



BYLAW NO. 954/19

A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO ADOPT AN INTERMUNICIPAL DEVELOPMENT PLAN.

WHEREAS

A Bylaw of the Town of Rimbey, in the Province of Alberta, for the purpose of adopting the Intermunicipal Development Plan of the Town of Rimbey and Ponoka County, pursuant to the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta 2000, and amendments thereto.

WHEREAS

The Councils of the Town of Rimbey and Ponoka County have recognized the need to cooperate in the planning of future land use and development along the shared common municipal boundary;

AND WHEREAS

Section 631 of the Municipal Government Act provides for two or more municipalities to jointly prepare an intermunicipal development plan for an area of common interest or concern.

NOW THEREFORE

After due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Council of the Town of Rimbey duly assembled enacts as follows:

**PART I - TITLE**

This Bylaw may be cited as the "IDP Bylaw".

**Part II – ENACTMENT**

1. The Intermunicipal Development Plan of the Town of Rimbey and Ponoka County, attached to this bylaw as Schedule "A", is hereby adopted.
2. This Bylaw may be amended by Bylaw in accordance with the Municipal Government Act, as amended.

**PART III - EFFECTIVE DATE**

This Bylaw shall take effect on the date of third and final reading.

READ a First Time in Council this 26 day of March 2019.

Mayor Rick Pankiw

Chief Administrative Officer Lori Hillis



BYLAW NO. 954/19

A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA, TO ADOPT AN INTERMUNICIPAL DEVELOPMENT PLAN.

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READ a Second Time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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Mayor Rick Pankiw

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Chief Administrative Officer Lori Hillis

READ a Third Time and Finally Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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Mayor Rick Pankiw

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Chief Administrative Officer Lori Hillis



# INTERMUNICIPAL DEVELOPMENT PLAN

Ponoka County /  
Town of Rimbey



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## A. INTRODUCTION

- 1) The Town of Rimbey (Town) and Ponoka County (County) have agreed to undertake the process for preparing and adopting an Intermunicipal Development Plan (IDP).
- 2) The Town and the County recognize that all municipalities are equals and have the right to growth and development.
- 3) The purpose of the IDP is to accomplish the following within the Plan Area:
  - a) Ensure orderly development, while protecting the area surrounding the Town for future expansion;
  - b) Establish a framework for attracting economic opportunities;
  - c) Improve opportunities to secure a long-term economic base for the region;
  - d) Ensure the municipalities are development ready and future oriented in their efforts to attract economic activity;
  - e) Ensure that the municipalities are developed in a manner that is equitable and fair to the residents of the municipalities; and
  - f) To identify areas for County growth and development.

## B. MUNICIPAL PROFILES

### Town of Rimbey

The Town covers an area of approximately 1,102 hectares (2723 acres), with a population of 2,567 (Federal Census, 2016). Rimbey is a Town located along Highway 53. Rimbey is situated at the junction of Highways 53 and 20A. Rimbey is located 48 km west of Ponoka and 120 km south west of the Edmonton International Airport. Agriculture is one of the main employers in the region.



### Ponoka County

Ponoka County covers an area of approximately 279,807 hectares (691,418 acres), with a population of 9,806 (Federal Census, 2016). The County surrounds two urban municipalities, and one summer village. The County also contains four hamlets, and is bordered by four rural municipalities. The economy of Ponoka County has traditionally centered on agriculture, with some oil and gas developments, and recreation developments around the lakes.



## C. LEGISLATIVE REQUIREMENTS

- 1) The MGA identifies the following as matters to be addressed for lands within the boundary of the IDP:
  - a) Future land use;
  - b) Proposals for and the manner of future development;
  - c) Conflict resolution procedures;
  - d) Procedures to amend or repeal the plan; and
  - e) Provisions relating to the administration of the plan.

## D. PLAN AREA

- 1) The Intermunicipal Development Plan Area (the Plan Area) are the lands surrounding the Town of Rimbey, as shown on Map 1 in Section R.

## E. GOALS

- 1) The following are goals that have been identified by the Town and the County for the Plan Area. Some of the goals are of an on-going nature while some may be seen as more time specific.
  - a) Identification of the Future Land Uses within the IDP Plan Area. The IDP Plan Area is in the County, within approximately one mile of the Town, where the County will refer proposed subdivisions, land use bylaw amendments, and statutory documents to the Town for review and comment.
  - b) Development of land use policies to provide for and in support of economic development that will benefit the two municipalities economically and socially.
  - c) Development of land use polices to protect prime agricultural lands from premature designation, subdivision and non-farm development.
  - d) Development of a Plan for the provision of utility corridors within the Plan Area to provide for future growth and development of the IDP area, and to ensure oil and gas development/pipelines do not inhibit or restrict the future development of the region.
  - e) Effective coordination of transportation systems and protection of required land for future road and trail network developments.
  - f) Development of land use policies to ensure that future sites for schools and recreation areas are protected.

- g) Identification and protection of physical features and environmentally sensitive areas.
- h) Effective referral mechanisms and dispute resolution mechanisms.
- i) Plan administration and implementation.

## **F. FUTURE GROWTH & ECONOMIC DEVELOPMENT**

- 1) The municipalities have agreed to work together to promote and support economic development that benefits both municipalities.
- 2) The municipalities shall continue to encourage agricultural activity in the local area.
- 3) The municipalities will work together to promote the establishment of a diversified and sustainable assessment base within the Plan Area.
- 4) To encourage a diversified assessment base, the municipalities shall promote a land use pattern within the Plan Area which provides a range of parcel sizes and servicing options for commercial and industrial development.
- 5) Both municipalities agree to encourage the development of businesses that support the needs of local residents and visitors to the region.
- 6) The Town and County shall explore options and where possible implement cost-sharing arrangements in accordance with a mutually agreed upon Intermunicipal Collaborative Framework.

## **G. LAND USE POLICIES**

- 1) The County's Land Use Bylaw governs existing land uses, and specific land uses until such time that lands are annexed into the Town of Rimbey as per Section O.
- 2) Interim uses may be accommodated within the Referral Areas on an interim basis provided they will not obstruct the eventual conversion to urban use.
- 3) In considering subdivision and development proposals in the Plan Area, the County Subdivision and Development Authority will ensure the proposed subdivision and/or development conforms to the intent of the Map 2 Future Land Use Concept and the land use policies contained herein.
- 4) All development permit applications approved by the County's Development Authority shall be in accordance with the Ponoka County Municipal Development Plan and Ponoka County Land Use Bylaw and applicable Area Structure Plans. Any disputes shall be dealt with through the procedure outlined within Section P of this document.

- 5) First Parcel out farmstead / residential development may be allowed throughout the Plan Area in accordance with the requirements of the County's Municipal Development Plan and Land Use Bylaw. An Area Structure Plan will be required for any multi-lot subdivisions in the Referral Area. Multi-lot subdivisions shall be considered to be any subdivision which will create five or more country residential parcels on a quarter section, excluding quarter sections containing both a farmstead/undeveloped country residential site and fragmented parcel.
- 6) Buffers or similar mechanisms to mitigate potential conflict between commercial, industrial and other uses shall be required by the County where appropriate.
- 7) The Town and County agree to jointly discuss ways to cooperate with Provincial and Federal agencies and utility providers to help facilitate the efficient delivery of infrastructure and services that are of a mutual benefit.
- 8) Both municipalities agree that development of lands that are within the Plan Area may contain a historically significant site. Should an area be deemed to have some historical significance, the developer may be required to conduct a Historical Resource Impact Assessment (HRIA) and should contact the appropriate Provincial Government Department regarding the development.
- 9) Existing developments that were approved through a subdivision or development process prior to the approval of this Intermunicipal Development Plan shall remain in place.
- 10) No new or expanding Confined Feeding Operations within the Plan Area requiring registrations or approvals, or manure storage facilities requiring authorization under the Agricultural Operations Practices Act shall be permitted within the Plan Area in accordance with Ponoka County's Land Use Bylaw and Municipal Development Plan.
- 11) The following land use provisions will apply to all new development within the Plan Area:
  - a) Future residential, commercial and industrial development will be permitted without servicing within the Plan Area. Should servicing from the Town of Rimbey be required, the County will have no objection to the land being annexed by the Town of Rimbey.
  - b) An Area Structure Plan will be required for any multi-lot subdivisions in the Plan Area. Multi-lot subdivisions shall be considered to be any subdivision which will create three or more lots in addition to the remnant parcel, on a quarter section, excluding quarter sections containing both a farmstead/undeveloped country residential site and fragmented parcel.
  - c) All Municipal Development Plan amendments, subdivision applications, Land Use Bylaw amendments, and Area Structure Plans within the Plan Area will be referred to the Town for comment. All development permit applications approved by the County Development Authority shall be in accordance with the provisions of this Plan. Any disputes shall be dealt with through the procedure outlined within Section P of this document.



- d) In considering subdivision and development permit applications in the Plan Area, the County Subdivision Authority and Development Authority will ensure the proposed development is compatible with adjacent uses.
- 12) The following land use provisions will apply to all new reserve / public service developments within the Plan Area:
- a) Future Reserves are intended to be either:
    - i) part of the long term open space, park and trail system,
    - ii) future school sites, or
    - iii) future community / institutional developments which may include recreation centers and/or medical centers.
  - b) Unless the Town requests otherwise in writing, municipal reserves due as a result of subdivision close to town will be deferred so that they can be taken later, at the time of re-subdivision into urban size lots. A deferred reserve caveat shall be registered on the Land Title at the time of initial subdivision.
  - c) Decisions on environmental reserves will be made in consultation with the Town.
  - d) Within the Plan Area, Environmental Reserve shall be dedicated when lands along water bodies and water courses are subdivided in accordance with the appropriate Environmental Impact Assessment or alternate study prepared by a qualified professional.
  - e) Should future large Municipal Reserve sites be proposed, they shall be proposed as part of a comprehensive Area Structure Plan and should be determined based on consultation with the Town of Rimbey and the local school boards.
  - f) All future Area Structure Plans should contemplate:
    - i) a regional trail network, connecting points of interest in the Town and County
    - ii) Environmental Reserve locations along water bodies and water courses
    - iii) Municipal Reserve locations to ensure future provision of schools and community amenities.
  - g) Essential public and private utilities services may be allowed throughout the Plan Area to provide the desired level of service in the Plan Area. An Area Structure Plan is not required for the development of essential public service or private utility services.
  - h) Development standards will be applied by the County that will ensure that orderly development of the Referral Area can occur.

- 13) The Town of Rimbey and Ponoka County agree that the long term land use planning concept for the Plan Area is consistent with the future land use designations depicted on Map 2.
  - a) The predominate land use shall remain agricultural as permitted by Ponoka County's Land Use Bylaw. Additional Country Residential, Industrial and Recreational shall be encouraged to locate in close proximity to existing County Residential, Industrial and Recreational as outlined on Map 2.
  - b) No amendments to this IDP are required by Ponoka County for land use bylaw amendments which meet the criteria of Section G(15)(a), that both municipalities agree are consistent with the provisions contained within the IDP, as amended from time to time.

## **H. ENVIRONMENTAL MATTERS**

- 1) All agricultural operators and other users are encouraged to continue best efforts to maintain high standards of water quality.
- 2) Land use and development in flood prone areas are generally discouraged, but where it is considered by the host municipality, it shall be carefully regulated such that there is no negative effect on the adjacent municipality.
- 3) Landowners and residents are encouraged to follow water conservation practices, as established by their respective municipality.
- 4) Both municipalities will endeavour to ensure all sources of potable water supplies within their respective jurisdictions are protected and meet provincial guidelines for water quality.
- 5) The Town and the County agree that development of lands within the Plan Area may impact environmentally significant sites. Development in these areas may be required to:
  - a) conduct an environmental impact assessment (EIA); and,
  - b) contact Alberta Environment and Parks regarding the development.
- 6) Within Ponoka County, development setbacks from waterbodies and watercourses shall be enforced as per the Land Use Bylaw.

## **I. WATER AND WASTEWATER SERVICES**

- 1) For developments located within the Plan Area requiring or proposed to require water and wastewater services from the Town, the County will support annexation.
- 2) Lands required for future utility and servicing right-of-way, as identified through the mutual agreement of the Town and County shall be protected at the time of subdivision and development. To this end, utility corridors shall be identified in future Area Structure Plans.
- 3) Natural and man-made drainage courses that support the overall management of storm water within the Plan area shall be protected at the time of subdivision or development. To this end, storm water drainage courses shall be identified within future Area Structure Plans.
- 4) The Town, subject to available capacity, payment of the user fees and Alberta Environment and Parks approval, agrees to continue to accept, from County residents and developments, wastewater from holding tanks that complies with the standards set by the Town.
- 5) Should the Town require land located in the County for future utility expansion, the County will endeavour to protect the lands.

## **J. TRANSPORTATION SYSTEMS**

- 1) The Town and County will work together to ensure a safe and efficient transportation network is developed and maintained to service the residents and businesses within the IDP area. The Town and County will also cooperate on the development of all future Transportation Master Plans.
- 2) When subdivisions 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) As a condition of subdivision or development approval in the Agricultural/Referral Area, all internal roads within residential and commercial subdivisions shall be developed to County standards.
- 4) Where a road or bridge has recently been built at County cost, and the land is later annexed into the Town, the Town will reimburse the County of the depreciated cost of construction based on a 20 year amortization.

## **K. RESOURCE DEVELOPMENT & UTILITY CORRIDORS**

- 1) The municipalities will work with representatives from industry including, but not limited to oil and gas and telecommunication industries to promote resource infrastructure development which does not negatively impact existing and/or future development within the Plan Area.
- 2) Both municipalities agree to refer all oil and gas infrastructure and telecommunication infrastructure related applications in the Plan Area to the neighbouring municipality for review and comment.

**L. INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD**

- 1) All appeals of developments and subdivisions within the Plan Area will be considered by the Ponoka County Subdivision and Development Appeal Board.

**M. COMMUNICATION AND REFERRAL PROCESS**

- 1) The Town of Rimbey & Ponoka County agree to refer the following planning proposals within the Plan Area as per the following chart:

<b>Planning Proposal Type</b>	<b>Response Period</b>
a) Municipal Development Plans and Municipal Development Plan amendments	30 days
b) Area Structure Plans, Area Redevelopment Plans and amendments	30 days
c) Land Use Redesignations	30 days
d) Subdivisions	30 days
e) Road Access/Use	30 days

- 2) The response period indicated in Section M(1), may be extended upon written request from the Town of Rimbey.
- 3) Notwithstanding M(1), either municipality may elect to circulate additional items to the neighbouring municipality for comment.
- 4) The Town of Rimbey shall offer comments from the perspective of specific implications that have a high likelihood of impacting their own efforts around land use planning and provisions of municipal services and infrastructure. General observations on issues that have no bearing on the planning or service delivery efforts of the Town of Rimbey shall be avoided.
- 5) Both municipalities shall strive, to the best of their ability and knowledge, to refer all notices of government projects within the Plan Area to the other municipality.
- 6) Within the Plan Area, both municipalities are encouraged to share with the other the results of all publicly available technical analysis, submitted as part of development applications.

## **N. PLAN ADMINISTRATION AND IMPLEMENTATION**

### **Adoption Process**

- 1) This IDP and any amendments shall be adopted by bylaw by the Town and the County in accordance with the Municipal Government Act, R.S.A., c M-26, as amended.
- 2) Any amendments to the Municipal Development Plans and Land Use Bylaws of the Town and County required to implement the policies of the Intermunicipal Development Plan should occur as soon as practicable following adoption of this IDP.

### **Approving Authorities**

- 1) In the hierarchy of statutory plans, the Intermunicipal Development Plan shall take precedence over the other municipal statutory plans.
- 2) Each Municipality shall be responsible for the administration and decisions on all statutory plans, land use bylaws, and amendments thereto within their boundaries.

### **Plan Amendments**

- 1) An amendment to this Plan may be proposed by either municipality. An amendment to the Plan proposed by a landowner shall be made to the municipality in which the subject land is located.
- 2) An amendment to this Plan has no effect unless adopted by both municipalities by bylaw in accordance with the Municipal Government Act, R.S.A., c M-26, as amended.

### **Intermunicipal Cooperation**

- 1) The Town and County agree to create a recommending body known as the Intermunicipal Committee (hereinafter referred to as the Committee).
- 2) The Committee will meet on an as required basis and will develop recommendations to the Town and County Councils on all matters of strategic direction and cooperation affecting residents, except matters where other current operating structures and mechanisms are operating successfully. The topics to be discussed will include:
  - a) Long-term strategic growth plans for the Municipalities as may be reflected in the Intermunicipal Development Plan, Municipal Development Plans, Area Structure Plans and other strategic studies.
  - b) Intermunicipal and regional transportation issues including the Transportation and Utility Corridors and truck routes.
  - c) Prompt circulation of major land use, subdivision and development proposals in either municipality which may impact the other municipality; and



- d) The discussion of intermunicipal or multi-jurisdictional issues in lieu of a regional planning system.
- 3) The Committee shall consist of two members, being one Councillor from each Municipality.
- 4) The Chief Administrative Officers, or designate(s), will be advisory staff to the Committee, responsible to develop agendas and recommendations on all matters, and for forwarding all recommendations from the Committee to their respective Councils.

### **Plan Review**

- 1) Annually, the County CAO and Town CAO, or designates shall determine the advisability of any amendments to the Plan. If an amendment is deemed necessary by both municipalities then the results of the review shall be presented to the Committee; within one month of the anniversary of the adoption of this Plan. The Committee shall determine if any amendments are to be proceeded with and direct municipal administration to commence with a public plan amendment process. If the Committee does not agree that a particular amendment shall proceed then neither municipality shall proceed with that amendment.
- 2) Once every five years, commencing no later than 2024, the IDP will be formally reviewed by the Committee in conjunction with the Intermunicipal Collaboration Framework in order to confirm or recommend amendment of any particular policy contained herein. The Committee will prepare recommendations for consideration by the municipal councils.

## **O. ANNEXATION**

- 1) The County recognizes and agrees that the Town will need additional land to grow and will support future annexations that will provide for 20 years of projected growth within the boundaries of the Town.
- 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.
- 3) The Town will not initiate annexation of lands until the subject lands are ready for urban development, or require urban services from the Town.
- 4) In contemplating future annexations, land should remain in whichever municipality is best able to provide services to it and its owners. As a general rule, farm land should be in the County, and land which is subdivided to urban densities, or which requires municipal water and/or sewer, should be in the Town.
- 5) The Town and County will endeavour to reach an intermunicipal agreement on the annexation prior to submitting the annexation to the Municipal Government Board.

## P. DISPUTE RESOLUTION

- 1) The Town and County agree that the following process shall be used to resolve or attempt to resolve disputes between the Municipalities arising from the following:
  - a) Lack of agreement on proposed amendments to the Plan;
  - b) Lack of agreement on any proposed statutory plan, land use bylaw or amendment thereto for lands located within or affecting the Plan Area; or
  - c) Lack of agreement on an interpretation of this plan.
- 2) Lack of agreement pursuant to Section P(1)(a) or (b) is defined as a statutory plan, land use bylaw or amendment to either which is given first reading by a Council which the other Council deems to be inconsistent with the policies of this Plan or detrimental to their planning interests as a municipality.
- 3) A dispute shall be limited to the decisions on the matters listed in Section P(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 Town or County Councils.
- 5) Identification of a dispute and the desire to go through the dispute resolution process may occur at any time regarding a Section P(1)(c) dispute matter and may only occur within 30 calendar days of a decision made pursuant to Section P(2). Once either municipality has received written notice of a dispute, the dispute resolution process must be started within 15 calendar days of the date the written notice was received, unless both Chief Administrative Officers agree otherwise.
- 6) In the event that 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.
- 7) In the event that mediation does not resolve the dispute, the Municipality may proceed to adopt the bylaw and, in accordance with the Municipal Government Act, the other municipality will have the right to appeal to the Municipal Government Board.
- 8) The Intermunicipal Committee will be the forum used in relation to any disputes.

## **Dispute Resolution Process**

Stage 1 Administrative Review - The Chief Administrative Officers of both municipalities will meet in an attempt to resolve the issue first. Failing resolution, the dispute will then be referred to the Intermunicipal Committee. In the event that a resolution is not achieved by the 30<sup>th</sup> day following the first meeting of the Chief Administrative Officer of both Municipalities, either municipality may refer the dispute to the Intermunicipal Committee.

Stage 2 Intermunicipal Committee Review – The Committee will convene to consider and attempt to resolve the dispute. In the event that a resolution is not achieved by the 30<sup>th</sup> day following the first meeting of the Intermunicipal Committee, either municipality may refer the dispute to mediation.

Stage 3 Mediation – The services of an independent mediator will be retained, with the mediator to present a written recommendation to both Councils. The costs of mediation shall be shared equally between the Town and County.

Stage 4 Municipal Government Board – In the event that the mediation process does not resolve the dispute, the Municipality may proceed to adopt the bylaw and, in accordance with the Municipal Government Act, the other municipality will have the right to appeal to the Municipal Government Board.

**Q. CORRESPONDENCE**

1) Written notice under this Plan shall be addressed as follows:

a. In the case of the Ponoka County to:

**Ponoka County  
c/o Chief Administrative Officer  
4205 Highway 2A,  
Ponoka, AB, T4J 1V9**

b. In the case of the Town of Rimbey to:

**Town of Rimbey  
c/o Chief Administrative Officer  
P.O. Box 350  
Rimbey, AB T0C 2J0**

2) In addition to Section Q(1), notices may be sent by electronic mail to the Chief Administrative Officer.

IN WITNESS WHEREOF the parties have affixed their corporate seals as attested by the duly authorized signing officers of the parties as of the first day above written.

PONOKA COUNTY

TOWN OF RIMBEY

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer  
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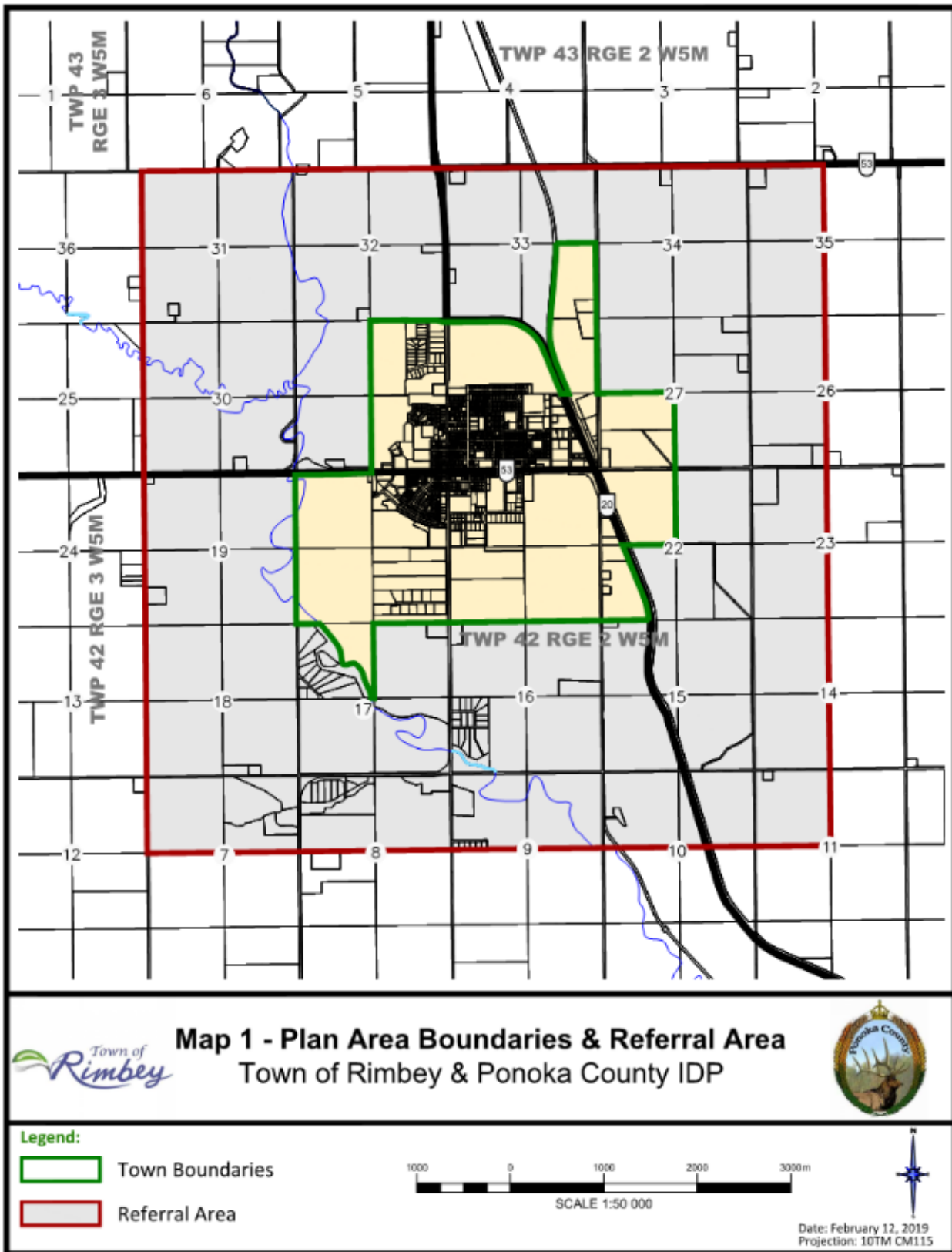
\_\_\_\_\_  
Chief Administrative Officer

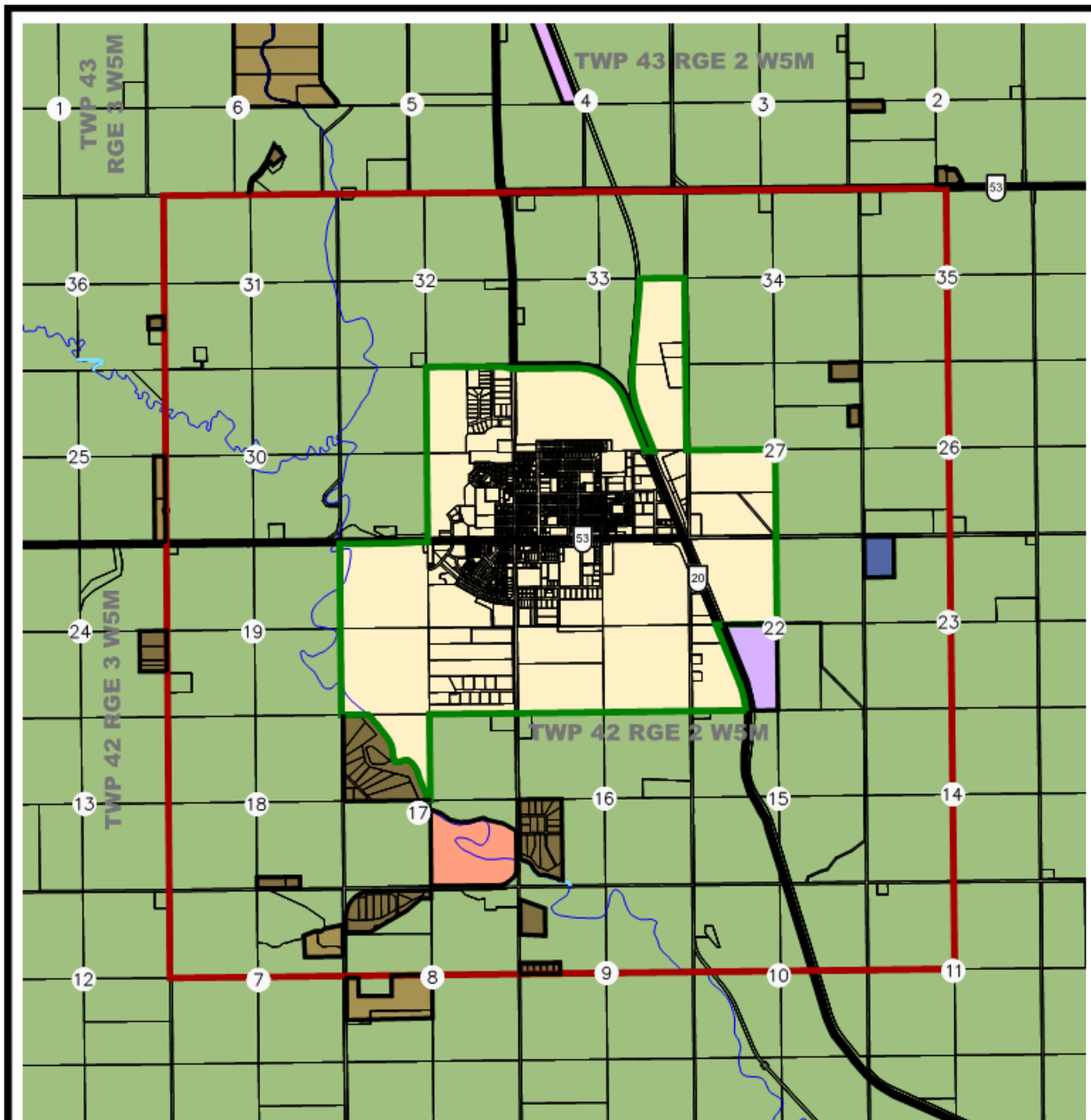
## **R. MAPS**

Map 1: Plan Area Boundaries

Map 2: Future Land Use Concept (for up-to-date Land Use Designations please see Ponoka County's Land Use Bylaw)







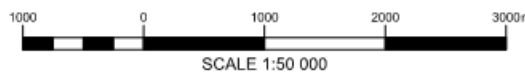
### Map 2 - Future Land Use Concept Town of Rimby & Ponoka County IDP



**Legend:**

- Town Boundaries
- Referral Area
- AG - Agricultural
- CR - Country Residential

- CRH - Country Residential (Hobby Farm)
- REC - Recreation
- AIR - Airport
- RI - Rural Industrial
- RC - Rural Commercial



Date: February 12, 2019  
Projection: 10TM CM115