

Interim Regional Evaluation Framework – Wheatland County and Rocky View County Intermunicipal Development Plan

IREF Section 6.0 – Evaluation Criteria

The proposed Wheatland County and Rocky View County Intermunicipal Development Plan outlines the policy framework to guide collaborative planning and decision-making for lands along the common border between the two municipalities. The IDP provides policy to guide items of importance to both municipalities such as:

- Agricultural Activities
- Economic Development
- The Environment
- Resource Extraction
- Planning and Development
- Energy Development
- Transportation and Infrastructure

The IDP is a planning tool that can provide numerous benefits to the participating municipalities including:

- reinforcing and protecting both municipalities' development philosophies and goals while mitigating the potential for future intermunicipal conflict; and
- ensuring development for both municipalities occurs in an orderly, economic, efficient, harmonious, and sustainable manner by considering existing development conditions and future municipal goals.

IGP Policies	Wheatland County and Rocky View County Response
3.2 Region-wide Policies	
<p>3.2.1 Principles, Objectives, and Policies</p> <p>Does the proposed IDP address the Principles, Objectives, and Policies of the IGP?</p>	<p>The proposed IDP is consistent with the applicable Principles, Objectives, and Policies of the IGP as detailed below.</p>
<p><i>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure</i></p> <p><i>Objectives:</i></p> <p><i>a. Promote the integration of land-use and infrastructure planning</i></p> <p><i>b. Optimize the use of existing infrastructure when accommodating growth</i></p> <p><i>c. Encourage higher densities, greater intensity of use, the provision of community nodes, and the leveraging of transit service, where applicable</i></p> <p><i>d. Protect the function of regionally significant mobility and transmission corridors</i></p>	<p>The proposed IDP reaffirms the existing conditions in the IDP area, which is primarily agricultural in nature. In preparing the IDP, existing infrastructure was examined and incorporated to protect significant infrastructure in each municipality. Policies to encourage collaboration for an integrated approach to future infrastructure planning were included in the Plan.</p> <p>The IDP includes policies to guide development for agriculture, transportation infrastructure, environmentally significant areas, residences and developed areas, existing and potential land use, utilities, resource extraction, energy development, and environmental and open spaces.</p> <p>The IDP also includes policies to guide collaboration on future regional public transit, regional pathways, and regional transmission infrastructure. Item c. (higher densities and intensity of use) is not applicable, as the IDP area is primarily zoned for agricultural use and the plan does not provide a land use strategy. Non-agricultural uses may be considered in areas identified through a relevant statutory plan; any new statutory plans would be referred to the Board in alignment with the current IREF and anticipated REF requirements.</p> <p>The IDP outlines circulation protocols and provides a dispute resolution mechanism.</p>

	<p>The maps appended to this IREF application have been submitted for CMRB review to demonstrate the greater regional context of significant infrastructure. The maps included in the IDP itself demonstrate considerations at the IDP scale, and any future development proposals would include detailed, site-specific mapping to demonstrate the context of each site.</p>
<p>Principle 2: Protect Water Quality and Promote Water Conservation</p> <p>Objectives:</p> <ul style="list-style-type: none"> a. Manage the risks to water quality, quantity, and drinking water sources in accordance with federal and provincial legislation and regulation b. Promote water conservation practices c. Recognize the importance of ecological systems within the Region d. Prohibit new development in the floodway 	<p>The IDP identifies riparian areas, wetlands, and other water features and outlines policies to protect and enhance these sensitive areas. The IDP encourages the use of environmental reserves, environmental reserve easements, conservation easements, and other appropriate tools to protect, preserve, and enhance natural systems and ecologically significant areas.</p> <p>Applications for development affecting slopes, river valleys, wetlands, riparian areas, and other ecologically significant systems within the Plan Area will be circulated to the adjacent municipality. Applications affecting these significant areas should be assessed in accordance with the environmental policies of the relevant statutory plans for the municipality as well as the relevant federal and provincial legislation.</p> <p>In addition to the IGP, this IDP was developed in accordance with the South Saskatchewan Regional Plan, the Alberta Land Stewardship Act, the Land Use Framework, and the Municipal Government Act.</p>
<p>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</p> <p>Objectives:</p> <ul style="list-style-type: none"> a. Promote the efficient use of land and cost effective development b. Recognize and complement the Region’s diverse community visions and desired scale of development 	<p>The area included in the IDP is primarily agricultural, and the area is not anticipated to feature high-density development or community nodes. Non-agricultural uses may be considered in areas identified through a relevant statutory plan, offering the municipalities the opportunity to work together in a more detailed manner should the situation arise.</p>

<p>c. Ensure settlement areas are planned and designed to encourage higher densities, appropriate to the local scale and context</p> <p>d. Plan for community nodes with a mix of uses and a range of housing types, mobility choices, including transit (where viable), and community services and facilities, where and as appropriate to the local scale and context</p> <p>e. Ensure the provision or coordination of community services and facilities.</p>	
<p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities.</p> <p>Did Rocky View County collaborate to coordinate, in accordance with applicable criteria of 3.2.2?</p>	<p>This IDP will encourage ongoing collaboration between Wheatland County and Rocky View County. The counties engaged in Administrative and Councillor meetings to create this IDP. Being remote from urban centres and covering an area primarily zoned for agriculture, no impacts on other member municipalities are anticipated from the proposed IDP.</p>
<p>3.2.3 Water, wetlands and stormwater</p> <p>Does the proposed IDP address the components of 3.2.3 including protection of source water quality, identification of wetlands, Regional Corridor Policy, and mitigation? Does the proposed IDP address Regional Corridors Policies 3.5.1.1 and 3.5.2.1 of the IGP, if applicable?</p> <ul style="list-style-type: none"> • Yes / Not Applicable 	<p>The IDP provides policy direction for developing around riparian areas, wetlands, and other water features. Applications affecting wetlands and/or riparian areas within the Plan Area will be circulated to the adjacent municipality as well as to Alberta Environment for approval. Applications affecting wetlands and/or riparian areas should be assessed in accordance with the environmental policies of the relevant plans for each municipality.</p> <p>Policies 3.5.1.1 and 3.5.2.1 of the IGP are not applicable at this time; the IDP does not propose development in the area and lands contained within the IDP area are largely agricultural in nature.</p> <p>Applications for future development within 1.6km of a regionally significant mobility or transmission corridor would be required to align with the Interim or future Growth Plan, be circulated to the adjacent municipality and the relevant provincial regulatory body, and would be considered in accordance with the relevant statutory plans of the governing municipality.</p>

3.3 Flood Prone Areas

<p>3.3.1 Development in Floodways</p> <p>Does the proposed IDP protect provincially identified floodways from development?</p> <ul style="list-style-type: none"> • Not applicable 	<p>No provincially identified floodways exist within, or adjacent to, the plan area.</p> <p>The network of water bodies identified in the proposed IDP depict the Western Irrigation District and surface water, which are not identified as hazards in the Alberta Environment Flood Mapping. The IDP mapping did not include the Intermunicipal water transmission line as only a portion of the line would be relevant at the IDP scale.</p> <p>Map C appended to this IREF application depicts the regional scale of infrastructure including the intermunicipal water transmission line, the Western Irrigation District, and other surface water bodies.</p>
<p>3.3.2 Flood protection in flood fringe areas</p> <p>Does the proposed IDP apply to lands that will result in development in a provincially identified flood fringe area?</p> <ul style="list-style-type: none"> • Not applicable 	<p>No provincially identified flood fringe areas exist within, or adjacent to, the plan area. The network of water bodies identified in the IDP depict the Western Irrigation District and surface water, which are not identified as hazards in the Alberta Environment Flood Mapping. The IDP mapping did not include the Intermunicipal water transmission line as only a portion of the line would be relevant at the IDP scale.</p> <p>Map C appended to this IREF depicts the regional scale of infrastructure and natural resources including the intermunicipal water transmission line, the Western Irrigation District, and other surface water bodies. There are no provincially identified floodways within this scale of the plan area.</p>
<p>3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages</p> <p>Does the proposed IDP apply to lands within a city, town or village?</p> <ul style="list-style-type: none"> • Not applicable 	<p>No, the identified area is primarily agricultural and the IDP does not provide for intensification of any settlement areas.</p>

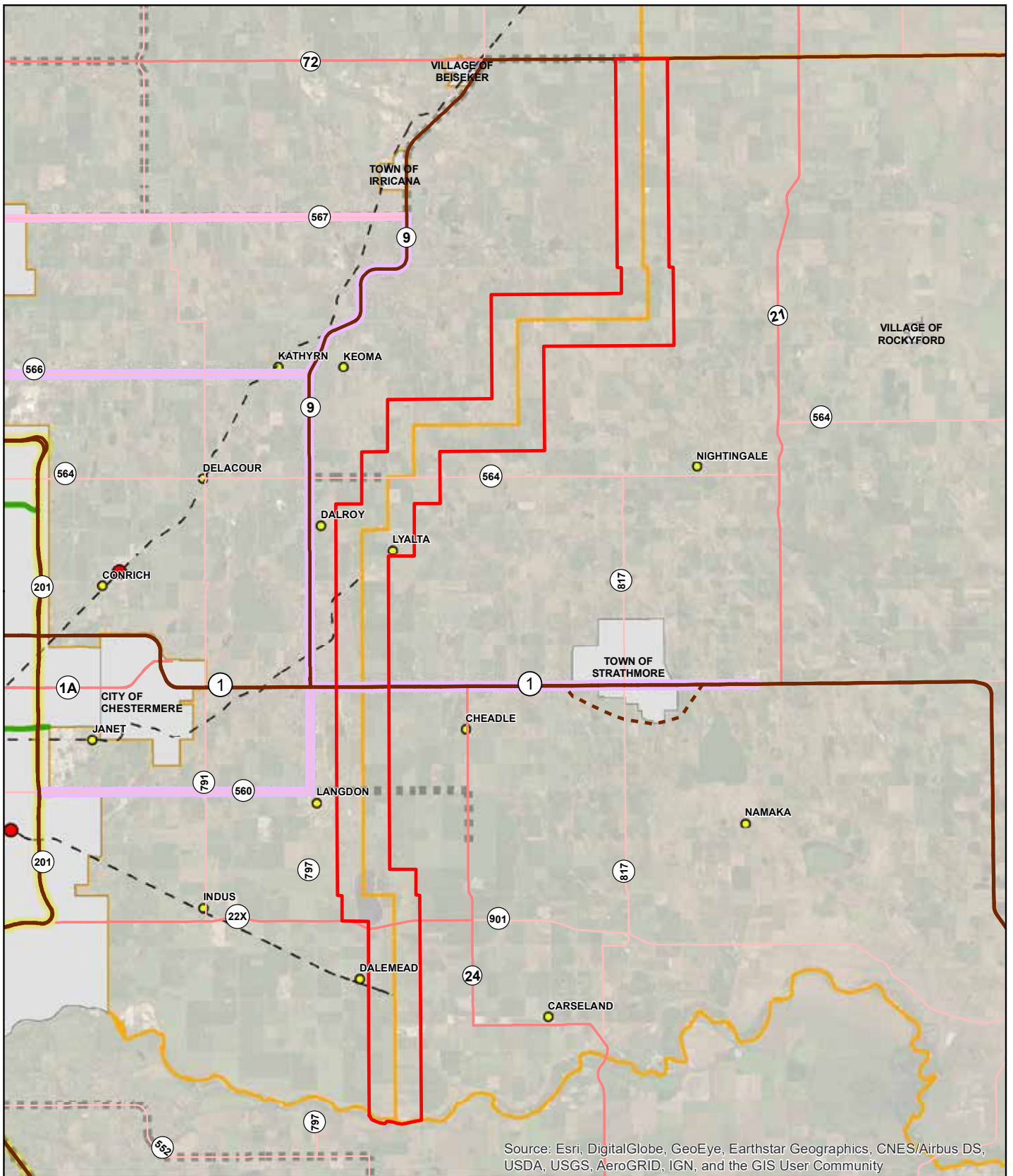
<p>3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</p> <p>Does the proposed IDP apply to lands within an existing settlement area in a hamlet or other unincorporated urban community within a rural municipality?</p> <ul style="list-style-type: none"> • Not applicable <p>If so, does the IDP address criteria a) to e) of 3.4.1.2?</p> <ul style="list-style-type: none"> • Not applicable 	<p>No, the identified area is primarily agricultural and the IDP does not provide for intensification of any settlement areas.</p>
<p>3.4.2 Expansion of Settlement Areas</p>	
<p>3.4.2.1 Expansion of settlement areas in a contiguous pattern</p> <p>Does the proposed IDP apply to lands adjacent to an existing built-up or previously planned settlement area?</p> <ul style="list-style-type: none"> • Not applicable <p>If so, do the amendments address criteria a) to e) of Policy 3.4.2.1?</p> <ul style="list-style-type: none"> • Not applicable 	<p>No, the identified area is primarily agricultural.</p>
<p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units</p> <p>Does the proposed IDP apply to lands adjacent to an existing built-up or previously planned settlement area, that will result in 500 or greater new dwelling units?</p> <ul style="list-style-type: none"> • Not applicable <p>If so, do the amendments address criteria a) to d) of Policy 3.4.2.2?</p> <ul style="list-style-type: none"> • Not applicable 	<p>No, the identified area is primarily agricultural, and the IDP does not propose new dwelling units.</p>













<p>3.4.2.3 Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2</p> <p>Did the applicant municipality provide rationale for expansion of a settlement area that does not comply with all components of Policy 3.4.2.1 and 3.4.2.2?</p> <ul style="list-style-type: none"> • Not applicable <p>If so, does the proposed IDP address criteria a) to e) of policy 3.4.2.1 and 3.4.2.2?</p> <ul style="list-style-type: none"> • Not applicable 	<p>Not applicable. The IDP does not propose expansion of settlement areas.</p>
<p>3.4.3.1 New freestanding settlement areas</p> <p>Does the proposed IDP apply to lands that are not contiguous to existing built or planned settlement areas?</p> <ul style="list-style-type: none"> • Yes 	<p>Much of the area covered by the proposed IDP is zoned for agricultural use, and is anticipated to remain as such. Non-agricultural uses may be considered in areas identified through a relevant statutory plan, which would be referred to the Board for approval. This is not applicable to the proposed IDP, as the IDP is not proposing new freestanding settlement areas, but confirming existing land uses.</p>
<p>3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units</p> <p>Does the proposed IDP apply to lands that are not contiguous to existing built-up or planned settlement areas, and will result in 500 or greater new dwelling units? If so, does the proposed <i>statutory plan</i> or existing <i>statutory plan</i> amendment:</p> <ul style="list-style-type: none"> • Not applicable 	<p>Not applicable.</p>
<p>3.4.3.3 Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2</p>	<p>Not Applicable</p>

<p>Did Wheatland County/Rocky View County provide rationale for a new freestanding settlement area that will result in 500 or greater new dwelling units that does not comply with all components of Policy 3.4.3.2?</p> <ul style="list-style-type: none"> • Not applicable 	
3.4.4 Country Residential Development	
<p>3.4.4 Country Residential Development</p> <p>Does a proposal for new country residential areas, cluster country residential development, or infill and intensification of an existing country residential area result in development of 50 new dwelling units or greater?</p> <ul style="list-style-type: none"> • Not applicable 	<p>The proposed IDP does not propose new country residential development. Applications for new development areas would be considered in accordance with the relevant statutory plans of the municipality that receives it.</p>
3.4.5. New Employment Areas	
<p>3.4.5.1 New Employment Areas</p> <p>Does the proposed IDP apply to lands that will result in development of a new employment area? If so, does the proposed IDP:</p> <p>Make efficient and cost-effective use of existing and planned infrastructure and services?</p> <ul style="list-style-type: none"> • Not applicable 	<p>No new employment areas are being proposed as a component of the IDP. Non-agricultural uses may be considered in areas identified through a relevant statutory plan, which will be reviewed at that time.</p> <p>Any application proposing new employment areas would be required to demonstrate efficiency and cost-effectiveness through the relevant ASP or land use and subdivision.</p>
<p>3.4.5.2 Connections to transit stations and corridors</p> <p>Does the proposed IDP plan for connections to existing and/or planned transit where appropriate?</p> <ul style="list-style-type: none"> • Not applicable 	<p>No, as the IDP does not anticipate significant increases in population. Transit implementation and connectivity would be examined through an appropriate statutory plan should consideration for such be required in the future. At this time, the agricultural nature of the area covered by the proposed IDP does not lend itself to transit opportunities.</p>

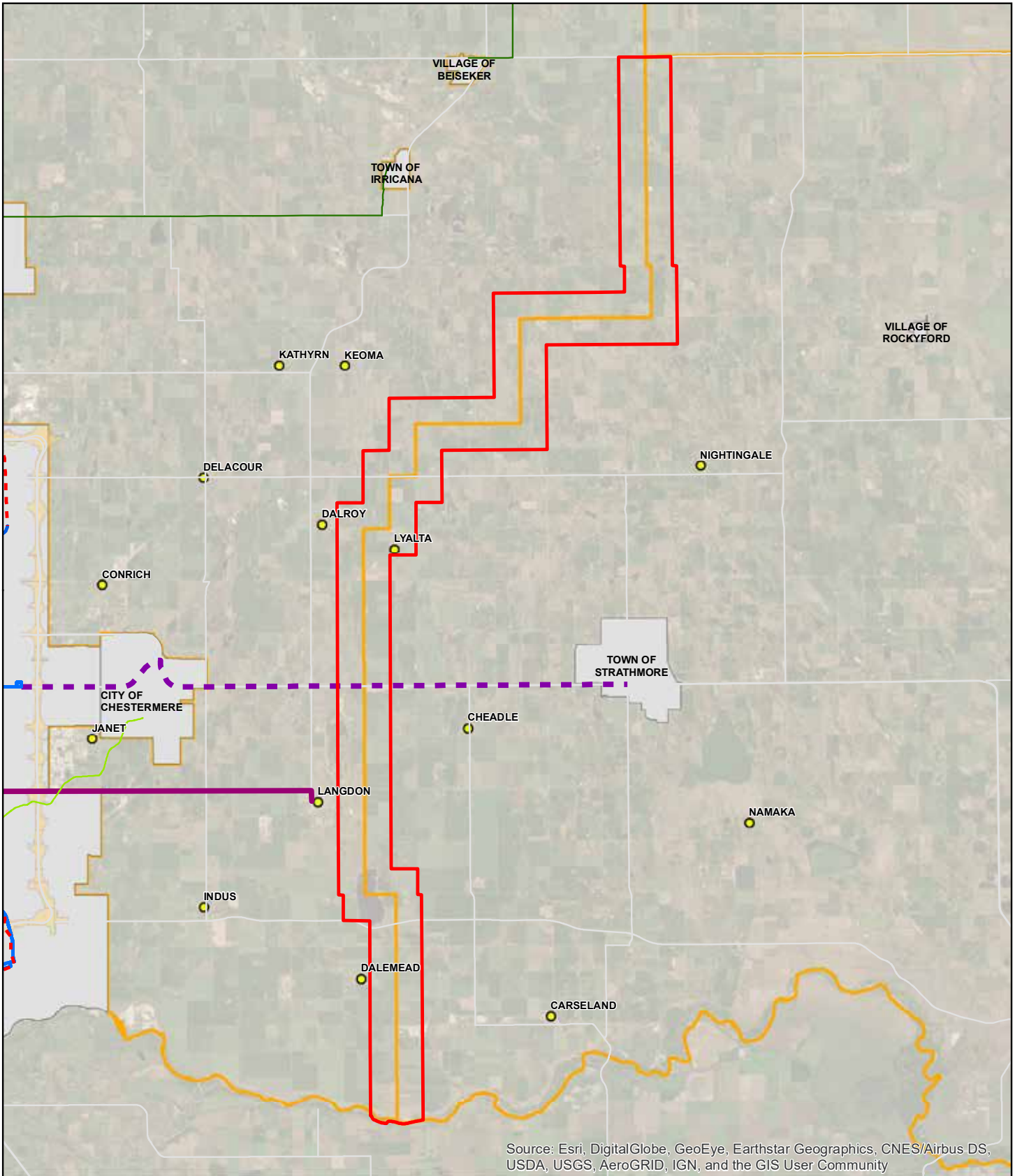
3.5 Regional Corridors	
<p>3.5.1.1 Mobility Corridors</p> <p>Is the proposed statutory plan or existing statutory plan amendment for lands within 1.6 kilometres of a regionally significant mobility corridor identified on Schedule 3 and/or 4 of the IGP? If so, do the amendments meet the requirements of Policy 3.5.1.1?</p> <ul style="list-style-type: none"> • Yes 	<p>The proposed IDP identifies regionally significant mobility corridors on Map 9. The IDP does not propose new land-uses, built form, or densities; therefore does not impact the identified corridors.</p> <p>Any significant development within the Plan area would be planned comprehensively through an Area Structure Plan which would be referred to the Board. The criteria of Policy 3.5.1.1, if applicable, would be met through that process.</p> <p>Maps A and B appended to this IREF application denote the regional scale and provincial classification of mobility corridors, and supplements the IDP-specific context provided in Map 9 in the IDP.</p>
<p>3.5.2.1 Transmission Corridors</p> <p>Does the proposed statutory plan or statutory plan amendment area include transmission corridor right-of-ways and/or related infrastructure identified on Schedule 5 and/or 6 of the IGP within the statutory plan area boundary? If so, do the proposed amendments meet the requirements of policy 3.5.2.1 a) to c)?</p> <ul style="list-style-type: none"> • Yes and possibly applicable. 	<p>The proposed IDP identifies infrastructure related to transmission corridors on maps 7a and 7b. Specific development in areas that may affect transmission corridors are required to be planned comprehensively through the governing Area Structure Plan. The criteria of Policy 3.5.2.1, if applicable, would be met through that process.</p> <p>Map D appended to this IREF application depicts the regional scale of energy transmission corridors and is supplemental to the IDP-specific context provided in 7a and 7b in the IDP.</p>

Map A: Mobility Corridors - Transportation and Trade



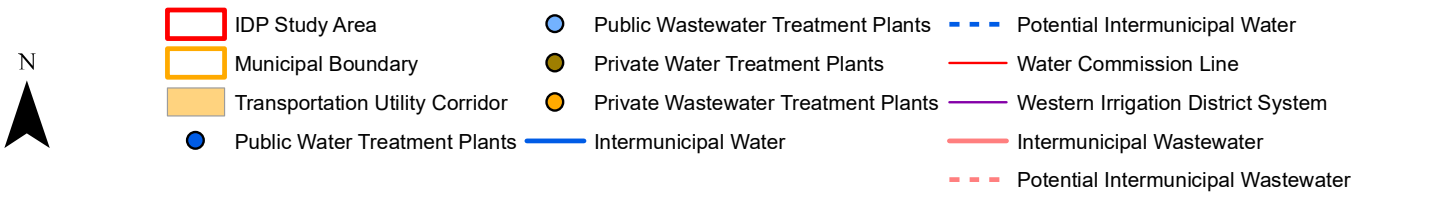
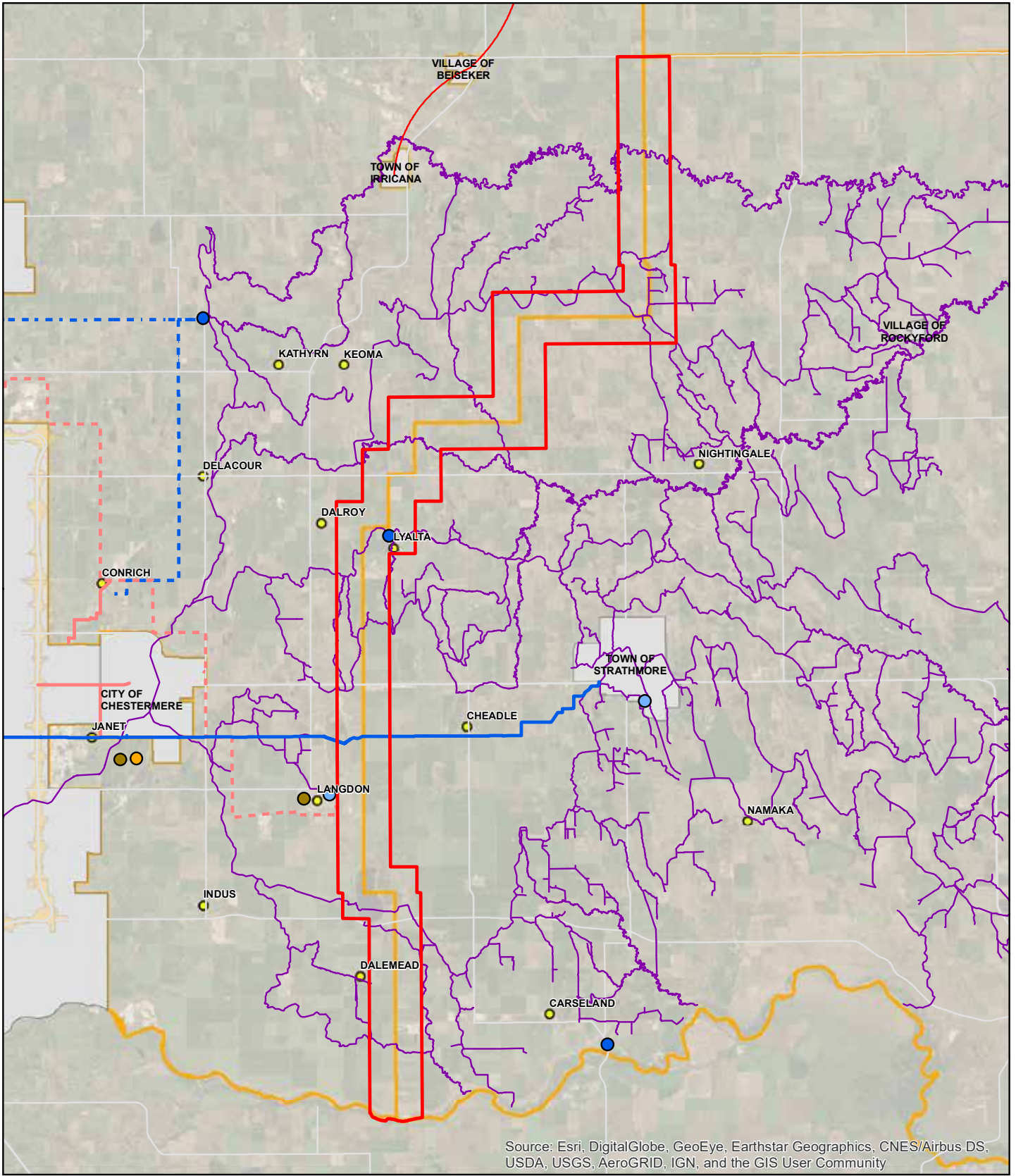
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|---|---------------------|---|------------------------|--|------------------------------|
|  | IDP Study Area |  | Level 1 Highway |  | CANAMEX |
|  | Municipal Boundary |  | Level 2 Highway |  | Existing High Load |
|  | Rail |  | Level 3 Highway |  | Proposed High Load |
|  | Intermodal Facility |  | Future Level 1 Highway |  | Proposed Oversize/Overweight |

Map B: Mobility Corridors - Transit and Active Transportation



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|---|--|
|  IDP Study Area |  Existing HOT |
|  Municipal Boundary |  Planned HOT |
|  Transportation Utility Corridor |  Private Intermunicipal Transit |
|  The Great Trail |  Future Intermunicipal Transit |
|  Regional Pathway | |

Map C: Transmission Corridors - Water



Map D: Transmission Corridors - Energy

