

**Town of Bruderheim**  
**Bylaw #02-2020**  
**Intermunicipal Development Plan Bylaw**

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A BYLAW OF THE TOWN OF BRUDERHEIM IN THE PROVINCE OF ALBERTA TO ADOPT AN INTERMUNICIPAL DEVELOPMENT PLAN FOR THE TOWN OF BRUDERHEIM AND LAMONT COUNTY.

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WHEREAS the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, ("the Act") requires municipalities to adopt an Intermunicipal Development Plan; and

WHEREAS an Intermunicipal Development Plan has been prepared for the Town of Bruderheim and Lamont County based on public input, studies of land use, development and other relevant data; and

AND WHEREAS, the foresaid Intermunicipal Development Plan describes the way in which the future development within the Plan Area may be carried out in an orderly and economic manner; and

THEREFORE, the Council of the Town of Bruderheim in the Province of Alberta, duly assembled, and pursuant to the authority conferred on it by the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, enacts as follows:

1. This Bylaw may be cited as "Town of Bruderheim & Lamont County Intermunicipal Development Plan."
2. The Town of Bruderheim & Lamont County Intermunicipal Development Plan is attached hereto as Schedule "A" to this Bylaw is hereby adopted.
3. This Bylaw may be amended by Bylaw in accordance with the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended.
4. This Bylaw shall come into force upon receipt of its third and final reading.

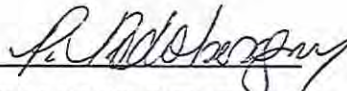
Read a FIRST time this 19 day of February, 2020.

Read a SECOND time this 30 day of March, 2020.

Read a THIRD and FINAL time this 30 day of March, 2020.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

March 30/20

DATE



*Town of Bruderheim & Lamont County*

# INTERMUNICIPAL DEVELOPMENT PLAN



PREPARED ON 13 FEBRUARY 2020 BY:



MUNICIPAL PLANNING SERVICES



## TABLE OF CONTENTS

<b>1   INTRODUCTION</b>	<b>1</b>
A   PURPOSE OF THE PLAN	1
B   PLAN ORGANIZATION	1
C   LEGISLATIVE REQUIREMENTS	2
D   RELATIONSHIP TO OTHER PLANS	3
E   PRINCIPLES OF THE INTERMUNICIPAL DEVELOPMENT PLAN	6
F   ABOUT THE LAMONT COUNTY REGION	6
G   ABOUT THE PLAN AREA	8
<b>2   FUTURE LAND USE AND GROWTH</b>	<b>10</b>
A   FUTURE LAND USE CONCEPT	10
B   GENERAL LAND USE AND DEVELOPMENT	10
C   REFERRAL AREA	11
D   AGRICULTURE AND RURAL DEVELOPMENT	12
E   HIGHWAY COMMERCIAL DEVELOPMENT	12
F   LIGHT AND MEDIUM INDUSTRIAL DEVELOPMENT	12
G   HEAVY INDUSTRIAL DEVELOPMENT	13
H   UTILITIES AND SERVICING	14
I   TRANSPORTATION	15
J   NATURAL RESOURCES	15
K   NATURAL ENVIRONMENT	16
<b>3   WORKING TOGETHER</b>	<b>18</b>
A   PLAN ADMINISTRATION	18
B   INTERMUNICIPAL PLANNING COMMITTEE	18
C   COMMUNICATION	19
D   CIRCULATION AND REFERRAL	19
E   SUBDIVISION AND DEVELOPMENT APPEAL BOARD	23
F   ENACTMENT	23
G   AMENDMENT AND REPEAL	23
H   DISPUTE RESOLUTION	23
I   DISPUTE RESOLUTION PROCESS	25
J   ANNEXATION	26
<b>4   MAPS</b>	<b>27</b>
MAP 1 PLAN BOUNDARIES	28
MAP 2 FUTURE LAND USE CONCEPT	29
MAP 3 REFERRAL AREA	30
<b>APPENDIX A</b>	<b>31</b>
DEVELOPMENT CONSIDERATIONS – COMMUNITY RESOURCES	32
DEVELOPMENT CONSIDERATIONS – OIL & GAS INFRASTRUCTURE	33
<b>APPENDIX B</b>	<b>34</b>
LIST OF ACRONYMS	34
<b>APPENDIX C</b>	<b>35</b>
LIST OF DEFINITIONS	35

# 1 | INTRODUCTION

## A | PURPOSE OF THE PLAN

An Intermunicipal Development Plan (IDP) is a statutory plan prepared by two (or more) municipalities that share a common border. An IDP ensures future development concepts and land use policies for areas of mutual interest are coordinated between the municipalities, and helps to reduce the possibility of any future land use conflicts by establishing processes for communication, referral, and dispute resolution.

This IDP is shared between the Town of Bruderheim (the Town) and Lamont County (the County). The Town of Bruderheim and Lamont County recognize that both municipalities are equal and have a right to growth and development. Both municipalities have agreed that a negotiated IDP is the preferred method of addressing intermunicipal land use planning issues within the Plan Area and that an IDP represents the best opportunity for a continuing cooperative working relationship.

The municipal policy framework for the preparation of an IDP is contained within the Town and County's respective Municipal Development Plans. The Town of Bruderheim's Municipal Development Plan (MDP) identifies potential development opportunities for lands adjacent to the Town. In addition, the Town's MDP contains policies regarding intermunicipal planning and cooperation. Lamont County's MDP contains intermunicipal policies and establishes that urban municipalities will be consulted on proposed developments, statutory plans (and amendments), and Land Use Bylaw amendments within 3.2 km (2 miles) of an urban municipality.

Policies within this IDP are not intended (nor shall be interpreted) to fetter either Council's discretion or autonomy.

## B | PLAN ORGANIZATION

The Town of Bruderheim & Lamont County Intermunicipal Development Plan (the IDP) has been organized into four sections (and three appendices):

1	<b>INTRODUCTION</b>	Includes the purpose of the plan, the plan organization, legislative requirements for an IDP, relationships to other plans and frameworks, plan principles, information about the Lamont County Region, and information about the Plan Area.
2	<b>FUTURE LAND USE AND GROWTH</b>	Includes the IDP Future Land Use Concept, and policies respecting the following land use and development subjects: <ul style="list-style-type: none"> <li>• Agriculture and Rural Development</li> <li>• Highway Commercial Development</li> <li>• Light and Medium Industrial Development</li> <li>• Heavy Industrial Development</li> <li>• Utilities and Servicing</li> <li>• Transportation</li> <li>• Natural Resources</li> <li>• The Natural Environment</li> </ul>
3	<b>WORKING TOGETHER</b>	Establishes the Intermunicipal Planning Committee and provides policy direction to guide intermunicipal communication, circulation and referral



		procedures, plan amendment and repeal, dispute resolution, dispute resolution processes, and annexation.
4	<b>MAPS</b>	Includes the Plan Boundaries map, the Future Land Use Concept map, and the Referral Area Map. These maps correspond to policies in the plan, and are intended to aid in intermunicipal decision making between the Town of Bruderheim and Lamont County.
A	<b>APPENDIX A</b>	Includes two information maps that identifies community resources and oil & gas infrastructure considerations in the Plan Area. These two maps are not approved as part of this plan. They are intended to aid the municipalities' Councils, Administrations, and the Intermunicipal Planning Committee with decision making. As such, they may be updated from time to time as development considerations in the Plan Area change.
B	<b>APPENDIX B</b>	A list of acronyms used in this Plan intended to assist the reader.
C	<b>APPENDIX C</b>	A list of definitions for key words used in this plan, intended to aid the Intermunicipal Planning Committee and the participating municipalities in decision making.

## C | LEGISLATIVE REQUIREMENTS

Requirements for an Intermunicipal Development Plan are outlined in Section 631 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (MGA), which reads:

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

The County and the Town have agreed that it is mutually beneficial to adopt an Intermunicipal Development Plan.

The MGA also identifies what an Intermunicipal Development Plan must address.

**“631 (8)** An intermunicipal development plan

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

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

The Town of Bruderheim & Lamont County Intermunicipal Development Plan is consistent with requirements for intermunicipal collaboration and Intermunicipal Development Plans identified within the MGA.

## **D | RELATIONSHIP TO OTHER PLANS**

### **1.D.I | NORTH SASKATCHEWAN REGIONAL PLAN**

In addition to the MGA, the North Saskatchewan Regional Plan (NSRP) is currently being prepared by the Province of Alberta and is expected to come into effect in the next few years. The Town of Bruderheim and Lamont County are located entirely within the North Saskatchewan Regional Plan area. The North Saskatchewan Region is bordered by Saskatchewan to the east and the Red Deer Regional Plan area to the south.

The NSRP will use a cumulative effects management approach to set policy direction for municipalities to achieve environmental, economic, and social outcomes within the North Saskatchewan Region. The NSRP applies to all Lamont County Region municipalities as they are within the North Saskatchewan Region.

Pursuant to section 13 of the *Alberta Land Stewardship Act, S.A. 2009, c. 26.8*, as amended (ALSA), regional plans are legislative instruments. Pursuant to section 15(1) of ALSA, the Regulatory Details of the NSRP are enforceable as law and bind the Crown, decision makers, local governments and all other persons while the remaining portions are statements of policy to inform and are not intended to have binding legal effect.

The Alberta Land Use Framework sets out an approach to managing public and private lands and natural resources to achieve Alberta’s long-term economic, environmental, and social goals. The Land Use Framework establishes the Alberta government’s model for the NSRP and other regional plans, and identifies three desired outcomes:

- A healthy economy supported by our land and natural resources
- Healthy ecosystems and environment
- People-friendly communities with ample recreational and cultural opportunities.

The participating municipalities have worked closely to ensure that the IDP has been developed in a manner that adheres to the intended purpose of the regional plans, as identified in the Alberta Land Use Framework.

### **1.D.II | INTERMUNICIPAL COLLABORATION FRAMEWORK**

All municipalities in Alberta are required to adopt an Intermunicipal Collaboration Framework (ICF) with each municipality with whom they share a common border. This IDP must be consistent with the ICF’s policies, communication and collaboration processes.



### **1.D.III | MUNICIPAL DEVELOPMENT PLANS**

A Municipal Development Plan (MDP) is a statutory plan that guides the future growth and development of a municipality. The MDP sets the vision on how to accommodate this growth responsibly and serves as an important decision-making tool for Council, administration, and all stakeholders.

The participating municipalities respect that both municipalities will identify their individual visions and priorities for future land use growth and development through their respective Municipal Development Plans. However, this plan notes that the Municipal Development Plans of the Town of Bruderheim and Lamont County support strong regional collaboration through the implementation of an IDP.

All MDPs must be consistent with an approved IDP; the policies and future land use concept of the Town of Bruderheim & Lamont County IDP are consistent with the Town of Bruderheim Municipal Development Plan and the Lamont County Municipal Development Plan.

### **1.D.IV | AREA STRUCTURE PLANS & AREA REDEVELOPMENT PLANS**

Area Structure Plans (ASP) and Area Redevelopment Plans (ARP) are statutory plans adopted by a municipality. It provides a policy framework for future subdivision and development for a particular area at a local level. They provides land use, access, and servicing policy direction for specific neighbourhoods or areas of a municipality. An ASP or ARP must be consistent with an approved IDP and MDP.

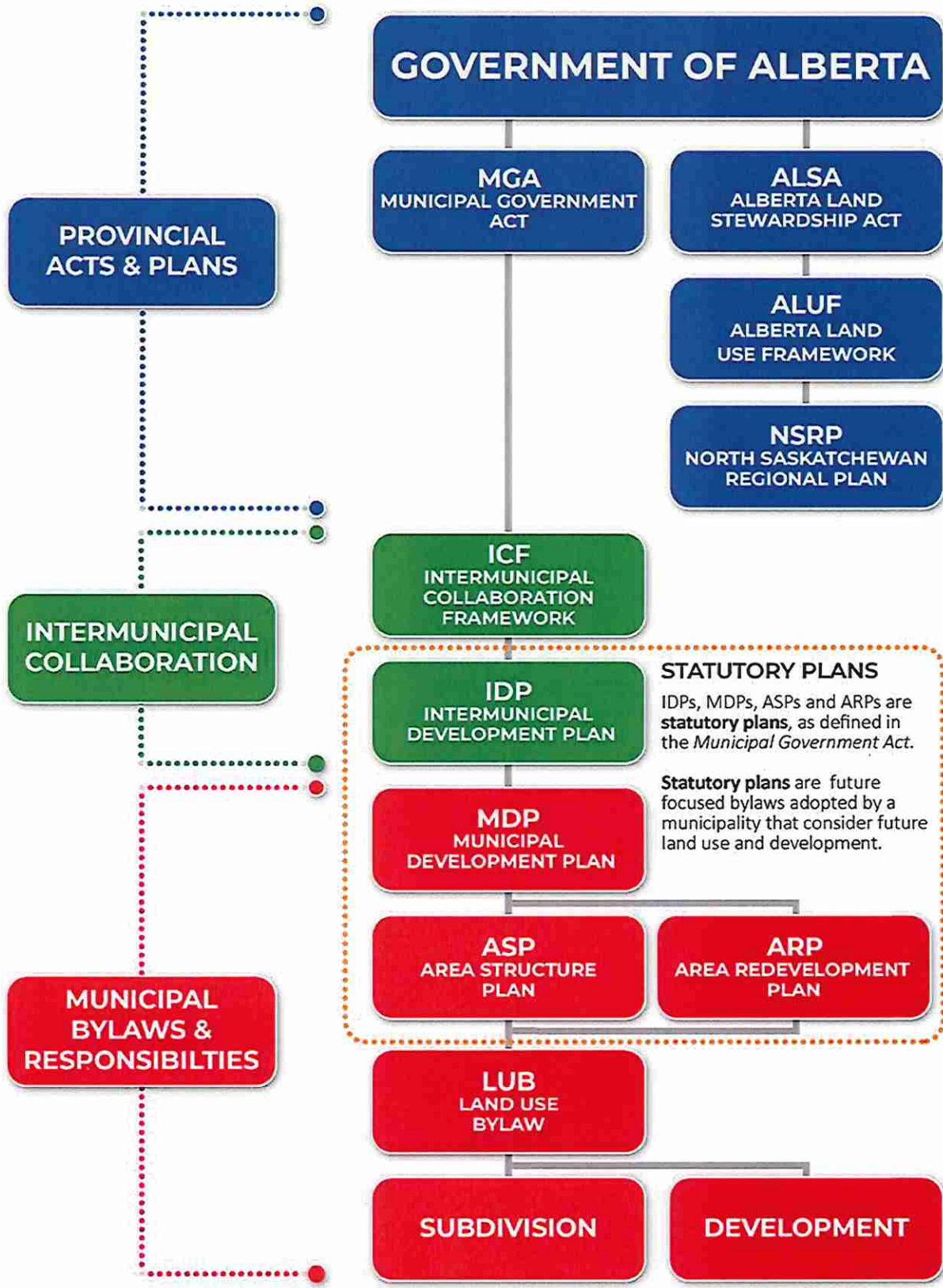
Currently, only one Area Structure Plan (ASP) applies to land within the Plan Area. The Alberta's Industrial Heartland Area Structure Plan bylaw was adopted by Lamont County Council. This ASP includes all lands within the Plan Area, as well as many more sections of land to the north, east, and south of the Town of Bruderheim.

The purpose of the Alberta's Industrial Heartland ASP is to "provide a statutory framework for land use planning of the subject lands, the provision of infrastructure and services, and recognition of existing features and uses as they relate to future development. Planning and development of the subject lands will be in conformance with established planning policies, regulations, objectives, and requirements of the County, as well as the characteristics and opportunities contained within the Plan area."

The policies and future land use concept of the Town of Bruderheim & Lamont County IDP are consistent with the Alberta's Industrial Heartland ASP. Future development in the Plan Area that is guided by an ASP must be consistent with this IDP, the respective MDP of the affected municipality, and the Lamont County Alberta's Industrial Heartland Area Structure Plan.

### **1.D.V | PLANNING HIERARCHY**

The chart on the following page identifies how an IDP relates to other provincial acts and regulations, intermunicipal collaboration efforts, statutory plans, and planning processes.





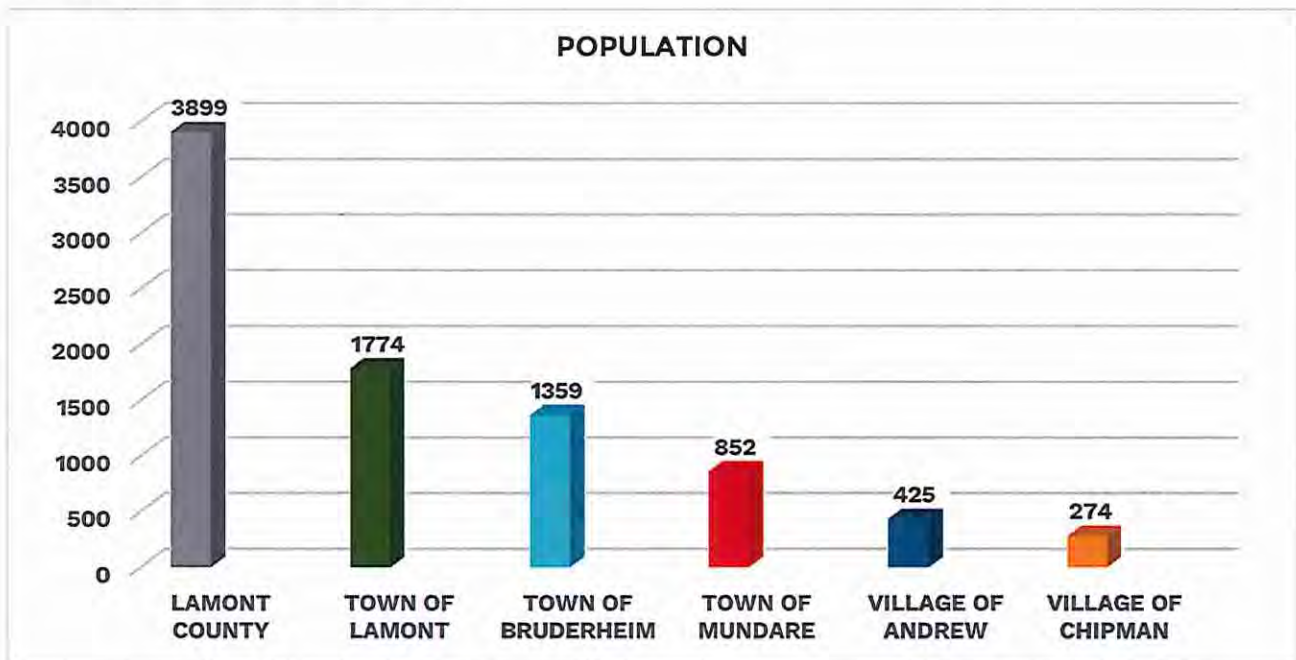
## E | PRINCIPLES OF THE INTERMUNICIPAL DEVELOPMENT PLAN

The Town of Bruderheim & Lamont County Intermunicipal Development Plan was developed based on a set of principles identified by the Intermunicipal Planning Committee. These include:

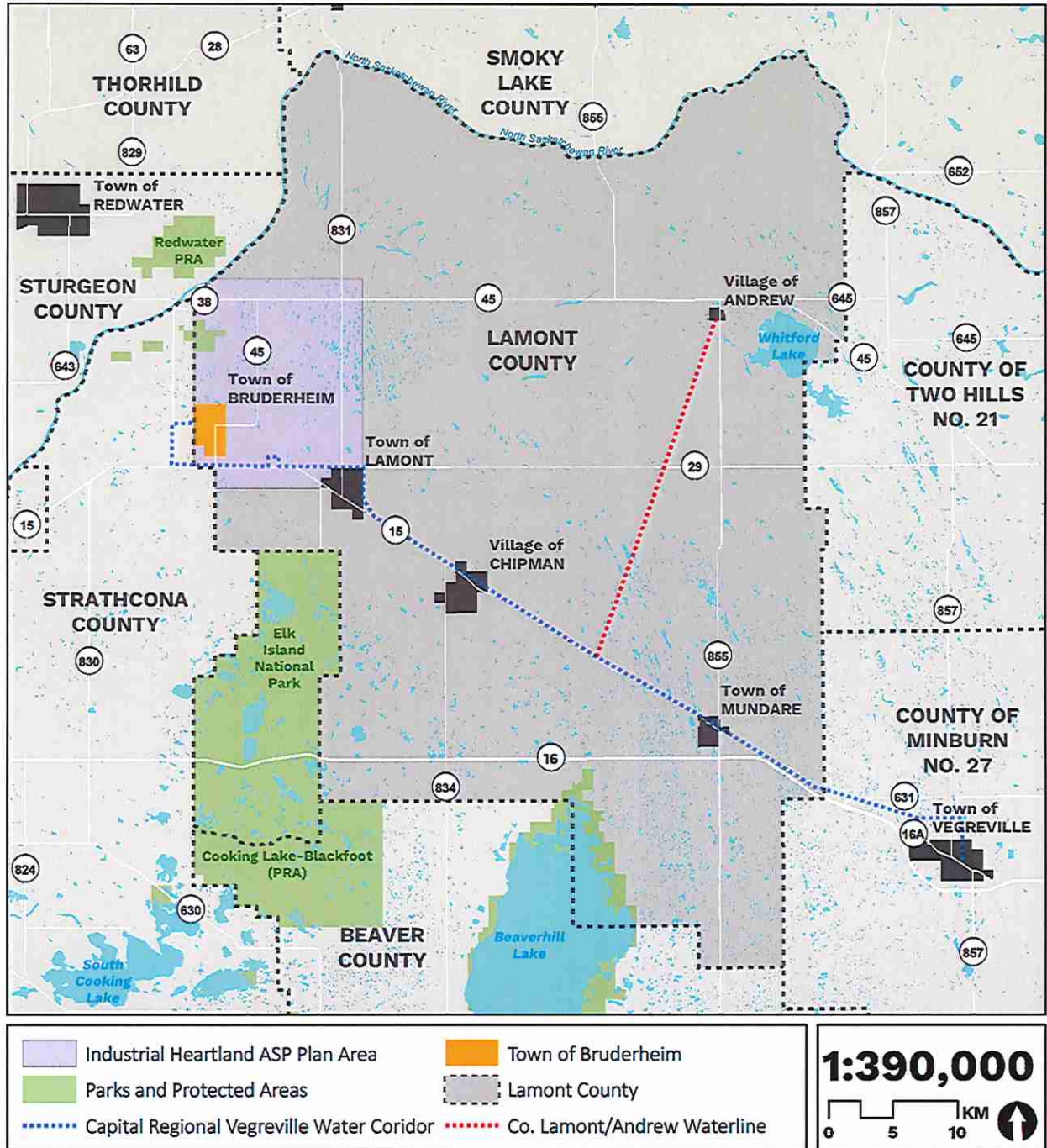
1. Maintain open, fair, and honest communication.
2. Promote orderly, economic, and beneficial land development to minimize the amount of agricultural land converted to other land uses prematurely.
3. Support appropriate levels of urban expansion within the Town and orderly, timely, and agreed upon urban annexation when necessary.
4. Identify compatible and complementary land uses within the IDP area to ensure that future development is mutually beneficial and compatible.
5. Develop land use policies that support mutually beneficial economic development.
6. Effectively coordinate transportation systems and the protection of required land for future road, rail, and trail network developments.
7. Ensure that future sites for schools and recreation areas are protected.
8. Identify and protect environmentally sensitive features.
9. Provide for effective IDP administration and implementation mechanisms.

## F | ABOUT THE LAMONT COUNTY REGION

The Lamont County Region includes: Lamont County, the Towns of Bruderheim, Lamont, and Mundare, the Villages of Andrew and Chipman, and five hamlets. The region has a total population of 8,530 (3,897 within the County, 4,633 combined in the urban municipalities) according to the 2016 Federal Census, as well as from the 2017 and 2018 Municipal Census (where available).



The Lamont County Region is positioned within a one hour driving radius of several major commercial and industrial centres in the Edmonton Metropolitan Region, including Sherwood Park, Scotford, Fort Saskatchewan, Redwater, the Highway 16 (Yellowhead Highway) Corridor, and downtown Edmonton.



The Alberta's Industrial Heartland Area (AIHA) is the largest industrial area in Western Canada and is a joint land-use planning and development initiative to attract investment in the chemical, petrochemical, oil, and gas industries



to the region. The AIHA is one of Canada's largest petrochemical processing regions. The AIHA comprises 533 km<sup>2</sup> (206 square miles) of land within portions of the City of Fort Saskatchewan, Lamont County, Strathcona County, and Sturgeon County, and the Edmonton Energy and Technology Park in northeast Edmonton.

Oil and gas exploration and development is found throughout the Lamont County Region, particularly within portions of the region that are inside of the AIHA. Large and small scale agricultural operations are also found throughout the Lamont County Region, serving as an important connection to the region's cultural identity as a rural community.

The Lamont County Region is bordered on its northern boundary by the North Saskatchewan River, while portions of its southern and western boundaries are adjacent to Elk Island National Park and the Beaverhill Lake Heritage Rangeland Natural Area. Lands throughout the Region are home to provincially-recognized environmentally significant areas, historically significant areas, and regionally significant wetlands, water bodies, and water courses.

## G | ABOUT THE PLAN AREA

The Plan Area of the Town of Bruderheim & Lamont County IDP is identified on **Map 1 – Plan Area**.

The Plan Area was established by the Town of Bruderheim and Lamont County Intermunicipal Planning Committee. The Plan Area generally follows a 1.6 kilometre (1.0 mile) radius around the Town of Bruderheim, with local quarter section lines used to provide a delineated border. This approach does not apply to lands to the west of the Town, as they are within Strathcona County. In total, the Plan Area constitutes over 2,782 hectares of land (including the Town of Bruderheim).

### 1.G.I | TRANSPORTATION

Within the Plan Area are two major transportation routes: Highway 15 in the southern portion of the Plan Area, and Highway 45, which travels north from Highway 15 through the centre of the Town of Bruderheim in the central portion of the Plan Area, and then travels east into Lamont County.

Two rail rights-of-way are found within the Plan Area; both travel in an east-west pattern north of Highway 45 south of the most developed portions of the Town of Bruderheim. Rail is a vital component to regional oil and gas development in the Plan Area. Rail traffic in the Plan Area (including the lands south of the Town of Bruderheim) has increased substantially in recent years. Canadian National Railways has indicated that approximately six (6) trains pass through the Town every day.

### 1.G.II | DEVELOPMENT

The majority of land within the Plan Area outside of the Town of Bruderheim is currently used for agricultural and rural residential purposes. There are no multi-lot country residential subdivisions (developed or approved for development) within the Lamont County portions of the Plan Area. There are significant industrial developments in Lamont County near the eastern boundary of the Town. Oil and gas development in the Plan Area is extensive; wellsite and pipeline infrastructure is prevalent to the north of the Town of Bruderheim. Oil and gas wellsites and pipelines can also be found to the east and south of the Town, although in lower concentration.

Lands adjacent to the Atco transmission line corridor (immediately north of the Plan Area) are well positioned for electrical power services.

The **Development Considerations Map** in **Appendix A** identifies the location of existing oil and gas infrastructure in the Plan Area.



### 1.G.III | NATURAL ENVIRONMENT

To the north and northwest of the Plan Area are two Provincial Natural Areas: the Northwest of Bruderheim Natural Area and the Astotin Natural Area. These Natural Areas are protected area lands that have been set aside to support a broad spectrum of recreational activities.

These Natural Areas are small to medium sized properties. Users of these sites include hikers, bird watchers, equestrian users, naturalists, organized conservation groups and leaseholders. These Natural Areas are not intensively managed by the Government of Alberta.

Immediately north of the Plan Area is the North Bruderheim Provincial Recreation Area. Previously a Natural Area, the North Bruderheim Provincial Recreation Area was re-classified as a Provincial Recreation Area by Alberta Environment and Parks (AEP), which is governed by the *Provincial Parks Act*, R.S.A. 2000, c. P-35, as amended. Under the new classification, activities within this site are managed and administered by AEP – Parks Division. The Bruderheim PRA contains unique sandy soils including sand dunes.

Hunting is permitted in the Bruderheim Provincial Recreation Area and the Northwest of Bruderheim Natural Area.

Most soils in the Plan Area (and lands immediately adjacent) are classified as Class 1, 2 and 3 by the Canadian Land Inventory. Class 1 soils have no significant limitations for crop production, while Class 2 and 3 soils have moderate and moderately severe limitations, respectively.

Wetlands can be found throughout the Plan Area, with larger concentrations located in the northern and southern portions of the Plan Area.

No provincially recognized Environmentally Significant Areas (ESAs) are located within the plan area; however, quarter sections of land to the east of the plan area are identified as ESAs. The Province's "Environmentally Significant Areas in Alberta: 2014 Update" Report states that ESAs are generally defined as areas that are important to the long-term maintenance of biological diversity, physical landscape features and/ or other natural processes, both locally and within a larger spatial context. The report and associated mapping information is intended to be an information tool that complements other information sources to inform land-use planning and policy at local, regional, and provincial scales.

The entire Plan Area is located within the watershed of the Beaverhill Creek, which itself is a sub-watershed of the North Saskatchewan River. Water bodies and water courses in the Plan Area (including Beaverhill Creek) generally drain north to the North Saskatchewan River.

### 1.G.IV | PLANNED DEVELOPMENTS

The Plan Area is entirely within the Alberta's Industrial Heartland Area (AIHA), forming a small portion of the Heartland's overland land area (1,876.3 hectares, or 3.5% of the total size of the AIHA). Lamont County has adopted the Alberta's Industrial Heartland Area Structure Plan (ASP) to guide future development in the County's portion of the AIHA. The ASP identifies Agriculture, Highway Commercial, Light Industrial, Medium Industrial, and Heavy Industrial as the intended future land uses for lands in the ASP that are also within the Town of Bruderheim & Lamont County Intermunicipal Development Plan.



## 2 | FUTURE LAND USE AND GROWTH

### A | FUTURE LAND USE CONCEPT

The IDP utilizes existing opportunities and constraints to development within the Plan Area relating to the physical characteristics of the area, the location of existing municipal services, roadways, regional infrastructure, and the location of existing land uses to identify the preferred location for future development and land uses.

#### GOAL

To ensure that future land use and development within the Plan Area allows for the orderly and efficient growth of the Town of Bruderheim, and capitalize on economic advantages within the Alberta's Industrial Heartland Area for the benefit of the Lamont County Region.

1. The Future Land Use Concept for the Town of Bruderheim & Lamont County Intermunicipal Development Plan is established on **Map 2 – Future Land Use**. Development within the Plan Area shall be consistent with the policies in this section.
2. **Map 2 – Future Land Use** identifies three future land use designations. The purpose of these land use designations is:

<b>AGRICULTURE INDUSTRIAL</b>	To support agriculture and agriculture-related industrial development that is compatible with adjacent heavy industrial, light/medium industrial/highway commercial, and other agricultural uses, and to allow for an appropriate transition of land uses from the Town of Bruderheim to planned/developed industrial uses in the Alberta's Industrial Heartland Area.
<b>LIGHT/MEDIUM INDUSTRIAL/HIGHWAY COMMERCIAL</b>	To support a mix of light and medium industrial uses that are compatible with adjacent agricultural and heavy industrial uses, that provide transition from heavy industrial lands, and that have access to the major transportation route.
<b>HEAVY INDUSTRIAL</b>	To support and promote heavy industry, such as petrochemical processing and manufacturing, oil and gas refining, and associated industries in the Alberta's Industrial Heartland Area.

3. Policies for specific land uses in the Plan Area are provided in the subsequent subsections. These policies are intended to support the future land use concept for the Town of Bruderheim & Lamont County Intermunicipal Development Plan.

### B | GENERAL LAND USE AND DEVELOPMENT

1. Policies in this section apply to all lands within the Plan Area.
2. Future subdivision and development shall be in accordance with this plan. Major deviations to the plan's policies shall require an amendment to this plan. Where discretion is provided for within the plan policies

the approving authority may exercise their discretion. At no time shall an approving authority issue a decision that is inconsistent with the intent of the plan's goals.

3. Where an Area Structure Plan is required in the Plan Area, the ASP shall be accompanied by the preparation of the following:
  - a. Water and Wastewater Servicing Plans;
  - b. Geotechnical Report;
  - c. Phase I Environmental Assessment;
  - d. Stormwater Management Plan;
  - e. Wetland Assessment;
  - f. Traffic Impact Assessment; and
  - g. Any other studies required by the Town's or County's (according to jurisdiction) approving authorities to determine the suitability of the site for the proposed use, and may include a Historical Resources Impact Assessment, a Biophysical Report, a Water Report, and/or a Slope Stability Assessment.
4. Confined feeding operations/intensive livestock operations requiring registrations or approvals and manure storage facilities requiring authorization under the *Agricultural Operations Practices Act*, R.S.A. 2000, c. A-07, as amended, shall be discouraged within the Plan Area.
5. Public uses (e.g. golf courses, parks, trails, places of worship, etc.) may be permitted at the discretion of Lamont County.
6. Public uses that benefit the Plan Area will be allowed in the Plan Area. Where the proposed public uses would be more suitable to locate in an urban area (and/or be connected to municipal services), the proponent will be encouraged to locate the proposed public use development in the Town of Bruderheim.
7. Public uses that may be suitable for the Plan Area are limited to the permitted and discretionary uses listed in the applicable district within the Town or County's Land Use Bylaw.
8. Public uses should be developed in a manner that is compatible with surrounding land uses and minimize impacts related to traffic, parking, and noise.
9. To encourage regional competitiveness, The Town of Bruderheim and Lamont County may explore opportunities to develop design guidelines to ensure public and private development along the Highway 15 and 45 Corridors is of a high quality and aesthetically pleasing given the role of these highways as the gateways to the Town of Bruderheim. These design guidelines may address: architectural treatments, setbacks, berming, screening of parking and yard storage, access management, landscaping, and signage.

## C | REFERRAL AREA

1. The Referral Area is established on **Map 3 – Referral Area**.
2. Policies relating to triggers for intermunicipal referrals are identified in **Section 3 – Working Together**.



## D | AGRICULTURE AND RURAL DEVELOPMENT

### GOAL

To support and encourage existing agricultural operations until such time as land is required for the expansion of planned development that is compatible with adjacent urban development in the Town of Bruderheim.

1. Existing residences and accessory agriculture buildings within the Heavy Industrial Area and the Light/Medium Industrial/Highway Commercial Area will be allowed to be maintained and upgraded.
2. In accordance with the Lamont County Land Use Bylaw, first parcel out subdivision may be permitted in the Heavy Industrial Area and the Light/Medium Industrial/Highway Commercial Area. In these areas, quarter sections may be allowed to be subdivided into ~80 acre parcels for agricultural purposes only. No new dwellings will be permitted within the Heartland Heavy Industrial Area. New dwellings within the or the Heartland Light/Medium Industrial/Highway Commercial Area will be allowed at the discretion of the Development Authority and permitted within the Heartland Agriculture Industrial Area.
3. Within the Agriculture Industrial Area, quarter sections will be allowed to be subdivided into four parcels, in accordance with the Lamont County Land Use Bylaw.

## E | HIGHWAY COMMERCIAL DEVELOPMENT

### GOAL

To promote planned commercial business opportunities that capitalize on exposure to regional transportation corridors and local economic opportunities.

1. Policies within this section apply to highway commercial developments within the Heartland Agriculture Industrial and the Heartland Light/Medium Industrial/Highway Commercial Areas.
2. The municipalities will work together to promote and support regional economic development initiatives and developments that are beneficial to both municipalities. Land use policies within this section support and encourage regional economic development.
3. In order to facilitate mutually beneficial commercial development, cost and municipal property tax sharing agreements may be negotiated affecting lands and development in the Plan Area. Any agreement will be negotiated in a manner that is fair, equitable, and beneficial to both municipalities.

## F | LIGHT AND MEDIUM INDUSTRIAL DEVELOPMENT

### GOAL

To promote planned light and medium industrial development in conjunction with Alberta's Industrial Heartland activities that respects the future growth and development of the Town of Bruderheim.

1. Policies within this section apply to light and medium industrial developments within the Plan Area.
2. Light and medium industrial activities shall comply with all municipal, provincial, federal approvals as required.



3. The Town of Bruderheim and Lamont County support light and medium industrial development in the form of planned business/industrial parks, or that efficiently utilize existing transportation and servicing infrastructure.
4. Visual screening or landscaping may be required between uses which may be incompatible with adjacent or nearby uses in the Town of Bruderheim to minimize land use conflicts, risk, and nuisances, to the satisfaction of the County. Specific requirements will be determined by Lamont County at the subdivision or development permit stage, and referred to the Town of Bruderheim for comment. A landscape management plan prepared by the proponent to the satisfaction of the County may be required.
5. Nuisance, including visual, odour, and noise issues, shall not have a negative impact that extends into the Town of Bruderheim. Site planning, landscaping, visual screening and other mitigation measures shall be utilized to achieve this, where necessary, in accordance with Lamont County's Land Use Bylaw.
6. At the subdivision or development permit stage, Lamont County may require risk and environmental impact assessments as part of the application process for light and medium industrial uses in the Plan Area. The risk assessment shall be completed to the satisfaction of Lamont County to ensure suitable setbacks are provided to mitigate any effect on the safety, use, amenity, or enjoyment of adjacent or nearby uses. The findings of the assessments will be shared with the Town of Bruderheim for information purposes.

## G | HEAVY INDUSTRIAL DEVELOPMENT

### GOAL

To promote planned heavy industrial development in conjunction with Alberta's Industrial Heartland activities that respects the future growth and development of the Town of Bruderheim.

1. Heavy industrial activities shall comply with all municipal, provincial, federal approvals as required.
2. Visual screening or landscaping may be required between uses which may be incompatible with adjacent or nearby uses in the Town of Bruderheim to minimize land use conflicts, risk and nuisances, to the satisfaction of the County. Specific requirements will be determined by Lamont County at the subdivision or development permit stage, and referred to the Town of Bruderheim for comment. A landscape management plan prepared by the proponent to the satisfaction of the County may be required.
3. Heavy industry should explore opportunities to share infrastructure such as pipelines, transmission lines, telecommunication, district heating and cooling, waste management initiatives with one another and with agricultural activities in the area.
4. At the subdivision or development permit stage, Lamont County may require risk and environmental impact assessments as part of the application process for heavy industrial uses in the Plan Area. The risk assessment shall be completed to the satisfaction of Lamont County to ensure suitable setbacks are provided to mitigate any effect on the safety, use, amenity, or enjoyment of adjacent or nearby uses. The findings of the assessments will be shared with the Town of Bruderheim for information purposes.



5. New heavy industrial development shall demonstrate through a MIACC (Major Industrial Accident Council of Canada) style risk assessment that the risk of a human fatality from an incident such as fire, explosion or leak of or from any material or process to be located or used that exceeds 1:1,000,000 in one year does not extend beyond the boundaries of the subject parcel, to the satisfaction of the County.
6. New Heavy petrochemical industry shall not be allowed within the Plan Area, except on lands identified as Heavy Industrial on **Map 2 – Future Land Use**

## H | UTILITIES AND SERVICING

### GOAL

To service future planned developments with municipal/regional services that minimize land fragmentation and development constraints.

Development within the Agriculture Industrial, Light/Medium Industrial/Highway Commercial, or the Heavy Industrial Areas that require municipal or regional services/utilities will be required to provide to the satisfaction of the Town and County.

1. Services for all developments outside of the Town of Bruderheim's boundaries shall not connect to the Town's infrastructure system unless:
  - a. the land is annexed; or
  - b. otherwise agreed to by the Town and County.
2. For developments requiring or proposing to require municipal water and wastewater services, the Town and County agree to enter into a joint servicing agreement for said services, if it is determined by both municipalities that it would be mutually beneficial.
3. The Town may agree to provide municipal water and waste water services to lots located within the County under the following conditions:
  - a. The services are designed and constructed to Town standards;
  - b. The applicant enters into (and complies with) a development agreement with the Town;
  - c. The subject site is adjacent to an existing serviced lot; and
  - d. There is capacity within the system to support the proposed development.
4. The County may agree to provide municipal water and waste water services to lots located within the Town under the following conditions:
  - a. The services are designed and constructed to County standards;
  - b. The applicant enters into (and complies with) a development agreement with the County;
  - c. The subject site is adjacent to an existing serviced lot; and
  - d. There is capacity within the system to support the proposed development.
5. Provisions should be made to control stormwater runoff to predevelopment rates. The number of stormwater management facilities in the Plan Area should be minimized in order to control ongoing operational and maintenance costs and the consumption of developable lands.

6. Best management practices should be utilized as measures to control stormwater quality. Incorporation of stormwater management facilities with natural areas may benefit the area as a whole. Existing water bodies could be utilized or integrated into stormwater management plans.
7. The Town and County acknowledge that the future development within the Plan Area is dependent on access to water and wastewater services, and the Town and County agree to work together to ensure the corridors for these services are protected.
8. The Town and County will encourage future developments in the Plan Area to utilize existing utility corridors where possible to minimize the fragmentation of the landscape and to lessen future development constraints.
9. Private service companies may provide franchise utilities needed to service the Plan Area. These service providers shall be notified of long term planning to ensure continuity in service delivery.

## I | TRANSPORTATION

### GOAL

To develop and maintain a safe and efficient transportation network in the Plan Area.

1. The Town and County will work together (and in collaboration with Alberta Transportation) to ensure the transportation network is safe, efficient, and well maintained to service the residents and businesses within the IDP Area. Important intersections identified by the Town & County are identified on **Development Considerations Map in Appendix A**.
2. When subdivisions and substantial developments are approved in the Plan Area, all right-of-way requirements will be secured to ensure that long-term transportation and road plans can be implemented when warranted.
3. New roads within the Plan Area shall be constructed to County standards. The County shall have regard for the Town's road design requirements when direct linkages to the Town's transportation system are proposed.
4. Dust mitigation may be required as a condition of a development permit approval within the Plan Area.
5. Multi-lot subdivisions shall provide internal access roads. All lots shall be accessed from the internal road network.
6. New development adjacent to rail lines shall be designed to incorporate safety measures, such as setbacks, berms, and security fencing.



## J | NATURAL RESOURCES

### GOAL

To promote the development of oil and gas infrastructure in the Plan Area that will not have a negative impact on the future growth and development of the Town of Bruderheim.

1. Local oil and gas infrastructure and facilities have been identified in **Appendix A - Information Map: Development Considerations**.
2. The Town and County acknowledge that the development of the oil and gas industry has played an integral part in the development of the region. The Town and County will work with the oil and gas industry to ensure that orderly development within the Plan Area is not unduly restricted by the development of oil and gas infrastructure, including pipelines.
3. The County will refer all resource related referrals to the Town on lands within the Plan Area.
4. The Town and County will encourage the use of directional drilling for natural resource extraction and exploration in the Plan Area.
5. Development proponents shall be encouraged to contact pipeline systems operators within the IDP area prior to submitting an application to either municipality for a LUB or MDP amendment or a subdivision or development application which would significantly change or increase the use or intensity of use on a site. Early engagement will ensure the pipeline systems operator is aware of new development along the pipeline system.

## K | NATURAL ENVIRONMENT

### GOAL

To conserve sensitive environmental features in the Plan Area that support the region's ecosystem.

1. Known significant environmental features have been identified on **Information Map 1 – Development Considerations** in **Appendix A**. Environmentally sensitive lands include: waterbodies, watercourses, and wetlands.
2. Significant Environmental Features may be identified at the time of subdivision and may be required to be dedicated as an Environmental Reserve parcel, Environmental Reserve Easement, or a Conservation Reserve.
3. Within the Plan Area, subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended. The full amount of Municipal Reserve owing at time of subdivision shall be provided as a condition of Subdivision Authority approval, unless the Town of Bruderheim requests that the Municipal Reserve be deferred.
4. Development setbacks from waterbodies and watercourses shall be provided as identified in the Lamont County Land Use Bylaw.

5. Development will not be allowed in areas that are prone to flooding, erosion, landslides, subsidence, that possesses a high ground water table, or any natural or human induced hazards. Development on or in proximity to steep escarpments, steep or unstable slopes may be considered only if recommended by a geotechnical study prepared by a qualified professional and if adequate setbacks are provided to the satisfaction of the approving authorities.
6. The Town and County shall cooperate with the Fort Air Partnership to monitor air quality in the Plan Area. When considering applications for development in the Plan Area, the Town and County shall refer applications to Alberta Environment and Parks and Alberta Health for comments.
7. Development adjacent to Beaverhill Creek (e.g. require a 50/100 metre wide setback from the shoreland (i.e. flood plain plus adjacent riverbank) to protect the riparian area).



## 3 | WORKING TOGETHER

### A | PLAN ADMINISTRATION

#### 3.A.I | ADOPTION

1. The Town and County agree that the policies within this IDP apply to lands within the Town of Bruderheim and Lamont County identified on **Map 1 – Plan Area**, and that this IDP does not have any jurisdiction on lands outside of the Plan Area.
2. Any amendments to other statutory plans that are required to implement the policies of this IDP shall be done simultaneously with the adoption of this plan.

#### 3.A.II | APPROVING AUTHORITY

1. This IDP shall take precedence over other statutory plans adopted by the Town of Bruderheim and Lamont County.
2. The Town of Bruderheim shall be responsible for administration and decision on all statutory plans, land use bylaw amendments thereto, and all subdivision application applications falling within the Plan Area within the boundaries of the Town of Bruderheim.
3. Lamont County shall be responsible for the administration and decision on all statutory plans, land use bylaw amendments thereto, and all subdivision applications falling within the Plan Area within the boundaries of Lamont County.

### B | INTERMUNICIPAL PLANNING COMMITTEE

1. The Intermunicipal Planning Committee (IPC) will be established upon third reading of the Bylaw adopting the Town of Bruderheim & Lamont County IDP.
2. The Intermunicipal Planning Committee will not be a decision-making body, but will submit recommendations to the approving bodies of the respective municipalities, striving for consensus as much as possible.
3. The Intermunicipal Planning Committee will be comprised of:
  - a. Two members of the Council of the Town of Bruderheim (voting members);
  - b. Two members of the Council of Lamont County (voting members);
  - c. The Chief Administrative Officer of the Town of Bruderheim, or their designate (non-voting member);
  - d. The Chief Administrative of Lamont County, or their designate (non-voting member); and
  - e. Consultants, as required by the Committee (non-voting members).
4. The Councils of each municipality may appoint alternative members, should any member not be able to attend an IPC meeting.
5. The Chief Administrative Officers of each municipality may appoint another member of their municipality's Administration to serve as an alternate non-voting member.
6. The IPC shall establish its own rules of procedure, including its own schedule of meetings.

7. Meetings should be called at the pleasure of the IPC Chair as required.
8. At minimum, The IPC shall communicate with all members via email on an annual basis to determine if a meeting of the Committee is requested by a member to discuss issues concerning the implementation of the Intermunicipal Development Plan. If no request for a meeting is made, then a meeting of the Intermunicipal Planning Committee shall not be required.
9. The IPC shall not deal with all development matters within the Plan Area. Rather, it will deal with all matters referred to it in the manner described in **Section 3.D.III** of this plan.
10. The IPC has the following functions:
  - a. To clarify the intent and interpretation of the IDP;
  - b. To develop specific strategies related to the provision of infrastructure, service provision, cost sharing, etc. for proposed subdivision and development in the Plan Area that reflect the policies and guidelines set out in the IDP;
  - c. To review and comment on applications to amend the IDP;
  - d. To review and comment on development matters referred to the IPC in accordance with this IDP; and
  - e. To undertake such other matters as it deems reasonable and as are referred to it by either municipality's Council or Administration.

## **C | COMMUNICATION**

1. The Council and Administration of each municipality shall encourage and work to improve intermunicipal communication and cooperation through the implementation for conflict resolution practices and plan amendment policies.
2. The Town and County will maintain open lines of communication to resolve misunderstandings and problems in order to capitalize on opportunities for mutual benefit.
3. The Town and County may explore joint economic initiatives, joint servicing initiatives, and profit sharing agreements as the need arises to support development within the IDP area.

## **D | CIRCULATION AND REFERRAL**

### **3.D.I | REFERRAL REQUIREMENTS**

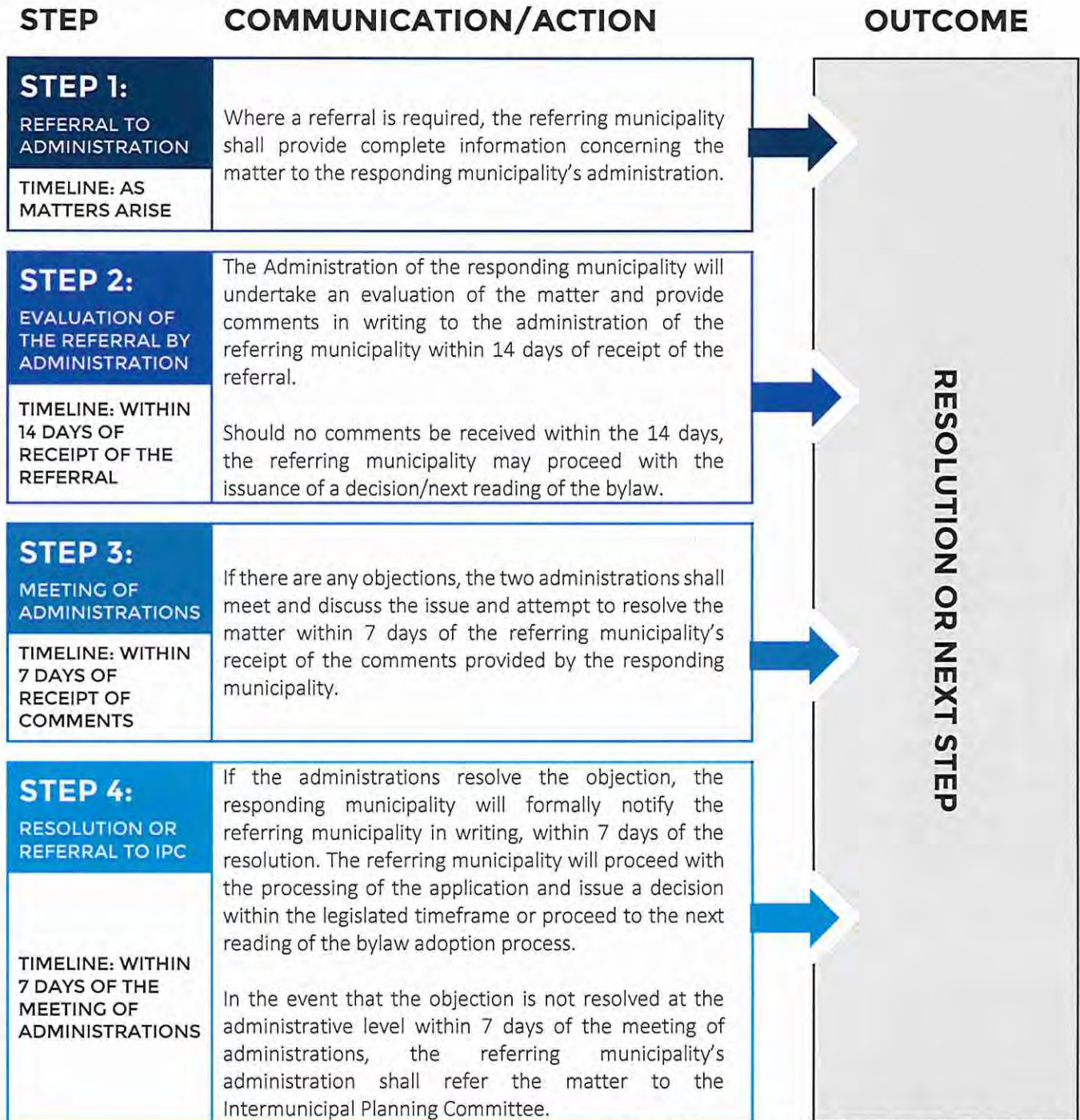
1. The Town of Bruderheim and Lamont County agree that:
  - a. The County's Subdivision Authority and Development Authority will notify Town Administration of the following items which affect lands within the Referral Area identified on **Map 3 – Referral Area**:
    - i. a proposed Municipal Development Plan, or amendment thereto;
    - ii. a proposed Land Use Bylaw, or amendment thereto;
    - iii. a proposed Area Structure Plan or Outline Plan, or any amendment thereto;
    - iv. subdivision applications; and
    - v. a development permit application for a discretionary use.



- b. The Town's Subdivision Authority and Development Authority will notify County Administration of the following items which affect lands within the Referral Area identified on **Map 3 – Referral Area**:
          - i. a proposed Municipal Development Plan, or amendment thereto;
          - ii. a proposed Land Use Bylaw, or amendment thereto;
          - iii. a proposed Area Structure Plan or Outline Plan, or any amendment thereto;
          - iv. subdivision applications; and
          - v. a development permit application for a discretionary use.
        - c. Comments shall be sent by the responding municipality to the approving authority within 14 calendar days of the date of the referral, as identified in **Section 3.D.II** unless an alternate time period has been agreed to by both municipalities.
2. Each municipality's Subdivision Authority and Development Authority shall ensure that their decisions are consistent with the Town of Bruderheim & Lamont County IDP.
3. Depending on the nature of the proposed application for subdivision or development, and at the specific request of the Town or County's Administrations, the Intermunicipal Planning Committee may provide recommendations related to the proposed application, as identified in **Section 3.D.III**.

**3.D.II | ADMINISTRATIVE REVIEW**

1. Where a referral is required, the referring municipality shall provide complete information concerning the matter to the other municipality’s administration. The administrative review shall proceed according to the figure below.

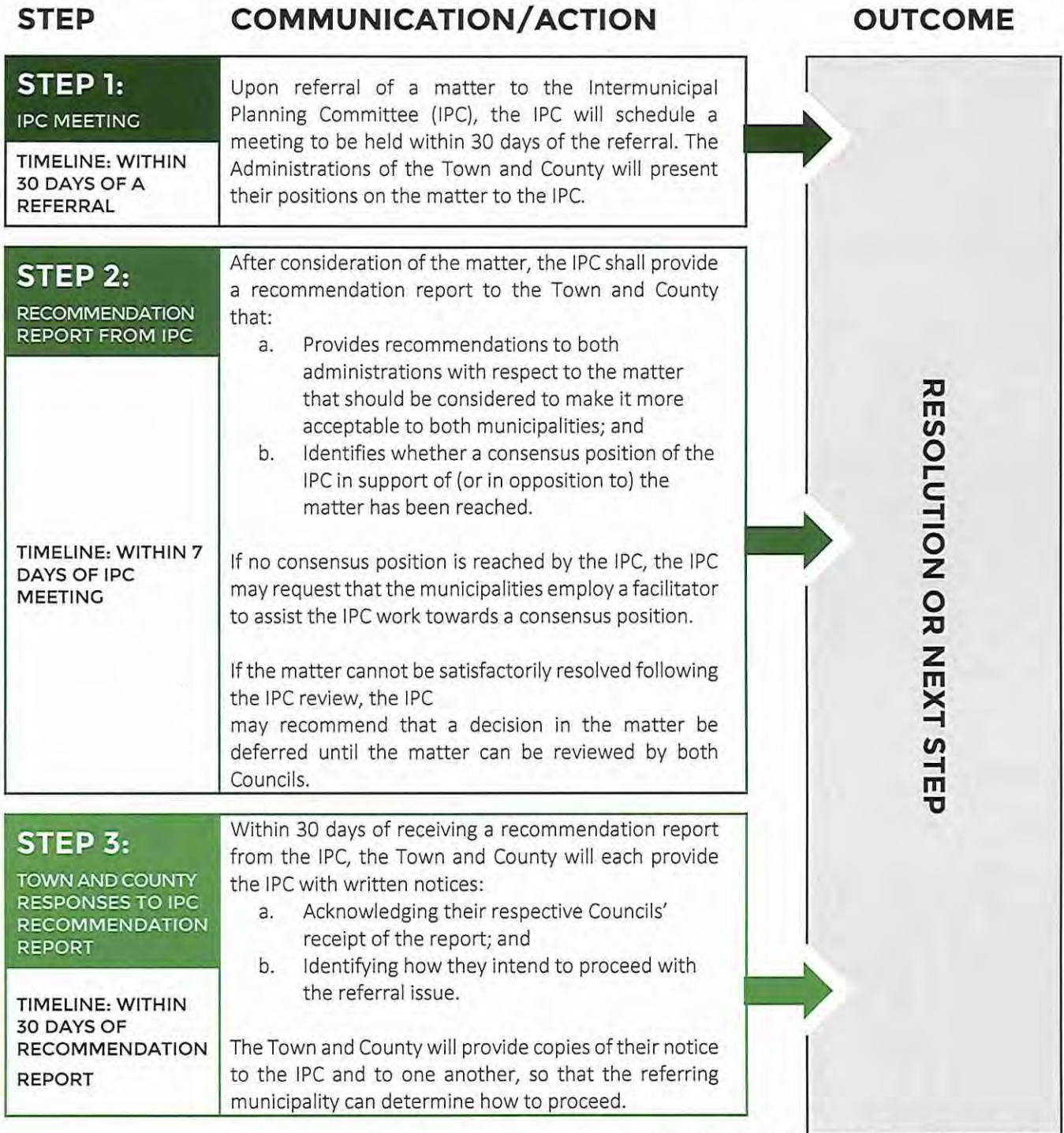


**Figure 1: ADMINISTRATION REVIEW PROCESS**



**3.D.III | IPC REVIEW**

1. Matters referred to the IPC for review shall proceed according to the figure below.



**FIGURE 2: IPC REVIEW PROCESS**

## E | SUBDIVISION AND DEVELOPMENT APPEAL BOARD

1. The Town of Bruderheim and Lamont County agree to explore establishing a regional Intermunicipal Subdivision and Development Appeal Board (SDAB) in collaboration with the urban centres within the Lamont County Region.

## F | ENACTMENT

1. The policies within this plan come into force once the Town of Bruderheim and Lamont County have each given third reading to the bylaws adopting the Town of Bruderheim & Lamont County IDP.

## G | AMENDMENT AND REPEAL

1. Annually, the Development Officers of both municipalities and the Intermunicipal Planning Committee shall communicate and (if deemed necessary), meet to determine if any amendments to the Plan are required.
2. If an amendment is deemed necessary by both municipalities then the results of the review shall be presented to both Councils; either jointly or separately. The Councils shall determine if any amendments are to be proceeded with and direct municipal administration to commence with a public plan amendment process.
3. Amendments to this plan may also be initiated by individuals (e.g. residents, development proponents, etc.). When an amendment is proposed by an individual, it shall first be applied for to the municipality in which the subject property lies. If the proposed amendment affects only the text of the IDP, rather than a specific titled area within the plan boundary, the proposed amendment shall be made to both of the participating municipalities concurrently.
4. The IDP shall be comprehensively reviewed every five years, from the date on which the IDP comes into effect, independently or as part of the review of the Intermunicipal Collaboration Framework shared between the Town of Bruderheim and Lamont County.

## H | DISPUTE RESOLUTION

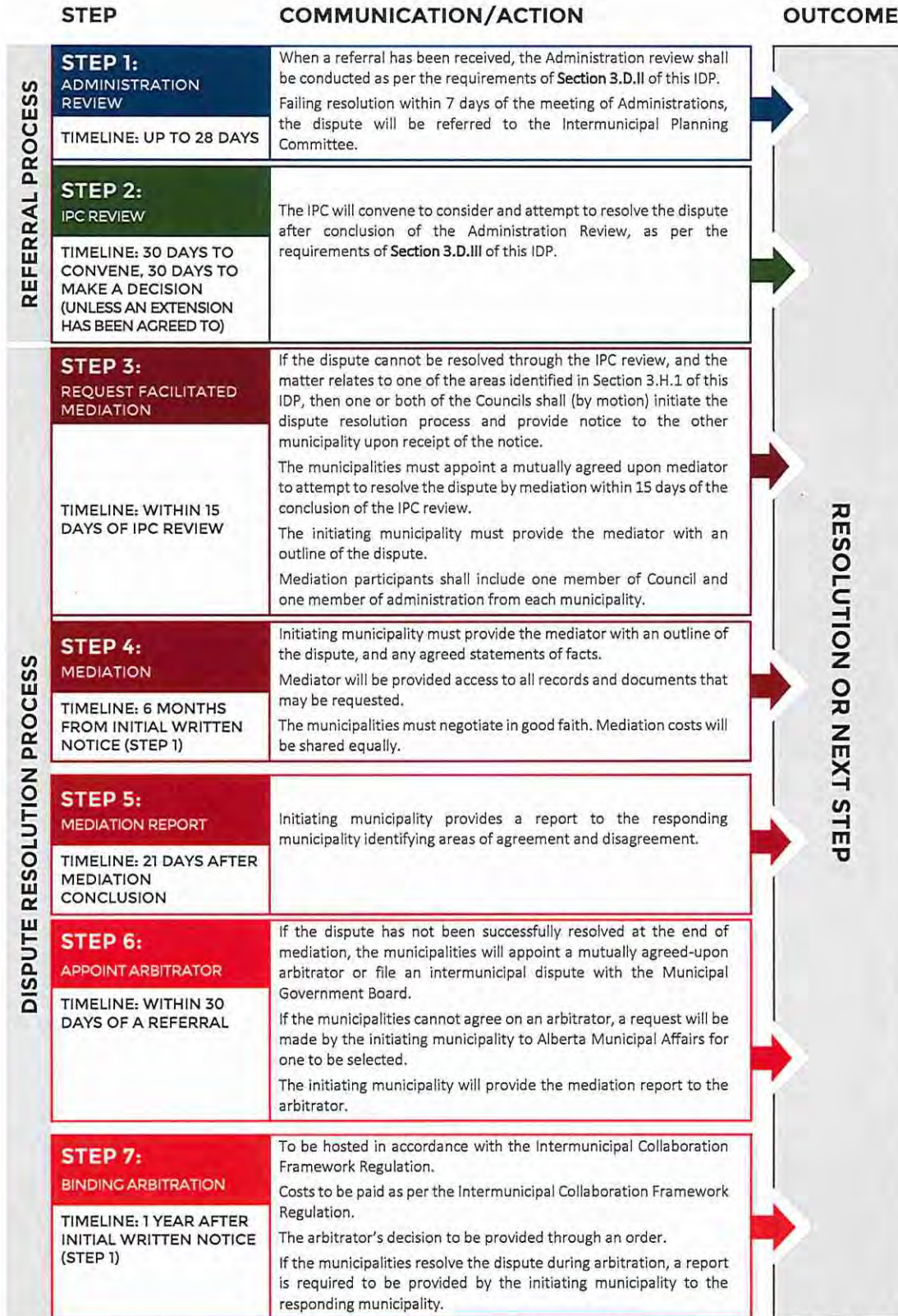
1. The Town of Bruderheim and Lamont County agree that disputes relating to the IDP shall be restricted to the following:
  - a. Lack of agreement on proposed amendments to the IDP;
  - b. Lack of agreement on any proposed statutory plan, land use bylaw or amendment to either located within or affecting the Plan Area; or
  - c. Lack of agreement on an interpretation of this IDP.
2. Lack of agreement pursuant to **Section 3.H.1** of this IDP is defined as a statutory plan, Land Use Bylaw, or amendment to either that is given first reading by a Council and the other Council deems to be inconsistent with the policies of this IDP or detrimental to their planning interests as a municipality.
3. A dispute shall be limited to the decisions on the matters listed in **Section 3.H.1**. Any other appeal shall be made to the appropriate approving authority or appeal board that deals with that issue.



4. The dispute resolution process may only be initiated by the municipalities' Councils.
5. In the event the dispute resolution process is initiated, the municipality having authority over the matter shall not give any further approval in any way until the dispute has been resolved or the mediation process has been concluded.

**3.H.1 | DISPUTE RESOLUTION PROCESS**

1. The process for dispute resolution shall be in accordance with the figure below.



**FIGURE 3: DISPUTE RESOLUTION PROCESS**



## I | ANNEXATION

1. The County recognizes and agrees that in the future, the Town may need additional land to grow to accommodate urban residential, institutional, and commercial development pressures. The County may support annexations that provide the Town with 20 years of projected and planned urban growth that utilizes Town utility services.
2. The annexation process may be initiated by the Town through the preparation of a Growth Study and in accordance with the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended. The Town and County will endeavour to reach an intermunicipal agreement on the annexation prior to submitting the annexation application to the Municipal Government Board.
3. Any Growth Study prepared in support of an annexation application supported by the Town shall, where possible, address the following questions:
  - a. Does the annexation proposal encompass lower capability agricultural land? If not, is the expansion onto high capability agricultural land justified in light of existing growth direction options?
  - b. Has the Town planned its future land use and development through a municipal development plan or similar planning document?
  - c. Is the annexation required or does the urban centre have sufficient land within its boundaries to accommodate anticipated growth and development?

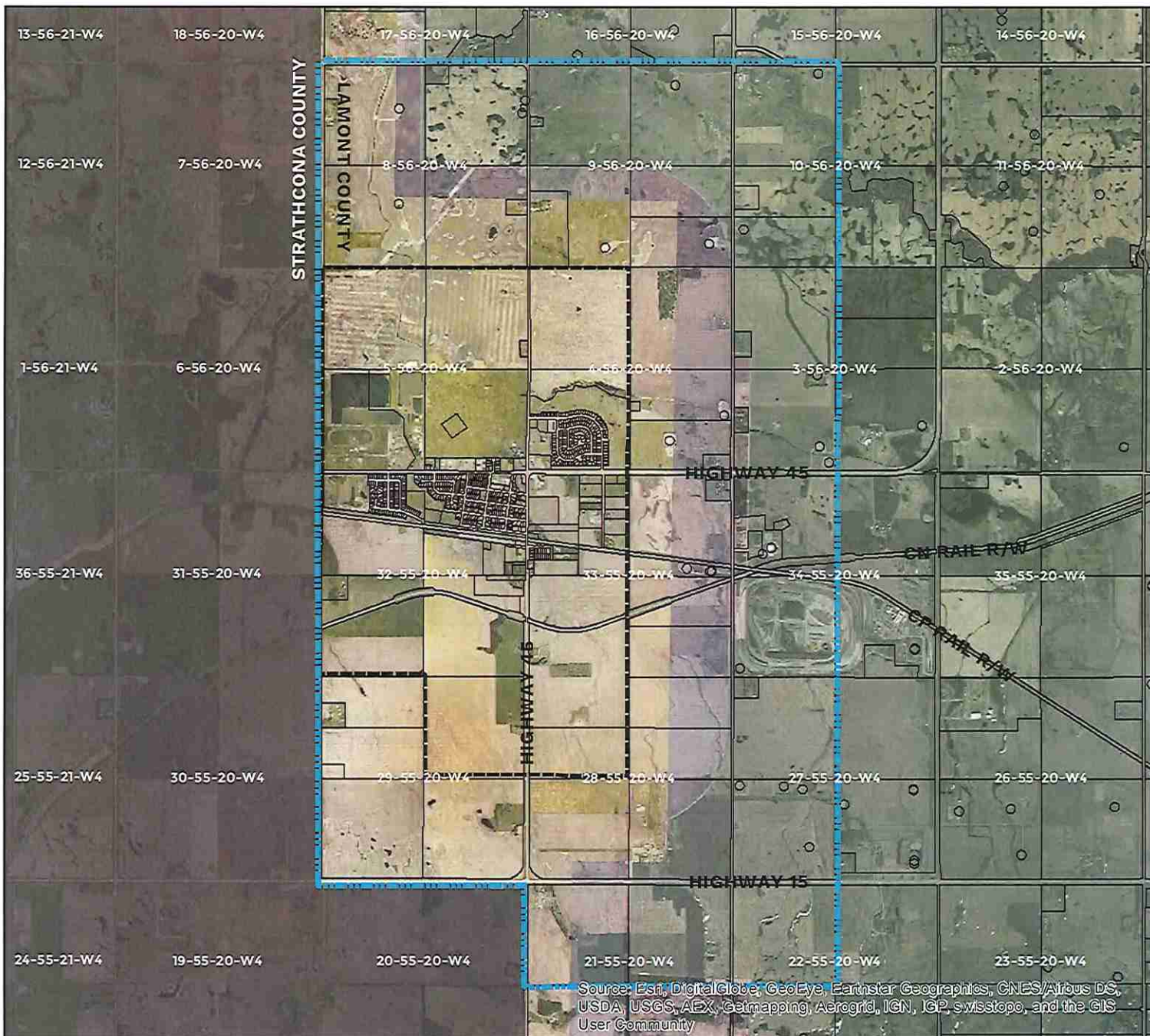
## 4 | MAPS

MAP 1 PLAN BOUNDARIES

MAP 2 FUTURE LAND USE CONCEPT

MAP 3 REFERRAL AREA





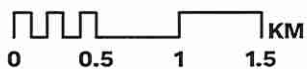
# TOWN OF BRUDERHEIM & LAMONT COUNTY INTERMUNICIPAL DEVELOPMENT PLAN

## MAP 1 PLAN BOUNDARIES

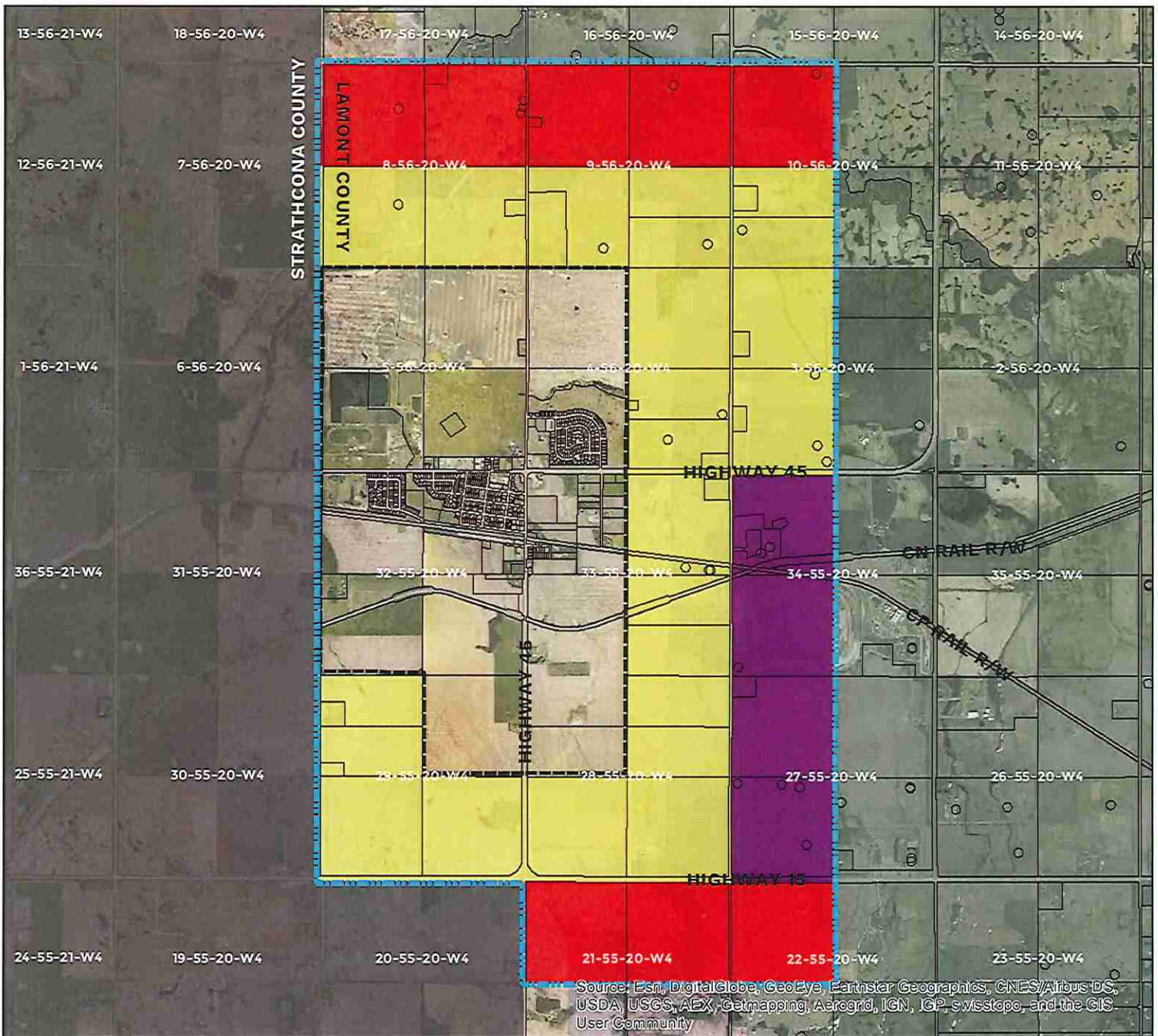
### LEGEND

-  Plan Area Boundary
-  Town of Bruderheim

Digital Information: Geogratis,  
Geodiscover, and Altalis  
Projection: UTM NAD 83 12N








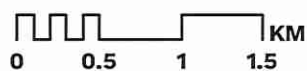
# TOWN OF BRUDERHEIM & LAMONT COUNTY INTERMUNICIPAL DEVELOPMENT PLAN

## MAP 2 FUTURE LAND USE

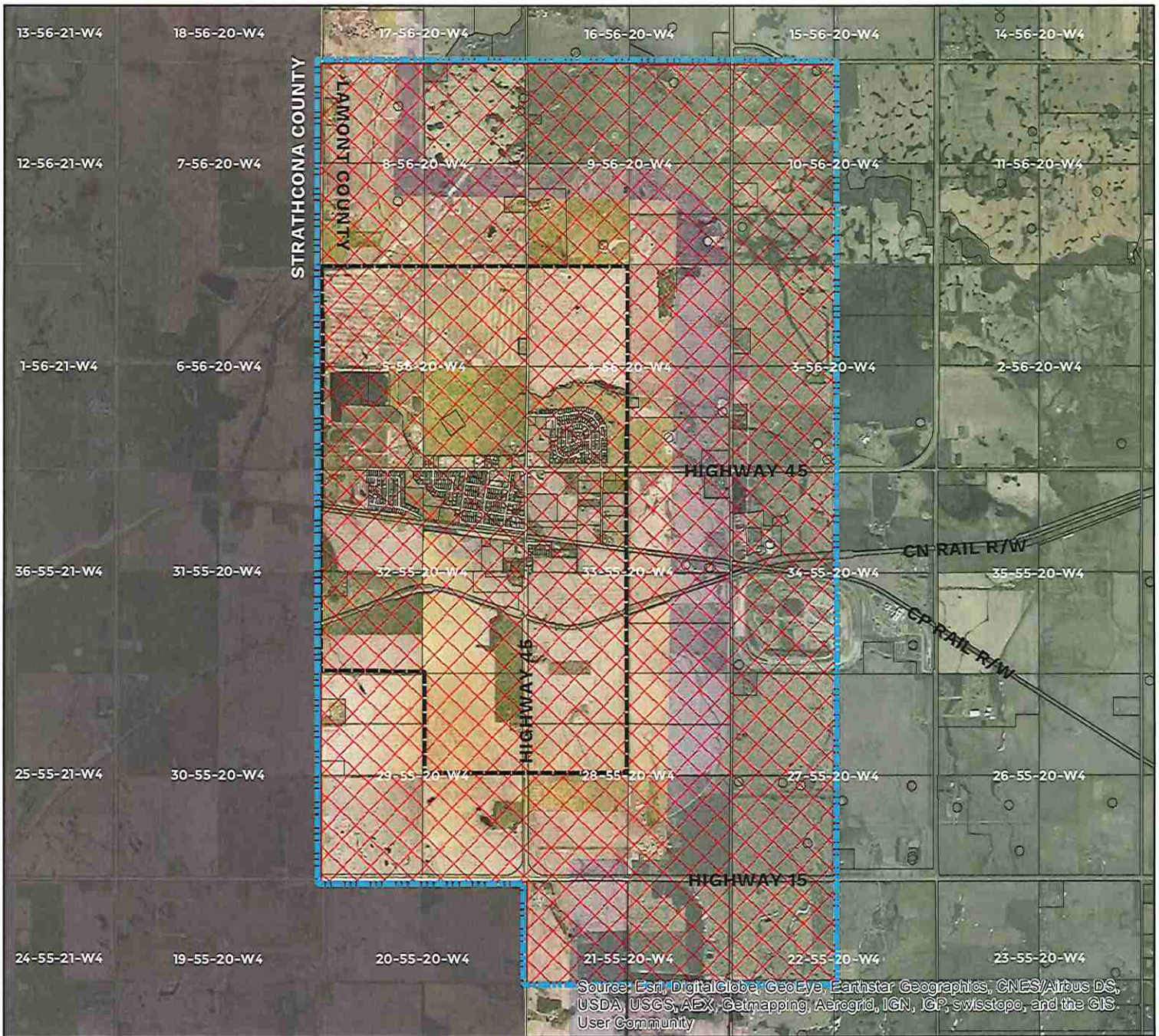
### LEGEND

-  Plan Area Boundary
-  Light/Medium Industrial/Highway Commercial
-  Agriculture Industrial
-  Town of Bruderheim
-  Heavy Industrial

Digital Information: Geogratis,  
Geodiscover, and Altalis  
Projection: UTM NAD 83 12N







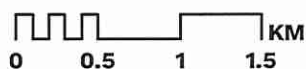
# TOWN OF BRUDERHEIM & LAMONT COUNTY INTERMUNICIPAL DEVELOPMENT PLAN

## MAP 3 REFERRAL AREA

### LEGEND

- Plan Area Boundary
- Town of Bruderheim
- Referral Area

Digital Information: Geogratias,  
Geodiscover, and Altalis  
Projection: UTM NAD 83 12N

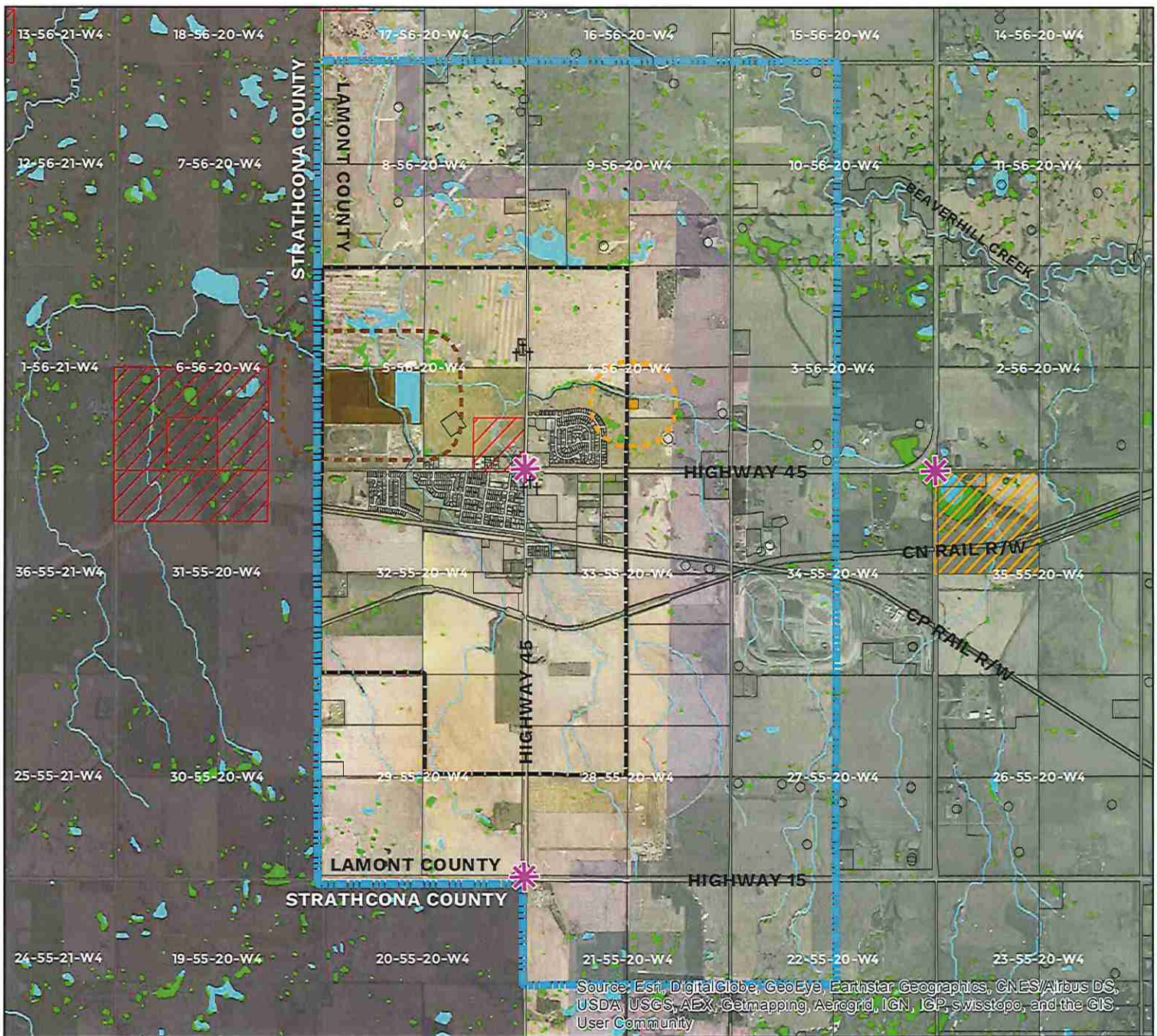


## **APPENDIX A**

**DEVELOPMENT CONSIDERATIONS - COMMUNITY RESOURCES**

**DEVELOPMENT CONSIDERATIONS - OIL & GAS INFRASTRUCTURE**





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

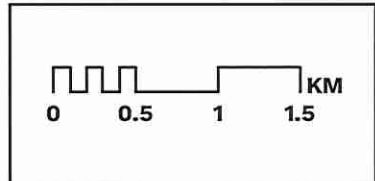
# TOWN OF BRUDERHEIM & LAMONT COUNTY INTERMUNICIPAL DEVELOPMENT PLAN

## DEVELOPMENT CONSIDERATIONS COMMUNITY RESOURCES

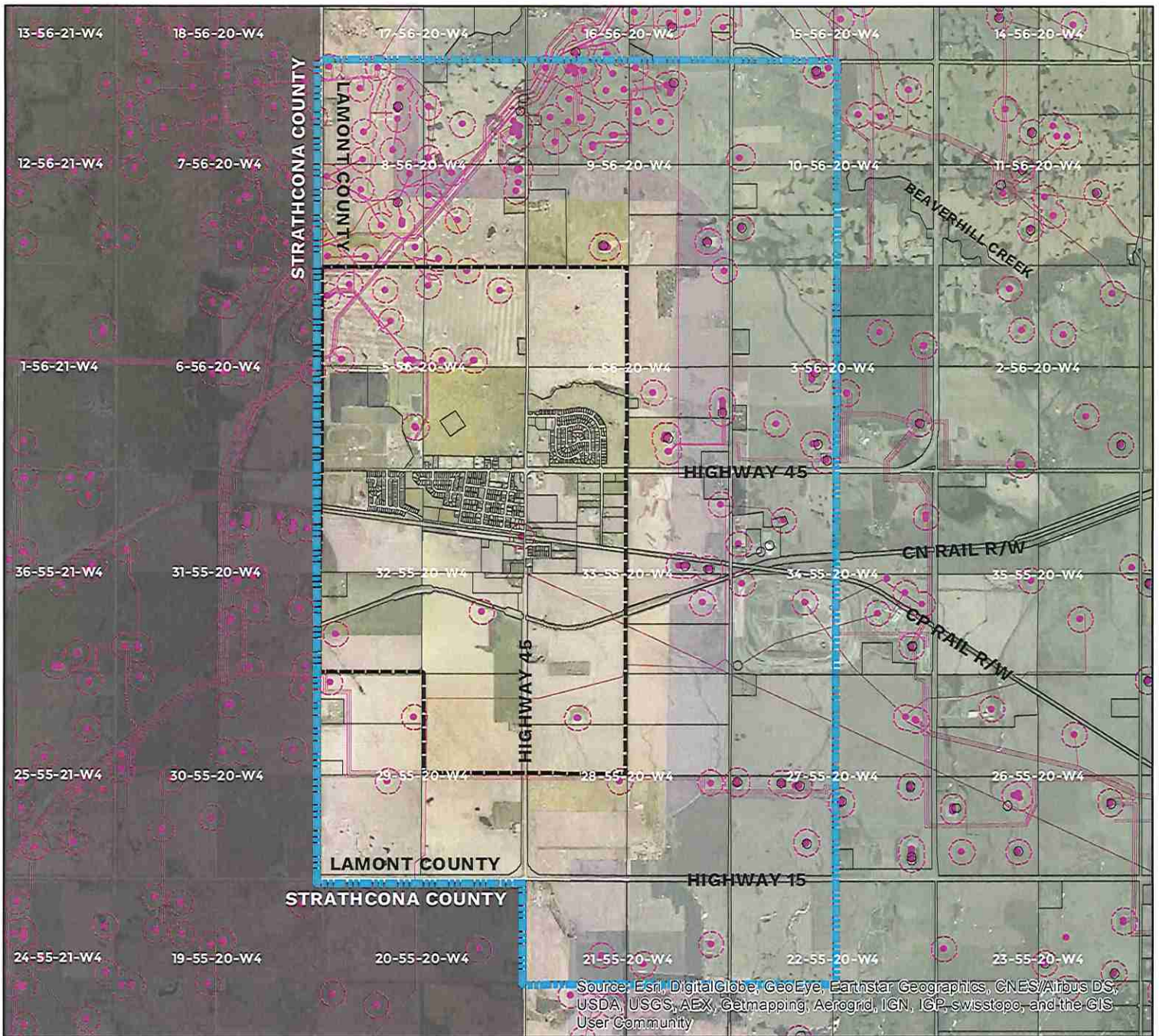
### LEGEND

- Plan Area Boundary
- Lagoon
- Landfill Setback
- Important Intersection
- Town of Bruderheim
- Lagoon Setback
- Waterbody
- Historic Resource
- Reclaimed Landfill
- Wetland
- Environmentally Significant Area

Digital Information: Geogratias,  
Geodiscover, and Altalis  
Projection: UTM NAD 83 12N







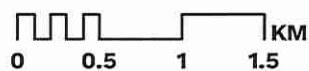
# TOWN OF BRUDERHEIM & LAMONT COUNTY INTERMUNICIPAL DEVELOPMENT PLAN

## DEVELOPMENT CONSIDERATIONS OIL & GAS INFRASTRUCTURE

### LEGEND

- Plan Area Boundary
- Town of Bruderheim
- Oil and Gas Wells
- Well Setback
- Pipeline

Digital Information: Geogratias,  
Geodiscover, and Altalis  
Projection: UTM NAD 83 12N





## APPENDIX B

### LIST OF ACRONYMS

<b>AIHA</b>	Means Alberta Industrial Heartland Area, as defined in Lamont County's Land Use Bylaw, No. 675/07, as amended or replaced.
<b>ALSA</b>	Means the <i>Alberta Land Stewardship Act</i> , S.A. 2009, c. A-26.8, as amended.
<b>ASP</b>	Means an Area Structure Plan, as defined in Section 633 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended, and may refer to any the Area Structure Plan adopted by the Town of Bruderheim or Lamont County.
<b>ICF</b>	Means an Intermunicipal Collaboration Framework Plan, as defined in Section 708.29 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
<b>IDP</b>	Means an Intermunicipal Development Plan, as defined in Section 631 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
<b>IPC</b>	Means the Intermunicipal Planning Committee, whose members are appointed by Council, as established by the Intermunicipal Development Plan Bylaw.
<b>LUB</b>	Means a Land Use Bylaw, as defined in Section 640 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended, and may refer to either the Land Use Bylaw of the Town of Bruderheim or Lamont County.
<b>MIACC</b>	Means the Major Industrial Accident Council of Canada
<b>MGA</b>	Means the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
<b>MDP</b>	Means a Municipal Development Plan, as defined in Section 632 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended, and may refer to either the Municipal Development Plan of the Town of Bruderheim or Lamont County.
<b>NSRP</b>	Means the North Saskatchewan Regional Plan, which is adopted under the authority of the <i>Alberta Land Stewardship Act</i> , S.A. 2009, c. A-26.8, as amended. The North Saskatchewan Regional Plan manages the environmental and community effects of development within the combined impact of all activities. Regional plans also will support conservation and stewardship, and address Albertans' community, infrastructure and recreational needs.



## APPENDIX C

### LIST OF DEFINITIONS

This IDP has been written with the purpose of being a document that can easily be read by Council(s), Administration, residents, and development proponents. The definitions provided within this appendix are intended to provide greater clarity to the reader with respect to common terms and uses as they appear within the context of the plan.

<b>AGRICULTURAL OPERATION</b>	Means an agricultural operation; as defined in the <i>Agricultural Operation Practices Act</i> , R.S.A. 2000, c. A-7, as amended.
<b>AREA STRUCTURE PLAN</b>	Means a statutory plan adopted by a municipality by bylaw in accordance with the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended, to provide a framework for the subsequent subdivision and development of a defined area of land.
<b>CONFINED FEEDING OPERATION</b>	Means a confined feeding operation as defined in the <i>Agricultural Operation Practices Act</i> , R.S.A. 2000, c. A-7, as amended.
<b>CONSERVATION RESERVE</b>	Means Conservation Reserve, as defined in Section 664.2 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
<b>COUNTRY RESIDENTIAL DEVELOPMENT</b>	Means the development of a single detached dwelling (one family dwelling) on a large parcel of land in a rural area that is not normally serviced by municipal water or waste water services.
<b>ENVIRONMENTAL RESERVE</b>	Means Environmental Reserve, as defined in Section 664 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
<b>ENVIRONMENTAL RESERVE EASEMENT</b>	Means Environmental Reserve Easement, as defined in Section 664 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
<b>HEAVY INDUSTRIAL USE</b>	Means activities involved in the processing, fabrication, storage, transportation, distribution or wholesaling of the heavy industrial goods which, in the sole opinion of the Development Authority, may emit a significant level of noise, smoke, dust, odour, vibration, etc., and which may not be compatible with the surrounding land use. Heavy industrial uses shall not include heavy petrochemical industrial uses.
<b>HIGHER CAPABILITY AGRICULTURAL LANDS</b>	Means higher capability agricultural land; as defined in the Lamont County Land Use Bylaw, No. 675/07, as amended or replaced.
<b>LOWER CAPABILITY AGRICULTURAL LANDS</b>	Means lower capability agricultural land; as defined in the Lamont County Land Use Bylaw, No. 675/07, as amended or replaced.
<b>MULTI-LOT COUNTRY RESIDENTIAL DEVELOPMENT</b>	Means any subdivision or development which will create five (5) or more parcels for residential or agricultural use on a quarter section



<b>MUNICIPAL RESERVE</b>	Means Municipal Reserve, as defined in Section 666 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
<b>NATURAL RESOURCE EXTRACTION</b>	Means the quarrying, primary processing, removal, and off site sale of raw materials such as clay, sand, gravel, marl, earth or mineralized rock found on or under the site. Typically these uses include but are not limited to: quarries, borrow pits, and gravel pits. This use includes site preparation and reclamation of the lands. Processing may include crushing and washing but excludes the preparation of asphalt.
<b>OUTLINE PLAN</b>	Means a non-statutory plan approved by resolution of Council to provide a framework for the subsequent subdivision and development of a defined area of land.
<b>URBAN CENTRE</b>	Means the Town of Bruderheim, the Town of Lamont, the Town of Mundare, the Village of Andrew and the Village of Chipman, either together or individually.