

**BYLAW 3226-22
OF THE
CITY OF CAMROSE
PROVINCE OF ALBERTA**

**A BYLAW TO AMEND THE CAMROSE INTERMUNICIPAL DEVELOPMENT PLAN
BYLAW 3080-20**

WHEREAS Pursuant to the *Municipal Government Act*, being Chapter M-26 of the Revised Statutes of Alberta, 2000, as amended, the Municipal Council of the City of Camrose may pass bylaws to amend the Camrose Intermunicipal Development Plan;

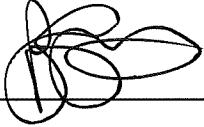
AND WHEREAS A portion of SW 14-47-20-4 is designated as future commercial / industrial in the Camrose Intermunicipal Development Plan;

AND WHEREAS The City of Camrose intends to redesignate a portion of SW 14-47-20-4 to future residential;

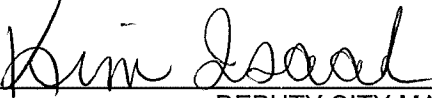
THEREFORE The Council of the City of Camrose, duly assembled, enacts as follows:

1. That Map 5: Growth Development Type, of the Camrose Intermunicipal Development Plan Bylaw 3080-20, be amended by changing a portion of SW 14-47-20-4, containing approximately 19 acres, from future commercial / industrial to future residential as shown in Schedule "A".
2. This Bylaw shall come into force January 1, 2023, with all other sections of Bylaw 3080-20 remaining in full force and effect.

READ a FIRST time in COUNCIL this 7th day of NOVEMBER, A.D. 2022.





MAYOR



DEPUTY CITY MANGAER

Mayor

Deputy
City
Manager



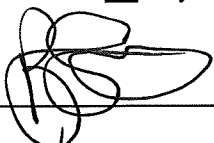
READ a SECOND time in COUNCIL this 5th day of DECEMBER, A.D. 2022.

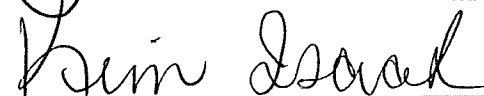


MAYOR


DEPUTY CITY MANAGER

READ a THIRD time and FINALLY PASSED in COUNCIL this 5th day of DECEMBER, A.D. 2022.




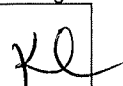
MAYOR


DEPUTY CITY MANAGER

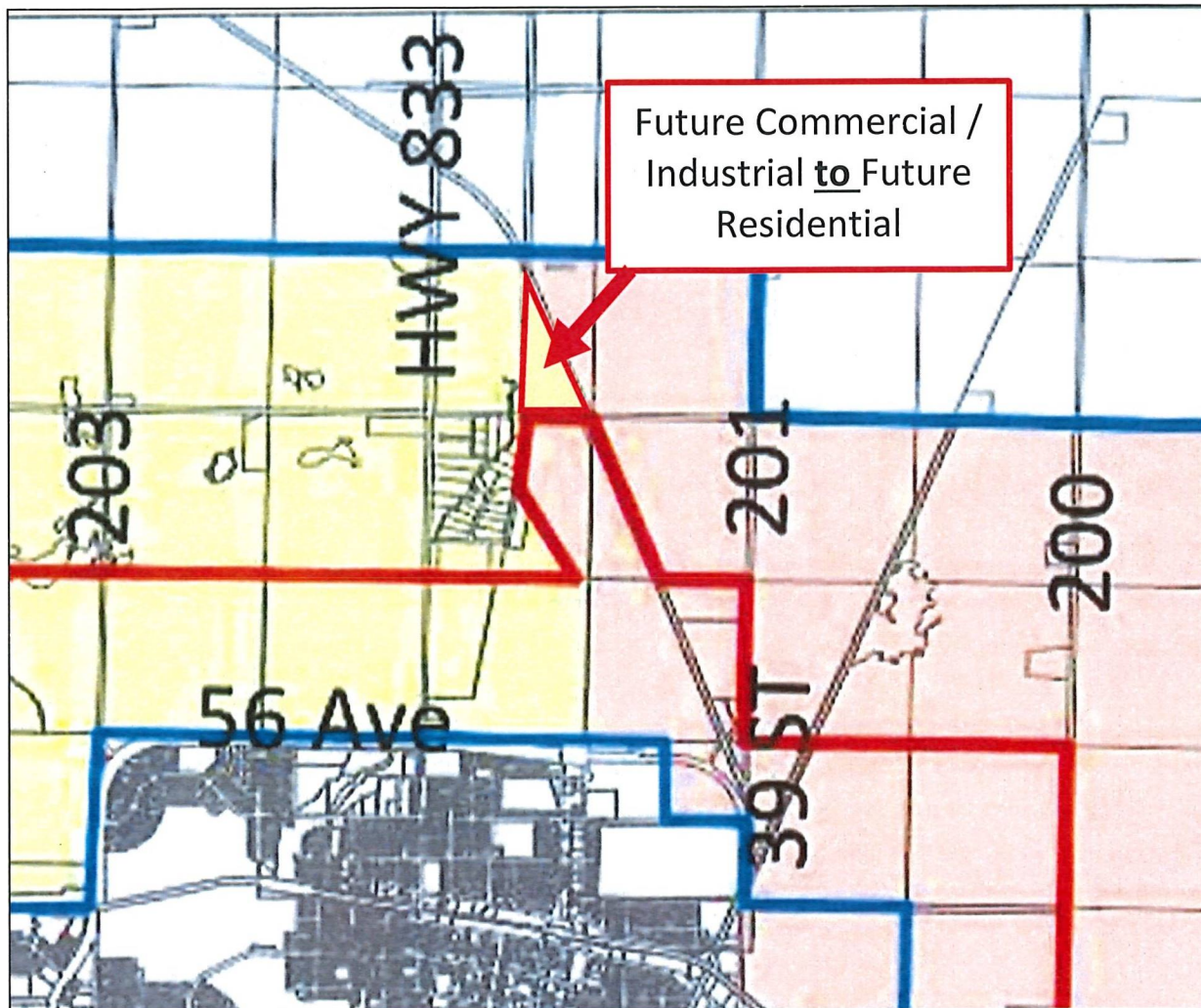
Mayor

Deputy
City
Manager





SCHEDULE 'A'



Mayor

B

Deputy
City
Manager

Ke

**BYLAW 3080-20
OF THE
CITY OF CAMROSE
PROVINCE OF ALBERTA**

**A BYLAW TO ADOPT THE CITY OF CAMROSE / CAMROSE COUNTY INTERMUNICIPAL
DEVELOPMENT PLAN**

WHEREAS pursuant to the Municipal Government Act, being Chapter M-26 of the R.S.A., 2000, and amendments thereto, provides that two or more Councils must, by each passing a Bylaw, adopt an Intermunicipal Development Plan;

AND WHEREAS Council has an existing Intermunicipal Development Plan with Camrose County;

AND WHEREAS as a result of changes to the Municipal Government Act and discussions with Camrose County, the need for a new plan was identified;

AND WHEREAS Council agrees that the new Intermunicipal Development Plan will enhance planning and cooperation within the Plan Area;

NOW THEREFORE the Council of the City of Camrose, duly assembled, enacts as follows:

1. That the City of Camrose / Camrose County Intermunicipal Development Plan, attached as Schedule "A", be adopted.
2. That Bylaw #2642/10 and Bylaw #2780/14 be rescinded.
3. That this Bylaw shall come into force upon the final passing thereof.

READ a FIRST time in COUNCIL this 20TH day of JANUARY, A.D. 2020.



MAYOR



DEPUTY CITY MANAGER


Mayor



Deputy
City
Manager



READ a **SECOND** time in **COUNCIL** this **18TH** day of **FEBRUARY**, A.D. 2020.




MAYOR




DEPUTY CITY MANAGER

READ a **THIRD** time and **FINALLY PASSED** in **COUNCIL** this **18TH** day of **FEBRUARY**, A.D. 2020.



MAYOR



DEPUTY CITY MANAGER

Mayor



Deputy
City
Manager



SCHEDULE “A”

Mayor



Deputy
City
Manager



Intermunicipal Development Plan



COUNTY BYLAW 1461
AMENDED COUNTY BYLAW 1520

CITY BYLAW 3080/20
AMENDED CITY BYLAW 3226/22

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1.0 Introduction

1.1 MISSION

Camrose County is “dedicated to efficiently provide the best quality municipal services through a democratic and responsive process that recognizes and balances the diversity of its people, land and economic resources, on behalf of the entire municipality.”

The City “provides fiscally responsible municipal services that contribute to a high quality of life for citizens and success for businesses.”

With the Camrose Intermunicipal Development Plan, the City and County will work together in an atmosphere of cooperation and communication to allow for the orderly development of lands within an area of the City and the County of common interest to both municipalities which provides for development opportunities in the County and the City while protecting the ability of the City and the County to continue to grow.

1.2 AUTHORITY OF PLAN

In the hierarchy of statutory plans, this Plan shall take precedence over all other municipal statutory plans. If there are discrepancies between the Intermunicipal Development Plan and any statutory plan, this Plan shall prevail. A Hierarchy of Plans has been attached as Appendix B: Hierarchy of Plans for clarification.

1.3 PURPOSE AND OBJECTIVES

The Plan will:

- 1.3.1 Recognize and respect the identities and mandates of each municipality while setting in place common plans and policies that seek to provide for:
 - i. the logical, orderly and economic development of each municipality, and
 - ii. the advancement and promotion of the region as a whole.
- 1.3.2 Continue to foster a cooperative and positive relationship between the City and the County, characterized by ongoing dialogue and communication and an understanding of each other's interests and views.
- 1.3.3 Promote orderly, economic and beneficial land development.
- 1.3.4 Protect and enhance the natural environment.
- 1.3.5 Maintain viable agricultural operations by minimizing land fragmentation and land conversion on lands having high agricultural potential. Understanding that within the Coordinated Services Area the agricultural potential of the lands may not be a consideration for future land development.
- 1.3.6 Encourage the Municipalities to engage in regional infrastructure planning to ensure infrastructure such as roads, water, wastewater and storm water management services and facilities are in place to support growth and development in the Plan Area and to ensure coordination with City expansion. Cost sharing of the required planning documents will be

determined by the City and the County but is generally outlined in the Coordinated Service Areas.

- 1.3.7 Foster processes that allow for consultation and referral of additional plans and policies and of development proposals that are of mutual interest and importance and which provide landowners and developers with clear procedures for development applications and proposals will be established.
- 1.3.8 Provide for limited agricultural development within the residential referral area.

1.4 DEFINITIONS

In this Plan:

- 1.4.1 “Act” shall mean the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended.
- 1.4.2 “Agricultural Development” shall mean all those uses listed in Appendix F: Land Use Bylaw Information defined by the City of Camrose Land Use Bylaw 2929-17 as amended and Camrose County Land Use Bylaw 1373 as amended as of the date of adoption of this Plan.
- 1.4.3 “Agricultural Subdivision” shall mean, first parcel subdivisions, natural split subdivisions, or 80 acre split subdivisions, as defined by the County Municipal Development Plan.
- 1.4.4 “City” shall mean the City of Camrose.
- 1.4.5 “Committee” shall mean the Camrose Intermunicipal Committee established under Section 6.
- 1.4.6 “Confined Feeding Operation” shall mean an activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing. Within the City boundaries and the CSAs, this includes seasonal feeding and bedding sites. In the remainder of the plan area, this does not include seasonal feeding and bedding sites.
- 1.4.7 “County” shall mean Camrose County.
- 1.4.8 “Coordinated Service Area (CSA)” shall mean areas of anticipated growth and development that traverse municipal boundaries. The CSAs are identified in Map 3: Coordinates Service Areas and as described in Section 2.0.
- 1.4.9 “Deferred Servicing Plan” shall mean an agreement between the municipalities and a private developer to defer certain infrastructure improvements for a predetermined period of time, and/or contingent on development of adjoining parcels requiring servicing, as permitted by Section 3.0
- 1.4.10 “Limited Agricultural Development” shall mean those permitted and discretionary uses in Camrose County’s Land Use Bylaw 1373, Agricultural District and the City of Camrose Land Use Bylaw 2929-17, Urban Reserve District detailed in Appendix G: Limited Agricultural Uses.
- 1.4.11 “Municipalities” shall mean the County and City collectively.
- 1.4.12 “MDP” shall mean the Municipal Development Plan of whichever Municipality is identified.
- 1.4.13 “Plan” – shall mean the Camrose Intermunicipal Development Plan.
- 1.4.14 “Plan Area” shall mean the area identified on Map 1: Plan Area, and includes the CSAs, the Referral Area, and the AVPA for items related to airport operations.

- 1.4.15 “Referral Area” – shall mean the area identified by the City and County of common interest as detailed in Map 2: Referral Area.
- 1.4.16 “Top of Bank” shall mean the point where a slope is greater than 15% for at least 3.0m in length and includes both active and inactive erosion banks.

1.5 INTERPRETATION

- 1.5.1 This IDP contains several words with similar meanings; their meanings are defined below for the purpose of this Plan:
- i. “Shall” means that the Municipality or Municipalities must undertake the actions and comply with the policies in this Plan.
 - ii. “May” is an operative word meaning a permitted action, based on fulfillment of specific criteria.
 - iii. “Should” means that the Municipality or Municipalities are expected to undertake the actions and comply with the policies of this Plan unless there is a compelling reason why such action or compliance is not possible or practical.

2.0 Plan Boundary

- 2.1 The Plan boundary includes those lands in the City which lie generally within one half mile of the boundary between the City and the County and lands in the County which lie generally within one mile of the boundary between the City and the County. See Map 1: Plan Area.
- 2.2 The Plan Area is divided into two major sections: the Coordinated Services Areas (CSAs) and the Referral Areas.
- 2.3 Within the Plan Area there are several development constraints that were considered in creating the IDP. The major constraints are shown on Map 8: Development Constraints. This map is a high-level review of potential development constraints, additional study will be required as part of the Area Structure Plan process to further identify constraints. In addition to the constraints listed on the Map, administration determined there were no abandoned coal mines, sand and gravel deposits, brownfields or confined feeding operations within the Plan Area.

3.0 Coordinated Services Areas

3.1 GOAL

- 3.1.1 To recognize the importance of the CSAs to allow for planned future City and County growth.

3.2 OBJECTIVES

- 3.2.1 Identify the potential future City growth directions, infrastructure issues and land requirements that will allow for the continued efficient and economic expansion of the City, as per Map 3: Coordinated Service Areas and Map 4: CSAs By Zone.
- 3.2.1 Minimize land use conflicts that may provide an impediment to City expansion and provide for effective transition and conversion to urban land use.

3.3 GENERAL POLICIES

- 3.3.1 CSAs are set out on Map 3: Coordinated Service Areas and show areas where the City anticipates the needs for uniform servicing levels across the municipal boundaries.
- 3.3.2 The CSA is divided into 9 areas with specific development and servicing criteria for each CSA and shown on Map 4: CSAs By Zone.
- 3.3.3 The land uses permitted, and the way land and infrastructure are developed within the CSAs set out on Map 3: Coordinated Service Areas will contemplate, coordinate with, and ultimately not impede, interfere or conflict with growth in the CSA.
- 3.3.4 The lands designated for inclusion in the CSAs may be reviewed as part of any Major Review of this Plan and reviewed within the City of Camrose Growth Management Plan.
- 3.3.5 The municipalities agree to pass a joint Off-site Levy Bylaw by December 31, 2020. Projects completed prior to the passing of the Joint Off-Site Levy Bylaw will be charged the Off-Site Levy Rates for the existing OSL Bylaw (in the City) or adjacent OSL rate (in the County). For clarification, Map 10: Off-Site Levy Equivalencies, shows the City's existing OSL Map along with the adjacent CSA and Appendix I: Off-Site Levy Equivalencies shows the breakdown of costs for each area.
- 3.3.6 The Off-Site Levy Bylaw shall only include infrastructure services: transportation, water, wastewater, and stormwater. The Bylaw will not include community or recreational services, police services, or fire services. In the case where Off-Site Levies are collected from benefiting lands located in one municipality but the infrastructure project will be installed by the other municipality, any funds collected from the benefiting lands in support of the infrastructure project must be transferred to the municipality responsible for the infrastructure project.
- 3.3.7 Off-Site Levies will only be collected on non-Agricultural Subdivisions.
- 3.3.8 Development within the CSA shall require an approved Area Structure Plan, Traffic Impact Assessment Report, and Storm Water Management Plan. This policy excludes Agricultural Development outlined in Appendix F: Land Use Bylaw Information.
- 3.3.9 In some CSAs servicing may include individual or communal servicing that may be connected to the larger regional servicing system on a Deferred Servicing Plan.
- 3.3.10 Should the proposed subdivision and development occupy only a portion of the quarter-section the Area Structure Plan shall indicate the ultimate build-out design and servicing of the lands, how the proposed development will be integrated into the City and how development costs of servicing will be shared over the whole quarter section.
- 3.3.11 Agricultural development and Agricultural Subdivisions, excluding CFOs which are banned in the CSAs, will be allowed within the CSA without the requirement to upgrade to urban servicing or submit an Area Structure Plan.
- 3.3.12 The Stormwater Management Plan must be developed in accordance with the standards described in Appendix H: Stormwater Management Guidelines, except for those projects exempted in Section 3.3.11.
- 3.3.13 Municipal Reserve dedications will be the sole responsibility of the governing municipality and will be dealt with in accordance with the MGA.

- 3.3.14 The Municipalities recognize that the predominant use of land in the CSAs and much of the undeveloped land near and within the City's boundary is agriculture and as such the Municipalities accept that some residents of the Municipalities may be affected by:
- i. Noise from farm equipment,
 - ii. Dust from planting and harvesting,
 - iii. Disruption from late night work common at planting and harvesting,
 - iv. Application of agricultural fertilizers and chemicals, and
 - v. Odors arising from livestock.

3.4 CSA #1 – NORTHEAST INDUSTRIAL – LOW SERVICE

3.4.1 Purpose

The purpose of CSA#1 is to provide low service industrial lots which will accommodate medium and heavy industrial development in the future. Industrial development will be supported in the area, while residential development shall be discouraged.

Water and sewer services are not available in this area. Developers will be required to provide private water and sewer services to these properties.

3.4.2 Servicing Standards

Arterial

Right-of-Way = 30 meters

Road = 9-meter paved surface; no on-street parking permitted

Stormwater = Ditching drainage; no underground storm system

Streetlighting = At Regular Intervals in Accordance with City of Camrose Specifications

Trails & Walkways = None

Power = Overhead

Collector

Right-of-Way = 30 meters

Road = 9-meter gravel surface; no on-street parking permitted

Stormwater = Ditching drainage; no underground storm system

Streetlighting = At intersections only

Trails & Walkways = None

Power = Overhead

Local

Right-of-Way = 30 meters

Road = 9-meter gravel surface; no on-street parking permitted

Stormwater = Ditching drainage; no underground storm system

Streetlighting = At intersections only

Trails & Walkways = None

Power = Overhead

Water & Wastewater = Private systems compliant with provincial regulations

3.5 CSA #2 – NORTHEAST INDUSTRIAL – FULL SERVICE

3.5.1 Purpose

The purpose of CSA#2 is to provide full serviced industrial lots which will accommodate medium and heavy industrial development in the future. Industrial development will be supported in the area, while residential development shall be discouraged.

The City has the capability of servicing these properties with both water and sewer and will actively require developers to build and connect to the municipal systems as the facilities become readily available. For developments outside of the area where water and sewer are not readily available, the municipalities may allow developments to enter into Deferred Servicing Agreements and provide individual or communal water and sewer services until the municipal systems are accessible.

3.5.2 Servicing Standards

Arterial

Right-of-Way = 40 meters

Road = 9-meter paved surface; no on-street parking permitted

Initial development to pave first 2-lanes of ultimate road configuration

Stormwater = Ditching drainage in the interim, storm sewer to be considered as part of a Deferred Services Agreement (DSA)

Streetlighting = At Regular Intervals in Accordance with City of Camrose Specification

Trails & Walkways = 3.0-meter paved trail along one side of road

Power = Overhead

Collector

Right-of-Way = 30 meters

Road = 10-meter gravel surface; no on-street parking permitted

10-meter wide paved knock-off area for first 10 meters from arterials

Stormwater = Ditching drainage in the interim, storm sewer to be considered as part of a DSA

Streetlighting = At intersections only

Trails & Walkways = 1.5-meter sidewalk along one side of road

Power = Overhead

Local

Right-of-Way = 30 meters

Road = 10-meter gravel surface; on-street parking permitted; 10-meter wide paved knock-off area for first 20 meters from paved arterials/collectors

Stormwater = Ditching drainage in the interim, storm sewer to be considered as part of a DSA

Streetlighting = At intersections only

Trails & Walkways = None

Power = Overhead

Water & Wastewater = Serviced immediately where possible, but would permit Deferred Servicing Agreements where suitably sized utilities are not within 100 meters of the building footprint.

3.6 CSA #3 – HIGHWAY BUSINESS INDUSTRIAL

3.6.1 Purpose

The purpose of CSA#3 is to provide full serviced business industrial lots along Highway 26 which will accommodate medium industrial development. Industrial development will be supported in the area, while residential development shall be discouraged. CSA#3 is 200m in width starting at the highway right-of-way.

At full buildout, the City has the capability of servicing these properties with both water and sewer and will actively require developers to build and connect to the municipal systems as the facilities become readily available. For developments outside of the area where water and sewer are not readily available, the municipalities may allow developments to enter into Deferred Servicing Agreements and provide individual or communal water and sewer services until the municipal systems are accessible.

The first 100m on either side of Highway 26 are subject to the Highway Corridor guidelines.

3.6.2 Servicing Standards

Arterial (Highway 26)

Right-of-Way = 40 meters

Road = Divided paved surface (2 X 3.7-meter lanes in each direction, plus turning lanes and/or auxiliary lanes); no on-street parking permitted

Stormwater = Storm sewer, curb & gutter with initial development

Streetlighting = At Regular Intervals in Accordance with City of Camrose Specification

Trails & Walkways = 3.0-meter paved trail along one side of road

Power = Underground with the exception of the existing Overhead High Voltage Line, commonly referred to as the Altalink line.

Collector

Right-of-Way = 24 meters

Road = 12.5-meter paved surface; on-street parking permitted

Stormwater = Storm sewer, curb & gutter with initial development

Streetlighting = At intersections only

Trails & Walkways = 1.5-meter sidewalk along one side of road

Power = Underground within 100 meters of Highway 26, Overhead thereafter

Local

Right-of-Way = 20 or 30 meters (dependent on stormwater option selected)

Road = 10.5-meter paved surface; on-street parking permitted

Stormwater = Ditching drainage or underground storm optional

Streetlighting = At intersections only

Trails & Walkways = None

Power = Overhead

Water & Wastewater = Serviced immediately where possible, but would permit Deferred Servicing Agreements where suitably sized utilities are not within 100 meters of the building footprint.

3.7 CSA #4 – EAST GATEWAY INDUSTRIAL

3.7.1 Purpose

The purpose of CSA#4 is to provide full serviced industrial lots which will accommodate medium and heavy industrial development in the future. Industrial development will be supported in the area, while residential development shall be discouraged.

The City has the capability of servicing these properties with both water and sewer and will actively require developers to build and connect to the municipal systems as the facilities become readily available. For developments outside of the area where water and sewer are not readily available, the municipalities may allow developments to enter into Deferred Servicing Agreements and provide individual or communal water and sewer services until the municipal systems are accessible.

3.7.2 Servicing Standards

Arterial

Right-of-Way = 40 meters

Road = 9-meter paved surface; no on-street parking permitted

Initial development to pave first 2-lanes of ultimate road configuration

Stormwater = Ditching drainage in the interim, storm sewer to be considered as part of a Deferred Services Agreement (DSA)

Streetlighting = At Regular Intervals in Accordance with City of Camrose Specification

Trails & Walkways = 3.0-meter paved trail along one side of road

Power = Underground with the exception of the existing Overhead High Voltage Line, commonly referred to as the Altalink line.

Collector

Right-of-Way = 30 meters

Road = 10-meter gravel surface; no on-street parking permitted

10-meter wide paved knock-off area for first 20 meters from arterials

Stormwater = Ditching drainage in the interim, storm sewer to be considered as part of a DSA

Streetlighting = At intersections only

Trails & Walkways = 1.5-meter sidewalk along one side of road

Power = Overhead

Local

Right-of-Way = 30 meters

Road = 10-meter gravel surface; on-street parking permitted; 10-meter wide paved knock-off area for first 20 meters from paved arterials/collectors.

Stormwater = Ditching drainage in the interim, storm sewer to be considered as part of a DSA

Streetlighting = At intersections only

Trails & Walkways = None

Power = Overhead

Water & Wastewater = Serviced immediately where possible, but would permit Deferred Servicing Agreements where suitably sized utilities are not within 100 meters of the building footprint.

3.8 CSA #5 – RAILWAY JUNCTION INDUSTRIAL

3.8.1 Purpose

The municipalities are working on a joint Intermunicipal Area Structure Plan for this area. The IASP will establish the types of development, the servicing levels, and what servicing may be deferred. This IDP will defer to the servicing requirements within the IASP once approved by both Councils and will be updated as part of the next review to include the relevant servicing provisions. The IDP will consider commercial and industrial uses within the area while residential development shall be discouraged.

3.8.2 Servicing Standards

The servicing standards outlined below are for any development constructed prior to the completion of the Railway Junction Industrial Area Structure Plan. Should the Railway Junction Industrial Area Structure Plan provide revised minimum servicing standards, the municipalities agree that the servicing standards in the approved Area Structure Plan shall override the servicing standards below.

Arterial (Highway 13)

Right-of-Way (Highway 13) = 50 meters

Road (Highway 13) = Divided paved surface (2 X 3.7-meter lanes in each direction, plus turning lanes and/or auxiliary lanes); no on-street parking permitted

Stormwater = Storm sewer, curb & gutter with initial development

Streetlighting = At Regular Intervals in Accordance with City of Camrose Specification

Trails & Walkways = 3.0-meter paved trail along one side of road

Power = Underground with the exception of the existing Overhead High Voltage Line, commonly referred to as the Altalink line.

Arterial (Camrose Drive)

Right-of-Way (Camrose Drive) = 60 meters

Road (Camrose Drive) = 11-meter paved surface; no on-street parking permitted

Initial development to pave first 2-lanes of ultimate road configuration

Stormwater = Storm sewer, curb & gutter with initial development

Streetlighting = At Regular Intervals in Accordance with City of Camrose Specification

Trails & Walkways = 3.0-meter paved trail along one side of road

Power = Underground with the exception of the existing Overhead High Voltage Line, commonly referred to as the Altalink line.

Other Arterial Roadways

Right-of-Way (other arterial) = 40 meters

Road (other arterial) = 9-meter paved surface; no on-street parking permitted

Initial development to pave first 2-lanes of ultimate road configuration

Stormwater = Storm sewer, curb & gutter with initial development

Streetlighting = At Regular Intervals in Accordance with City of Camrose Specification

Trails & Walkways = 3.0-meter paved trail along one side of road

Power = Overhead

Collector (within 200m of Highway 13)

Right-of-Way = 24 meters

Road = 12.5-meter paved surface; on-street parking permitted

Stormwater = Storm sewer, curb & gutter with initial development

Streetlighting = At intersections only

Trails & Walkways = 1.5-meter sidewalk along one side of road

Power = Underground within 100 meters of Highway 13, Overhead thereafter

Collector (greater than 200m from Highway 13)

Right-of-Way = 30 meters

Road = 10-meter gravel surface; no on-street parking permitted

10-meter wide paved knock-off area for first 20 meters from arterials

Stormwater = Ditching drainage in the interim, storm sewer to be considered as part of a DSA

Streetlighting = At intersections only

Trails & Walkways = 1.5-meter sidewalk along one side of road

Power = Overhead

Local (within 200m of Highway 13)

Right-of-Way = 20 or 30 meters (dependent on stormwater option selected)

Road = 10.5-meter paved surface; on-street parking permitted

Stormwater = Ditching drainage or underground storm optional

Streetlighting = At intersections only

Trails & Walkways = None

Power = Underground within 100 meters of Highway 13, Overhead thereafter

Local (greater than 200m from Highway 13)

Right-of-Way = 30 meters

Road = 10-meter gravel surface; on-street parking permitted; 10-meter wide paved knock-off area for first 20 meters from arterials

Stormwater = Ditching drainage in the interim, storm sewer to be considered as part of a DSA

Streetlighting = At intersections only

Trails & Walkways = None

Power = Overhead

Water & Wastewater = To be confirmed through Intermunicipal Area Structure Plan

3.9 CSA #6 – SOUTHSIDE INDUSTRIAL

3.9.1 Purpose

The purpose of CSA#6 is to provide full serviced industrial lots which will accommodate medium and heavy industrial development in the future. Industrial development will be supported in the area, while residential development shall be discouraged.

The City has the capability of servicing these properties with both water and sewer and will actively require developers to build and connect to the municipal systems as the facilities prior to subdivision and/or development.

3.9.2 Servicing Standards

Arterial

Right-of-Way = 40 meters

Road = 9-meter paved surface; no on-street parking permitted

Initial development to pave first 2-lanes of ultimate road configuration

Stormwater = Ditching drainage in the interim, storm sewer to be considered as part of a deferred Services Agreement (DSA)

Streetlighting = At Regular Intervals in Accordance with City of Camrose Specification

Trails & Walkways = 3.0-meter paved trail along one side of road

Power = Overhead

Collector

Right-of-Way = 30 meters

Road = 12.5-meter paved surface; on-street parking permitted

Stormwater = Ditching drainage in the interim, storm sewer to be considered as part of a DSA

Streetlighting = At intersections only

Trails & Walkways = 1.5-meter sidewalk along one side of road

Power = Overhead

Local

Right-of-Way = 30 meters

Road = 10-meter gravel surface; on-street parking permitted

10-meter wide paved knock-off area for first 20 meters from paved arterials/collectors

Stormwater = Ditching drainage

Streetlighting = At intersections only

Trails & Walkways = None

Power = Overhead

Water & Wastewater = Municipal Servicing with initial development

3.10 CSA #7 – SOUTHWEST RESIDENTIAL

3.10.1 Purpose

The purpose of CSA#7 is to provide full serviced residential development at densities similar to the adjacent Valleyview West development on SW-28-46-20-4. Commercial and Industrial development shall be discouraged in the area with the exception of neighbourhood commercial developments that benefit a residential neighbourhood (eg: corner store).

The City has the capability of servicing these properties with both water and sewer and will actively require developers to build and connect to the municipal systems prior to development. Developments in this area will be expected to meet the same servicing levels as the adjacent development on the SW-28-46-20-4.

3.10.2 Servicing Standards

Arterial

Right-of-Way = 68 meters (assumes property lines at top of 3-meter high noise berm)
Road = 7.4-meter paved surface plus turning lanes; no on-street parking permitted
Initial development to pave first 2-lanes (plus turning lanes) of ultimate road configuration
Stormwater = Storm sewer, curb & gutter with initial development
Streetlighting = At Regular Intervals in Accordance with City of Camrose Specification
Trails & Walkways = 3.0-meter paved trail along one side of road
Power = Underground

Collector

Right-of-Way = 24 meters
Road = 12.0-meter paved surface; on-street parking permitted
Stormwater = Storm sewer, curb & gutter with initial development
Streetlighting = At Regular Intervals in Accordance with City of Camrose Specification
Trails & Walkways = 1.5-meter sidewalk along both sides of road
Power = Underground

Local

Right-of-Way = 18 meters
Road = 9.0-meter paved surface; on-street parking permitted
Stormwater = Storm sewer, curb & gutter with initial development
Streetlighting = At Regular Intervals in Accordance with City of Camrose Specification
Trails & Walkways = 1.2-meter sidewalk along both sides of road
Power = Underground

Water & Wastewater = Municipal Servicing with initial development

3.11 CSA #8 - WEST RESIDENTIAL

3.11.1 Purpose

The purpose of CSA#8 is to provide full serviced residential development at densities similar to Duggan Park in E1/2-32-46-20-4. Commercial and Industrial development shall be discouraged in the area.

The City has the capability of servicing these properties with both water and sewer and will actively require developers to build and connect to the municipal systems prior to development. Developments in this area will be expected to meet the same servicing levels as the adjacent residential lands on the E1/2-32-46-20-4.

3.11.2 Servicing Standards

Arterial

Right-of-Way = 68 meters (assumes property lines at top of 3-meter high noise berm)
Road = 7.4-meter paved surface plus turning lanes; no on-street parking permitted
Initial development to pave first 2-lanes (plus turning lanes) of ultimate road configuration
Stormwater = Storm sewer, curb & gutter with initial development
Streetlighting = At Regular Intervals in Accordance with City of Camrose Specification
Trails & Walkways = 3.0-meter paved trail along one side of road
Power = Underground

Collector

Right-of-Way = 24 meters
Road = 12.0-meter paved surface; on-street parking permitted
Stormwater = Storm sewer, curb & gutter with initial development
Streetlighting = At Regular Intervals in Accordance with City of Camrose Specification
Trails & Walkways = 1.5-meter sidewalk along both sides of road
Power = Underground

Local

Right-of-Way = 18 meters
Road = 9.0-meter paved surface; on-street parking permitted
Stormwater = Storm sewer, curb & gutter with initial development
Streetlighting = At Regular Intervals in Accordance with City of Camrose Specification
Trails & Walkways = 1.2-meter sidewalk along both sides of road
Power = Underground

Water & Wastewater = Municipal Servicing with initial development

3.12 CSA #9 – WEST HIGHWAY 13 COMMERCIAL

3.12.1 Purpose

The purpose of CSA#9 is to provide full serviced business industrial lots along Highway 26 which will accommodate highway commercial development. Highway commercial development will be supported in the area, while residential and industrial development shall be discouraged. CSA#9 is 300m in width starting at the highway right-of-way.

The City has the capability of servicing these properties with both water and sewer and will actively require developers to build and connect to the municipal systems prior to development. Developments in this area will be expected to meet the same servicing levels and approximate densities of the adjacent commercial lands on the NE-32-46-20-4 and SE-4-47-20-4.

The first 100m on either side of Highway 13 are subject to the Highway Corridor guidelines.

3.12.2 Servicing Standards

Arterial

Right-of-Way = 40 meters

Road = Divided paved surface (2 X 3.7-meter lanes in each direction, plus turning lanes and/or auxiliary lanes); no on-street parking permitted

Stormwater = Storm sewer, curb & gutter with initial development

Streetlighting = At Regular Intervals in Accordance with City of Camrose Specification

Trails & Walkways = 3.0-meter paved trail along both sides of road

Power = Underground

Collector

Right-of-Way = 24 meters

Road = 12.5-meter paved surface; no on-street parking permitted

Stormwater = Storm sewer, curb & gutter with initial development

Streetlighting = At Regular Intervals in Accordance with City of Camrose Specification

Trails & Walkways = 1.5-meter sidewalk along both sides of road

Power = Underground

Local

Right-of-Way = 20 meters

Road = 10-meter paved surface; no on-street parking permitted

Stormwater = Storm sewer, curb & gutter with initial development

Streetlighting = At Regular Intervals in Accordance with City of Camrose Specification

Trails & Walkways = 1.2-meter sidewalk along both sides of road

Power = Underground

Water & Wastewater = Municipal Servicing with initial development

4.0 Referral Area

The Referral Area is the lands within the Plan Area, but outside of the CSA. The land is primarily zoned Agricultural and Urban Reserve, and agricultural activities will be allowed to continue throughout the referral area, subject to the policies in Section 4.0. There are a few areas of existing residential, commercial and industrial lands within the Referral Area, these areas will continue to be allowed to operate and expand to a maximum of 25% of their current gross floor area; beyond 25% any additional expansions would need to comply with the standards of this IDP.

The Referral Area is generally divided into future residential on the west and future commercial industrial on the east shown on Map 2: Referral Area. Each of these areas have policies related to them.

4.1 AGRICULTURE

4.1.1 *Goal*

4.1.1.1 Acknowledge the role and importance of agriculture in the Referral Area and provide for the continuing use of lands in the Referral Area for agricultural activities.

4.1.2 *Objectives*

4.1.2.1 Recognize that agriculture will remain the predominant use in much of the Referral Area and accept that such uses may have an impact on certain lands and residents.

4.1.2.2 Encourage the active use of lands for agricultural purposes right up until its conversion to other uses.

4.1.2.3 Oppose the approval of Confined Feeding Operations within the Referral Area and provide direction to the Natural Resources Conservation Board for determination of minimum distance separation.

4.1.3 *Policies*

4.1.3.1 The Municipalities recognize that the predominant use of land in the Referral Area and much of the vacant land near and within the City's boundary is agriculture and as such the Municipalities accept that some residents of the Municipalities may be affected by:

- i. Noise from farm equipment,
- ii. Dust from planting and harvesting,
- iii. Disruption from late night work common at planting and harvesting,
- iv. Application of agricultural fertilizers and chemicals, and
- v. Odors arising from livestock.

4.1.3.2 The Municipalities will encourage active agriculture use of all lands not otherwise used directly for non-agricultural uses and shall seek to prevent fragmentation of ownership through subdivision and premature conversion to other use that is inconsistent with and or may become an impediment to its future designated use.

NOTE: There are areas shown in Map 5: Growth Development Type which show future development potential in broad categories. That does not mean that landowners are obligated to develop their property; it is merely a guideline for what developments would be considered.

4.1.3.3 Except as may be provided specifically in this Plan, the provisions of the governing municipality's MDP with respect to Agriculture and Urban Reserve lands shall apply.

- 4.1.3.4 Limited Agricultural Development will be allowed within the Residential Growth Area indicated on Map 5: Growth Development Type, uses will be restricted to those uses listed in Appendix G: Limited Agricultural Uses unless both municipalities agree, in writing, to a waiver prior to a development permit being issued.
- 4.1.3.5 All Agricultural Development as indicated in Appendix F: Land Use Bylaw Information will be allowed within the Industrial and Commercial Growth Area indicated on Map 5: Growth Development Type.

4.2 RESIDENTIAL

4.2.1 Goal

- 4.2.1.1 Provide for non-agricultural residential development in certain sectors of the Referral Area outside the Coordinated Service Area.

4.2.2 Objective

- 4.2.2.1 Identify areas in which residential development may be considered and the processes by which requests will be considered.

4.2.3 Policies

- 4.2.3.1 The creation of residential subdivisions in Agricultural or Urban Reserve areas shall be governed by the provisions of the governing municipality.
- 4.2.3.2 Residential development is generally being directed to northwest, west and southwest areas of the Plan Area as shown on Map 5: Growth Development Type.
- 4.2.3.3 Except as may be provided specifically in this Plan, the provisions of the governing municipality's MDP shall apply.
- 4.2.3.4 Multi-lot residential subdivisions shall be designed to address the potential to connect to future municipal servicing, traffic impact, and stormwater management.

4.3 INDUSTRIAL AND COMMERCIAL

4.3.1 Goal

- 4.3.1.1 Provide for industrial and commercial development in certain sectors of the Referral Area as shown on Map 5: Growth Development Type.

4.3.2 Objective

- 4.3.2.1 Identify areas for industrial and commercial development where sites will have access to adequate transportation networks and in locations which lessen the impact on surrounding lands.

4.3.3 Policies

- 4.3.3.1 Commercial and Industrial uses generally shall be directed to sites to the northeast, east and southeast areas of the Plan Area as shown on Map 5: Growth Development Type.
- 4.3.3.2 An industrial or commercial development will not be considered until the developer has submitted an Area Structure Plan and this plan has been approved by County Council.
- 4.3.3.3 Industrial land uses may be allowed in the referral area if the following conditions are met:
- i. the development provides larger, unserviced lots for industries which do not need piped water and sewer.
 - ii. the development has all-weather road access.
 - iii. the development ideally, but not necessarily, has rail access.
 - iv. the development will have minimal impact on neighbouring farms and houses.
 - v. the development must pay for its own capital costs.

- vi. the development may be allowed on better agricultural land as defined by the County, at the discretion of County Council.
- 4.3.3.4 Commercial land uses may be allowed in rural areas if the following conditions are met:
- i. the development must have all necessary provincial government approvals,
 - ii. the development has all-weather road access,
 - iii. the development will have minimal impact on neighbouring farms and houses,
 - iv. the development must pay all its own capital costs,
 - v. the development may be allowed on better agricultural land as defined by the County, at the discretion of County Council.
- 4.3.3.5 Home businesses will be allowed provided they have no significant off-site effects. If a home business will have significant off-site effects, it may still be allowed if these effects can be reduced or managed to the satisfaction of the County.
- 4.3.3.6 Except as may be provided specifically in this Plan, the provisions of the governing municipality's MDP shall apply.

5.0 Plan Area Policies

5.1 HIGHWAY COMMERCIAL CORRIDOR

5.1.1 Goals

- 5.1.1.1 Provide for a uniform entrance standard related to aesthetics consistent with its role as the major gateway to the City.

5.1.2 Objectives

- 5.1.2.1 Development within the area must use higher architectural and development standards commensurate with the role of Highway 13 and 26 as the entry way to the City of Camrose and the pre-eminent arterial roads serving the Plan Area.
- 5.1.2.2 Ensure that the development of lands provides for the protection and enhancement of Highway 13 and 26 in its role as major arterial roads.

5.1.3 Policies

- 5.1.3.1 The Highway 13 and 26 Commercial Corridor is set out Map 6: Highway Corridors is identified for commercial, business industrial and public uses. The area covers the 100m adjacent to the existing road right-of-way on both sides of the Highways.
- 5.1.3.2 Development shall provide sight lines to wetlands, parks, open space or trails in order to reveal and celebrate the areas natural character and amenities
- 5.1.3.3 Buildings shall be street facing. This requires all 4 facades of the building to be architecturally finished, particularly those facades facing Highway 13 and Highway 26. Placing the building at the rear or the property should be avoided.
- 5.1.3.4 Development shall provide screening that ensure storage yards, loading areas, waste and recycling receptacles, and other uses that have adverse visual impacts are hidden from public view from the entry corridors.
- 5.1.3.5 Landscaping provides an aesthetically pleasing environment, and a means to frame buildings, soften parking areas, and to screen loading and service areas.
- i. Landscaping on the yards visible from Highway 13 and Highway 26 shall be visually attractive and provide a high level of design quality.
 - ii. Landscaping shall be low maintenance with hardy, drought resistant plant species.

- iii. Trees should be clustered to provide a canopy for trails and walkways and provide a more pedestrian focused sense of scale.
- iv. Plant material species in the Commercial areas should be limited to deciduous trees with high canopies. Coniferous trees should be used strategically for screening purposes, particularly in industrial areas.
- v. Shrub and perennial plantings provide colour and interest, and should be provided in key locations, predominately at seating areas.
- vi. Plantings should provide four-season features and highlight amenities
- vii. Rolling berms screen industrial development and create a visually strong backdrop for plantings and may be required at the time of development.

5.1.3.6 Building signage facing Highway 13 and Highway 26 shall be limited to:

- i. One illuminated business name sign per building;
- ii. Illuminated cut out letters; and
- iii. 15% of the area of the façade to a maximum of 40m².

5.1.3.7 Billboards shall not be permitted in the Highway 13 and Highway 26 right-of-way or on private property.

5.1.3.8 Parking for industrial buildings is recommended to be located at the rear or side of buildings.

For commercial uses:

- i. Parking lot landscaping shall include trees and permeable road surfaces to reduce the heat island effect created by asphalt parking lot surfaces.
- ii. Loading areas should remain separate from parking areas.
- iii. Loading docks should not face Highway 13 and should be screened and architecturally articulated in a manner to reduce visual impact (eg.: screening walls composed of same materials as building).
- iv. Garbage enclosures and working yards should be well screen with architectural elements and/or landscaping.

5.1.3.9 The governing municipality shall, at its sole discretion, determine if Policies 5.1.3.2 to 5.1.3.8 have been met.

5.2 TRANSPORTATION AND UTILITIES

5.2.1 Goal

5.2.1.1 Provide for the development of a system of roads and utilities that will support the land uses and developments contemplated in the Plan Area.

5.2.2 Objectives

5.2.2.1 Establish a network of major arterial roads and utilities that will be required to support and facilitate the types and locations of land uses and development set out in this Plan Area.

5.2.2.2 Coordinate the planning and development of major roads and utilities with each other and with the Province of Alberta. Map 9: Transportation Corridors shows existing and proposed arterials roadways, as well as existing public railways within the Plan Area.

5.2.3 Policy

- 5.2.3.1 The Municipalities shall coordinate the planning of transportation and utility links within the Plan Area.
- 5.2.3.2 The Municipalities shall work with each other and third-party utility providers to determine utility locations within the Plan Area.
- 5.2.3.3 The Municipalities shall protect known transportation and utility corridors through land acquisition, easements, development setbacks or any other planning tool available.

5.3 PARKS, OPEN SPACES AND ENVIRONMENTALLY SENSITIVE AREAS

5.3.1 Goal

- 5.3.1.1 Preserve and enhance the natural environment in the Plan Area and provide for the development of parks and open spaces in the Plan Area that are reflective of the importance of the natural environment.

5.3.2 Objectives

- 5.3.2.1 Seek to retain, protect and enhance where possible waterways and drainage courses, wetlands, wildlife habitat and other environmentally sensitive areas in the Plan Area.
- 5.3.2.2 Plan the Camrose Creek valley as a continuous, intermunicipal natural park area with a trail system integrated with the City's network.
- 5.3.2.3 Provide for the appropriate dedication of reserve lands as part of subdivision and development approval processes.
- 5.3.2.4 Provide for appropriate setbacks for development from the Camrose Creek valley.

5.3.3 Policies

- 5.3.3.1 Camrose Creek and valley shall be retained in its existing natural condition and protected from encroachment of development within 30 meters from the top of bank by adjacent land uses.
- 5.3.3.2 In planning open space systems, the Municipalities shall establish a continuous intermunicipal park system in newly developed areas and along Camrose Creek which among other things would provide for the development of a continuous trail network integrated with the trail network of the City.
- 5.3.3.3 The municipalities shall require the dedication of reserves and easements together with other methods and measures to protect and preserve natural areas, riparian habitats, flood fringes and associated slopes, as per the Municipal Government Act.
- 5.3.3.4 The municipalities shall encourage the retention and development of functioning wetlands and establish policies that:
 - i. conserve wetlands in a natural state,
 - ii. mitigate degradation and loss, and
 - iii. enhance, restore or create wetlands.
- 5.3.3.5 In addition to policies 1-4 above, the municipalities will use their existing policies to protect the Environmentally Sensitive Areas within the Plan Area as identified generally in Map 8: Development Constraints. The Environmentally Sensitive Areas must be verified through the development and approval of an Area Structure Plan.

5.4 INSTITUTIONAL AND PUBLIC USES

5.4.1 Goal

5.4.1.1 Provide for the development of institutional and public uses in any area of the Plan in a manner reflective of the size, scope, servicing and transportation requirements and anticipated impact on neighboring properties.

5.4.2 Policy

5.4.2.1 Institutional and other public and quasi-public uses shall be addressed on a case-by-case basis and may be considered for any lands within the Plan Area.

5.5 AIRPORT

5.5.1 Goal

5.5.1.1 Facilitate continued operation of the Camrose Airport in the present location.

5.5.2 Objectives

5.5.2.1 Allow for the long-term continued operation of the airport at its present site ensuring that the alignment of municipal roads does not limit full use of the present length of the runway.

5.5.2.2 Ensure that adjacent development is undertaken in such a manner that the impact on airport activities is minimized.

5.5.3 Policies

5.5.3.1 The Municipalities contemplate that the Camrose Airport will continue in its present location for the foreseeable future but will not expand at its current location.

5.5.3.2 The municipalities shall limit or preclude where necessary development in the Airport Vicinity Protection Area (AVPA) boundary, shown on Map 7: AVPA Boundary. All development must adhere to the restrictions in the AVPA regulations attached as Appendix A: AVPA Regulations.

5.6 CONFINED FEEDING OPERATIONS

5.6.1 It is recognized that approval of Confined Feeding Operations (CFOs) ultimately lies with the NRCB. The Municipalities generally oppose Confined Feeding Operations (CFOs) in the Plan Area, as CFOs are not considered appropriate for development within the Plan Area.

- i. The municipalities hereby establish an exclusion zone within the City boundaries and CSAs shown on Map 3: Coordinated Service Areas, for any new or expanding CFO, including seasonal feeding and bedding sites.
- ii. The municipalities hereby establish an exclusion zone in the remainder of the Referral Area shown on Map 2: Referral Areas, any new CFO, excluding seasonal feeding and bedding sites.
- iii. The municipalities hereby establish an exclusion zone in the remainder of the Referral Area shown on Map 2: Referral Areas, the expansion of any existing CFO by an amount greater than 50% of its present capacity.
- iv. The municipalities support the continued operation of existing CFO's under their existing permits.
- v. The CFO exclusion zones do not prohibit the spreading of manure.
- vi. In exceptional circumstances, with the support of both municipal Councils, a waiver to the CFO regulations may be considered.

6.0 Plan Administration and Implementation

6.1 INTERMUNICIPAL COMMITTEE

- 6.1.1 The Municipalities shall establish the Camrose Intermunicipal Committee as an ongoing, standing committee with equal representation from each of the Municipalities.
- 6.1.2 The Committee shall be composed of three members and one alternate member of Council from each municipality.
- 6.1.3 The Committee shall be supported administratively by the Chief Administrative Officers and the respective planning staff of the Municipalities.
- 6.1.4 The Committee Chair shall alternate annually between the two municipalities.
- 6.1.5 The Committee shall meet on an ongoing basis as often as may be required, but at a minimum, the Committee shall meet twice per year.
- 6.1.6 The mandate of the Committee shall be to:
 - i. Monitor the implementation of regulatory provisions of the Plan and the general effectiveness of the Plan.
 - ii. Carry forward and address specific initiatives and actions identified in the Plan.
 - iii. Undertake periodic review of the Plan.
 - iv. Review amendments to the Plan initiated by either Municipality.
- 6.1.7 Decisions and actions of the Committee will be by majority vote of the members of the Committee.

6.2 PLANNING PROCESS AND DEVELOPMENT APPROVAL

6.2.1 Additional Plans

- 6.2.1.1 Within the Plan Area, the preparation of an Area Structure Plan shall be required prior to or in conjunction with:
 - i. An application for redistricting or subdivision approval for the creation of four or more parcels intended for residential use outside the Coordinated Services Area.
 - ii. One or more parcels intended for industrial, commercial, institutional or public use outside the Coordinated Services Area.

6.2.2 Inquiries, Applications, Decisions and Appeals

- 6.2.2.1 Developer inquiries as to the planning and development of lands within the Plan Area shall be referred to the governing municipality.
- 6.2.2.2 Applications for subdivision and development approval and for redistricting under the Land Use Bylaw relating lands within the Plan area shall be made to the respective municipality. Applications shall be processed in accordance with the procedures and processes for decision established by the respective municipality subject to such referral to the other municipality as set out in Section 6.2.3.
- 6.2.2.3 Appeals of the decisions of the respective municipality with respect to applications for subdivision or development approval shall be made in accordance with the statutory and regulatory processes established under the provisions of the Act.

6.2.3 Referrals

6.2.3.1 The referral areas are outlined in Map 1: Plan Area. The IDP also contains policies that recognize additional areas of regional concern that may extend the effective scope of the Referral Area, namely:

- i. Airport Vicinity Protection Area
- ii. Primary Highway Corridors entering the other municipality and the need for corridor protection, as well as the desire to make the aesthetics of the region unified in relation to landscaping and signage.
- iii. Protection of primary Utility Service Corridors outlined in a Master Plan, or similar document, accepted by the municipalities.
- iv. Stormwater and watershed management.
- v. Recreational and environmental corridors

6.2.3.2 For lands outside the standard referral area, but within an area of regional interest outlined above, comments shall be limited to aspects of the project directly related to the specific regional interest outlined in 6.2.3.1.

6.2.3.3 With the exception of these issues, the City has limited interest in the development of County lands. More specifically, while there may be some regional interests that have been identified, it is recognized that the County does have the final jurisdiction in matters of approving statutory plans, LUB amendments, subdivision and developments. The purpose and intent of the IDP is to minimize, if not eliminate, the need for appeals under Section 690 of the Act between the two municipalities. Similarly, the County recognizes the inherent right of the City to make the same decisions within the boundaries of the City.

6.2.3.4 Development of only these types of projects within the CSAs and/or the referral areas must be sent to the City. The City will not object to any of the listed permitted or discretionary uses within the County's Land Use Bylaw, outlined in Appendix F: Land Use Bylaw Information, but may, based on the agreed servicing levels of the relevant CSA request servicing or capital contributions to servicing. Projects outside the CSA, but within the referral areas comments will be limited to concerns specific to the City and options for mitigation of those concerns acceptable to the City. Camrose County remains the jurisdiction of authority.

6.2.3.5 The Municipalities shall refer to each other any of the following that may be relevant to this Plan or may relate to or have an effect on lands within the Plan Area:

- i. Municipal Development Plan or amendments.
- ii. Proposed Area Structure Plans and Area Redevelopment Plans
- iii. Land Use Bylaw Amendments:
 - a. All text amendments
 - b. Redistricting (map amendments within) the Plan Area that are not addressed by or are inconsistent with this Plan or are not contained within an existing Area Structure Plan or Area Redevelopment Plan
- iv. Applications for subdivision approval that are not contained within an existing Area Structure Plan or Area Redevelopment Plan
- v. Transportation, Water, Wastewater or Storm Water Management Master Plans.
- vi. Recreation, Park and Open Space Plans.
- vii. Growth Studies.

6.2.3.6 In addition to those specific matters identified for referral, a Municipality may choose to refer any matter, which in its opinion, may be of interest or is of relevance to this Plan and the lands within the Plan Area. For example: Business License Bylaw, Off-site Levy Bylaw, Subdivision & Development Appeal Board Bylaw, and Unsightly Premises Bylaw.

6.2.4 Referral Timelines

6.2.4.1 Both municipalities are required to respond in a timely manner to ensure that the legislative and municipal approval timelines can be met by the notifying municipality. Referral timelines commence once an application is deemed complete.

- i. Redistricting, Land Use Bylaw amendments, 21 days
- ii. Statutory Plans and amendments – comments must be received prior to the Public Hearing generally 28 days
- iii. Subdivisions – comments must be received within 21 days
- iv. Development Permits, discretionary – 21 days
- v. Development Permits, permitted – for developments indicated with a * in Appendix F: Land Use Bylaw Information – 5 business days

6.2.4.2 Subject to written intermunicipal agreement, items may be added to or deleted from the referral list without the need for an amendment to this Plan.

6.2.4.3 For any referral made above, if no response to the referral is received within the referral timeline, it will be assumed that there are no objections to the proposal.

6.2.5 Referral Process

6.2.5.1 Comments shall be limited to specific impacts on the adjacent municipality.

6.2.5.2 To expedite the sharing of information and timelines all referrals shall be sent by email, a paper copy may be mailed as well, but the day after the email is sent, it will be deemed received unless there is evidence that it wasn't, and that will be the notification date.

City's email: planning@camrose.ca

County's email: planning@county.camrose.ab.ca

Either email can be changed with the other municipality through written (email or letter) notice.

6.2.6 Deem Completion for circulation

6.2.6.1 Prior to accepting a redistricting, ASP, subdivision application (excluding farm separations), as complete in the CSAs, the applicant shall provide:

- i. Connections to urban services or the installation of central sewer and water services (where densities warrant – or in specific CSAs – deferred servicing options) either in utility lots or via front street servicing;
- ii. Stormwater management;
- iii. The alignment and development of internal roads;
- iv. Traffic Impact Assessment
- v. The provision of linkages to adjacent lands;
- vi. The requirement for environmental reserve and the protection of water courses and water bodies where required; and
- vii. The dedication of municipal reserve in land form to assist in the development of comprehensive open space, trail system and school location strategies.

6.2.6.2 Prior to accepting a development permit, where an ASP or subdivision has not been completed.

- i. Stormwater management;
- ii. Traffic Impact Assessment; and
- iii. The requirement for environmental reserve and the protection of water courses and water bodies where required.

6.3 ADMINISTRATION OF THE PLAN

6.3.1 Term of the Plan

6.3.1.1 The Plan is a continuing plan unless otherwise repealed.

6.3.2 Periodic Review

6.3.2.1 In this section:

- i. “Minor Review” means a limited review of those aspects or provisions of the Plan of which the Committee deems warranted. This review may, at the discretion of the Committee, involve public consultation.
- ii. “Major Review” means a broader, more comprehensive review of all aspects of the Plan and shall involve a formal, public consultation process.

6.3.2.2 The Municipalities shall undertake a minor review of the Plan every three (3) years.

6.3.2.3 The Municipalities shall undertake a major review every six (6) years.

6.3.2.4 The Municipalities may conduct a Joint Regional Growth Study as part of the major review process or may rely on the most recent growth study from either municipality in order to review the CSAs.6.3.2.5 In addition to the regular reviews, the Municipalities, at the request of the Committee, may initiate a minor or major review of the Plan as may become warranted.

6.4 ANNEXATION

6.4.1 In determining the appropriateness of an annexation proposal, the City and the County will use the Guiding Principles for Annexation developed by the Municipal Government Board, included as Appendix C: MGB Annexation Principles, when considering future annexation.

6.4.2 The City and the County will endeavor to reach intermunicipal agreement on the annexation prior to submitting the annexation to the Municipal Government Board.

6.4.3 There shall be a minimum of five (5) years between the time land is annexed and the time the City submits another Notice of Intent to Annex to the Province, unless otherwise agreed to by the County.

6.5 AMENDMENT

6.5.1. An amendment to the Plan may be initiated by either Municipality through the Committee and be recommended to the Councils of the Municipalities.

6.5.2 Any requests made from property owners or members of the public for amendments to the Plan shall be made in writing through their respective Council. The adjacent municipality shall be notified of the request immediately.

6.5.3 An amendment to the Plan has no effect until it is adopted by both Municipalities by bylaw in accordance with the Act.

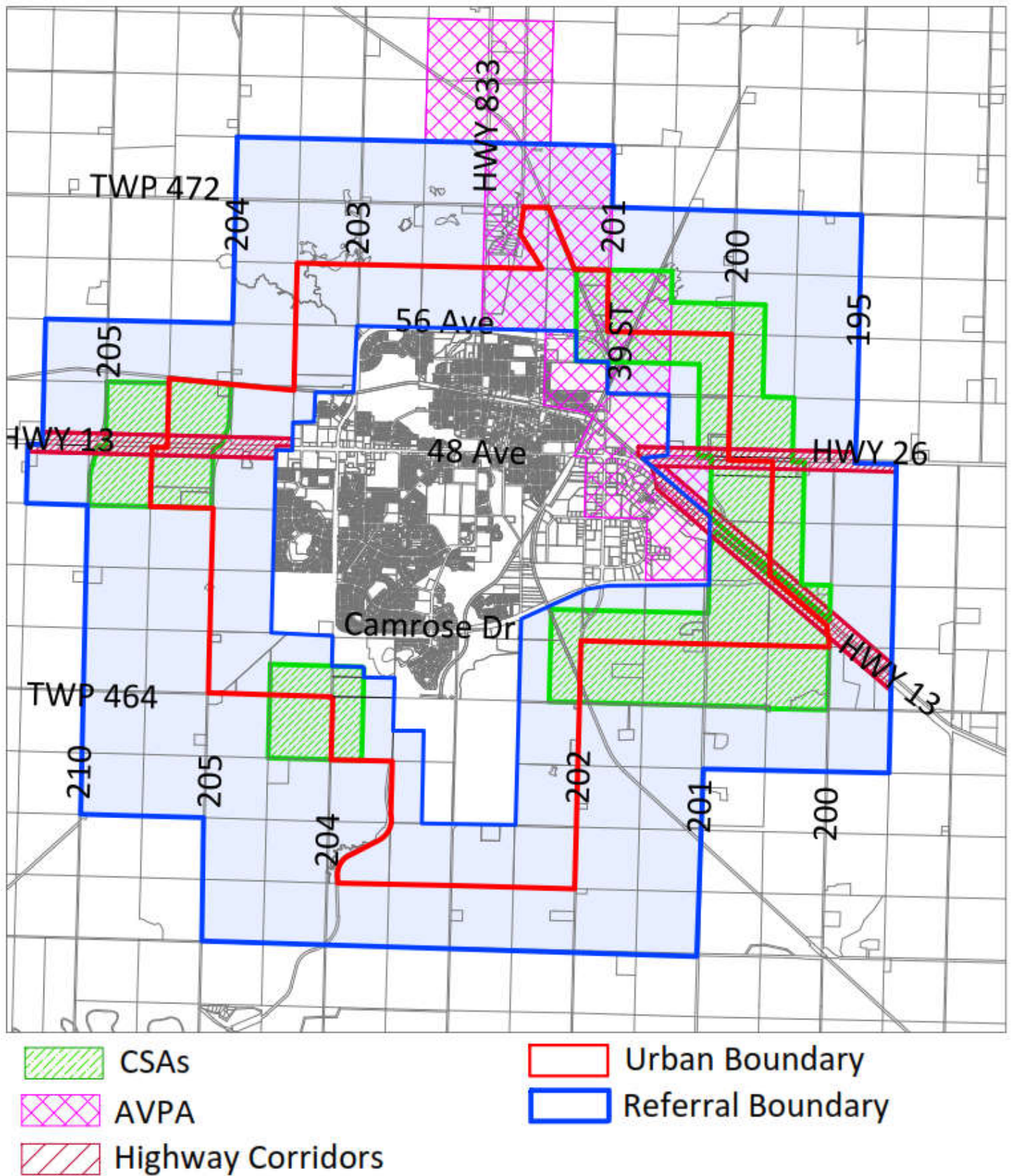
7.0 DISPUTE/CONFLICT RESOLUTION

7.1 The municipalities agree that the following process shall be used to resolve or attempt to resolve disputes between the Municipalities arising from the following:

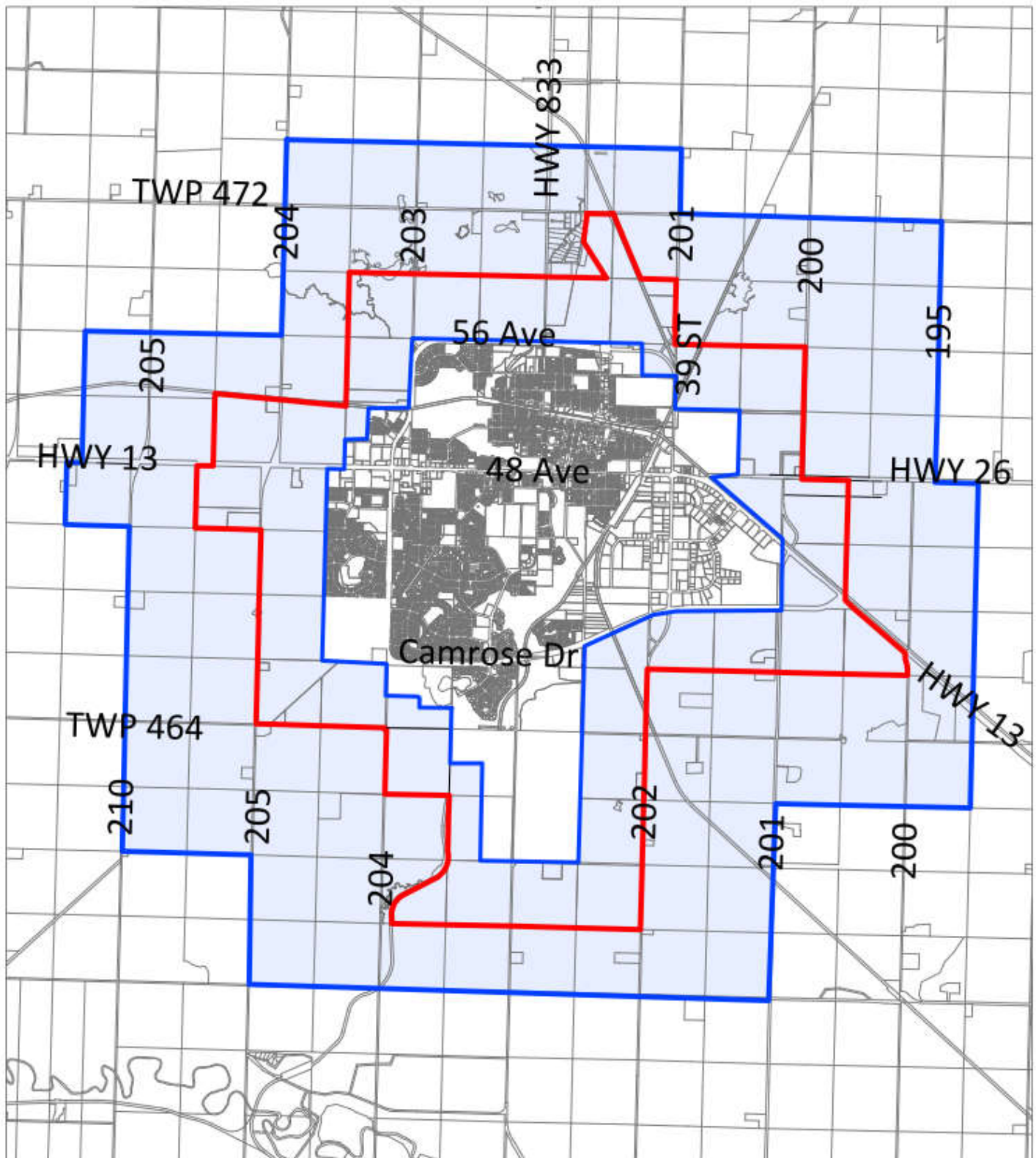
- i. Lack of agreement on proposed amendments to the IDP;

- ii. Lack of agreement on any proposed statutory plan, land use bylaw or amendment thereto for lands located within or affecting the Plan Area; or
 - iii. Lack of agreement on an interpretation of this IDP.
- 7.2 Lack of agreement pursuant to section 7.1.i or ii 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.
- 7.3 A dispute shall be limited to the decisions on the matters listed in section 7.1. Any other appeal shall be made to the appropriate approving authority or appeal board that deals with that issue.
- 7.4 The dispute resolution process may only be initiated by either municipality's Councils.
- 7.5 Identification of a dispute and the desire to go through the dispute resolution process may occur at any time regarding a disputed matter outlined in section 7.1.iii and may only occur within 30 calendar days of a decision made pursuant to section 7.2. 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.
- 7.6 In the event the dispute resolution process is initiated the municipality having authority over the matter shall not give any further approval in any way until the dispute has been resolved or the mediation process has been concluded.
- 7.7 In the event 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.
- 7.8 The Intermunicipal Committee will be the forum used to in relation to any disputes.
- 7.9 Dispute/Conflict Resolution Process:
 - i. 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 a resolution is not achieved by the 30th day following the first meeting of the Chief Administrative Officer of both municipalities, either municipality may refer the dispute to the intermunicipal committee.
 - ii. Stage 2 Intermunicipal Committee Review – The Committee will convene to consider and attempt to resolve the dispute. Failing resolution, the dispute will then be referred to mediation. In the event a resolution is not achieved by the 30th day following the first meeting of the Intermunicipal Committee, either municipality may refer the dispute to the Mediation.
 - iii. Stage 3 Mediation – The services of an independent mediator will be retained. The costs of mediation shall be shared equally between the municipalities.
 - iv. Stage 4 Municipal Government Board – In the event the mediation process does not resolve the dispute, the municipalities 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.

Map 1: Plan Area

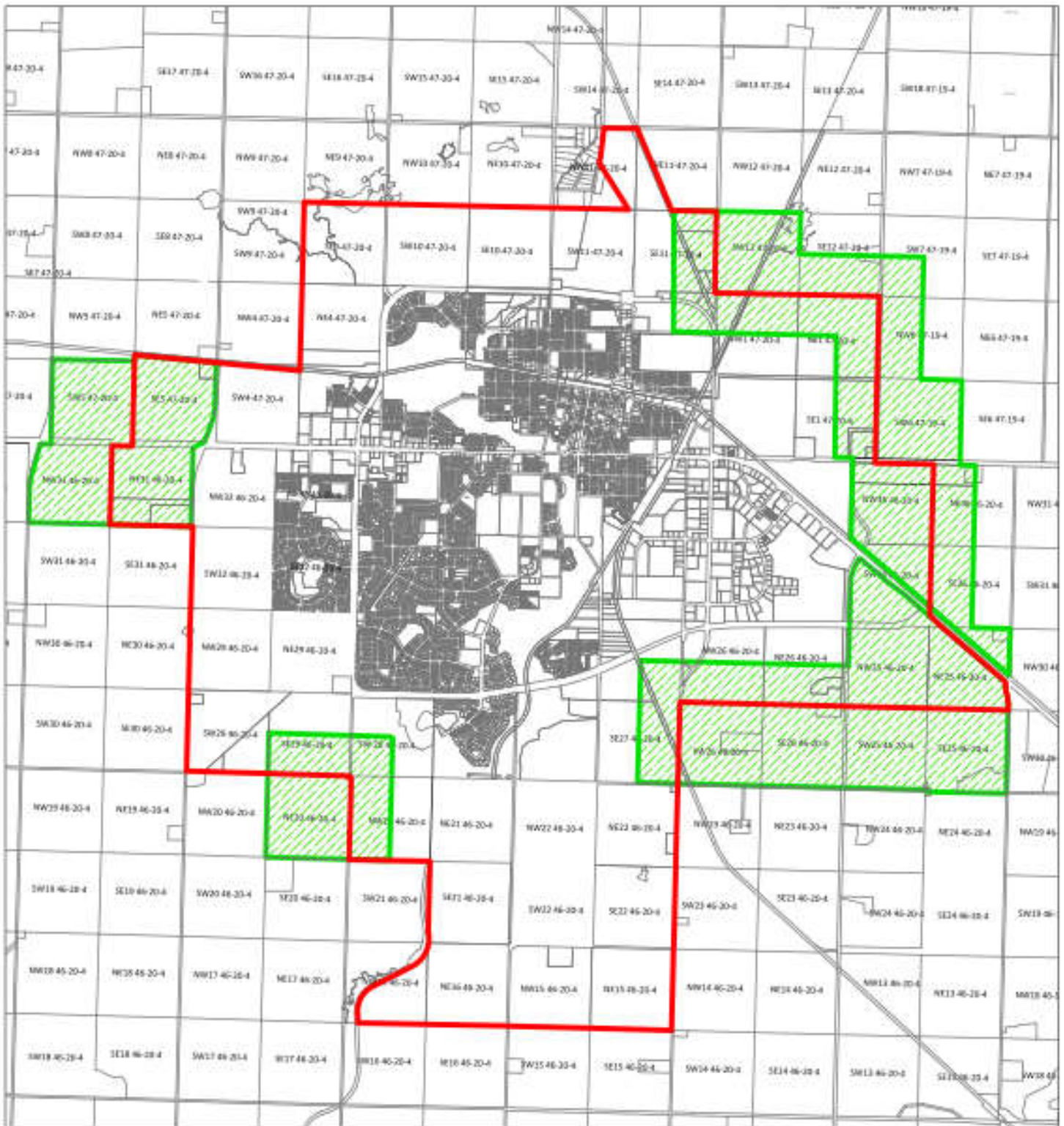


Map 2: Referral Area

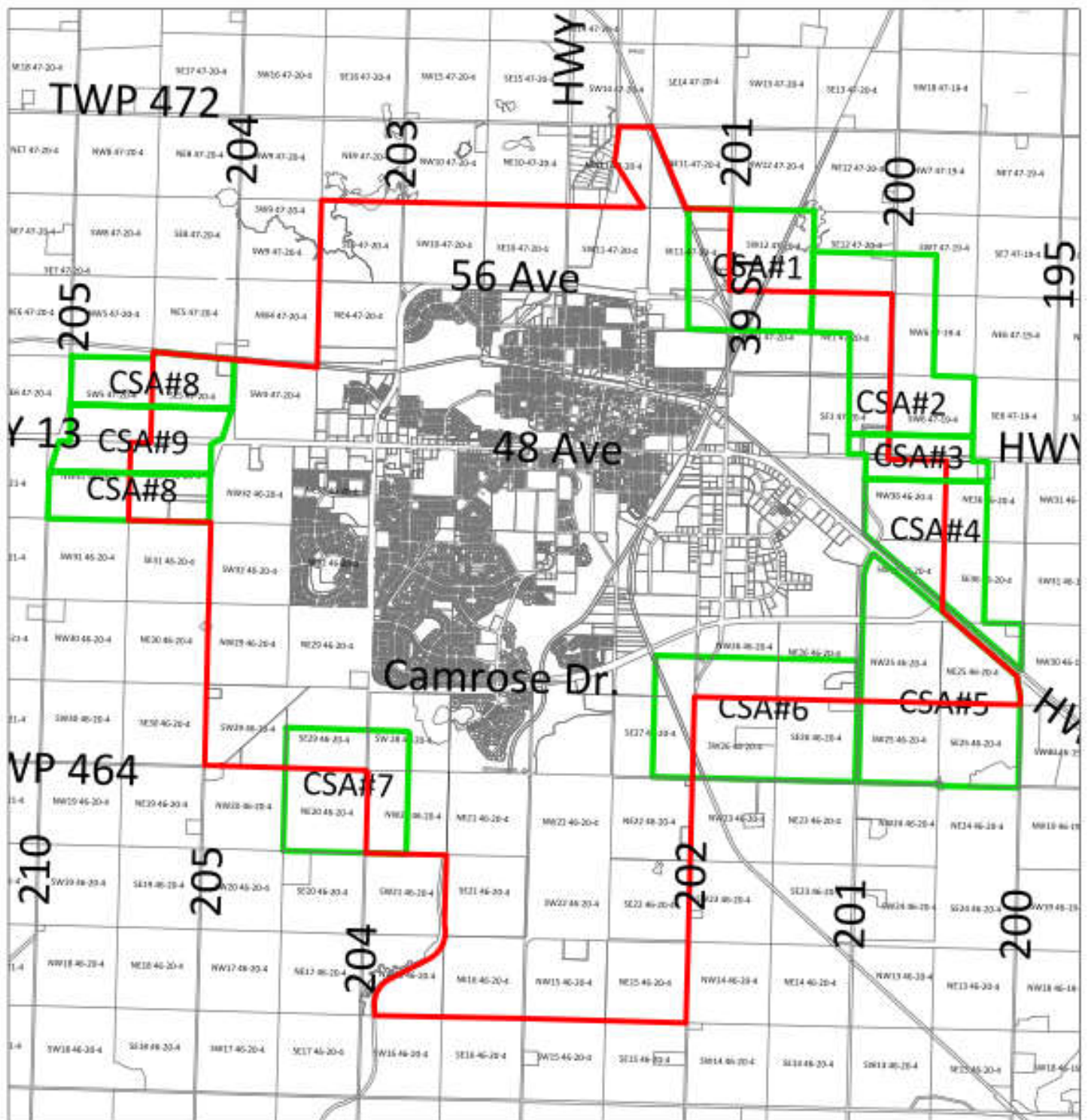


- Urban Boundary
- Referral Boundary

Map 3: Coordinated Service Areas (CSAs)

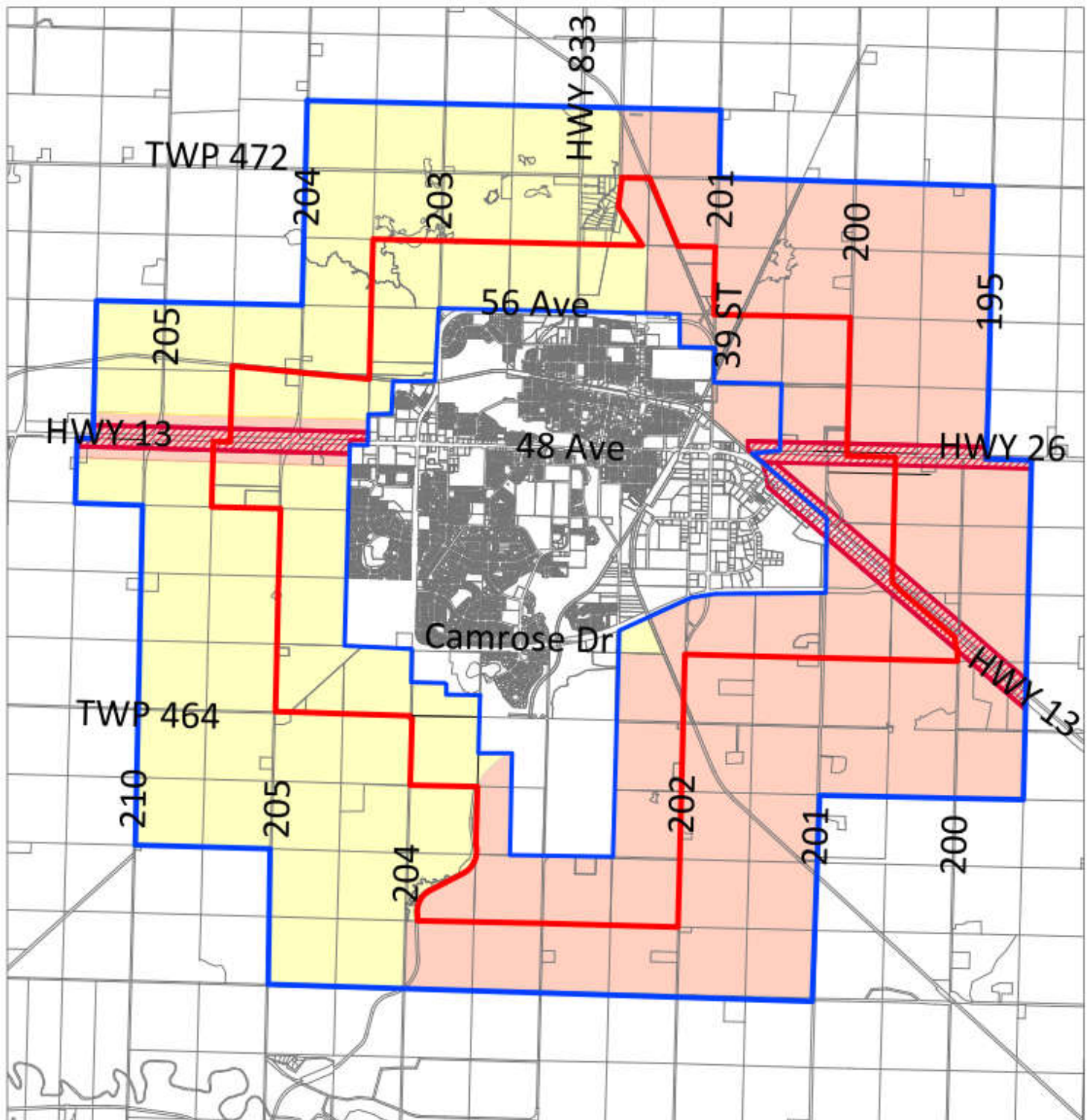


Map 4: CSAs By Zone



-  CSAs
 Urban Boundary

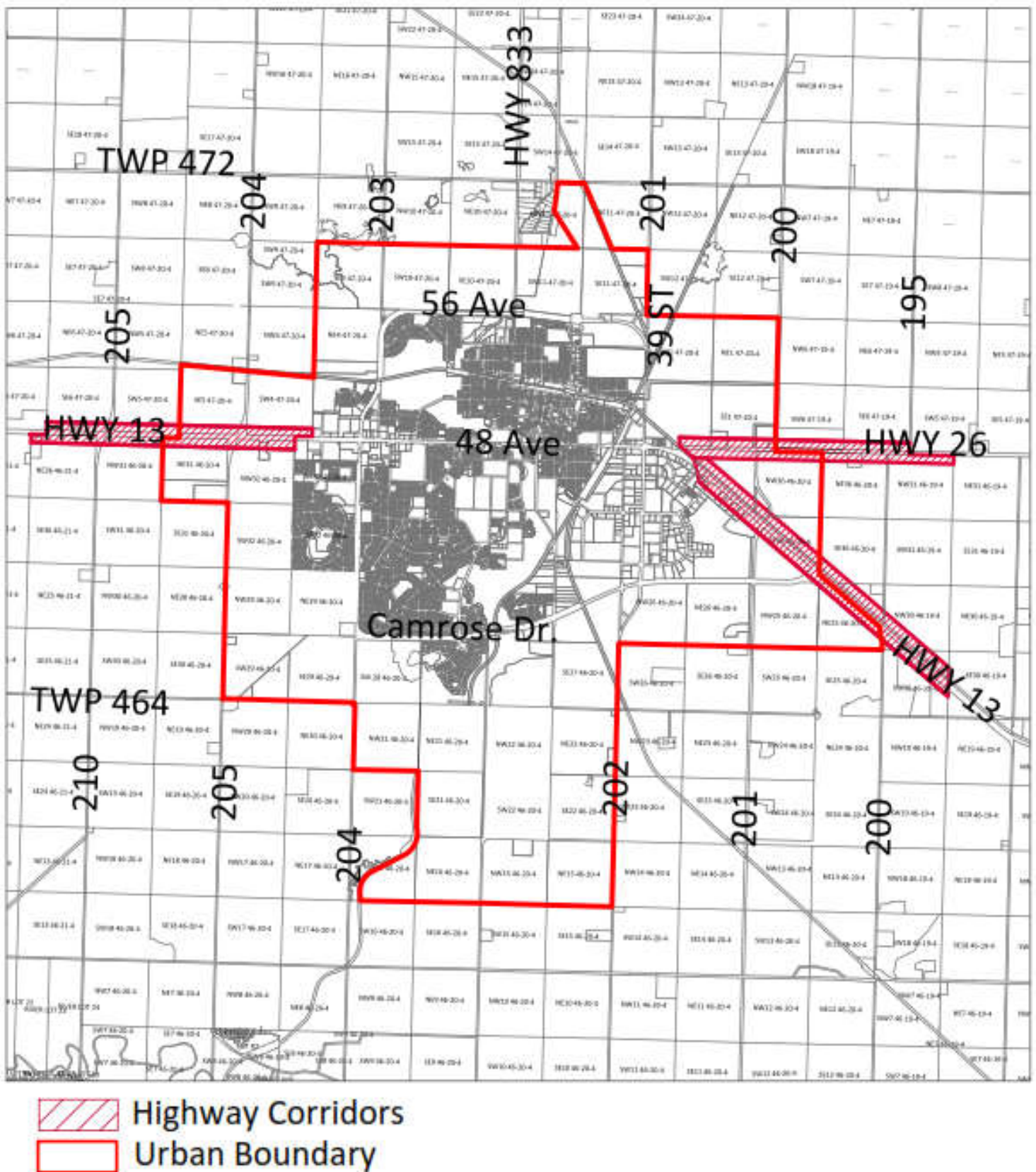
Map 5: Growth Development Type



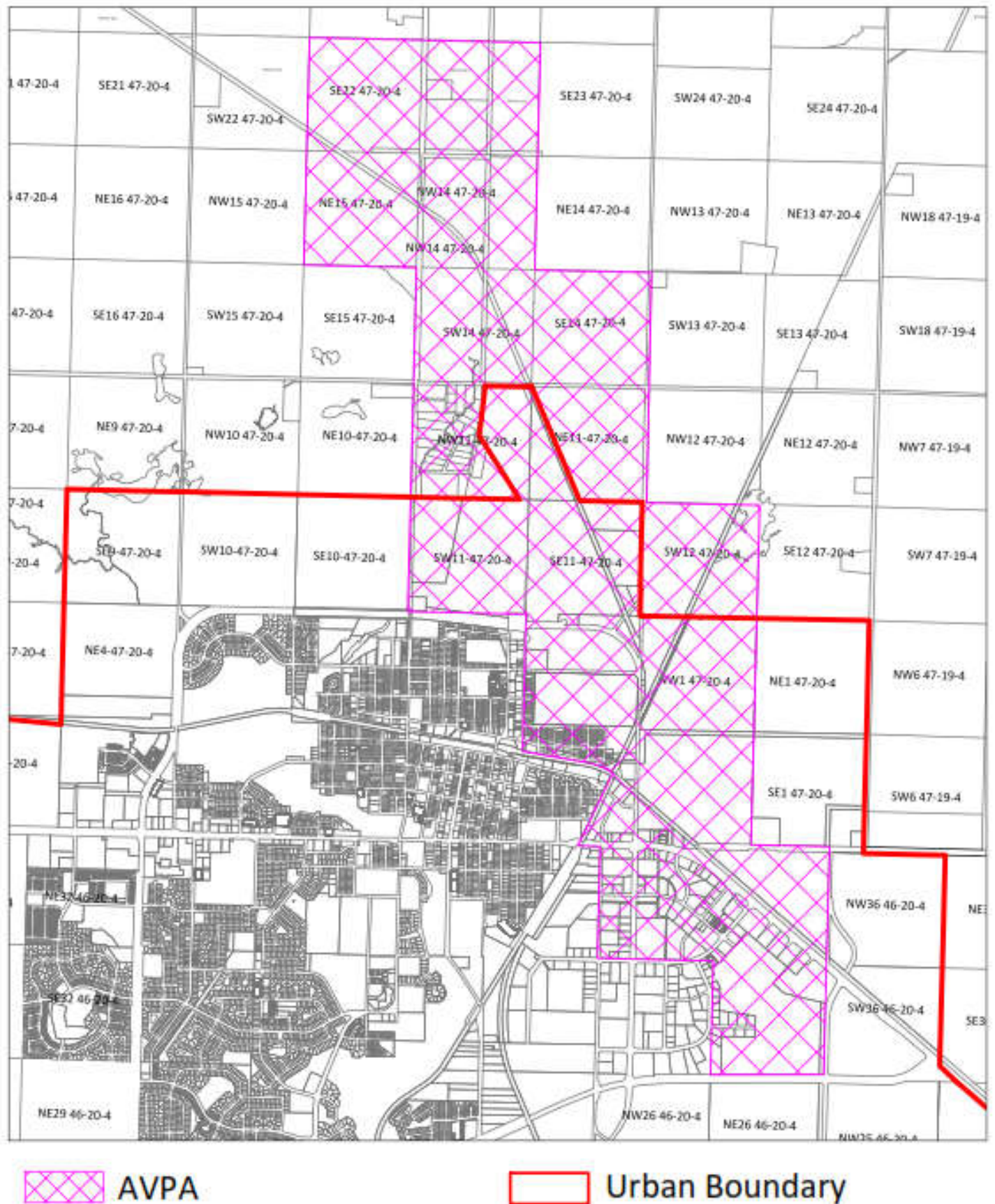
- Commercial/Industrial
- Residential
- Highway Corridor

- Urban Boundary
- Referral Boundary

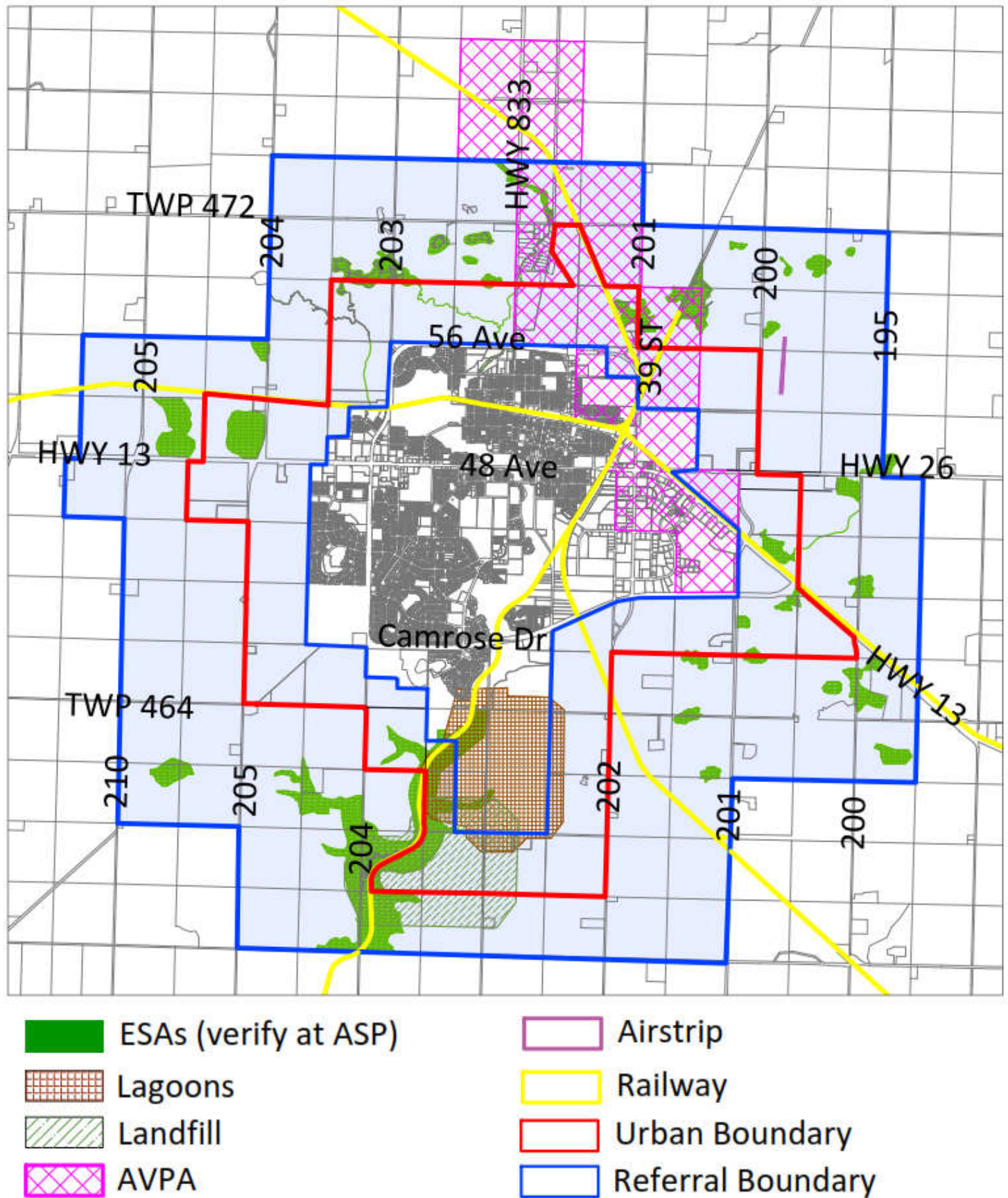
Map 6: Highway Corridors



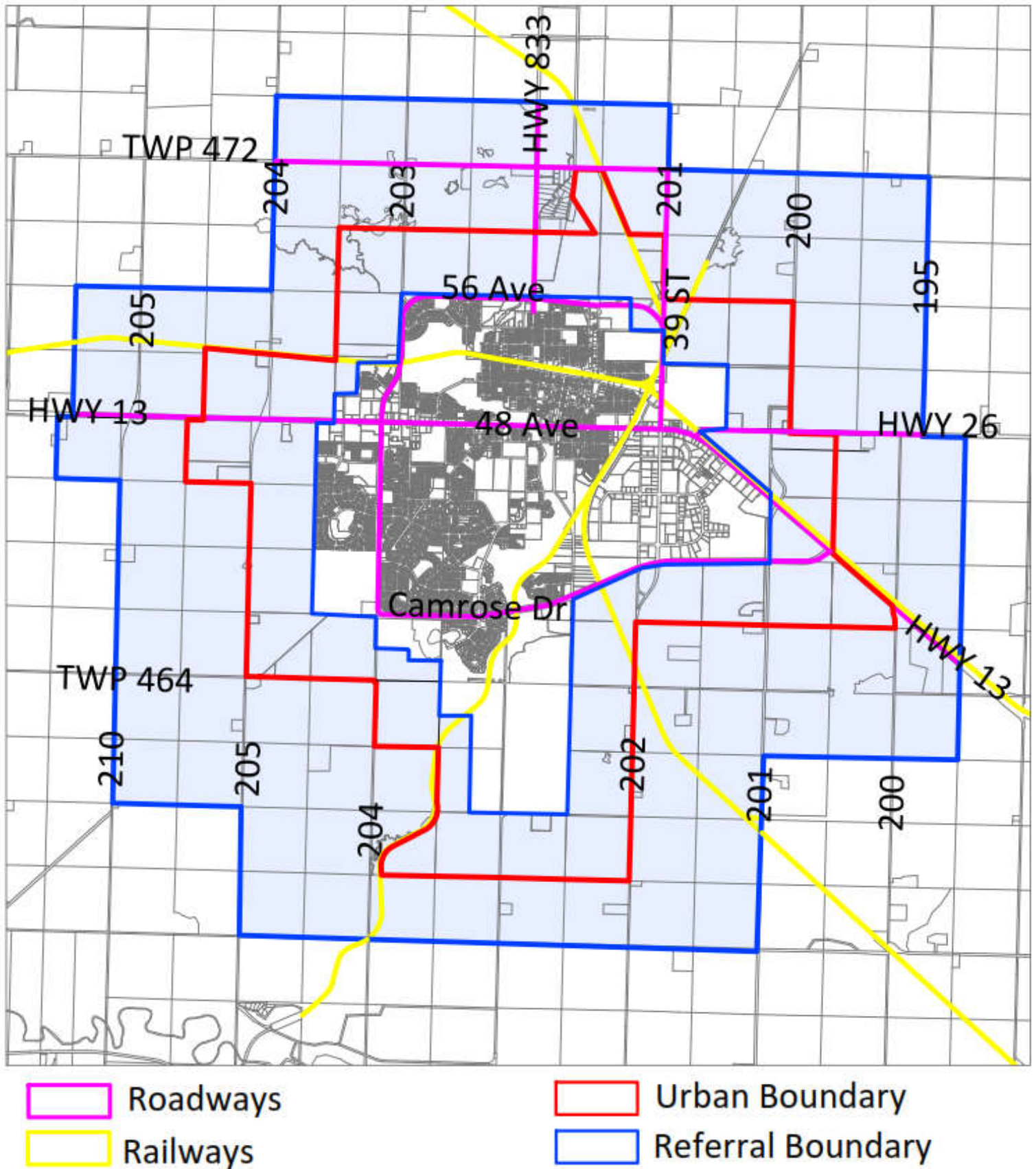
Map 7: Airport Vicinity Protection Area (AVPA)



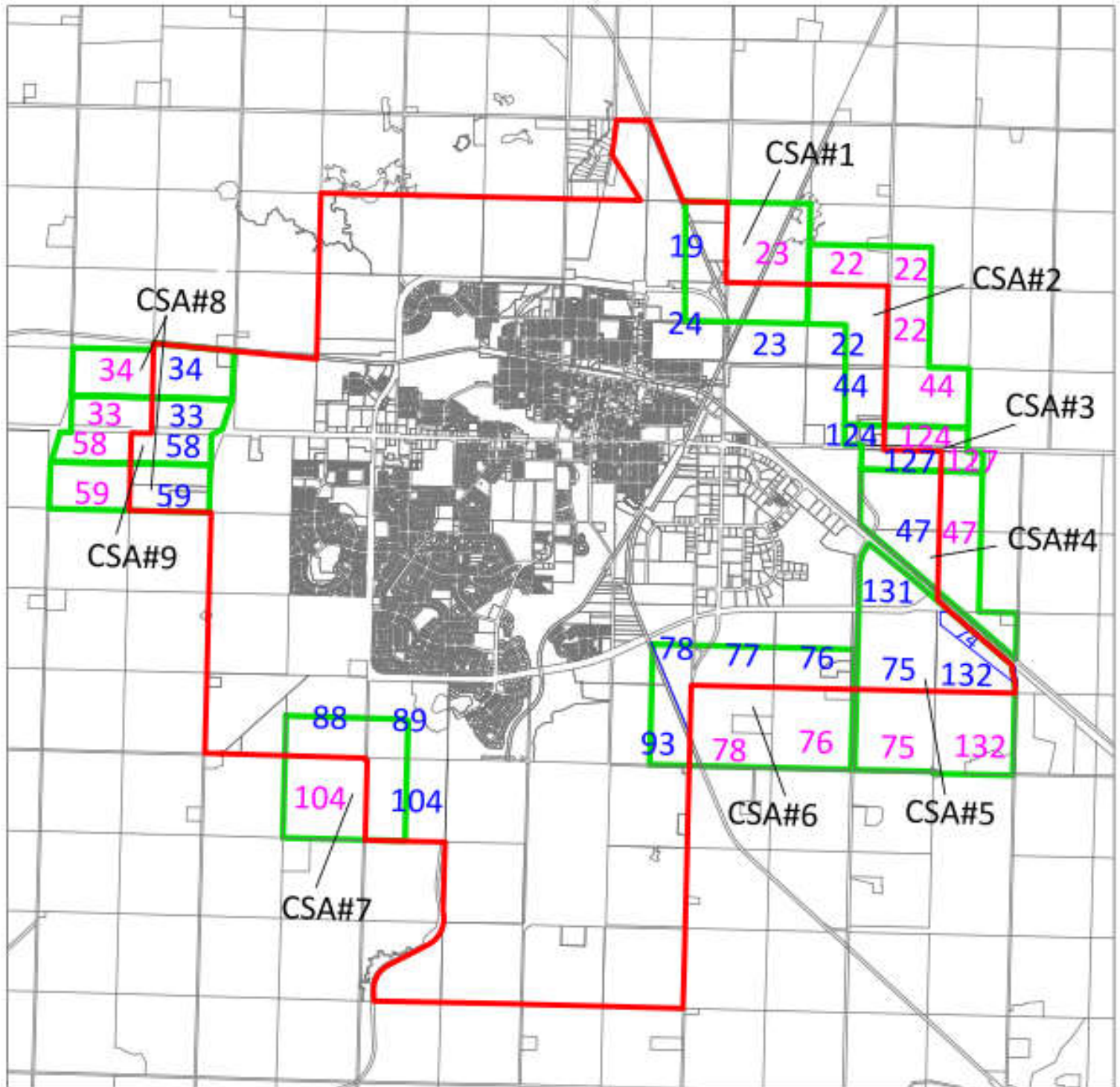
Map 8: Development Constraints



Map 9: Transportation Corridors



Map 10: Off-Site Levy Equivalencies



CSAs

Urban Boundary

City's OSL Model #

Corresponding County OSL #

Appendix A: AVPA Regulations

Planning Act

CAMROSE AIRPORT VICINITY PROTECTION AREA REGULATION

NOTE: THIS IS A DIGITAL COPY AND ALL MAPS HAVE BEEN UPDATED FOR REFERENCE. IF THERE IS ANY DISCREPANCIES IN THIS DOCUMENT, THE ORIGINAL AVPA REGULATION TAKES PRECEDENCE.

Table of Contents

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Schedules

Definitions

1(1) In this Regulation,

- (a) “airport” means the Camrose Airport within the protection area;
- (b) “airport runway” means the area of land within the airport that is unused or intended to be used for the take-off and landing of aircraft;
- (c) “airport zoning reference point elevation” means the airport zoning reference point elevation of the runway as described in Schedule 4;
- (d) “basic strip” means a basic strip as described in Schedule 4;
- (e) “Department” means the Executive Director of the Planning Branch in the Planning Services Division of the Department of Municipal Affairs;
- (f) “development” includes a proposed development;

- (g) “land use by-law” means the land use by-laws of the City of Camrose and the County of Camrose No. 22;
 - (h) “municipal corporation” means the City of Camrose and the County of Camrose No. 22;
 - (i) “NEF” means noise exposure forecast;
 - (j) “NEF Contour” means a numbered contour as shown in Schedule 2;
 - (k) “outer surface” means the outer surface as described in Schedule 4;
 - (l) “protection area” means the Camrose Airport Vicinity Protection Area described in Schedule 1 and shown in Schedule 2;
 - (m) “take-off/approach surface” means a take-off and approach surface as described in Schedule 4;
 - (n) “transitional surface” means a transitional surface as described in Schedule 4.
- (2) For the purposes of the Regulation, “accessory land use, structure or development” means a land use, structure or development that is subordinate or incidental to the major land use, structure or development, as the case may be.
- (3) For the purposes of this Regulation, a reference to a land use, structure or development may include an accessory land use, structure or development, as the case may be.

General provisions

- 2(1) This Regulation applies to a development wholly or partly within the boundary of the protection area.
- (2) All developments within the protection area are under the jurisdiction of the City of Camrose
- (a) must comply with the height limitations in section 6, and
 - (b) require a development permit except for the following:
 - (i) the carrying out of works of maintenance or repair to any building, provided that those works do not include structural alterations or major works of renovation;
 - (ii) a temporary building, the sole purpose of which is incidental to the erection or alteration of a building; for which a permit has been issued;
 - (iii) the maintenance of public works, services and utilities carried out by or on behalf of federal, provincial and municipal public authorities on land that is publicly owned or controlled.
- (3) All developments within the protection area under the jurisdiction of the County of Camrose No. 22
- (a) must comply with the height limitations in section 6, and
 - (b) require a development permit except for the following:

- (i) the carrying out of works of maintenance or repair to any buildings, provided that those works do not include structural alterations or major works of renovation;
 - (ii) the erection or construction of gates, fences, walls or other means of enclosure, and the maintenance, improvement and other alterations of any gates, fences, walls or mother means of enclosure;
 - (iii) a temporary building, the sole purpose of which is incidental to the erection or alteration of a building, for which a permit has been issued;
 - (iv) the maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial and municipal public authorities on land that is publicly owned or controlled.
- (4) The development officer for the municipal corporation shall administer this Regulation.
- (5) The development officer may issue a development permit for a development if the development conforms with this Regulation and the land use by-law of the municipal corporation.
- (6) A decision of the development appeal board shall conform with this Regulation.
- (7) The development officer and development appeal board are not precluded by this Regulation from attaching to a development permit, in accordance with the land use by-law of the municipal corporation, any conditions that do not conflict with this Regulation.

Establishment of protection area

- 3(1) The area described in Schedule 1 is established as the Camrose Airport Vicinity Protection Area.
- (2) If any discrepancy exists between the description of the protection area in Schedule 1 and the location of the protection area as shown in Schedule 2, the description in Schedule 1 prevails.

Land use

- 4(1) For the purposes of this section and Schedule 3, the protection area is divided into the following land use districts, namely,
- (a) the Airport Property District, designated A-P,
 - (b) the Airport Rural District, designated A-R, and
 - (c) the Airport Urban District, designated A-U,
- as shown in Schedule 2.
- (2) For the purposes of this section, one land use is substantially similar to another if, in the opinion of the development officer,
- (a) its intended use is the same as that of the other,
 - (b) it is no more sensitive to external noise than the other,

- (c) it does not attract birds,
 - (d) it does not generate a large amount of smoke or dust, and
 - (e) it does not exceed the height limitations in section 6.
- (3) The development officer may issue a development permit for a development that involves a land use that is designated “P” in Table 1 of Schedule 3 or is substantially similar to such a land use.
- (4) The development officer may issue a development permit for a development that involves a land use that is designated “C” followed by a number in Table 1 of Schedule 3 or is substantially similar to such a land use, and the appropriate condition specified in Table 2 of Schedule 3 is deemed to be part of the land use for the purposes of this Regulation.
- (5) The development officer shall not issue a development permit for a development that involves a land use that
- (a) is designated “NA” in Table 1 of Schedule 3 or is substantially similar to such a land use, or
 - (b) is neither listed in Table 1 of Schedule 3 nor authorized under subsection (3) or (4).
- (6) If the development officer is uncertain whether a land use is substantially similar to another land use for the purposes of subsection (3), (4) or (5), the development officer shall send a copy of the development permit application to the Department for comment.
- (7) If a development permit application is made for a development that involves a land use that, in the opinion of the development officer, may attract birds or generate large amounts of smoke or dust or both, the development officer shall send a copy of the application to the Department for comment.

Accessory land use

5(1) If a development permit application is made for a development that involves an accessory land use, structure or development that, in the opinion of the development officer,

- (a) is more sensitive to external noise than the major land use, structure or development,
- (b) attracts birds, or
- (c) generates a large amount of smoke or dust or both,

the development officer shall send a copy of the development permit application to the Department for comment.

Height limitations

6(1) The development officer may issue a development permit for a development if no point of the development will exceed the height of any of the following surfaces:

- (a) the take-off/approach surfaces;

(b) the transitional surfaces.

(2) For the purposes of this section,

(a) if the development is a railway, the highest point of the development shall be deemed to be 6 meters higher than the actual height of the rails, and

(b) if the development is a highway or public roadway, the highest point of the development shall be deemed to be 4.5 meters higher than the actual height of the part of the highway or public roadway on which vehicles travel.

(3) If a development permit application is made for a development whose highest point will penetrate the outer surface, the development officer shall send a copy of the application to the Department for comment.

Electronic facilities

7(1) If a development permit application is made for a development located wholly or partly within an electronic facilities restricted area, the development officer shall send a copy of the application to the Department for comment.

(2) The development officer shall send a copy of a development permit application to the Department for comment if

(a) the application is made for a development located wholly or partly within the contour lines shown in Schedule 6, and

(b) the development officer is satisfied that the highest point of the development will exceed the maximum height limitations indicated in Schedule 6.

(3) In subsection (1), “electronic facilities restricted area” means the restricted area around each electronic facility as shown in Schedule 6.

(4) For the purposes of subsection (2)(b),

(a) if the location of a development lies between 2 numbered contours shown in Schedule 6, the maximum height limitation applicable to the development is the height limitation represented by the lower of the 2 numbered contours, and

(b) if the location of a development lies between a numbered contour and the boundary of the protection area shown in Schedule 6, the maximum height limitation applicable to the development is the height limitation represented by the numbered contour.

Referral for comment

8(1) If a copy of an application is sent to the Department for comment, the development officer or the development appeal board may issue a development permit only if

(a) a comment has been received from the Department, or

- (b) no response is received by the end of the 30-day period following the date on which the copy was acknowledged as having been received by the Department.
- (2) If a copy of an application is sent to the Department for comment, the development officer or the development appeal board shall consider the response, if any.
- (3) If the development officer is required under this Regulation to send a copy of an application for a development permit to the Department and has not done so, the development appeal board, on receipt of an appeal on the matter, shall send a copy of the application to the Department not later than 14 days prior to the board's holding a public hearing respecting the appeal.

Amendment

- 9(1) If a municipal corporation applies to the Minister for an amendment to this Regulation, the Minister may refer the matter to the Alberta Planning Board and the Board, after any public hearing or meetings that it considers necessary, shall report to the Minister with respect to the application.

Application

- 10(1) This Regulation does not apply to

- (a) a development in respect of which a development permit application was submitted before the date on which this Regulation comes into force, or
- (b) a development exempted from requiring a development permit before the date on which this Regulation comes into force.

Coming into force

- 11 *This Regulation comes into force on the date on which it is published in the Alberta Gazette.*

SCHEDULE 1

CAMROSE AIRPORT VICINITY PROTECTION AREA

The Camrose Airport Vicinity Protection Area consists of the land described below:

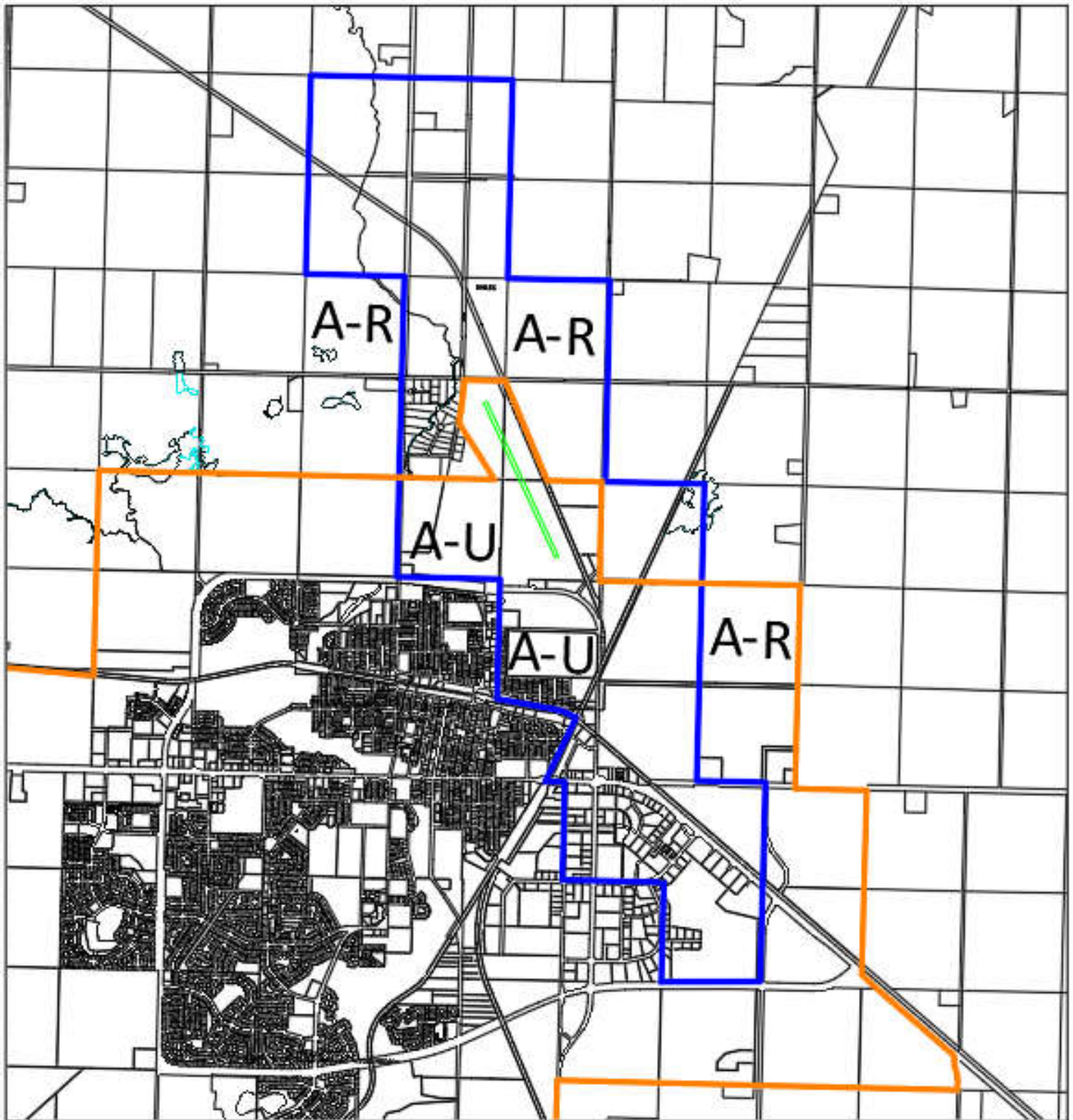
The Camrose Airport Vicinity Protection Area consists of the land described below:

in township 47, range 20, west of the 4th meridian:

all that portion of land in the south-west quarter of section 23 that lies to the west of railway plan 1977 Z;
south-east quarter of section 22;
east half of section 15;
section 14;
north-east quarter of section 10;
section 11;
west half of section 12;
section 1;
all the land within the City of Camrose in section 2 that lies to the east of government road allowance (53 st),

north of the east-west laneway (extension east of 55 ave) as shown on plan 762 0345,
east of 50 St. as shown on plans 762 0345 and 4155HW,
north of Edgell Ave (53 ave) as shown on plan 4727S,
east of Shelton St. (47 st) as shown on plan 4727S,
south of North Railway Ave (52 ave) as shown on plan 4727S,
east of the extension northerly – across the station grounds – of Paulson St. (48 st) as shown on plan XXVIII,
north of 51 ave as shown on plan XXVIIC,
north of 51 ave as shown on plans 2751RS, 579MC and 872 1721,
east of the Canadian National Railway as shown on railway plan 2974EO,
north of road (48 ave) as shown on road plan 1086JY,
west of the western boundary of section 1, and
south of the southern boundary of section 11.
In township 46, range 20, west of the 4th meridian:
All the land within the north half of section 35.

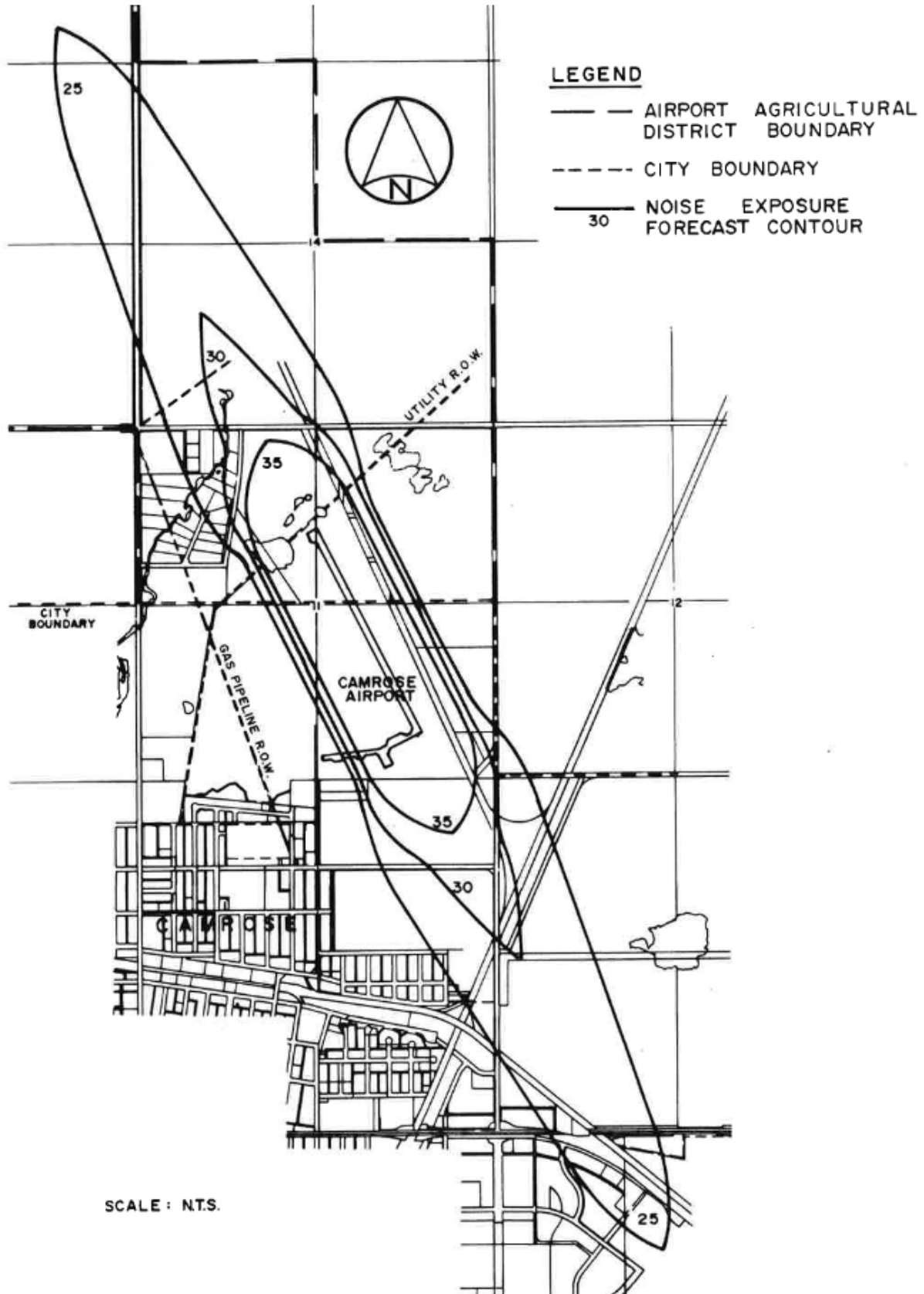
Schedule 2 – Land Use District Map



Land Use

- Urban Boundary
- AVPA Boundary

Schedule 2 – NEF Contours



SCHEDULE 3

LAND USE IN RELATION TO NOISE EXPOSURE FORECAST AREAS

1 In this Schedule,

- (a) “C” followed by a number, where it appears in one of the NEF area columns in Table 1 opposite a particular land use, means that the land use is subject to the conditions set out in Table 2 bearing the same letter and number.
- (b) “NA”, where it appears in one of the NEF area columns in Table 1 opposite a particular land use, means that the land use is not allowed in the NEF area;
- (c) “NEF 25 – Area” means the NEF area that lies between the 25 NEF Contour and the boundary of the protection area;
- (d) “NEF 25-30 Area” means the NEF area that lies between the 25 NEF Contour and the 30 NEF Contour;
- (e) “NEF 30-35 Area” means the NEF area that lies between the 30 NEF Contour and the 35 NEF Contour;
- (f) “NEF 35-40 Area” means the NEF area that lies between the 35 NEF Contour and the 40 NEF Contour;
- (g) “NEF 40+ Area” means the NEF area enclosed by the 40 NEF Contour;
- (h) “P” where it appears in one of the NEF area columns in Table 1 opposite a particular land use, means that the land use in that NEF area is unconditionally permitted by this Regulation;
- (i) “residential replacement or infill” means a new residential development that does not exceed the intensity of use designated for the site in the land use by-law of the municipal corporation before the coming into force of this Regulation and
 - a. That will replace a residential development that has been demolished or destroyed, or
 - b. That is to be built on a lot that, before the coming into force of this Regulation, is
 - i. registered under the *Land Titles Act*, and
 - ii. designated for residential development in a statutory plan.

2 Developments existing before the coming into force of this Regulation shall be deemed to comply with the exterior acoustic insulation requirements set out in this Schedule.

SCHEDULE 3

TABLE 1

LAND USE IN RELATION TO NOISE EXPOSURE

FORECAST AREAS

The performance criteria utilized to determine permitted and conditional land uses are as follows:

1. uses that involve continuous human occupancy (e.g. residential use)
 - conditional approval (C1) above the 25 NEF Contour
 - not permitted above the 30 NEF Contour
2. uses than involve continuous human occupancy but comprise residential replacement or infill
 - conditional approval (C1) above the 25 NEF Contour
3. uses than involve temporary medium term human occupancy where the majority of people occupy the space for an 8-hour work period (employee oriented)
(e.g. commercial/office uses, restaurants and hotels)
 - conditional approval (C1) above the 30 NEF Contour
 - not permitted above the 40 NEF Contour
4. uses than involve temporary short term human occupancy where the majority of people occupy the space temporarily (customer oriented)
(e.g. drive-in restaurants, vehicle and equipment sales)
 - not permitted above the 40 NEF Contour
5. uses than involve the indoor assembly of people
(e.g. clubs, fraternal organizations)
 - conditional approval (C1) above the 30 NEF Contour
 - not permitted above the 40 NEF Contour
6. uses that involve outdoor recreation
 - conditional approval (C3) above the 30 NEF Contour
7. uses that involve outdoor accommodation
(e.g. camping, RV trailer park)
 - not permitted above the 35 NEF Contour
8. uses that may attract birds or produce large quantities of smoke, dust or both
 - referral required (C2)
9. uses that, because of their nature, are not adversely affected by external noise due to limited or no human occupancy or sufficient internal noise generation.
 - Permitted
10. uses that may be adversely affected by external noise but do not involve human occupancy (e.g.) kennel, fur farm)
 - referral required (C2) above the 25 NEF Contour
11. other uses require specific determination of noise compatibility or other applicable matters
 - referral required (C2)

The Airport Property District (A-P) refers to the area within the airport boundary.

Land Use	Performance Criteria	Noise Exposure Forecast Areas				
		NEF 25 Area	NEF 25-30 Area	NEF 30-35 Area	NEF 35-40 Area	NEF 40+ Area
Airport Use						
Airport related use	9	P	P	P	P	P
Extensive agriculture	9	P	P	P	P	P

Airport Rural District (A-R)

The Airport Rural District (A-R) refers to the area within the AVPA boundary that reflects the rural municipal corporation's land use districts.

Land Use	Performance Criteria	Noise	Exposure	Forecast	Areas	
		NEF 25 Area	NEF 25-30 Area	NEF 30-35 Area	NEF 35-40 Area	NEF 40+ Area
Agricultural Use						
Extensive Ag.	9	P	P	P	P	P
Horticultural greenhouse	9	P	P	P	P	P
Intensive animal operation	8	C2	C2	C2	C2	C2
Market gardening	9	P	P	P	P	P
Commercial Use						
Auto sales & service	4	P	P	P	P	NA
Auto wreckage site	9	P	P	P	P	P
Car wash	9	P	P	P	P	P
Clinic, medical office & health service	3	P	P	C1	C1	NA
Convenience store	4	P	P	P	P	NA
Drive-in Theatre	8	C2	C2	C2	C2	C2
Garden centre	4	P	P	P	P	NA
Home occupation	Treat As Accessory Use					
Kennel	10	P	C2	C2	C2	C2
Motel/hotel	3	P	P	C1	C1	NA
Parking facility	9	P	P	P	P	P
Radio comm, transmission & servicing facility	11	C2	C2	C2	C2	C2
Restaurant	3	P	P	C1	C1	NA
Service station	4	P	P	P	P	NA
Tavern, beverage room, cabaret/cocktail lounge	3	P	P	C1	C1	NA
Industrial Use						
Cartage/freighting/trucking yard	9	P	P	P	P	P
Chemical product plant	8	C2	C2	C2	C2	C2
Feed mill	8	C2	C2	C2	C2	C2
Fertilizer, bulk fuel sales/storage	9	P	P	P	P	P
Gas/oil/utility installation	9	P	P	P	P	P
Grain elevator	8	C2	C2	C2	C2	C2
Light industrial facility:						
Office or lab	3	P	P	C1	C1	NA
Other	9	P	P	P	P	P
Manufacturing asphalt	8	C2	C2	C2	C2	C2
Oil/gas processing plant	8	C2	C2	C2	C2	C2
Ready mix concrete plant	8	C2	C2	C2	C2	C2

Sand/gravel/mineral working	8	C2	C2	C2	C2	C2
Seed cleaning plant	8	C2	C2	C2	C2	C2
Public/Semi Public Use						
Church	5	P	P	C1	C1	NA
Community centre	5	P	P	C1	C1	NA
Hospital/nursing home	1	P	C1	NA	NA	NA
Library	3	P	P	C1	C1	NA
Supplemental natural bird habitat	8	C2	C2	C2	C2	C2
Public incinerator	8	C2	C2	C2	C2	C2
Sanitary landfill site	8	C2	C2	C2	C2	C2
School	3	P	P	C1	C1	NA
Thermal electric plant	8	C2	C2	C2	C2	C2
Recreational Use						
Archery range	11	C2	C2	C2	C2	C2
Arena/swimming pool	5	P	P	C1	C1	NA
Campground	7	P	P	P	NA	NA
Golf course	6	P	P	C3	C3	C3
Gun club	11	C2	C2	C2	C2	C2
Public park	6	P	P	C3	C3	C3
RV parking facility	7	P	P	P	NA	NA
Residential Use						
Country residential	1	P	C1	NA	NA	NA
Mobile home	1	P	C1	NA	NA	NA
Mobile home park	1	P	C1	NA	NA	NA
Residential	1	P	C1	NA	NA	NA
Residential replacement and infill	2	P	C1	C1	C1	C1

Airport Urban District (A-U)

The Airport Urban District (A-U) refers to the area within the AVPA boundary that reflects the urban municipal corporation's land use districts.

Land Use	Performance Criteria	Noise	Exposure	Forecast	Areas	
		NEF 25 Area	NEF 25-30 Area	NEF 30-35 Area	NEF 35-40 Area	NEF 40+ Area
Agricultural Use						
Extensive agriculture	9	P	P	P	P	P
Intensive livestock	8	C2	C2	C2	C2	C2
Market garden	9	P	P	P	P	P
Commercial Use						
Abattoir	8	C2	C2	C2	C2	C2
Auto wrecker	9	P	P	P	P	P
Automotive sales/service	4	P	P	P	P	NA
Bank/credit union/trust co.	3	P	P	C1	C1	NA
Bus depot	4	P	P	P	P	NA
Clinic, medical office & health service	3	P	P	C1	C1	NA
Convenience store	4	P	P	P	P	NA
Creamery	3	P	P	C1	C1	NA
Daycare facility/nursery	3	P	P	C1	C1	NA
Drive-in theatre	8	C2	C2	C2	C2	C2
Funeral home	5	P	P	C1	C1	NA
Garden centre	4	P	P	P	P	NA
Hatchery	8	C2	C2	C2	C2	C2
Home occupation	Treat as secondary use					
Kennel	10	P	C2	C2	C2	C2
Laundry/dry cleaner	4	P	P	P	P	NA
Liquor store	4	P	P	P	P	NA

Lumber yard	9	P	P	P	P	P
Machinery sales & service shop	4	P	P	P	P	NA
Motel/hotel	3	P	P	C1	C1	NA
Parking facility	9	P	P	P	P	P
Plumbing shop	4	P	P	P	P	NA
Professional, financial & general office	3	P	P	C1	C1	NA
Restaurant	3	P	P	C1	C1	NA
Retail sales & service shop	3	P	P	C1	C1	NA
TV/radio/appliances sales & repair service	4	P	P	P	P	NA
Service station	4	P	P	P	P	NA
Shopping centre	3	P	P	C1	C1	NA
Tavern, beverage room, cabaret, cocktail lounge	3	P	P	C1	C1	NA
Theatre	5	P	P	C1	C1	NA
Trade workshop	4	P	P	P	P	NA
Veterinary clinic	10	P	C2	C2	C2	C2
Industrial Use						
Bulk/fuel/oil/fertilizer sales & storage	9	P	P	P	P	P
Cartage/freighting and trucking yard	9	P	P	P	P	P
Chemical product plant	8	C2	C2	C2	C2	C2
Feed mill	8	C2	C2	C2	C2	C2
Grain elevator	8	C2	C2	C2	C2	C2
Gravel & sand pit	8	C2	C2	C2	C2	C2
Light industrial facility						
- office or lab	3	P	P	C1	C1	NA
- other	9	P	P	P	P	P
Manufacturing & processing operation	8	C2	C2	C2	C2	C2
Asphalt manufacturing	8	C2	C2	C2	C2	C2
Oil & gas plant	8	C2	C2	C2	C2	C2
Raw material processing plant	8	C2	C2	C2	C2	C2
Ready mix concrete plant	8	C2	C2	C2	C2	C2
Seed cleaning plant	8	C2	C2	C2	C2	C2
Warehousing	9	P	P	P	P	P
Public/Semi Public Use						
Cemetery/crematorium	9	P	P	P	P	P
Church	5	P	P	C1	C1	NA
Community centre	5	P	P	C1	C1	NA
Fraternal lodge	5	P	P	C1	C1	NA
Hospital/nursing home	1	P	C1	NA	NA	NA
Library	3	P	P	C1	C1	NA
Natural bird habitat	8	C2	C2	C2	C2	C2
Public incinerator	8	C2	C2	C2	C2	C2
Pumping station	9	P	P	P	P	P
Sanitary landfill site	8	C2	C2	C2	C2	C2
Sanitorium	1	P	C1	NA	NA	NA
School/college	3	P	P	C1	C1	NA
Thermal electric plant	8	C2	C2	C2	C2	C2
Tourist information booth	4	P	P	P	P	NA
Water reservoir	8	C2	C2	C2	C2	C2
Recreational Use						
Archery range	11	C2	C2	C2	C2	C2
Arena/swimming pool	5	P	P	C1	C1	NA
Band shell	6	P	P	C3	C3	C3
Campground	7	P	P	P	NA	NA
Club house	5	P	P	C1	C1	NA
Community league building	6	P	P	C3	C3	C3
Golf course	6	P	P	C3	C3	C3
Jogging trail	6	P	P	C3	C3	C3
Outdoor sports facility	6	P	P	C3	C3	C3

Playground	6	P	P	C3	C3	C3
Public park	6	P	P	C3	C3	C3
RV parking facility	7	P	P	P	NA	NA
Residential use						
Apartment	1	P	C1	NA	NA	NA
Boarding/lodging house	1	P	C1	NA	NA	NA
Basement suite	Accessory use					
Duplex	1	P	C1	NA	NA	NA
Group care facility	1	P	C1	NA	NA	NA
Mobile home	1	P	C1	NA	NA	NA
Mobile home park	1	P	C1	NA	NA	NA
Residential replacement and infill	2	P	C1	C1	C1	C1
Rowhouse	1	P	C1	NA	NA	NA
Single family dwelling	1	P	C1	NA	NA	NA

SCHEDULE 3

TABLE 2

LAND USE CONDITIONS

- C1 Construction shall conform to the exterior acoustic insulation requirements of Part 11 of the Alberta Building Code 1990 declared in force by the *Alberta Building Regulation, 1991* (Alta. Reg. 109/91) for those NEF areas other than the NEF 25 – Area unless otherwise stated in this Regulation. Where this condition is specified, the development officer shall indicate on the development permit the noise contours between which the proposed development site would be located for reference of the building inspector at the time the building permit application is filed.
- C2 A copy of the application must be sent to the Department for comment before the development officer decides whether or not a development permit will be issued.
- C3 The development shall not include permanent seating facilities for more than 12 spectators.

SCHEDULE 4

HEIGHT LIMITATIONS

CAMROSE AIRPORT VICINTIY PROTECTION AREA

Basic strip

1 The basic strip is a rectangular area measured 60 metres out from each end of the runway, 75 metres on each side of the centre line of the runway and with a total length of 1491.8 metres.

Take-off/approach surfaces

2 There are take-off/approach surfaces abutting and extending out from each end of the basic strip and in each case the surface is an imaginary surface consisting of an inclined plane

- (a) the commencement of which coincides with the end of the basic strip,
- (b) that rises at a slope ratio of 1:40 (2.5%) measured from the end of the basic strip,
- (c) that diverges outward on each side as it rises, at a rate of 15% measured from the respective projected sides of the basic strip, and
- (d) that ends at its intersection with the outer surface.

Transitional surfaces

3 There is a transitional surface associated with each side of the basic strip, and in each case the transitional surface is an imaginary surface consisting of an inclined plane that

- (a) commences at and abuts the sides of the basic strip,
- (b) rises at a slope ratio of 1:7 (14.3%) from an elevation at the centre point of the runway opposite the proposed development, and measured from the sides of the basic strip, and
- (c) ends at its intersection with the outer surface and the take-off/approach surfaces.

Airport zoning reference point elevation

4 The airport zoning reference point elevation is the elevation used to establish the height of the outer surface and for the purpose of this Regulation is deemed to be 737.6 metres above sea level.

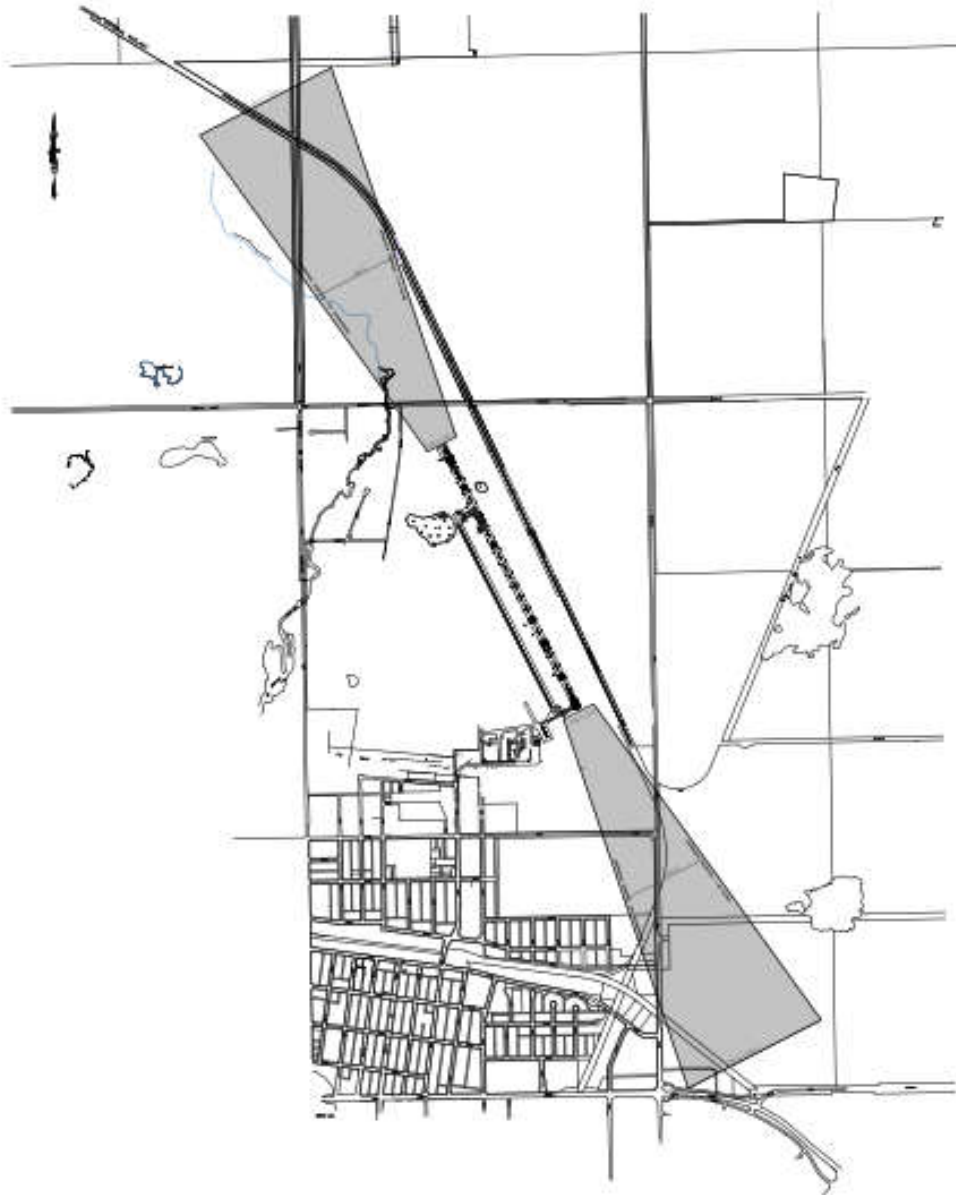
Outer surface

5 The outer surface of the protection area is an imaginary common plane established at a constant elevation of 45 metres above the airport zoning reference point elevation and extending to the boundary of the protection area.

General

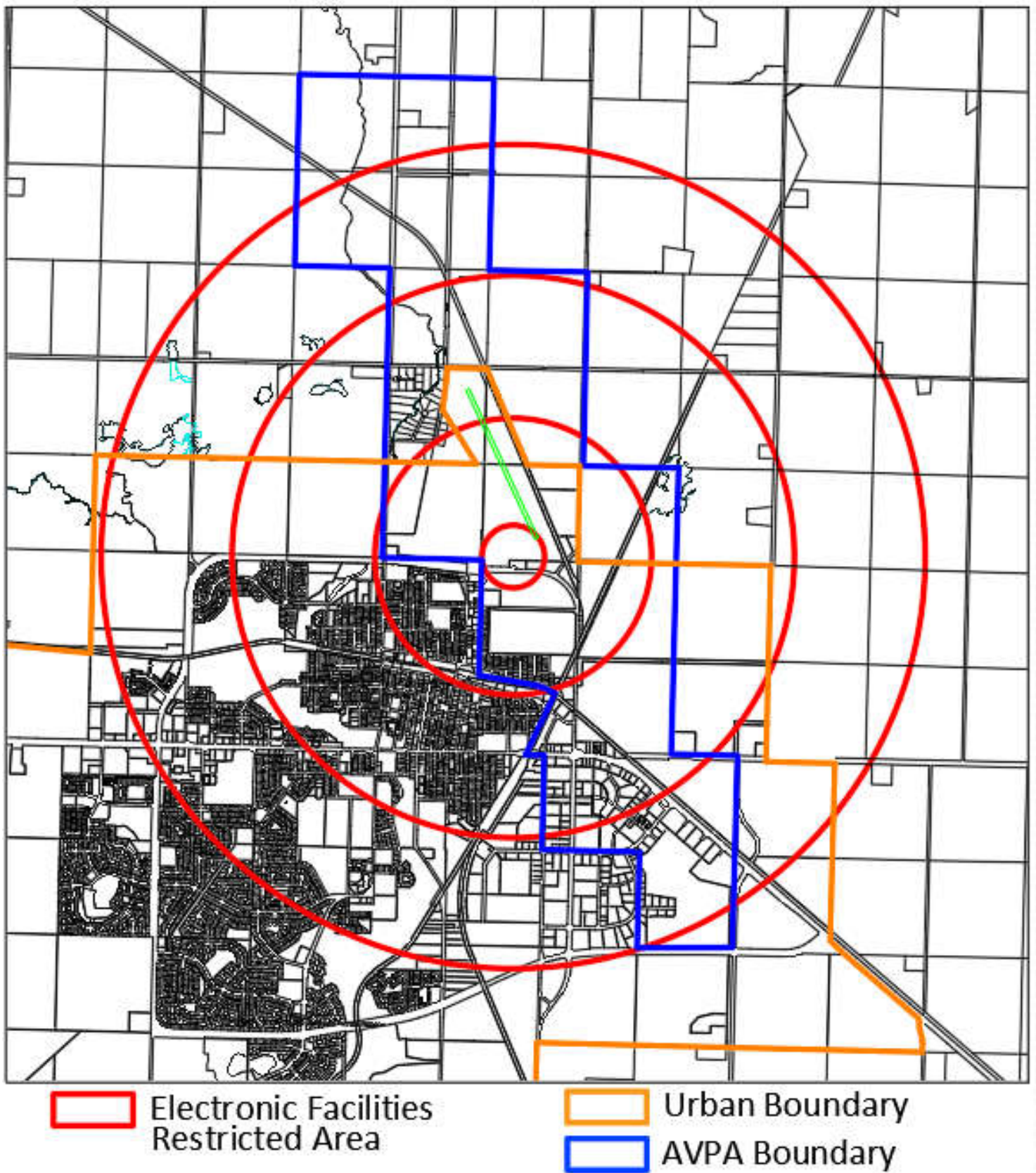
6 The area locations of the take-off/approach surfaces and transitional surfaces are represented on the map shown in Schedule 5, but if any discrepancy exists between the description of the take-off/approach surfaces or transitional surfaces in this Schedule and their location on the map in Schedule 5, the description in this Schedule prevails.

Schedule 5 – Height Limitation Map



HEIGHT LIMITATION MAP - AVPA - SCHEDULE 5
1:10,000

Schedule 6 – Electronic Facilities Protection Map



Appendix B: Hierarchy of Plans



Appendix C: MGB Annexation Principles

BOARD ORDER NO. MGB 123/06 ANNEXATION PRINCIPLES

In the absence of criteria authorized by section 76 of the Act and in order to deal with the various issues raised by the affected parties, the landowners and the interest groups, the MGB has developed a series of annexation principles. The MGB has developed these principles from the examination of the annexation provisions in the Act, the Provincial Land Use Policies and previous annexation orders and recommendations. These principles are based on significant annexation decisions prior to 1995 and a total of nearly 170 annexations processed since the introduction of the 1995 Municipal Government Act. In summary, these principles include the following:

1. Annexations that provide for intermunicipal cooperation will be given considerable weight. Cooperative intermunicipal policies in an intermunicipal development plan will be given careful consideration, weight and support so long as they do not conflict with Provincial policies or interests.
2. Accommodation of growth by all municipalities (urban or rural) must be accomplished without encumbering the initiating municipality and the responding municipality's ability to achieve rational growth directions, cost effective utilization of resources, fiscal accountability and the attainment of the purposes of a municipality described in the Act.
3. An annexation or annexation conditions should not infringe on the local autonomy given to municipalities in the Act unless provisions of the Act have been breached or the public interest and individual rights have been unnecessarily impacted.
4. An annexation must be supported by growth projections, availability of lands within current boundaries, consideration of reasonable development densities, accommodation of a variety of land uses and reasonable growth options within each municipality (initiating and responding municipality).
5. An annexation must achieve a logical extension of growth patterns, transportation and infrastructure servicing for the affected municipalities.
6. Each annexation must illustrate a cost effective, efficient and coordinated approach to the administration of services.
7. Annexations that demonstrate sensitivity and respect for key environmental and natural features will be regarded as meeting provincial land use policies.
8. Coordination and cost effective use of resources will be demonstrated when annexations are aligned with and supported by intermunicipal development plans, municipal development plans, economic development plans, transportation and utility servicing plans and other related infrastructure plans.
9. Annexation proposals must fully consider the financial impact on the initiating and responding municipality.
10. Inter-agency consultation, coordination and cooperation is demonstrated when annexations proposals fully consider the impacts on other institutions providing services to the area.
11. Annexation proposals that develop reasonable solutions to impacts on property owners and citizens with certainty and specific time horizons will be given careful consideration and weight.
12. Annexation proposals must be based on effective public consultation both prior to and during any annexation hearing or proceedings.
13. Revenue sharing may be warranted when the annexation proposal involves existing or future special properties that generate substantive and unique costs to the impacted municipality(s) as part of the annexation or as an alternative to annexation.
14. Annexation proposals must not simply be a tax initiative. Each annexation proposal must have consideration of the full scope of costs and revenues related to the affected municipalities. The financial status of the initiating or the responding municipality(s) cannot be affected to such an

extent that one or the other is unable to reasonably achieve the purposes of a municipality as outlined in section 3 of the Act. The financial impact should be reasonable and be able to be mitigated through reasonable conditions of annexation.

15. Conditions of annexation must be certain, unambiguous, enforceable and be time specific.

Appendix D: Enabling Legislation

This Plan is prepared and adopted pursuant to the *Municipal Government Act* which provides that:

Intermunicipal development plans

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

(1.1) Despite subsection (1), the Minister may, by order, exempt one or more councils from the requirement to adopt an intermunicipal development plan, and the order may contain any terms and conditions that the Minister considers necessary.

(1.2) Two or more councils of municipalities that are not otherwise required to adopt an intermunicipal development plan under subsection (1) may, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.

(2) An intermunicipal development plan

(a) must address

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

And

(b) must include

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

Appendix E: Plan History and Process

PLAN HISTORY

The Municipalities adopted the first Intermunicipal Development Plan in 2010. The plan focused on creating development zones separating areas that would be serviced and those that would be unserviced. The boundaries of the serviced areas were based on the City of Camrose 2006 Growth Study 50 year growth plan and the approximately 2-mile referral area around the City aligned with the County's Municipal Development Plan's 2 mile notification area and historic planning documents dating back to the Battle River Regional Plan in 1982.

In 2014, Council's agreed that small updates to the plan were required. These were primarily administrative in nature addressing how the Committee operates, timeline for plan review, and committee membership and clarification of specific clauses. The other change added Highway 26 as a Highway Corridor.

In 2019, it was determined that the IDP needed a more extensive review to clarify interpretation, redefine the coordinated service areas and referral areas, and add sections on annexation.

The Committee met several times with a mediator, and tasked administration to review the existing growth and master plans to draft a revision of the document. The draft was circulated to the public and a joint public hearing was held to receive community feedback.

PLAN PROCESS

1. The City and County continue to recognize the importance of a coordinated approach to planning and development in building a strong community and agree that a shared plan helps guide growth to balance their individual and collective needs.
2. The CIC decided that a complete rewrite on the IDP was not necessary and tasked administration from both municipalities to draft the IDP.
3. After the draft IDP was agreed to in principle by the CIC, it was circulated to the Public through a Public Open House, prior to revisions being made.
4. After the Public Open House was held, amendments were made and the document was presented to both Councils for first reading. Then a Joint Public Hearing was held prior to finalizing the new Intermunicipal Development Plan.
5. The public consultation process satisfied the requirements of Section 636 of the Act with respect to the preparation of statutory plans.

Appendix F: Land Use Bylaw Information

Camrose County Land Use Bylaw 1373 - General Agriculture District

Permitted	Discretionary
<ul style="list-style-type: none"> • Accessory Buildings • Agriculture • Forestry and Tree Farming • Home Business, Minor* • Home Office • Intensive Agricultural Operations* • Intensive Livestock Operation* • Public Parks, Playgrounds & Recreational Facilities • Public Utilities • Residence, Manufactured • Residence, Modular • Residence, Ready to move • Residence, Site Built • Shipping Containers/Seacans • Small WECS • Water Storage and Treatment Sites* 	<ul style="list-style-type: none"> • Agricultural Industrial Uses • Airstrips • Bed and Breakfast Operations • Cemeteries • Community Halls • Confined Feeding Operation • Educational Facilities • Fertilizer storage, blending and sales • Guest Ranch Operations • Hangars, control tower, terminal building, maintenance shops • Home Business, Major • Horse Riding, training & boarding stables • Industrial, commercial, and storage uses which benefit from or contribute to airport operations • Kennels • Landfill Sites • Moved-In Buildings (non-residential) • Natural Resource Extraction • Public or Quasi-Public Uses • Religious Institutions • Residence, Pre-existing moved onto site • Rodeo Grounds • Runways & Taxiways • Second Residence • Sewage Treatment Lagoons • Solar Farm • Transfer Stations • Veterinary Clinics • Wind Energy Farm

* are permitted use permits that must be circulated to the City, who have 5 business days to review per 6.2.4.1.

City of Camrose Land Use Bylaw 2929-17 – Urban Services District

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">• Bed and Breakfast• Campground, Special Event• Kennel• Day Care Facility• Family Day Home• Greenhouse and Market Garden• Home Occupation• Home Office• Mobile Home• Pet Service• Recreation Facility, Outdoor• Secondary Suite• Single• Detached Dwelling• Utility Structure	<ul style="list-style-type: none">• Agriculture• Animal Hospital• Campground

Appendix G: Limited Agricultural Uses

Building size shall not exceed 3252m² (35,000ft²). This excludes buildings that do not require a building permit under the Alberta Building Code.

Camrose County Land Use Bylaw 1373 - General Agriculture District

Permitted	Discretionary
<ul style="list-style-type: none">• Accessory Buildings• Agriculture• Forestry and Tree Farming• Home Business, Minor• Home Office• Public Parks, Playgrounds & Recreational Facilities• Public Utilities• Residence, Manufactured• Residence, Modular• Residence, Ready to move• Residence, Site Built• Shipping Containers/Seacans• Small WECS• Water Storage and Treatment Sites	<ul style="list-style-type: none">• Agricultural Industrial Uses• Airstrips**• Bed and Breakfast Operations• Cemeteries• Community Halls• Educational Facilities• Fertilizer storage and blending• Guest Ranch Operations• Home Business, Major**• Horse Riding, training & boarding stables• Intensive Agricultural Operations• Kennels• Moved-In Buildings (non-residential)• Public or Quasi-Public Uses• Religious Institutions• Residence, Pre-existing moved onto site• Rodeo Grounds• Second Residence• Solar Farm**• Veterinary Clinics• Wind Energy Farm

Note: Any use with ** behind it has additional limitations beyond those listed within the Camrose County Land Use Bylaw. Additional information is on the next page.

Building development shall not exceed 3252m² (35,000ft²). This excludes buildings that do not require a building permit under the Alberta Building Code.

City of Camrose Land Use Bylaw 2929-17 – Urban Services District

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Bed and Breakfast • Campground, Special Event • Kennel • Day Care Facility • Family Day Home • Home Occupation • Home Office • Mobile Home • Pet Service • Recreation Facility, Outdoor • Secondary Suite • Single • Detached Dwelling • Utility Structure 	<ul style="list-style-type: none"> • Agriculture • Animal Hospital • Campground • Greenhouse and Market Garden**

Note: Any use with ** behind it has additional limitations beyond those listed within the City of Camrose Land Use Bylaw. Additional information is below.

Intensive Agricultural Operations

Changed from a permitted to a discretionary use within the residential (yellow) referral area on Map 5: Growth Type up to a maximum of 3252m² (35,000ft²).

Greenhouse and Market Garden

Changed from a permitted to a discretionary use within the residential (yellow) referral area on Map 5: Growth Type.

Airstrips

Airstrips are limited to temporary airstrips with a grass, gravel or similar base. Hardsurfaced airstrips will not be allowed within the residential (yellow) referral area on Map 5: Growth Type.

Home Business, Major

No more than 19 non-resident staff at any time.

Solar Farms

No more than 10 hectares (25 acres) of groundcover.

Appendix H: Stormwater Management Requirements

The developer must:

- a) demonstrate that runoff will be retained on-site and released at a rate equivalent to the capacity of the downstream system
 - i. 35L/sec/ha for areas serviced by an existing City storm sewer system, or
 - ii. 5 L/sec/ha for areas not serviced by a City storm sewer systemfor all storm events up to and including the 24-hour, 1:100 year storm event,
- b) ensure no drainage from anywhere on the site is directed onto adjacent private properties, but that storm overflows are directed to public property or along a drainage easement, registered with the Province of Alberta in the name of the applicable municipality,
- c) obtain municipal approval of their stormwater management plan,
- d) implement the required changes on site within 1 year of approval, and
- e) provide the municipality with confirmation within 1 year of the approval date.

Appendix I: Off-Site Levy Equivalencies

CSA	OSL		Transportation	Water	Sanitary	Storm	Total	Without Water & Sanitary
	Area							
1	19^		\$14,153.00	\$6,576.00	\$172,393.00	\$8,350.00	\$201,472.00	\$22,503.00
1	23		\$14,153.00	\$6,576.00	\$12,542.00	\$8,350.00	\$41,621.00	\$22,503.00
1	24^		\$4,718.00	\$2,192.00	\$43,761.00	\$1,932.00	\$52,603.00	
2	22		\$14,153.00	\$6,576.00	\$75,838.00	\$8,350.00	\$104,917.00	
2	44		\$14,153.00	\$6,576.00	\$21,136.00	\$8,350.00	\$50,215.00	
3	124		\$14,153.00	\$6,576.00	\$21,136.00	\$5,736.00	\$47,601.00	
3	127		\$14,153.00	\$6,576.00	\$19,668.00	\$5,736.00	\$46,133.00	
4	47		\$14,153.00	\$6,576.00	\$21,136.00	\$5,736.00	\$47,601.00	
5	74^		\$18,871.00	\$6,576.00	\$11,244.00	\$22,249.00	\$58,940.00	
5	75		\$14,153.00	\$6,576.00	\$25,934.00	\$27,102.00	\$73,765.00	
5	131^		\$14,153.00	\$6,576.00	\$19,688.00	\$5,736.00	\$46,132.00	
5	132		\$14,153.00	\$6,576.00	\$17,588.00	\$22,249.00	\$60,566.00	
6	76		\$14,153.00	\$6,576.00	\$18,035.00	\$882.00	\$39,646.00	
6	77^		\$14,153.00	\$6,576.00	\$15,409.00	\$882.00	\$37,021.00	
6	78		\$14,153.00	\$6,576.00	\$13,377.00	\$882.00	\$34,988.00	
6	93^		\$14,153.00	\$6,576.00	\$13,377.00	\$882.00	\$34,988.00	
7	88^		\$23,508.00	\$4,384.00	\$15,096.00	\$882.00	\$43,871.00	
7	89^		\$9,436.00	\$4,384.00	\$11,244.00	\$882.00	\$25,946.00	
7	104		\$9,436.00	\$4,384.00	\$14,790.00	\$882.00	\$29,492.00	
8	34		\$9,436.00	\$6,399.00	\$27,795.00	\$8,115.00	\$51,745.00	
8	59		\$9,436.00	\$6,399.00	\$27,795.00	\$8,115.00	\$51,745.00	
9	33		\$18,871.00	\$9,599.00	\$27,795.00	\$8,115.00	\$64,380.00	
9	58		\$18,871.00	\$9,599.00	\$27,795.00	\$8,115.00	\$64,380.00	

These numbers are taken from the City of Camrose Off-Site Levy Model and are to be used as equivalent development fees on the adjacent county lands as shown on Map 10: Off-Site Levy Equivalencies until December 31, 2020, or until an Intermunicipal Off-Site Levy is approved, whichever is first.

In CSA 1, the Off-Site Levy charges for water and sanitary are excluded from the price since the intent of CSA 1 is to not provide water or sanitary services in the area.

^ Is used within City Boundaries only.