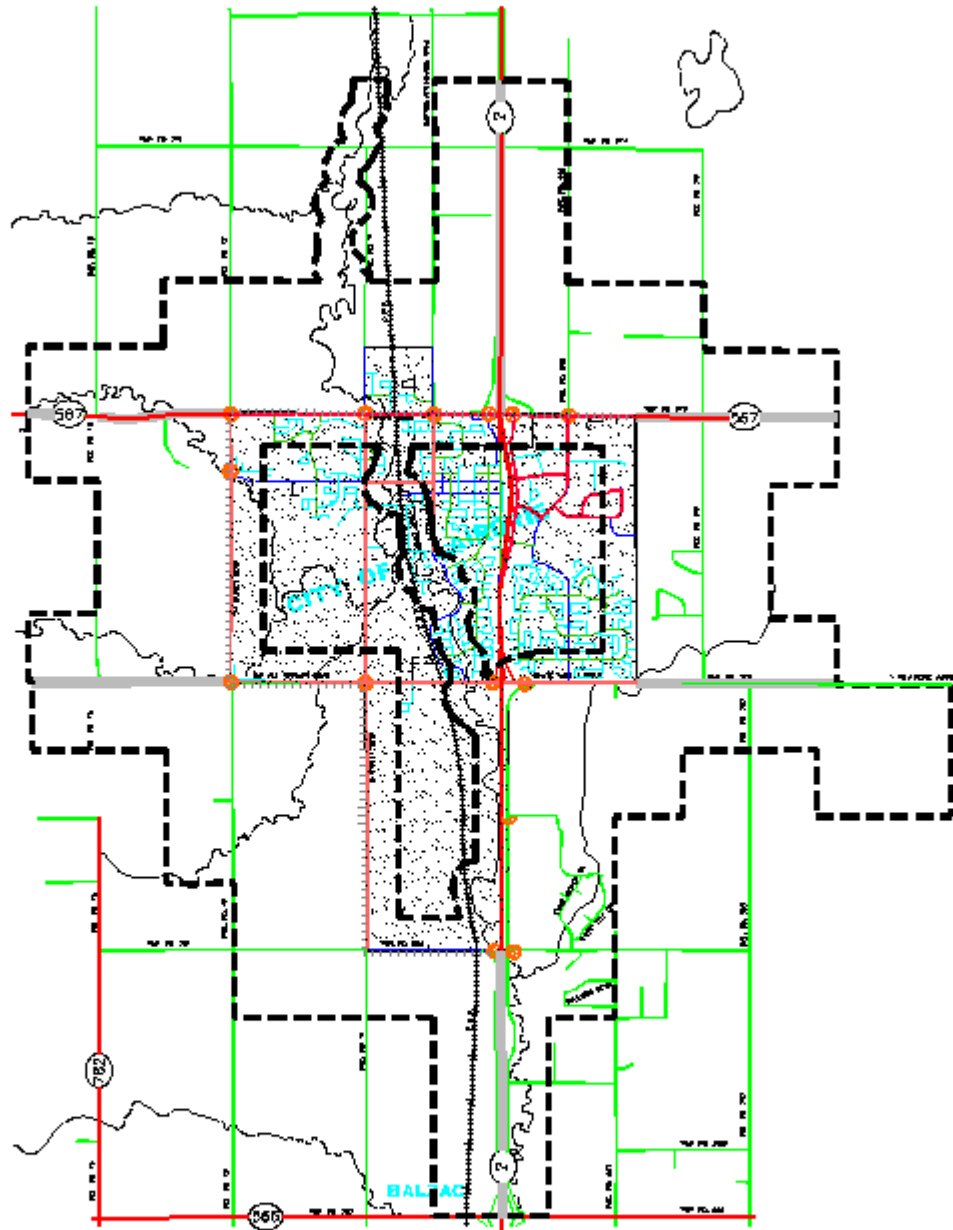
- PLAN AREA BOUNDARY
- ▨ INTENSIVE LIVESTOCK OPERATIONS
- ▨ NON-INTENSIVE LIVESTOCK OPERATIONS
- ACTIVE PIPELINES WITH IN-STUDY AREA
- ▲ ACTIVE WELLS WITH IN-STUDY AREA
- ▭ CITY OF AIRDRIE
- ▭ AREAS WITH +1% SLOPES
- ▲ NEP-30

Note: impacts of the Airdrie Airport operations should be investigated further in determining appropriate land use in this vicinity.

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CITY of AIRDRIE / M.D. of ROCKY VIEW #44
INTERMUNICIPAL DEVELOPMENT PLAN



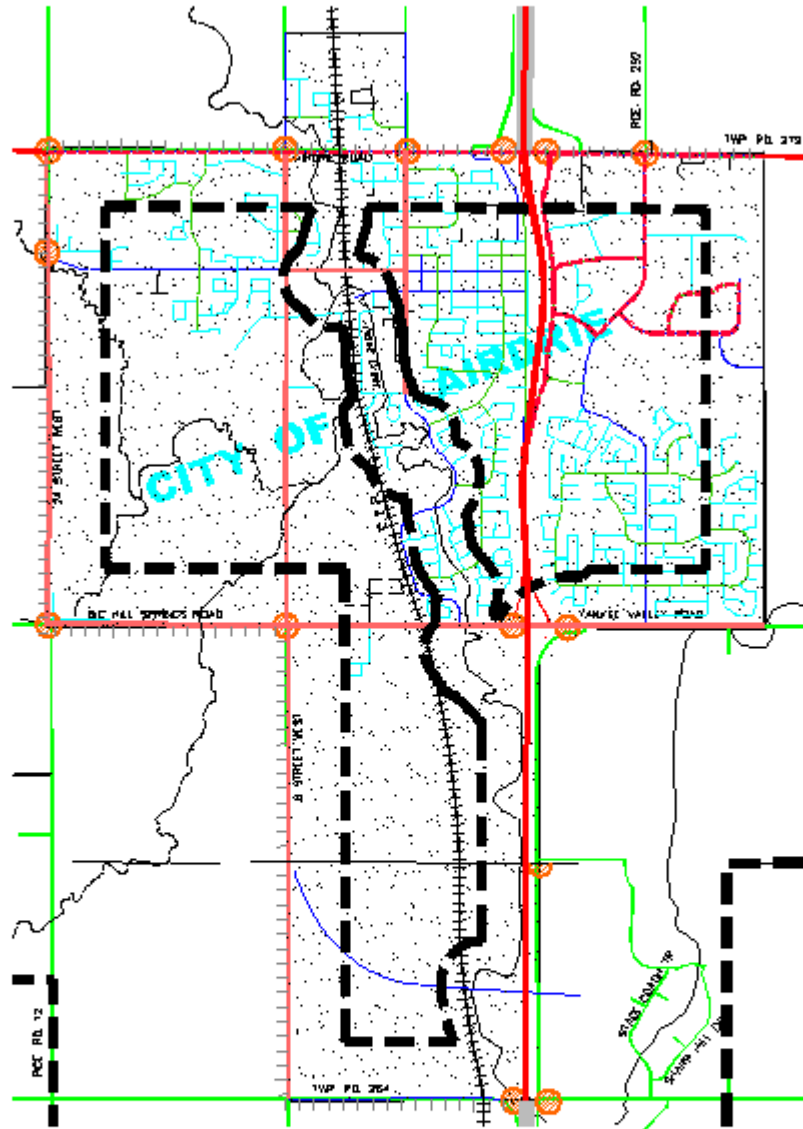
TRANSPORTATION

- PLANNED AREA BOUNDARY
- CITY OF AIRDRIE
- EXISTING PRIMARY & SECONDARY HIGHWAYS
- LOCAL M.D. ROADS
- BOUNDARY ROADS
- INTERSECTIONS
- TRUCK ROUTES
- HAZARDOUS GOODS ROUTES
- RAIL LINES

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CITY of AIRDRIE / M.D. of ROCKY VIEW #44
INTERMUNICIPAL DEVELOPMENT PLAN



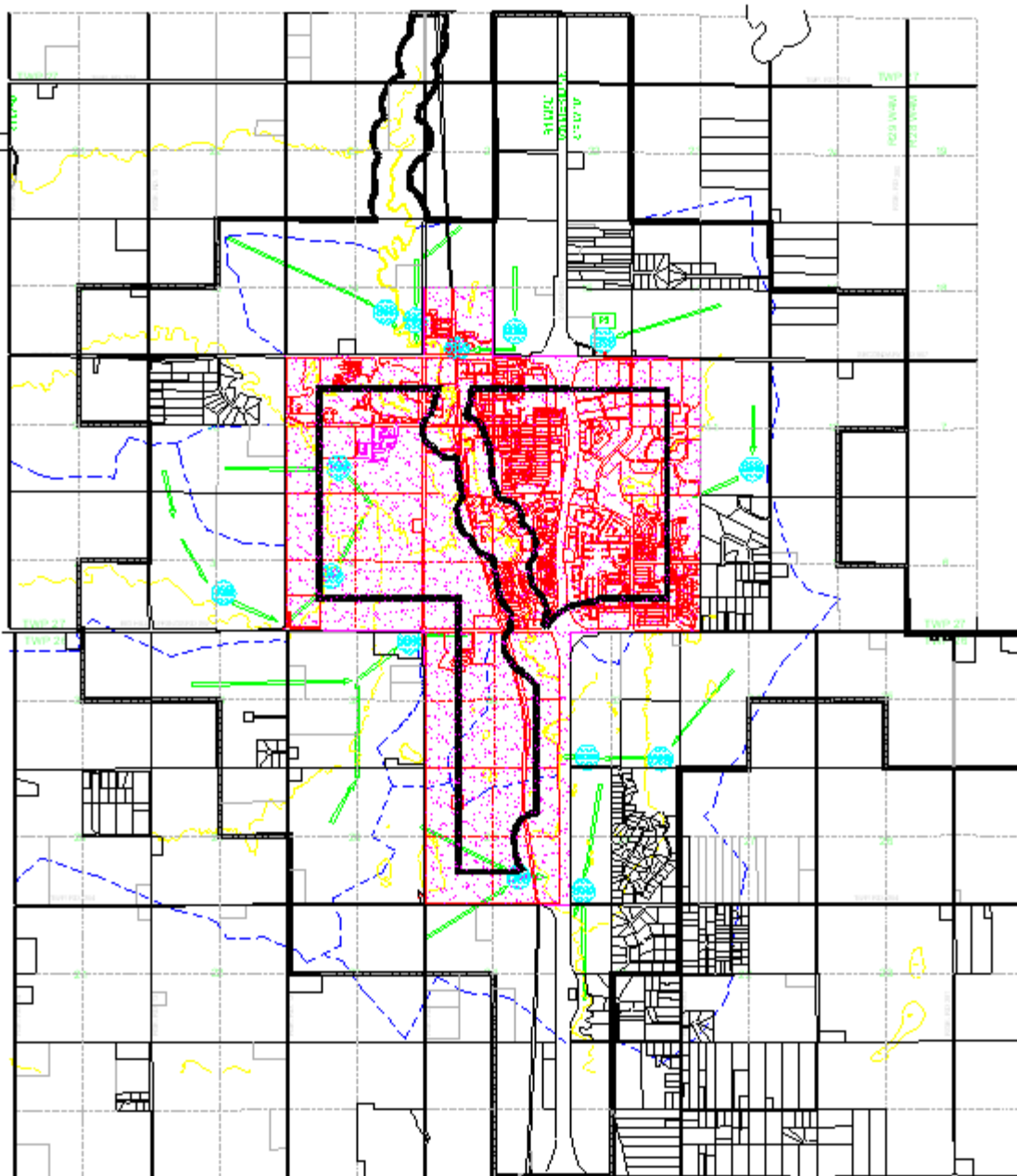
TRANSPORTATION-CITY OF AIRDRIE

- PLAN AREA BOUNDARY
- EXISTING PRIMARY & SECONDARY HIGHWAYS
- LOCAL M.D. ROADS
- BOUNDARY ROADS
- INTERSECTIONS
- TRUCK ROUTES
- HAZARDOUS GOODS ROUTES
- RAIL LINES







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Note: All roads in MD of Rockyview are considered both Truck Routes and Hazardous Goods Routes

CITY of AIRDRIE / M.D. of ROCKY VIEW #44
INTERMUNICIPAL DEVELOPMENT PLAN



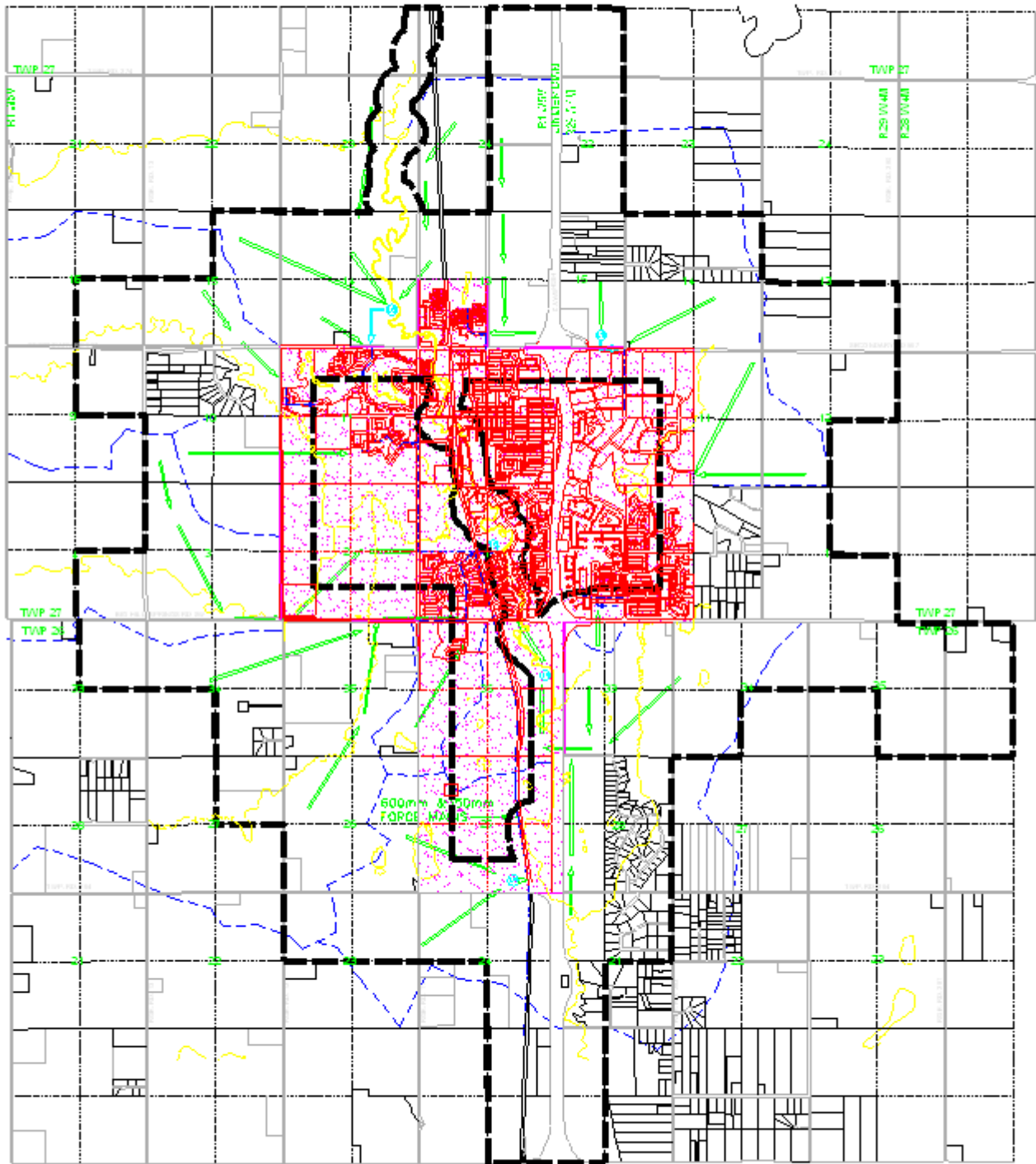
PROJECTED STORM SEWERS

-  PUMP STATION
-  STORM SEWER
-  CATCHMENT AREA BOUNDARY
-  CITY OF AIRDRIE
- CONCEPTUAL STORMWATER MANAGEMENT FACILITIES
(NUMBER, LOCATION AND SIZE TO BE DETERMINED)
-  RETENTION PONDS
-  FORCE MAIN

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CITY of AIRDRIE / M.D. of ROCKY VIEW #44
INTERMUNICIPAL DEVELOPMENT PLAN

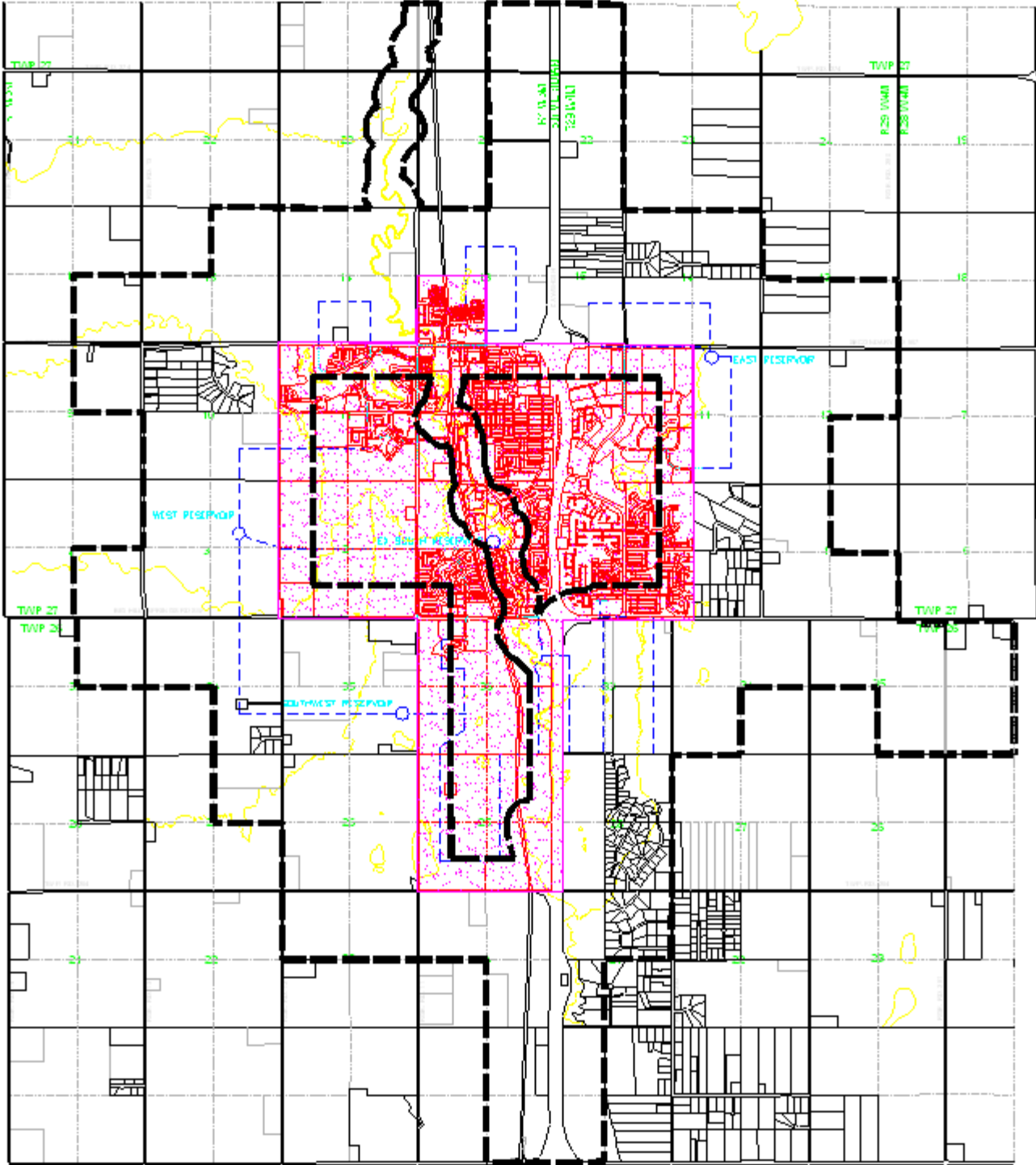


PROJECTED SANITARY SEWERS

- LS LIFT STATION
- EXISTING SANITARY
- FORCE MAINS
- SANITARY (GRAVITY)
- SANITARY DRAINAGE BOUNDARY

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CITY of AIRDRIE / M.D. of ROCKY VIEW #44
INTERMUNICIPAL DEVELOPMENT PLAN



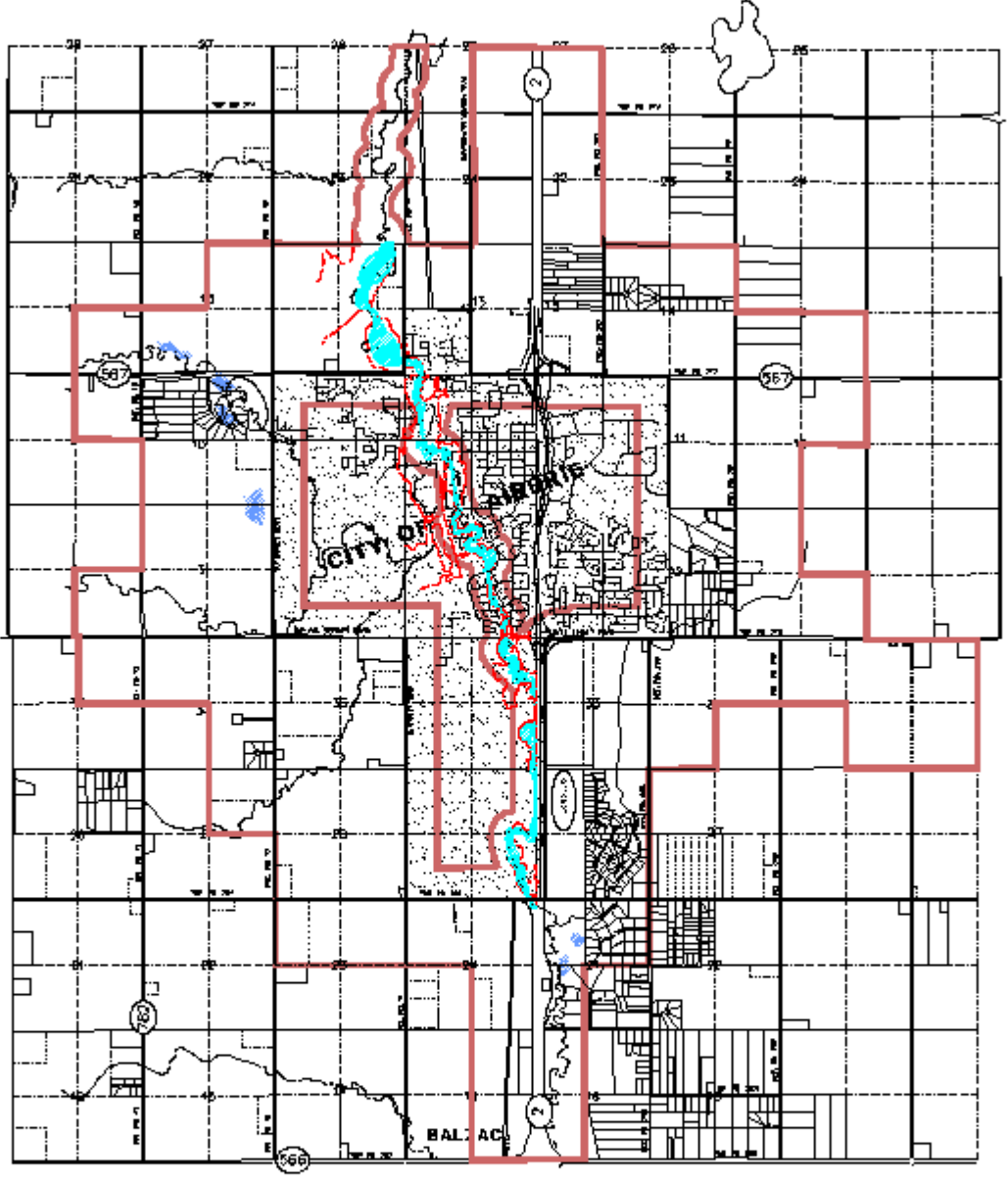
WATER MAINS

-  PLAN AREA BOUNDARY
-  CITY OF AIRDRIE
-  EXISTING AND PROPOSED RESERVOIRS
-  FUTURE WATER MAINS
-  EXISTING WATER MAINS

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CITY of AIRDRIE / M.D. of ROCKY VIEW #44
INTERMUNICIPAL DEVELOPMENT PLAN



NATURAL AREA

- PLAN AREA BOUNDARY
- FLOODWAY
- 100 YEAR FLOOD RISK AREA
- CITY OF AIRDRIE
- AREAS WITH 1% SLOPES

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