

BYLAW NO. 09-2019

**MUNICIPAL DISTRICT OF SPIRIT RIVER NO. 133
PROVINCE OF ALBERTA**

**TOWN OF SPIRIT RIVER/VILLAGE OF RYCROFT/MUNICIPAL DISTRICT OF
SPIRIT RIVER INTERMUNICIPAL DEVELOPMENT PLAN BYLAW**

A Bylaw of the Municipal District of Spirit River, in the Province of Alberta, to adopt the Town of Spirit River/Village of Rycroft/Municipal District of Spirit River Intermunicipal Development Plan.

WHEREAS pursuant to Section 631 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 two or more councils of municipalities that have common boundaries must adopt an intermunicipal development plan that includes those areas of land lying within their boundaries, as they consider necessary;

AND WHEREAS the councils of the Town of Spirit River; the Village of Rycroft and the Municipal District of Spirit River have recognized the value of cooperating with respect to the planning of future land use and development along their municipal boundaries;

NOW THEREFORE the Council of Municipal District of Spirit River in the Province of Alberta, enacts as follows:

1. The Town of Spirit River/Village of Rycroft/Municipal District of Spirit River Intermunicipal Development Plan, attached hereto, is adopted;
2. That this bylaw may be cited as the Town of Spirit River/Village of Rycroft/Municipal District of Spirit River Intermunicipal Development Plan;
3. This Bylaw shall come into effect upon the date of the final passage thereof.

Read a first time this 6th day of November, 2019

Read a second time this 4th day of December, 20 19

Read a third time and finally passed this 4th day of December, 20 19



Tony Van Rootselaar, Reeve



Dan Dibbelt, Chief Administrative Officer



INTERMUNICIPAL DEVELOPMENT PLAN

Adopting Bylaws: MD of Spirit River No. 133 Bylaw No. 09-2019
Town of Spirit River Bylaw No. 968
Village of Rycroft Bylaw No. 213-19



October 2019

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SECTION 1: INTRODUCTION

1.1 Purpose of Plan

The Municipal Government Act (MGA) requires all municipalities to adopt an Intermunicipal Development Plan (IDP) and an Intermunicipal Collaboration Framework (ICF) with each of its municipal neighbours. The IDP and ICF reflect mutual agreements on growth and shared services between two or more municipalities.

This IDP, adopted by Bylaw, identifies a 50 year development strategy between the Municipal District of Spirit River No. 133 ("MD"), the Town of Spirit River ("Town") and the Village of Rycroft ("Village"). An IDP is a collaborative plan that is intended to address the long-term growth and development of lands that are of joint interest to the municipalities, in a coordinated fashion, and to promote regional partnerships. Matters of interest include land use, transportation, servicing, future growth, economic development, intermunicipal programs, and the funding of future growth.

The ICF(s) to which this IDP will be appended, will be created by a separate bylaw in accordance with Section 708.3(1) of the MGA.

1.2 Enabling Legislation

This IDP has been prepared in accordance with Section 631(2) of the MGA, which states that an IDP:

- must address:
 - the future land use within the area,
 - the manner of and the proposals for future development in the area,
 - the provision of transportation systems for the area, either generally or specifically,
 - the co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,
 - environmental matters within the area, either generally or specifically, and
 - any other matter related to the physical, social or economic development of the area that the councils consider necessary; and
- must include:
 - a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,
 - a procedure to be used, by one or more municipalities, to amend or repeal the plan, and
 - provisions relating to the administration of the plan.

This IDP also meets the requirements of the Provincial Land Use Policies to encourage cooperative approaches to managing growth and development:

"To foster cooperation and coordination between neighbouring municipalities and between municipalities and provincial departments and other jurisdictions in addressing planning issues and in implementing plans and strategies".

1.3 Plan Process

The IDP preparation process consisted of four phases:

- Phase 1 – Background Review and Issue Identification,
- Phase 2 – Document Preparation,
- Phase 3 – Document Review, and
- Phase 4 – Adoption.

A Steering Committee, consisting of one councillor and the CAO from each municipality, was established to oversee the project, review progress, gather feedback and make refinements.

Community engagement with residents and stakeholders occurred in Phases 1 and 3.

Phase 1 Engagement

Phase 1 engagement consisted of community open houses conducted in Rycroft and Spirit River on October 23 and 24, 2018. The open houses were advertised via the municipalities' websites and through notices in local newspapers. A total of 15 residents and stakeholders attended (6 in Rycroft, 9 in Spirit River). Representatives from all three municipalities' Councils and Administrations and ISL were in attendance to help facilitate discussion and answer questions.

The following is a high level summary of key themes heard during the open houses. As the open house was also obtaining input on the preparation of new MDPs and LUBs for the municipalities, much of the input received was focused on individual community needs.

Table 1.1: Summary of Key Themes

MD of Spirit River #133	Town of Spirit River	Village of Rycroft
<ul style="list-style-type: none"> • Walking trails and ski trails 	<ul style="list-style-type: none"> • Parks, open spaces and public gathering spaces 	<ul style="list-style-type: none"> • Attracting additional businesses to the Village
<ul style="list-style-type: none"> • Need to improve road snow removal 	<ul style="list-style-type: none"> • Providing more walking trails and sidewalks and improving the condition of existing sidewalks 	<ul style="list-style-type: none"> • Opportunities for increased cooperation and collaboration between municipalities, especially as it relates to infrastructure and servicing, such as waste treatment facilities
	<ul style="list-style-type: none"> • Downtown beautification is important 	<ul style="list-style-type: none"> • Providing opportunities for more social events for families and youth
		<ul style="list-style-type: none"> • Providing more walking trails and sidewalks

Phase 3 Engagement

Phase 3 engagement consisted of community open houses conducted in Rycroft and Spirit River on October 8 and 9, 2019. The open houses were advertised via the municipalities' websites and through notices in local newspapers. A total of 6 residents and stakeholders attended (5 in Rycroft, 1 in Spirit River). Representatives from all three municipalities' Councils and Administrations and ISL were in attendance to help facilitate discussion and answer questions.

Comments on the IDP were limited to support for trail connections to, and playground development at, the Nardam Lake park.

1.4 Plan Context

The municipalities have a long history of collaboration, which as a result of their proximity (the Town and Village are only 5.5 km (3.5 mi) apart) and relatively small size has been necessary to their long term sustainability and viability. They have been cooperating in the delivery of services in a number of areas through the "G3" (consisting of the three municipalities) and the "G5" (including Saddles Hills and Birch Hills Counties) for a number of years. This history of collaboration is continuing with this IDP.

This is the first IDP for the three municipalities as a group. The MD and Village had previously entered into a Joint General Municipal Plan in 1986, but that plan became null and void in 1994 when it was not adopted as an IDP under the new MGA when it came into force.

1.5 Plan Consistency

The IDP is consistent with the Municipal Development Plans (MDPs) for the MD, Town and Village, which were prepared (or updated in the case of the MD) in tandem with the preparation of this IDP. The IDP is also consistent with the Jadeco Area Structure Plan, located in the MD adjacent to the Town's west boundary. Should a conflict or inconsistency occur between the IDP and another statutory plan, the IDP is the superseding bylaw to the extent of the conflict or inconsistency.

1.6 Interpretation

The IDP policies contain "shall", "must", "will", "should", and "may" statements. All instances of the words "shall", "must" or "will" in policy are mandatory requirements to implement this IDP and achieve a desired result. All instances of the word "should" is a directive term encouraging a strongly preferred action in a policy. "May" is a discretionary term indicating that interpretation is dependent on the particular circumstances where it is not practical or reasonable to apply the policy.

All words and expressions have the meanings assigned to them in the MGA and the MD's MDP and Land Use Bylaw (LUB), unless otherwise defined in this IDP.

SECTION 2: FUTURE GROWTH ESTIMATES

2.1 Population Growth

Population projections were completed for 30 years and 50 years for the Town, Village and MD in order to help to identify the potential future land needs.

Population projections were prepared based on 0.5% low, 1.0% medium, and 1.5% high growth scenarios, and are presented in Table 2.1 below.

Table 2.1: Population Estimates

Year	MD of Spirit River			Village of Rycroft			Town of Spirit River		
	Low (0.5%)	Medium (1.0%)	High (1.5%)	Low (0.5%)	Medium (1.0%)	High (1.5%)	Low (0.5%)	Medium (1.0%)	High (1.5%)
2018	707	714	721	618	624	630	1,005	1,015	1,025
2048	821	962	1,127	718	841	986	1,167	1,368	1,602
2068	907	1,174	1,518	793	1,027	1,327	1,290	1,669	2,158

Although three scenarios were generated for the purpose of comparison, the municipalities determined that the medium scenario was the preferred approach as these were the accepted forecasts for recently approved servicing studies.

2.2 Land Requirements

The following is a summary of estimated land requirement projections that support the identification of future growth areas for the Town and Village within the IDP area. Estimated land requirements for the municipalities beyond their current boundaries by core land use – residential, commercial, and industrial (institutional is embedded within residential) – were generated for all three population projection scenarios.

Future land estimates for the Town are presented in Table 2.2, and indicate that under the preferred medium scenario the Town will require additional lands to accommodate future residential and commercial growth. The Town has sufficient lands within its boundaries to accommodate its long term industrial land needs.

Table 2.2: Spirit River 50-Year Land Requirements Beyond Boundary

Growth Scenario	Land Requirements Beyond Boundary ^{1*}			
	Residential	Commercial	Industrial	Total
Low	7.1 ha surplus	6.8 ha required	75.6 ha surplus	6.8 ha required
Medium	31.9 ha required	24.7 ha required	67.4 ha surplus	56.6 ha required
High	82.2 ha required	47.9 ha required	56.9 ha surplus	130.1 ha required

¹ Gross surplus land areas before removing undevelopable lands such as wetlands, pipeline corridors, oil/gas wells and their setbacks, and contaminated lands.

Future land estimates for the Village are presented in Table 2.3, and indicate that under the preferred medium scenario the Village will require additional lands to accommodate residential, commercial and industrial growth.

Table 2.3: Rycroft 50-Year Land Requirements Beyond Boundary

Growth Scenario	Land Requirements Beyond Boundary ¹			
	Residential	Commercial	Industrial	Total
Low	3.3 ha required	4.2 ha required	4.8 ha required	12.3 ha required
Medium	24.2 ha required	13.0 ha required	25.4 ha required	62.6 ha required
High	51.1 ha required	24.4 ha required	52.1 ha required	127.6 ha required

SECTION 3: POLICY FRAMEWORK

3.1 Plan Objectives

Based on a review of background and technical information and input from the IDP Steering Committee, municipal administrations, Councils, stakeholders and residents, objectives for the IDP were developed. The objectives are to:

- 1) Provide a collaborative framework for the planning and development of lands in the MD in proximity to the Town and Village.
- 2) Establish and protect future growth areas for the Town and Village.
- 3) Promote new development that benefit all three municipalities.
- 4) Provide for both urban growth and rural development opportunities in the IDP area.
- 5) Identify and protect environmentally sensitive areas, water resources and other naturally significant features.
- 6) Establish a collaborative approach to the planning and development of transportation and utility systems.
- 7) Formalize lines of communication between the MD, Town and Village on matters of mutual interest.
- 8) Provide an equitable and efficient dispute resolution process.
- 9) To further enhance partnerships between the MD, Town and Village.

3.2 Plan Area

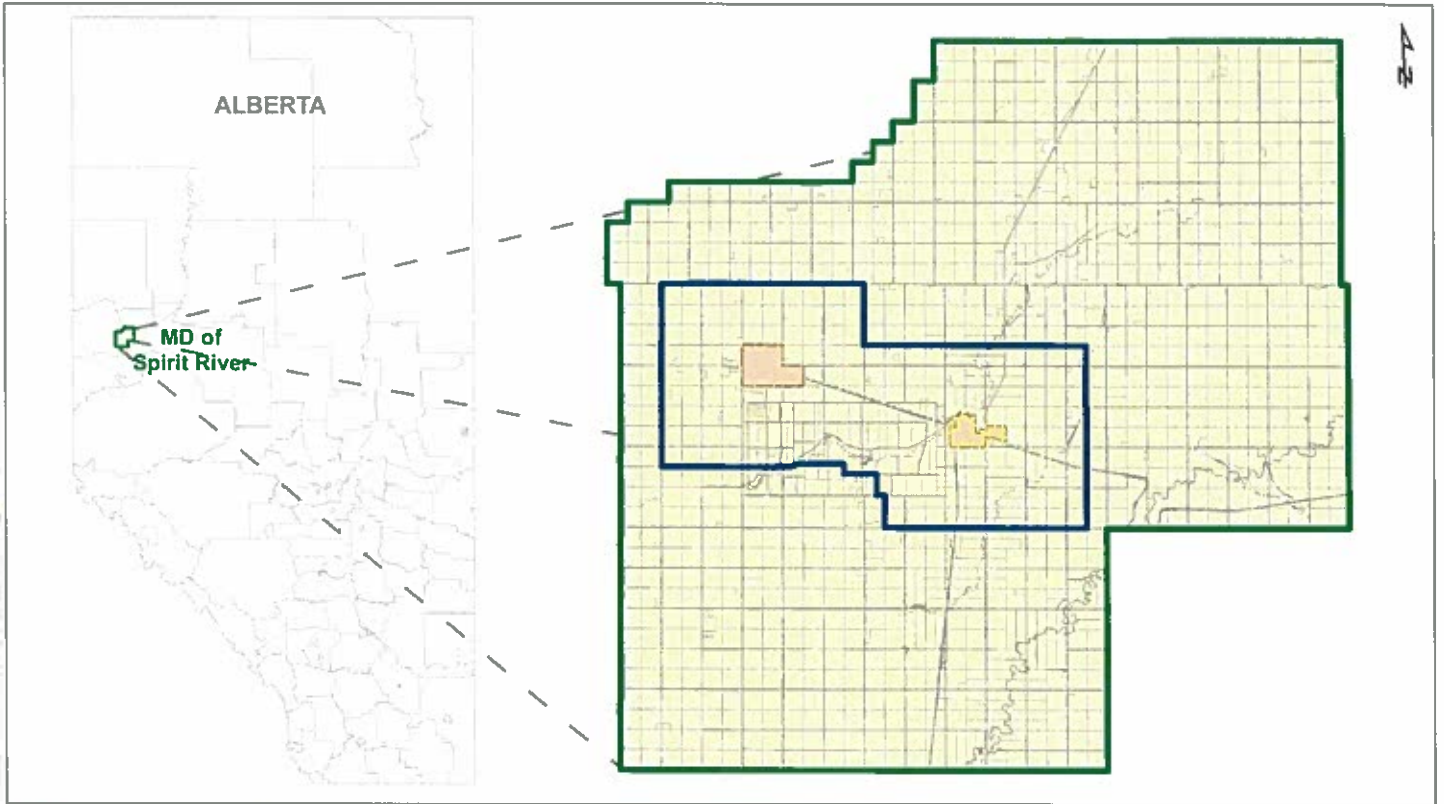
The IDP area incorporates a portion of MD lands located within approximately 3.2 km (2 miles) of the municipal boundaries of Spirit River and Rycroft shown on Map 1.

The IDP area consists of:

- Future Urban Growth Areas adjacent to the boundaries of the Town and Village that identify areas for future urban residential and industrial/commercial development as shown on Map 2;
- Rural development areas in which agricultural, rural industrial and country residential opportunities are provided as shown on Map 2; and
- A Referral Area in which the circulation of applications between the municipalities is to occur as shown on Map 3.

3.3 General Development Policies

The municipalities agree that development of the IDP area is important to support future growth and development that is mutually beneficial to all three municipalities. The policies direct the strategic coordination of land use, transportation and services over the next 50 years to meet the objectives of this IDP.



ISL Engineering
and Land Services

-  Village of Rycroft
-  Town of Spirit River
-  MD of Spirit River
-  Referral Area

MD Map Scale 1:225,000



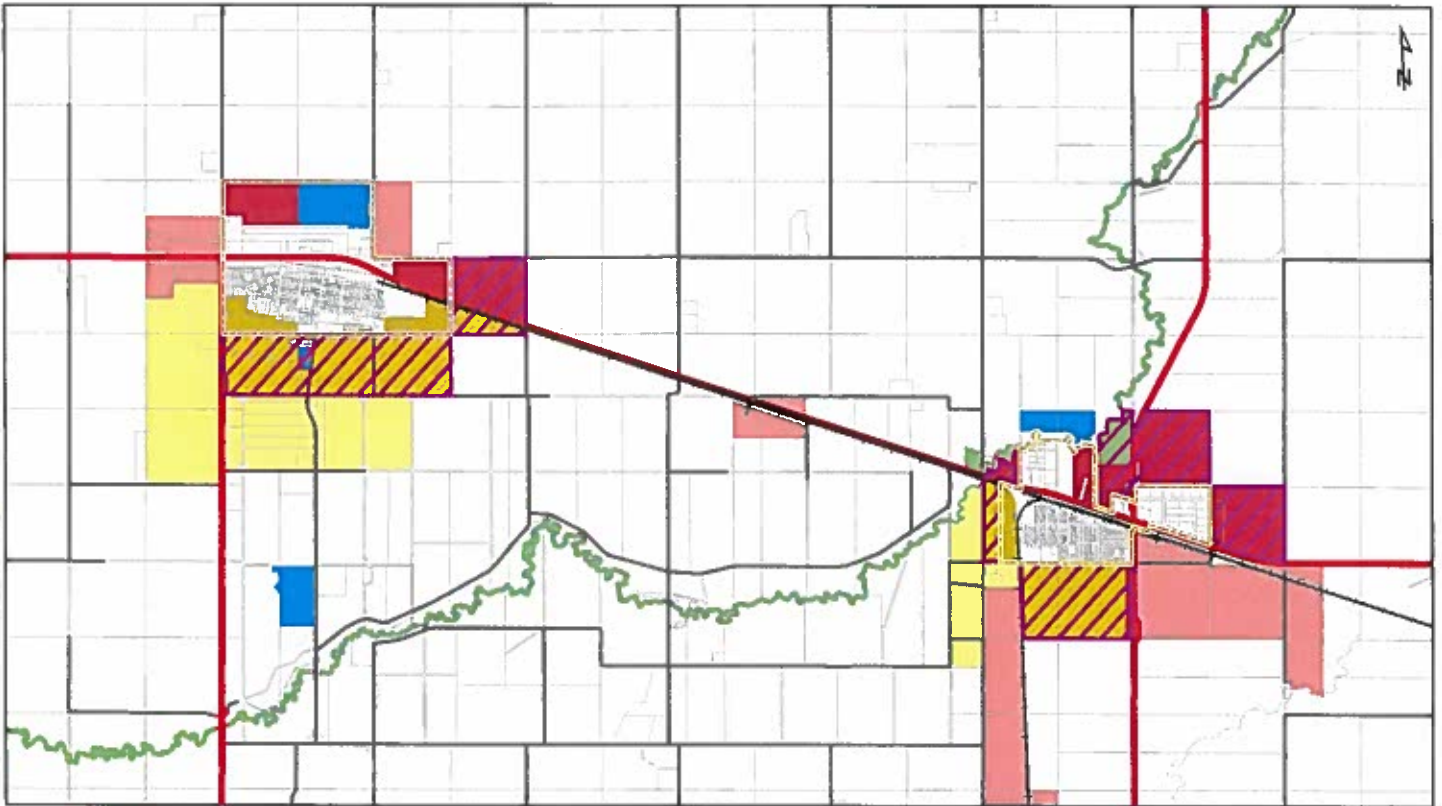
NAD83 UTM 11S Longitude Meter Province of Alberta Canada



**SPIRIT RIVER/RYCROFT/MD SPIRIT RIVER
INTERMUNICIPAL DEVELOPMENT PLAN**

**MAP 1: LOCATION AND CONTEXT
OF STUDY AREA**

OCTOBER 2019



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Integrated Expertise. Locally Delivered.

1:60,000

- Railway
- Highway
- Local Road

- Municipal Boundaries**
- Village of Rycroft
 - Town of Spirit River

- Potential Future Urban Growth Area
- Recreation/Natural Area
- Rural Industrial/Commercial
- Rural Residential
- Urban Industrial/Commercial
- Urban Residential
- Public Utility



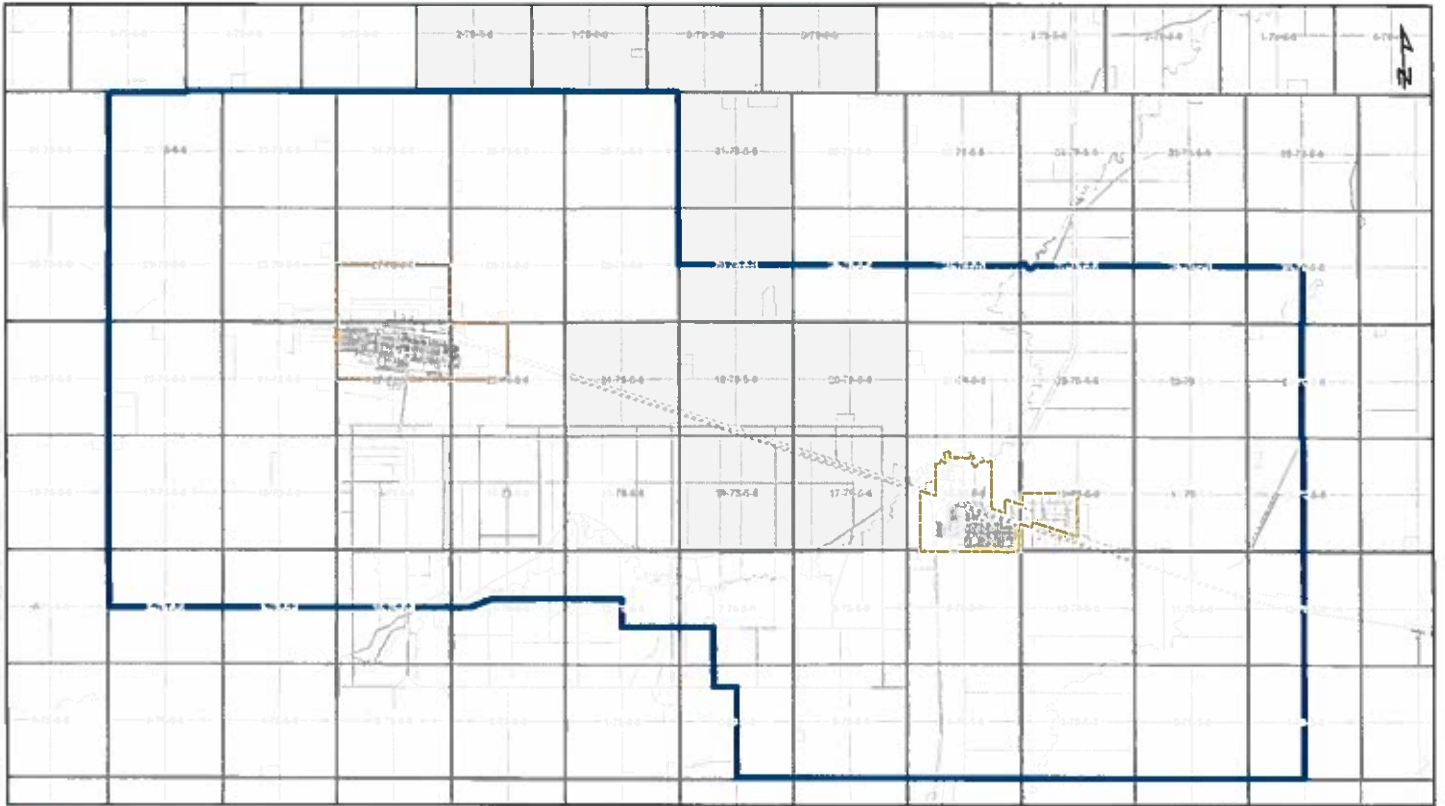
SPIRIT RIVER/RYCROFT/MD SPIRIT RIVER
INTERMUNICIPAL DEVELOPMENT PLAN

MAP 2
FUTURE PREDOMINANT LAND USE

OCTOBER 2019



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and Land Services

- | | |
|---|--|
|  Parcel |  Municipal Boundaries |
|  ATS Section |  Village of Rycroft |
|  Referral Area |  Town of Spirit River |



1:80,000



NAD83 UTM 11S Longitude Meter Province of Alberta Canada

**SPIRIT RIVER/RYCROFT/MD SPIRIT RIVER
INTERMUNICIPAL DEVELOPMENT PLAN**

MAP 3
REFERRAL AREA

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General policies applying across the IDP area are outlined below. Subsequent sections of this IDP address policy content related to specific land use areas.

- 3.3.1 All future land use, subdivision and development in the IDP area shall comply with Map 2 and the policies of this IDP.
- 3.3.2 All pre-existing development located in the IDP area shall be permitted to continue in accordance with the conditions of its original approval.
- 3.3.3 In cases where a particular matter is not addressed in this IDP, the provisions of the MD's MDP and any applicable ASP shall apply.

3.4 Growth Areas

Future Urban Growth Areas have been identified for lands adjacent to the current municipal boundaries for the Town and Village. These Growth Areas provide for a logical extension of future residential, commercial and industrial development and identifies where the municipalities will focus future growth and consider annexation opportunities. In these areas, protecting the development of lands for future urban uses is a priority.

In identifying these Future Growth Areas, the following was taken into consideration:

- The agreed upon medium population growth scenario associated land requirement forecasts as outlined in Section 2;
- The intent to accommodate minimum 50-year residential, commercial and industrial land supplies; and
- The growth areas may also include lands that represent a logical extension of the Town and Village beyond their 50 year requirements.

- 3.4.1 In order that the development rights of landowners are not overly restricted, the MD may permit some subdivision or development in a Growth Area in advance of annexation, provided that it does not impact the ability of the Town or Village to grow in the future. Development may be permitted for the following uses:
 - (a) Farmstead separation, vacant first parcel, or physical severance;
 - (b) Country residential subdivision in a Residential Growth Area to a maximum of 4 lots not exceeding a total of 16 ha (40 ac) in size;
 - (c) A single industrial or commercial lot not exceeding 4 ha (10 ac) in size in an Industrial Growth Area;
 - (d) A residence where permitted in the MD's LUB;
 - (e) Home based businesses;
 - (f) Public uses and utilities;
 - (g) Extensive recreational uses; and
 - (h) Other uses, such as unforeseen development that is mutually beneficial to the municipalities, which shall be reviewed on their individual merits.
- 3.4.2 All rezoning and development permit applications within a Growth Area shall be consistent with the municipalities' policy directions and the municipalities shall be in agreement with the proposed application. Lack of agreement would trigger the dispute resolution process as outlined in Section 4.4.

- 3.4.3 When a subdivision application triggers the dedication of Municipal Reserve (MR), the balance of the MR shall be deferred, through the registration of a Deferred Reserve Caveat. This will ensure that the MR is available for use by the Town or Village for future park and open space development following annexation, unless such MR is required for trail corridors in accordance with 3.8.4 and 3.8.5.

3.5 Agriculture

Protection of agricultural lands and encouragement of a diversity of agricultural activities is important to all of the municipalities. Prime agricultural land located within the IDP area should be protected where possible and premature development of existing agricultural land should be avoided until necessary.

- 3.5.1 Existing agricultural operations shall be allowed to continue unencumbered. Where the urban municipality annexes agricultural lands, it will support the continuation of existing agricultural uses, until such time as the land is converted to an urban use.
- 3.5.2 Unless otherwise provided in this IDP, the MD's MDP and LUB shall apply regarding the use and development of agricultural land.
- 3.5.3 Premature development of existing agricultural land within the IDP area should be avoided and land should continue to be used for agricultural purposes until the land is required for other purposes.
- 3.5.4 The development of new Confined Feeding Operations (CFOs) shall not be supported within 3.2 km of the boundary of the Town or Village.

3.6 Country Residential Development

A small amount of multi-lot country residential development has occurred to the south of Spirit River and to the southwest of Rycroft. These lands will remain as country residential in the long term. New country residential development may occur in the IDP area outside of Urban Growth Areas, as identified in the Future Land Use Concept Map.

- 3.6.1 Multi-lot country residential development shall be directed to those areas identified for future country residential use on Map 2. These areas correspond to those that have been identified as having development potential based on local site conditions, or are identified for residential use in the MD's MDP.
- 3.6.2 Applicants for multi-lot country residential subdivision may be required to provide groundwater supply studies, soil studies indicating the suitability of the subject lands to accommodate sanitary systems, and a stormwater management plan.
- 3.6.3 An Area Structure Plan or Outline Plan may be required for any new multi-lot country residential subdivision exceeding 4 lots proposed within the IDP area.
- 3.6.4 Country residential development shall be serviced by on-site water and sewer services. It shall not be served by municipal water or sewer systems except in instances as identified in 3.9.7.

- 3.6.5 Future country residential development shall be developed in cluster form to minimize fracturing of prime agricultural lands.
- 3.6.6 A landscaped or treed buffer and/or fencing shall be provided along the boundaries of country residential lots that are located adjacent to agricultural or other non-residential uses.

3.7 Rural Industrial Development

The municipalities recognize the important role that industrial and commercial development has in supporting and growing the local and regional economy. Future industrial and commercial development have been identified for the lands in the urban areas adjacent to or with easy access to major highways and the railway and represent a logical extension of existing industrial and commercial development.

- 3.7.1 Multi-lot rural industrial development shall be directed to those areas identified for future industrial use on Map 2. These areas correspond to those that have been identified as having development potential based on local site conditions, or are identified for industrial use in the MD's MDP.
- 3.7.2 Applicants for multi-lot industrial development may be required to provide groundwater supply studies, soil studies indicating the suitability of the subject lands to accommodate sanitary systems, and a stormwater management plan.
- 3.7.3 An Area Structure Plan or Outline Plan may be required for any new multi-lot rural industrial subdivision proposed within the IDP area.
- 3.7.4 Rural industrial development shall be serviced by on-site water and sewer services, unless served by municipal water or sewer systems in accordance with 3.9.7.
- 3.7.5 All future development shall ensure that relevant LUB setbacks are maintained between industrial and non-industrial uses.
- 3.7.6 Industrial development shall maintain a high aesthetic standard in design and construction.
- 3.7.7 A landscaped or treed buffer and/or fencing shall be provided along the boundaries of industrial or commercial lots that are located adjacent to agricultural or residential uses.

3.8 Natural Environment, Recreation and Open Space

The IDP area contains many environmentally significant areas, including several wetlands, forested areas, and the Spirit River corridor, and may contain future parks and trails. These areas not only provide amenity areas and destinations for local residents and visitors, but are also wildlife corridors, provide a habitat to a diversity of plants and animal species, and serve a stormwater management function.

- 3.8.1 At the time of subdivision, the municipalities may acquire environmentally significant areas, critical natural linkages, wildlife corridors, and buffer zones in the IDP area through the application of Environmental Reserve (ER) or Conservation Reserve, in accordance with the MGA.
- 3.8.2 During the subdivision approval process, a strip of land dedicated as Environmental Reserve, not less than 6.0 m in width, shall be provided adjacent to the bed and shore of any body of water including the Spirit River.
- 3.8.3 Current development located within the 1:100 year flood plain of the Spirit River shall continue to exist. All new subdivisions or development of lands located within 1:100 year flood plain of the Spirit River or other watercourses subject to flooding shall only be considered if appropriate setbacks, based on soil conditions and slope stability, from the high water mark and/or top of bank are identified through engineering studies or geotechnical analyses.
- 3.8.4 The municipalities shall explore the development of trail networks in the IDP area. Opportunities to be explored may include:
 - (a) A connection between the Town and Village;
 - (b) Connection from the Village with the Nardam Lake campground;
 - (c) Connections between the Town and Village and the Spirit River river valley;
and
 - (d) Connections to trail networks located within the Town and Village.
- 3.8.5 Municipal Reserve (MR) dedication shall be provided in accordance with the policies of the MD's MDP. Lands dedicated as MR may be used for the development of future trail networks in accordance with 3.8.4.

3.9 Infrastructure

Transportation

The development and maintenance of safe, efficient, and multi-modal road, walkway and trail networks is important to the future growth of the IDP area. It is critical that both municipalities work together to ensure road infrastructure and necessary upgrades are a coordinated effort between the three municipalities.

- 3.9.1 The municipalities shall provide each other with advance notice of proposed major transportation infrastructure projects or initiatives to facilitate collaboration and coordinated planning.
- 3.9.2 The municipalities may cooperate in the preparation of an intermunicipal transportation plan.
- 3.9.3 The municipalities should support the efficient use of transportation infrastructure by directing new development to locate or connect to existing roadways.
- 3.9.4 All new roads located within the IDP area shall be constructed to MD standards. New roads within an Urban Expansion Area shall be constructed to the standards of the applicable urban municipality.

- 3.9.5 Future subdivision and development proposals adjacent to highways and other major roadways shall provide adequate setbacks for future road right-of-way for widening and/or upgrades, to the satisfaction of the Development Authority or Alberta Transportation as applicable.

Utilities

Utility servicing includes providing potable water and sanitary sewer services, and the management and conveyance of stormwater. A majority of the IDP area is unserviced or serviced to rural standards, which consist of wells and private sewer systems.

- 3.9.6 The municipalities shall provide each other with advance notice of proposed major utilities and servicing projects or initiatives to facilitate collaboration and coordinated planning.
- 3.9.7 The extension of urban municipal water and sewer services into the IDP area may be considered if the following criteria are met:
- (a) The subject municipal systems have the capacity to accommodate future demand;
 - (b) The costs of extending the services are borne by the developer; and
 - (c) The extension of services is required to serve an Urban Growth Area in advance of annexation, or
 - (d) The extension of services is required to serve a development in a Rural Industrial area, provided that an agreement respecting revenue sharing is reached between the urban municipality and the MD, or
 - (e) Extension of services is to serve existing multi-lot or industrial subdivision(s) as a means of ensuring its long-term sustainability, or
 - (f) The extension of services is to accommodate a development opportunity that has been determined to be of mutual benefit to both the MD and urban municipality.
- 3.9.8 All future development shall consider potential future utility corridors and associated right-of-way needs, and may be required to provide adequate setbacks at the discretion of the municipalities.
- 3.9.9 The municipalities should collaborate to undertake drainage and stormwater management studies for the IDP area, in order to ensure that
- (a) Future development does not impact stormwater management issues with in the urban municipalities, if applicable; and
 - (b) Concerns respecting potential flooding of the Spirit River in proximity to the Village can be confirmed and addressed.
- 3.9.10 Best practices, such as low impact development should be considered for the implementation of stormwater management in all new development.
- 3.9.11 New development, including both urban and rural development, shall be designed so that adjacent lands are not negatively impacted by altered drainage patterns or stormwater run-off.

3.10 Annexation

The following policies are provided to help ensure that the process of annexing land from the MD to the Town, when warranted to facilitate urban growth, proceed as smoothly as possible.

Preparation and Review of Annexation Proposals

The following policies address the content of applications, and the processes to be undertaken by the respective municipalities in advance of filing an annexation application.

- 3.10.1 The Town and Village shall follow the annexation process as outlined in the MGA.
- 3.10.2 The Town and Village shall share growth and development information with the MD on a regular basis so that the municipalities are aware of the extent of any future annexation requirements, and the potential timing of an annexation application.
- 3.10.3 Annexation applications are required to:
 - (a) Conform to the requirements of this IDP and the MDP policies of both municipalities;
 - (b) Be based on demonstrated, justifiable and mutually agreed-upon land consumption rates and population growth;
 - (c) Have consensus agreement from the affected landowners;
 - (d) Provide for the logical extension of existing development and infrastructure; and
 - (e) Demonstrate that the proposed annexation will not negatively affect the financial viability of either municipality to a significant degree. A financial analysis of the proposed annexation shall be undertaken in support of the application in order that the costs of the annexation are understood and is viable for both municipalities.
- 3.10.4 Prior to the notice being filed with the Municipal Government Board, the proposed annexation application shall be:
 - (a) Referred to the MD for comment; and
 - (b) Reviewed with the Intermunicipal Council Committee.
- 3.10.5 All annexation applications shall follow legal parcel boundaries.
- 3.10.6 Following annexation, this IDP and the MDPs and LUBs for the respective municipalities shall be amended as required to reflect:
 - (a) The change in municipal boundaries; and
 - (b) Any applicable conditions contained in the annexation order.

Triggers for Annexation

The purpose of this set of policies is to describe the circumstances under which annexation would be warranted.

3.10.7 Annexation by the Town or Village may be supported in the following circumstances:

- (a) In order to accommodate the urban municipality's need for land to facilitate future growth, in which case the following shall apply:
 - (i) The urban municipality shall update the MD as to whether it has a surplus or deficiency in its residential, commercial and industrial land supply in accordance with 3.10.2,
 - (ii) The MD shall support the annexation of lands located within a defined Growth Area to allow the urban municipality to maintain a maximum 50-year land supply for growth,
 - (iii) Subject to 3.10.7(ii) and 3.10.5, annexation may involve all or portion of a defined Growth Area, and
 - (iv) In order to provide ample lead time and ensure that land supply does not reach a critical level, an annexation application should be undertaken when the urban municipality's residential, commercial or industrial land supply is demonstrated to be less than 10 years.
- (b) An annexation initiated by a landowner/developer may be supported if the application is consistent with the policies of the IDP. If the land proposed for annexation is located outside a defined Growth Area, the proposed annexation shall not be considered unless the IDP is amended accordingly.
- (c) In cases where new development is proposed within an Urban Growth Area.
- (d) In cases where the land to be annexed is owned by the Town or Village.
- (e) In cases where the extension of municipal services is required.

3.11 Shared Services

An IDP ensures that municipalities collaborate to, among other things, identify future land uses and strategically address future transportation and utility systems. IDPs are also required to address the coordination of intermunicipal physical, social and economic programs. Although the details relating to the provision of services are addressed in the accompanying Intermunicipal Collaboration Framework (ICF), this section addresses the sharing or division of services in general terms.

3.11.1 The municipalities support the continued use of intermunicipal agreements as means of delivering services in a co-operative manner to maximize available resources.

3.11.2 The municipalities agree to the sharing of services in accordance with the ICF. The ICF shall be monitored and reviewed as warranted to ensure that it continues to accurately reflect the sharing of services between the municipalities.

3.11.3 The municipalities may prepare agreements for:

- The preparation of an intermunicipal transportation plan; and
- The preparation of an intermunicipal trails plan.

SECTION 4: PLAN ADMINISTRATION

The purpose of this section is to establish the methods and processes under which the IDP is to be implemented.

4.1 Plan Adoption, Amendment, Review and Repeal

Plan Adoption

- 4.1.1 This Plan shall be adopted by bylaw by all three municipalities following a joint public hearing conducted in accordance with the Act.
- 4.1.2 The adopting bylaws shall state that the respective municipalities only have jurisdiction over lands within their own boundaries.
- 4.1.3 The municipalities shall undertake concurrent amendments to their MDPs and applicable ASPs if necessary to comply with this IDP.

Plan Amendments

- 4.1.4 An amendment to this IDP may be initiated by the municipality or a landowner/developer.
- 4.1.5 Any amendment proposed by a landowner/developer shall be made to the municipality in which the subject land is located.
- 4.1.6 An amendment is in effect only if approved by bylaw by all three municipalities following a joint public hearing.

Plan Review

- 4.1.7 A formal review of this IDP shall be undertaken every 5 years or sooner if circumstances warrant.
- 4.1.8 Annual monitoring (e.g. review of subdivision/permit activity, approval history, appeals, referral responses) shall be undertaken by the municipalities to ensure that the IDP is working as intended.

Repealing the Plan

- 4.1.9 Repeal of the IDP shall only be permitted if it is to be replaced by a new plan.

4.2 Administrative Roles and Responsibilities

Subdivision and Development Permit Applications

- 4.2.1 Development permit and subdivision applications are to be processed and decided on by the Approving Authority of the municipality within which the application is located.

Subdivision and Development Permit Appeals

- 4.2.2 Development permit and subdivision appeals shall be heard by the Intermunicipal Subdivision and Development Appeal Board (ISDAB). The ISDAB shall not hear appeals that are under the jurisdiction of the Municipal Government Board (MGB) (e.g. subdivision in proximity to a highway).

Statutory Plan and Land Use Bylaw Adoption and Amendments

- 4.2.3 The adoption of, or amendments to, a statutory plan (MDP, ASP, ARP) or LUB shall be processed and decided upon by the municipality in which the plan or bylaw is located.

Intermunicipal Council Committee (ICC)

- 4.2.4 The ICC is hereby established to facilitate communication and discussion on areas of mutual interest or concern between the municipalities. The ICC has no authority for formal decision-making.
- 4.2.5 The ICC shall consist of 2 councillors and the CAO from each municipality.
- 4.2.6 Responsibility for the administration of the ICC and the coordination of meetings shall alternate among the municipalities.
- 4.2.7 The responsibilities of the ICC are to:
- (a) Meet as required to discuss emergent issues of mutual concern/interest;
 - (b) Monitor progress/implementation of the IDP;
 - (c) Review and discuss proposed IDP amendments;
 - (d) Review and discuss proposed annexations;
 - (e) Informally review major or potentially contentious applications proposed in the IDP area;
 - (f) Oversee future reviews and updates of the IDP; and
 - (g) Meet annually to discuss joint projects that could be undertaken by the municipalities.

4.3 Referrals and Communications

Open communication between the three municipalities will be critical to the success of the IDP. To this end, this section addresses matters associated with the exchange of development applications and the sharing of information between the municipalities.

- 4.3.1 The MD shall refer the following applications to the Town and/or Village for review and comment if located within the Referral Area identified in Map 3:
- (a) Subdivision applications (excluding farmstead separations, vacant first parcels, physical severances, boundary adjustments and public uses);
 - (b) Statutory plans (including drafts);
 - (c) Statutory plan and LUB amendments; and
 - (d) Non-residential development permit applications (excluding accessory buildings) listed as discretionary uses in the MD's LUB.
- 4.3.2 The Town and Village shall refer the following to the MD for review and comment if they involve lands that abut the municipal boundary:

- (a) Statutory plans (including drafts) and amendments;
 - (b) LUB amendments;
 - (c) Subdivision applications (excluding farmstead separations, physical severances and boundary adjustments);
 - (d) Non-residential development permits (excluding accessory buildings).
- 4.3.3 If not part of an intermunicipal endeavour, the municipalities shall circulate all non-statutory master plans (e.g. transportation, recreation, stormwater management and utilities) that are applicable to the IDP area for information and comment.
- 4.3.4 In cases where applications require adjacent landowner notification, the municipalities shall establish a process for landowner circulation across municipal boundaries where the subject land abuts a municipal boundary.
- 4.3.5 When circulated an application in accordance with 4.3.1 or 4.3.2, the responding municipal shall provide comments within 28 days for a MDP or MDP amendment, and 21 days for all other applications.

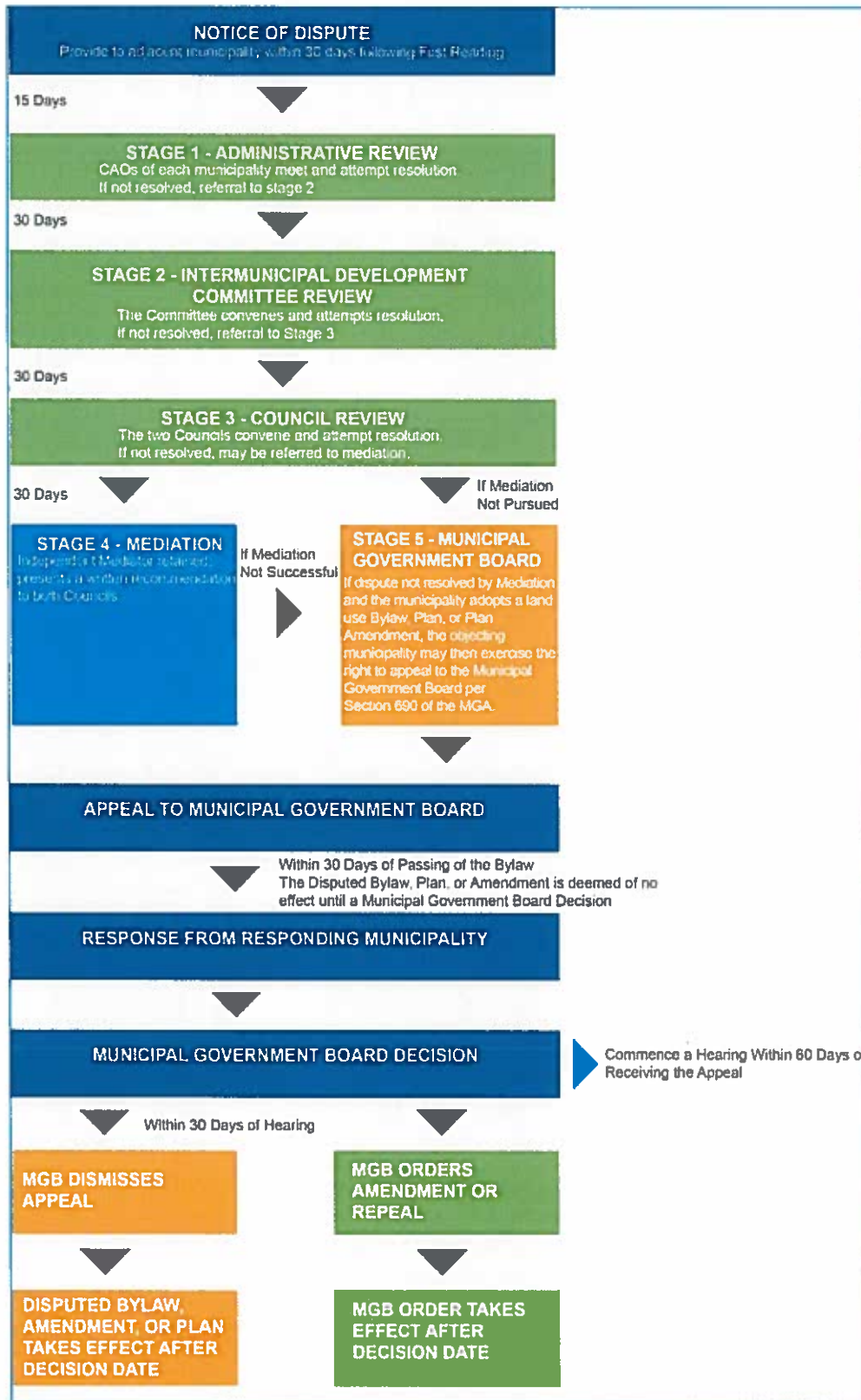
4.4 Dispute Resolution

Applicability and Process

- 4.4.1 The dispute process as described in this section may be initiated by either municipality.
- 4.4.2 A dispute may be triggered in the following circumstances:
- (a) Lack of agreement on a proposed IDP amendment, or
 - (b) An unresolved objection to the proposed adoption or amendment of a statutory plan or LUB that has been given First Reading but believed to be inconsistent with IDP.
- 4.4.3 The dispute resolution process does not apply to matters that fall under the jurisdiction of the ISDAB or MGB, nor does it allow a municipality to appeal a subdivision approval.
- 4.4.4 The dispute resolution process shall follow the following steps (illustrated in Figure 4.1):
- (a) The municipality responsible for the approval is advised of the concern in writing.
 - (b) The CAOs or designates of the municipalities meet within 15 days of receipt of the objection to discuss and attempt resolution of the concern.
 - (c) If the CAOs or designates are unable to resolve the matter, it is referred to the ICC² for discussion and resolution. The ICC is required to meet within 30 days of the referral.
 - (d) If the ICC is unable to resolve the matter, it is referred to the full Councils for discussion with intent to resolve. If the Councils are unable to resolve the matter within 30 days, it may go to mediation.

² ICC membership consists of representatives of all three municipalities as per Section 4.2.5, but in the event of a dispute, ICC attendance would be limited to those members representing the two affected municipalities.

Figure 4.1: Dispute Resolution Process



- (e) If the Councils agree to go to mediation, agreement on the appointment of a mediator is required, and the costs of mediation shared equally. Each Council that appoint members to participate in the mediation (may be members of the ICC).
- (f) If Council agreement is reached or mediation is successful (i.e. that the Councils agree with the mediated settlement), the municipality responsible for the approval takes the appropriate actions to implement the decision (i.e. revises the bylaw and approves or defeats it at Third Reading).
- (g) If Council agreement not reached on the matter, and mediation is not pursued or is not successful if pursued, the municipality responsible for the approval gives the bylaw Third Reading. The objecting municipality may then file an appeal to the MGB in accordance with Section 690 of the Act.

BYLAW NO. 10-2019

MUNICIPAL DISTRICT OF SPIRIT RIVER NO. 133 PROVINCE OF ALBERTA

A BYLAW OF THE MUNICIPAL DISTRICT OF SPIRIT RIVER NO. 133, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW 10-2010, THE MUNICIPAL DEVELOPMENT PLAN.

WHEREAS: Section 632(2) of the Municipal Government Act, RSA 2000, Chapter M-26 as amended, allows a municipality with a population of less than 3,500 to adopt a Municipal Development Plan; and

WHEREAS: The Council of the Municipal District of Spirit River No. 133 deems it to be in the public interest to amend the Municipal Development Plan, Bylaw 10-2010;

NOW THEREFORE The Council of the Municipal District of Spirit River No. 133, in the Province of Alberta, duly assembled hereby enacts as follows:

1. That the definition of "Statutory Plan" in Section 1.2 (Interpretation) be amended by deleting "Joint General Municipal Plan".
2. That Policy 1.2.3 (Interpretation) be amended by deleting "or Joint General Municipal Plan".
3. That Section 1.3.3 (Population and Demographics) be deleted and replaced with the following:

As of 2016, the Municipal District's population was 700. Since 1966, the Municipal District's population has decreased by almost 50% as shown in Table 1.

Table 1: Historic Population Growth, 1966-2016
(Source: Statistics Canada, 1966-2016 Federal Census)

Federal Census Year	Population	Net Change	% Change
1966	1,243	-	-
1971	1,052	-191	-15.4
1976	857	-195	-18.5
1981	891	34	4.0
1986	848	-43	-4.8
1991	812	-36	-4.2
1996	809	-3	-0.4

2001	824	15	1.9
2006	662	-162	-19.7
2011	713	51	7.7
2016	700	-13	-1.8

4. That Section 2.1 (MDP Planning Process) be deleted and replaced with the following:

“A review of the MD’s 2010 Municipal Development Plan was undertaken in 2018-2019 as part of a joint project with the Village of Rycroft and Town of Spirit River to prepare new municipal planning documents that will help guide future growth and development in all three municipalities. These include an Intermunicipal Development Plan between the three partnering municipalities; updates to the Municipal Development Plan (MDP) for the MD and preparation of new MDPs for the Town and Village; and updates to the Land Use Bylaws for all three municipalities.

At the beginning of the planning process the municipalities hosted community open houses on October 23-24, 2018 at the Rycroft Community Hall and the Centennial Hall in Spirit River. The purpose of the open houses was to share information about the project and gather input on issues from residents. A total of 15 residents attended the sessions. A second round of open houses were conducted on October 8-9, 2019 in Rycroft and Spirit River to obtain input on the various draft plans, with total of 6 residents attending. An online survey was also conducted that solicited 3 responses.”

5. That Policy 2.5.1 (General Development Policies) be amended by deleting “when considering MDP updates, MDP amendments, Land Use Bylaw amendments” and replacing with “when considering updates or amendments to this Plan and the Land Use Bylaw”.
6. That Section 2.5 (General Development Policies) be amended by adding the following:
- 2.5.7 If an amendment to the Land Use Bylaw is required to accommodate a proposed subdivision or development, the amendment is required to receive third reading from Council prior to subdivision or development approval. Such amendments will not be considered unless accompanied by a subdivision or development permit application.
7. That Policy 3.2.3(c) (Agricultural Policies) be amended by deleting “the subdivision is”.
8. That Policy 3.2.12(b) (Agricultural Policies) be amended by deleting “amount” and replacing it with “size”.
9. That Policy 4.2.4 (Country Residential Policies) be amended by:

- a. Deleting “guidelines prepared by Alberta Environment” and replacing it with “provincial guidelines” in subsection (a);
 - b. Deleting “Alberta Environment” and replacing it with “provincial” in subsection (d); and
 - c. Replacing “at the cost of the Owner/Developer/Applicant to municipal standards” with “to municipal standards at the cost of the Owner/Developer/Applicant” in subsection (f).
10. That Policy 4.2.5 (Country Residential Policies) and Policy 6.2.9 (Environmental Stewardship Policies) be amended by deleting “Alberta Environment” and replacing it with “provincial”.
 11. That Policy 5.2.8 (Commercial and Industrial Policies), Policy 7.2.2 (Crown Lands), and Policy 8.3.13 (Utility Policies) be amended by deleting “Energy Resources Conservation Board” and replacing it with “Alberta Energy Regulator”.
 12. That Policy 6.2.5 (Environmental Stewardship Policies) be amended by deleting “guidelines prepared by Sustainable Resource Development” and replacing it with “provincial guidelines”.
 13. That Policy 6.2.6 (Environmental Stewardship Policies) be deleted.
 14. That Policy 6.2.8 (Environmental Stewardship Policies) be amended by deleting:
 - “... unless the developer provides:
 - a. A certificate from a qualified professional engineer to confirm that the development has been properly flood proofed.... to confirm the 1:100 year flood level of the affected river, stream or lakeshore.
 - b. indicates to the satisfaction of the Municipal District that the flood hazard has been mitigated; and
 - c. notwithstanding the above policies ...”

with

 - “... unless the developer:
 - a. provides a certificate from a qualified professional engineer to confirm that the development has been properly flood proofed.... to confirm the 1:100 year flood level of the affected river, stream or lakeshore; and
 - b. indicates to the satisfaction of the Municipal District that the flood hazard has been mitigated.
 Notwithstanding the above policies ...”
 15. That Policy 6.2.11 (Environmental Stewardship Policies) be amended by deleting “Area occur, the” and replacing it with “Area, the”.

16. That Policy 6.2.12 (Environmental Stewardship Policies) be amended by deleting "Alberta Environment" and replacing it with "the province".
17. That Section 7.0 (Crown Lands) be amended by deleting paragraph #1 and replacing it with the following:

"A portion of the Municipal District is owned by the Provincial Crown and is commonly referred to as public lands. These lands, which are classified as the Green Area, are managed by several Provincial departments and boards that set the rules for land use."

18. That Section 8.0 (Transportation and Utilities) be amended by deleting "roads, railways and airports play" and replacing it with "transportation system plays".
19. That Policy 8.2.3 (Transportation Policies) be amended by deleting "specifications of" and replacing it with "specifications of the".
20. That Policy 8.3.11 (Utility Policies) be amended by deleting "different types of", and deleting "are compatible" and replacing it with "is compatible".
21. That Section 9.0 (Intermunicipal Planning) be amended by deleting the introductory paragraph and replacing it with the following:

"The Municipal District has a long history of cooperation with its municipal neighbours through the G3 (with the Town of Spirit River and Village of Rycroft) and G5 (the G3 partners plus Birch Hills and Saddle Hills Counties) partnerships, as well as the recent approval of Intermunicipal Development Plans. The Municipal District places great value on collaborative initiatives as it helps maintain its long term sustainability, as well as that of its municipal neighbours."

22. That Section 9.1 (Intermunicipal Planning Objectives) be amended by deleting "any applicable Joint General Municipal Plan or" and replacing it with "all applicable", and deleting bullet #3 and #4.
23. That Section 9.2 (Intermunicipal Planning Policies) be amended by deleting Policies 9.2.4, 9.2.5, 9.2.7 and 9.2.8.
24. That Section 9.2 (Intermunicipal Planning Policies) be amended by deleting Policy 9.2.1 and replacing it with the following:

9.2.1 Once initiated by the Province, the Municipal District shall participate in the preparation of the Upper Peace Regional Plan.

9.2.2 The Municipal District shall comply with the Provincial Land-use Framework and approved Intermunicipal Development Plans when considering Statutory Plan amendments, Land Use Bylaw amendments, subdivisions, and other development proposals.

- 25. That Policy 9.2.2 (Intermunicipal Planning Policies) be amended by renumbering it as Policy 9.2.3, and deleting "Joint General Municipal Plan or any".
- 26. That Policy 9.2.3 (Intermunicipal Planning Policies) be amended by renumbering it as Policy 9.2.4, deleting "a Joint General Municipal Plan or ", and deleting "then an amendment to the Plan may be pursued in accordance with the provisions of the Plan" and replacing it with "then an amendment may be pursued in accordance with the provisions of the Intermunicipal Development Plan".
- 27. That Section 10.0 (Monitoring, Review and Implementation) be amended by renumbering it as Policy 9.2.4, deleting "a Joint General Municipal Plan or ", and deleting "then an amendment to the Plan may be pursued in accordance with the "Joint General Municipal Plan, Municipal Development Plan

READ a first time this _____ day of _____, 20____.

READ a second time this _____ day of _____, 20____.

READ a third and final time and finally passed this _____ day of _____, 20____.

Tony Van Rootselaar, Reeve

Dan Dibbelt, Chief Administrative Officer



To: **MD of Spirit River Council**
 Attention: **Dan Dibbelt, CAO**
 Cc:
 Reference: **Revisions to Municipal Development Plan**
 From: **Dave McRae, RPP, MCIP**

Date: **October 23, 2019**
 Project No.: **15247**

A review of the Municipal District’s Municipal Development Plan (MDP) was undertaken to identify revisions required to bring it into alignment with the proposed Intermunicipal Development Plan (IDP) with the Town of Spirit River and the Village of Rycroft. The opportunity was also taken at this time to undertake an overall update to address outdated or redundant provisions.

The purpose of this updated memo (the original version was reviewed with Council in April 2019) is to provide a summary of the proposed revisions for Council’s reference as outlined in the table below.

Reference	Current	Proposed	Comment
1.2 Interpretation	Statutory Plan means a Joint General Municipal Plan, Municipal Development Plan....adopted in accordance with the Municipal Government Act.	Statutory Plan means a Municipal Development Planadopted in accordance with the Municipal Government Act.	Delete reference to Joint General Municipal Plan.
1.2.3 Interpretation	With the exception of those lands contained within an Intermunicipal Development Plan or Joint General Municipal Plan, the policies set forth ... the applicable Intermunicipal Development Plan or Joint General Municipal Plan does not address, then the relevant policies contained in this Plan shall apply.	With the exception of those lands contained within an Intermunicipal Development Plan, the policies set forth ... the applicable Intermunicipal Development Plan does not address, then the relevant policies contained in this Plan shall apply.	Delete reference to Joint General Municipal Plan.



Reference	Current	Proposed	Comment																																																																																								
1.3.3 Population and Demographics	<p>As of 2006, the Municipal District's population was 662. Since 1986, the Municipal District's population has decreased, as shown in Table 1.</p> <p>Table 1: Historic Population Growth, 1966-2006 (Source: Statistics Canada, 1966-2006 Federal Census)</p> <table border="1"> <thead> <tr> <th>Federal Census Year</th> <th>Population</th> <th>Net Change</th> <th>% Change</th> </tr> </thead> <tbody> <tr><td>1966</td><td>1,243</td><td>-</td><td>-</td></tr> <tr><td>1971</td><td>1,052</td><td>-191</td><td>15.37</td></tr> <tr><td>1976</td><td>857</td><td>-195</td><td>18.54</td></tr> <tr><td>1981</td><td>891</td><td>34</td><td>3.97</td></tr> <tr><td>1986</td><td>848</td><td>-43</td><td>4.83</td></tr> <tr><td>1991</td><td>812</td><td>-36</td><td>4.25</td></tr> <tr><td>1996</td><td>809</td><td>-3</td><td>0.37</td></tr> <tr><td>2001</td><td>824</td><td>15</td><td>1.85</td></tr> <tr><td>2006</td><td>662</td><td>-162</td><td>19.66</td></tr> </tbody> </table>	Federal Census Year	Population	Net Change	% Change	1966	1,243	-	-	1971	1,052	-191	15.37	1976	857	-195	18.54	1981	891	34	3.97	1986	848	-43	4.83	1991	812	-36	4.25	1996	809	-3	0.37	2001	824	15	1.85	2006	662	-162	19.66	<p>As of 2016, the Municipal District's population was 700. Since 1966, the Municipal District's population has decreased by almost 50% as shown in Table 1.</p> <p>Table 1: Historic Population Growth, 1966-2016 (Source: Statistics Canada 1966-2016 Federal Census)</p> <table border="1"> <thead> <tr> <th>Federal Census Year</th> <th>Population</th> <th>Net Change</th> <th>% Change</th> </tr> </thead> <tbody> <tr><td>1966</td><td>1,243</td><td>-</td><td>-</td></tr> <tr><td>1971</td><td>1,052</td><td>-191</td><td>-15.4</td></tr> <tr><td>1976</td><td>857</td><td>-195</td><td>-18.5</td></tr> <tr><td>1981</td><td>891</td><td>34</td><td>4.0</td></tr> <tr><td>1986</td><td>848</td><td>-43</td><td>-4.8</td></tr> <tr><td>1991</td><td>812</td><td>-36</td><td>-4.2</td></tr> <tr><td>1996</td><td>809</td><td>-3</td><td>-0.4</td></tr> <tr><td>2001</td><td>824</td><td>15</td><td>1.9</td></tr> <tr><td>2006</td><td>662</td><td>-162</td><td>-19.7</td></tr> <tr><td>2011</td><td>713</td><td>51</td><td>7.7</td></tr> <tr><td>2016</td><td>700</td><td>-13</td><td>-1.8</td></tr> </tbody> </table>	Federal Census Year	Population	Net Change	% Change	1966	1,243	-	-	1971	1,052	-191	-15.4	1976	857	-195	-18.5	1981	891	34	4.0	1986	848	-43	-4.8	1991	812	-36	-4.2	1996	809	-3	-0.4	2001	824	15	1.9	2006	662	-162	-19.7	2011	713	51	7.7	2016	700	-13	-1.8	Update to reflect more recent census data.
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2.1 MDP Planning Process	<p>The Municipal District's Council and Administration sponsored the planning process between October 2009 and November 2010, and provided opportunities for the public and other stakeholders to make suggestions and provide feedback about the Plan, including:</p> <ul style="list-style-type: none"> An advertisement was published in the Central Peace Signal on Tuesday, October 27, 2009 to announce the initiation of the project, and request public comment. The mailout of a survey to the Municipal District's residents on October 30, 2009. The survey was also available on the Municipal District's website. The purpose of the survey was to develop an understanding of community values, develop a vision of the future, and identify areas of concern; A public open house was held at the Municipal District Office on June 28, 2010 to present the draft Plan. A total of 3 people attended the open house. A comment form was distributed to solicit feedback on the future land use concept and draft policies of the Plan. 	<p>A review of the MD's 2010 Municipal Development Plan was undertaken in 2018-2019 as part of a joint project with the Village of Rycroft and Town of Spirit River to prepare new municipal planning documents that will help guide future growth and development in all three municipalities. These include an Intermunicipal Development Plan between the three partnering municipalities; updates to the Municipal Development Plan (MDP) for the MD and preparation of new MDPs for the Town and Village; and updates to the Land Use Bylaws for all three municipalities.</p> <p>At the beginning of the planning process the municipalities hosted community open houses on October 23-24, 2018 at the Rycroft Community Hall and the Centennial Hall in Spirit River. The purpose of the open houses was to share information about the project and gather input on issues from residents. A total of 15 residents attended the sessions. A second round of open houses were conducted on October 8-9, 2019 in Rycroft and Spirit River to obtain input on the various draft plans, with total of 6 residents attending. An online survey was also conducted that solicited 3 responses.</p>	Replace text.																																																																																								



Reference	Current	Proposed	Comment
2.5.1 General Development Policies	The Municipal District shall conform to the policies when considering MDP updates, MDP amendments, Land Use Bylaw amendments, or other development proposals.	The Municipal District shall conform to the policies ... when considering updates or amendments to this Plan and the Land Use Bylaw , or other development proposals.	Clarify grammar.
2.5.7 General Development Policies	If an amendment to the Land Use Bylaw is required to accommodate a proposed subdivision or development, the amendment shall receive third reading from Council prior to approval taking place. Such amendments will not be considered unless accompanied by a subdivision or development permit application.	If an amendment to the Land Use Bylaw is required to accommodate a proposed subdivision or development, the amendment is required to receive third reading from Council prior to subdivision or development approval . Such amendments will not be considered unless accompanied by a subdivision or development permit application.	Move and update (was 10.1.1).
3.2.3 Agriculture Policies	Notwithstanding 3.2.2, the Municipal District may approve the subdivision of land for extensive agricultural purposes regardless of land quality if the proposed parcel is c. the subdivision is required to accommodate a pre-existing or authorized use; or d. in the opinion of the Municipality capable of sustaining a viable agricultural use.	Notwithstanding 3.2.2, the Municipal District may approve the subdivision of land for extensive agricultural purposes regardless of land quality if the proposed parcel is c. the subdivision is required to accommodate a pre-existing or authorized use; or d. in the opinion of the Municipality, capable of sustaining a viable agricultural use.	Clarify grammar.
3.2.12	The subdivision of a vacant first parcel out of an unsubdivided quarter section may be permitted if the proposed parcel: a. is severed from the balance or otherwise not viable to farm; b. is the minimum amount necessary to accommodate on-site amenities and services ...	The subdivision of a vacant first parcel out of an unsubdivided quarter section may be permitted if the proposed parcel: a. is severed from the balance or otherwise not viable to farm; b. is the minimum size necessary to accommodate on-site amenities and services ...	Clarify grammar.
4.2.4 Country Residential Policies	All country residential development proposals will be evaluated according to the following: a. the applicant shall demonstrate to the satisfaction of the Municipal District that the land in question is safe utilizing guidelines prepared by Alberta Environment (or other similar guidelines as provided in the Municipal District's Land Use Bylaw) d. for any proposal that results in an overall density in excess of five lots per quarter a hydro-geological assessment prepared by a qualified professional engineer in accordance with Alberta Environment guidelines f. access to existing roads or internal roads required to service the development shall be constructed at the cost of the Owner/Developer/Applicant to municipal standards.	All country residential development proposals will be evaluated according to the following: a. the applicant shall demonstrate to the satisfaction of the Municipal District that the land in question is safe utilizing provincial guidelines (or other similar guidelines as provided in the Municipal District's Land Use Bylaw) d. for any proposal that results in an overall density in excess of five lots per quarter a hydro-geological assessment prepared by a qualified professional engineer in accordance with provincial guidelines f. access to existing roads or internal roads required to service the development shall be constructed to municipal standards at the cost of the Owner/Developer/Applicant to municipal standards .	Generalize department reference; clarify grammar.



Reference	Current	Proposed	Comment
4.2.5 Country Residential Policies	For any proposal that results in an overall density in excess of five lots per quarter section a hydro-geological assessment prepared by a qualified professional engineer in accordance with Alberta Environment guidelines.	For any proposal that results in an overall density in excess of five lots per quarter section a hydro-geological assessment prepared by a qualified professional engineer in accordance with provincial guidelines.	Generalize department reference.
5.2.8 Commercial and Industrial Policies	The Municipal District shall require that development and subdivision applications in close proximity to sour gas facilities meet Energy Resources Conservation Board guidelines, with respect to minimum separation distances, between sour gas facilities and other land uses.	The Municipal District shall require that development and subdivision applications in close proximity to sour gas facilities meet Alberta Energy Regulator guidelines, with respect to minimum separation distances, between sour gas facilities and other land uses.	Update regulatory reference.
6.2.5 Environmental Stewardship Policies	The Municipal District shall require that developers, utilizing guidelines prepared by Sustainable Resource Development, and/or the regulations of the Land Use Bylaw to provide appropriate setbacks from water bodies, water courses, and slopes to protect against erosion, flooding, loss of fish and wildlife habitat, and damage to natural features.	The Municipal District shall require that developers, utilizing provincial guidelines , and/or the regulations of the Land Use Bylaw to provide appropriate setbacks from water bodies, water courses, and slopes to protect against erosion, flooding, loss of fish and wildlife habitat, and damage to natural features.	Generalize department reference.
6.2.6 Environmental Stewardship Policies	The Peace River and Peace River Valley shall be preserved as an Environmentally Sensitive Area or the subdivision and development process to the satisfaction of the Municipal District.	Delete.	Redundant policy.
6.2.8 Environmental Stewardship Policies	No permanent development shall be permitted on lands that are contained within a 1:100 year flood plain or otherwise known to be flood-prone, unless the developer provides: a. A certificate from a qualified professional engineer to confirm that the development has been properly flood proofed.... to confirm the 1:100 year flood level of the affected river, stream or lakeshore. b. indicates to the satisfaction of the Municipal District that the flood hazard has been mitigated; and c. notwithstanding the above policies, development associated with substances of a chemical, hazardous or toxic nature, which would be an unacceptable threat to public safety if damaged as a result of flooding, shall not be permitted to locate in the 1:100 year flood hazard area.	No permanent development shall be permitted on lands that are contained within a 1:100 year flood plain or otherwise known to be flood-prone, unless the developer provides : a. provides a certificate from a qualified professional engineer to confirm that the development has been properly flood proofed.... to confirm the 1:100 year flood level of the affected river, stream or lakeshore; and b. indicates to the satisfaction of the Municipal District that the flood hazard has been mitigated. and Notwithstanding the above policies , development associated with substances of a chemical, hazardous or toxic nature, which would be an unacceptable threat to public safety if damaged as a result of flooding, shall not be permitted to locate in the 1:100 year flood hazard area.	Clarify grammar.
6.2.9 Environmental Stewardship Policies	Permanent development shall not be permitted on slopes exceeding 15% that the site in question is suitable for development in accordance with Alberta Environment guidelines.	Permanent development shall not be permitted on slopes exceeding 15% that the site in question is suitable for development in accordance with provincial guidelines.	Generalize department reference.



Reference	Current	Proposed	Comment
6.2.11	The following conditions may be required as part of a development permit d. Should the development occur near an Environmentally Sensitive Area occur, the owner/developer shall	The following conditions may be required as part of a development permit d. Should the development occur near an Environmentally Sensitive Area occur , the owner/developer shall	Clarify grammar.
6.2.12 Environmental Stewardship Policies	The development of sand and gravel extraction operations may be permitted subject to the site being reclaimed to the satisfaction of the Municipal District and Alberta Environment.	The development of sand and gravel extraction operations may be permitted subject to the site being reclaimed to the satisfaction of the Municipal District and the province .	Generalize department reference.
7.0 Crown Lands (Introduction)	A portion of the Municipal District is owned by the Provincial Crown and is commonly referred to as public lands. These lands, which are classified as the Green Area, are managed by several Provincial departments and boards that set the rules for land use, and include but are not limited to and the Natural Resources Conservation Board.	A portion of the Municipal District is owned by the Provincial Crown and is commonly referred to as public lands. These lands, which are classified as the Green Area, are managed by several Provincial departments and boards that set the rules for land use.	Generalize department reference.
7.2.2 Crown Lands	As a means of ensuring that the interests of the Municipal District are recognized and reflected in the development of Crown lands, the following measures are supported b. involvement and cooperation in Provincial approval processes utilized by the Energy Resources Conservation Board and the Natural Resources Conservation Board.	As a means of ensuring that the interests of the Municipal District are recognized and reflected in the development of Crown lands, the following measures are supported b. involvement and cooperation in Provincial approval processes utilized by the Alberta Energy Regulator and the Natural Resources Conservation Board.	Update regulatory reference.
8.0 Transportation and Utilities (Introduction)	The Municipal District's roads, railways and airports play an important role in shaping the community's development. Its design must be treated as an integral part of land use planning....	The Municipal District's transportation system plays an important role in shaping the community's development. Its design must be treated as an integral part of land use planning....	More accurate language.
8.2.3 Transportation Policies	All roads shall be developed in accordance with the specifications of <i>Municipal District's Minimum Design Standards</i> .	All roads shall be developed in accordance with the specifications of the Municipal District's Minimum Design Standards .	Clarify grammar.
8.3.11 Utility Policies	The Municipal District may allow for a variety of different types of alternative energy developments ... provided the development: a. are compatible with adjacent land uses;	The Municipal District may allow for a variety of different types of alternative energy developments ... provided the development: a. is compatible with adjacent land uses;	Clarify grammar.
8.3.13 Utility Policies	The Municipal District shall apply Energy Resource Conservation Board guidelines with respect to minimum separation distances between sour gas facilities and other land uses through the subdivision and development process.	The Municipal District shall apply Alberta Energy Regulator guidelines with respect to minimum separation distances between sour gas facilities and other land uses through the subdivision and development process.	Update regulatory reference.



Reference	Current	Proposed	Comment
9.2.4 (was 9.2.3) Intermunicipal Planning Policies	The Municipal District shall not approve any development proposal in contravention of a Joint General Municipal Plan or an Intermunicipal Development Plan. If such development is proposed and deemed to have merit, then an amendment to the Plan may be pursued in accordance with the provisions of the Plan.	The Municipal District shall not approve any development proposal in contravention of an Intermunicipal Development Plan . If such development is proposed and deemed to have merit, then an amendment may be pursued in accordance with the provisions of the Intermunicipal Development Plan .	Delete reference to Joint General Municipal Plan.
9.2.4 Intermunicipal Planning Policies	The Municipal District shall establish a 1.6 km and 3.2 km intermunicipal fringe zone adjacent to its boundaries with neighbouring rural and urban municipalities, respectively, as shown on Map 2. In these zones, the Municipal District shall circulate the following to the affected municipality for review and comment	Delete.	Addressed in IDP.
9.2.5 Intermunicipal Planning Policies	The Municipal District shall refer the adoption or amendment to a Statutory Plan or Land Use Bylaw to adjacent municipalities.	Delete.	Addressed in IDP.
9.2.7 Intermunicipal Planning Policies	The Municipal District will support the annexation of lands into neighbouring municipalities provided that the following criteria are met	Delete.	Addressed in IDP.
9.2.8 Intermunicipal Planning Policies	The Municipal District shall examine the means of sharing the costs of development in a co-operative manner to maximizing available resources.	Delete.	Addressed in IDP/ICF.
10.0 Monitoring, Review and Implementation (Introduction)	The Municipal Development Plan will guide decisions about the future growth and development of the Municipal District.... Conformity between the Joint General Municipal Plan, Municipal Development Plan, the Land Use Bylaw, and intermediate planning documents must be achieved.	The Municipal Development Plan will guide decisions about the future growth and development of the Municipal District.... Conformity between the Intermunicipal Development Plan, this Plan , the Land Use Bylaw, and intermediate planning documents must be achieved.	Delete reference to Joint General Municipal Plan.
10.1.1 Monitoring	If an amendment to the Land Use Bylaw is required will not be considered unless accompanied by a subdivision or development permit application.	Delete.	Moved to 2.5.7.
10.2 Review	Comprehensive review of the Municipal Development Plan may take place every five years to warrant such review. In undertaking reviews, consideration should be given to	Comprehensive review of the Municipal Development Plan shall take place every five years to warrant such review. In undertaking reviews, consideration should be given to	Reflect MGA requirement for 5 year mandatory review.



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Memorandum



Reference	Current	Proposed	Comment
10.3 Implementation	To ensure the Municipal District is subdivided and developed in accordance with the vision, objectives and policies of this Plan, Council may amend the Land Use Bylaw, adopt an Area Structure Plan or other Statutory Plan by bylaw in accordance with Municipal Government Act or approve an outline plan or other non-statutory plan so long as the plan conforms to this Plan.	To ensure the Municipal District is subdivided and developed in accordance with the vision, objectives and policies of this Plan, Council may amend the Land Use Bylaw, adopt an Area Structure Plan or other Statutory Plan by bylaw in accordance with Municipal Government Act or approve an outline plan or other non-statutory plan by resolution so long as the plan conforms to this Plan.	Clarification.

BYLAW NO. 11-2019

**MUNICIPAL DISTRICT OF SPIRIT RIVER NO. 133
PROVINCE OF ALBERTA**

**A BYLAW OF THE MUNICIPAL DISTRICT OF SPIRIT RIVER NO. 133, IN THE
PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE LAND USE
BYLAW**

WHEREAS Section 639 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.1 and amendments thereto, requires that every municipality must pass a Land Use Bylaw; and

WHEREAS The Council of the Municipal District of Spirit River No. 133 deems it advisable to adopt a new updated Land Use Bylaw;

NOW THEREFORE The Council of the Municipal District of Spirit River No. 133, in the Province of Alberta, duly assembled, hereby enacts as follows:

- a. That this bylaw shall be known as the Municipal District of Spirit River No. 133 Land Use Bylaw No. 11-2019.
- b. This Bylaw shall be effective on the date of its final passing.
- c. That Bylaw No. 03-2009 with all attachments and amendments shall be repealed upon the final passage of Bylaw NO. 11-2019.

READ A FIRST TIME THIS _____ DAY OF _____, 20_____.

READ A SECOND TIME THIS _____ DAY OF _____, 20_____.

READ A THIRD TIME AND FINALLY PASSED THIS _____ DAY OF _____, 20_____.

Tony Van Rootsellar, Reeve

Dan Dibbelt, Chief Administrative Officer