

Municipal District of Foothills No. 31  
Village of Longview

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# Intermunicipal Development Plan





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**VILLAGE OF LONGVIEW / M.D. OF FOOTHILLS  
INTERMUNICIPAL DEVELOPMENT PLAN  
PART I - STATUTORY PLAN POLICIES**

**1.0 INTRODUCTION**

**1.1 PREAMBLE**

The Municipal Government Act provides the legislative framework for the preparation and adoption of Intermunicipal Development Plans. Such Plans may address future land use, development and other matters of intermunicipal concern affecting lands within the Plan boundaries as agreed to by the participating municipalities. In addition, each Intermunicipal Development Plan must include procedures for the resolution of intermunicipal conflicts and provisions for the administration, amendment and repeal of the Plan.

The Provincial Land Use Policies support the preparation and adoption of Intermunicipal Development Plans. Section 3.0 of those Policies, which encourages municipalities to expand intermunicipal planning efforts to address common planning issues, is quoted in PART II - BACKGROUND to this Plan.

Both municipalities agreed that a negotiated Intermunicipal Development Plan is the preferred means of addressing intermunicipal issues within the Plan area and that it represents the best opportunity for a continuing cooperative working relationship between the two municipalities.

**1.2 GEOGRAPHICAL CONTEXT**

The Village of Longview / Municipal District of Foothills Intermunicipal Development Plan encompasses lands on both sides of the boundary separating the two municipalities (see Map # 1).

Major natural features within the Plan area include the Highwood River Systems & Longview Hill. The rest of the Plan area consists of the flat to gently rolling prairie that is typical of the upper plains of Southern Alberta.

The primary transportation routes through the Plan area include the north-south Highway 22, Secondary Highway 541 and Coal Trail.

This Intermunicipal Development Plan covers a transitional area that contains a range of development types commonly found within the two municipalities. Within the M.D. of Foothills, the land is used primarily for agriculture. Within the Village of Longview, agricultural land is gradually being converted to urban use.

### 1.3 PLAN AREA

The Intermunicipal Development Plan boundary includes those lands inside the Village of Longview corporate limits which are contiguous to the shared boundary with the M.D. of Foothills and the following lands within the M.D. of Foothills (all West of the Fifth Meridian):

Section	Township	Range
16	18	2
17	18	2
20	18	2
21	18	2

The Plan area encompasses approximately four (4) sections or 10.36 square kilometres.

### 1.4 GOALS OF THE INTERMUNICIPAL DEVELOPMENT PLAN

- 1.4.1 To prepare an intermunicipal plan that will establish a policy frame work for guiding future land use decisions within the plan boundary area which will take into consideration issues such as incompatible uses and lot sizes.
- 1.4.2 To establish procedures to be used to resolve intermunicipal conflicts, plan administration, plan amendments or repeal.
- 1.4.3 To provide a referral procedure for development, subdivision and statutory document amendments, within the plan area, on an equitable basis and a mechanism to resolve disagreements or disputes.
- 1.4.4 To establish principles whereby both municipalities may consistently apply planning policies and land use bylaws within their respective jurisdiction.
- 1.4.5 To protect future servicing and transportation corridors.
- 1.4.6 To establish policies respecting existing uses and possible future urban development.
- 1.4.7 To address the relationship of the plan to any future annexation requirements of the Village of Longview and the M.D. of Foothills.
- 1.4.8 To address any significant Planning issues that may be identified through the public participation process.

## **2.0 THE PLAN**

### **2.1 AGRICULTURAL**

#### **2.1.1 CONTEXT**

Agricultural land is contained within the boundaries of the Intermunicipal Development Plan. Agricultural land should be protected from premature development and from inappropriate development which may negatively affect agricultural operations.

The agricultural policies contained in this Plan are consistent with the Provincial Land Use Policies, which support the protection of agricultural lands from premature conversion to other uses. Section 6.1 of those Policies is quoted in PART II - BACKGROUND to this Plan.

Within the Village of Longview agricultural lands which have been annexed to the Village in order to provide for long-term urban growth. Such lands within this Intermunicipal Development Plan will eventually be converted to urban uses, which are predominantly residential. Mixed residential and commercial uses are planned for the Village.

Within the M.D. of Foothills are extensive areas of agricultural land which the M.D. intends to conserve for a broad range of agricultural uses. Provision is also made within the M.D. of Foothills for intensive or specialized agricultural uses and for small-scale agricultural pursuits requiring separate parcels of land that are smaller in area than a full quarter section. For the purposes of this Intermunicipal Development Plan, the definition of higher capability agricultural land as contained in the M.D. of Foothills Municipal Development Plan and Land Use Bylaw will be used to evaluate agricultural land within the M.D. of Foothills.

#### **2.1.2 AGRICULTURAL POLICIES**

The following policies apply to agricultural policy areas within those portions of the Intermunicipal Development Plan located within the M.D. of Foothills.

1. Premature development of existing agricultural lands within the M.D. of Foothills should be avoided and such land should continue to be used for agricultural purposes.
2. Non-intensive agricultural uses may continue to be approved at the discretion of the M.D. in accordance with the agricultural districts of the M.D. of Foothills Land Use Bylaw.
3. Any new intensive agricultural operations should be discouraged and will only be considered after appropriate intermunicipal referral and consultation.



4. The following shall continue to be permitted at the discretion of the M.D. in accordance with the agricultural districts of the M.D. of Foothills Land Use Bylaw and Municipal Development Plan policies:
  - a. subdivision of the first parcel out of an unsubdivided quarter section; and
  - b. subdivision of a single agricultural parcel from a parent parcel of 21 acres or more which existed in title as of 1988 September 27; or
  - c. on parent parcels of 80 acres or more, subdivision of no less than 40 acres for agricultural purposes only as an exemption to the M.D. of Foothills Land Use Bylaw.
5. Notwithstanding the general intention of these Agricultural Policies, applications for other land uses will be considered in agricultural policy areas subject to meeting the evaluation criteria established in the following sections of this Plan:
  - a. Country Residential Development Policies (refer to Section 2.2.2); and
  - b. Rural Commercial, Industrial and Institutional Development Policies (refer to Section 2.4.2).

### 2.1.3 AGRICULTURAL / FUTURE URBAN DEVELOPMENT POLICIES

The following policies apply to agricultural/future urban development policy areas within those portions of the Intermunicipal Development Plan located within the Village of Longview.

1. Premature development of existing agricultural land within the Village of Longview should be avoided and such land should continue to be used for agricultural purposes until urbanization occurs.
2. Non-intensive agricultural uses may continue to be approved at the discretion of the Village in accordance with the Villages Land Use Bylaw.
3. Existing intensive agricultural uses may continue at the discretion of the Village of Longview. Any proposals for additional intensive agricultural operations should only be considered subject to appropriate intermunicipal referral and consultation.
4. Notwithstanding the general intention of these Agricultural / Future Urban Development Policies, applications for other land uses will be considered in agricultural / future urban development policy areas subject to meeting the evaluation criteria established in the following sections of this Plan:
  - a. Urban Residential Development Policies (refer to Section 2.2.3); and

- b. Urban Commercial, Industrial and Institutional Development Policies (refer to Section 2.4.3).

## 2.2 RESIDENTIAL DEVELOPMENT

### 2.2.1 CONTEXT

In the M.D. of Foothills, country residential development generally occurs in a relatively dispersed form, where single-detached dwellings are built on large, privately serviced lots. The M.D. of Foothills provides for a more intensive form of rural residential development on communal services but none exists in the Plan area.

In the Village of Longview, urban residential development occurs in a more compact form, where a variety of dwelling types are built on smaller lots that are serviced by the municipality.

The residential policies contained in this Intermunicipal Development Plan are intended to:

1. accommodate the forms of residential development within the Intermunicipal Development Plan boundaries which have been agreed to for both respective municipalities; and
2. protect long-term land use and growth options for both municipalities.

### 2.2.2 COUNTRY RESIDENTIAL DEVELOPMENT POLICIES

1. Areas of country residential development are recognized within the M.D. of Foothills (See Map #2). These areas may further develop for country residential use according to the country residential policies of the M.D. of Foothills and this Intermunicipal Development Plan.

Country residential areas within the Intermunicipal Development Plan may ultimately be incorporated into urban development. Subdivision applications within designated areas of existing country residential development should address this potential.

#### Urban Overlay Subdivision Design Principles

Each country residential plan of subdivision should take into consideration:

- a. conformity to country residential subdivision standards within the M.D. of Foothills and the potential for future subdivision and redevelopment to urban standards and densities;
- b. protection and provision for future servicing and transportation rights-of-way;

- c. wherever possible, creation of clustered country residential development;
- d. wherever possible, provision for direct access to municipal roads without the creation of panhandle lots; and
- e. where necessary, the possible preparation of a conceptual scheme relating the proposed subdivision to the future subdivision and development of the subject lands, balance lands and adjacent areas to urban standards and densities.

2. Municipal Reserve Principles

Municipal and/or school reserve should only be taken by direct dedication of land or registration on title of deferred reserve caveat. Cash shall only be taken in lieu of reserve after consultation with and agreement by the Village of Longview. There shall be no disposition of reserve land without appropriate intermunicipal referral and consultation as provided for under section 3.1 of this Intermunicipal Development Plan.

Within the urban growth areas, municipal reserve will be deferred. Areas identified for country residential development and where two or more acres can be dedicated as municipal reserve, neither deferred reserve nor cash in lieu of reserve may be taken; such reserve must be taken by direct dedication of land.

3. Environmental Reserve Principles

Lands that qualify as environmental reserve under section 664(1) of the Municipal Government Act should be dedicated at the time of subdivision approval as either environmental reserve easement in favour of the M.D. of Foothills.

4. Country residential development outside of designated country residential policy areas and within the future urban growth areas is discouraged. Nevertheless, land use redesignation applications to permit further country residential development within the M.D. of Foothills should be evaluated according to the following criteria:

- a. conservation of good agricultural land;
- b. impacts of development on future urban growth corridors;
- c. consideration of impacts on adjacent land uses within the Village of Longview, ie: applicants may be required to address impacts on lands within the Village;
- d. consideration of impacts on regional and intermunicipal transportation systems, ie: the traffic impacts that development may have within the Village;

- e. effects of development in environmentally sensitive or hazardous areas;
  - f. adequate access to municipal roads, water supply and septic systems;
  - g. urban overlay principles, as listed under policy 1 above; and
  - h. appropriate intermunicipal referral and consultation as provided for under section 3.1 of this Intermunicipal Development Plan.
5. On lands adjacent to Natural Areas as defined under Section 2.5.4 of this Plan and shown on Map #1, each plan of subdivision should:
- a. conform to the subdivision standards of the M.D. of Foothills and give due consideration to the potential for future dedication of a continuous open space system, the focus of which is to be the valley of the Highwood River and Longview Hill.
  - b. address any effects of development on Natural Areas; and
  - c. include, where necessary, a conceptual scheme relating the proposed subdivision to any significant Natural Areas, wildlife habitat or bodies of water.
6. Any subdivision which would create more than eight country residential lots outside of a designated country residential policy area may require the preparation of an area structure plan or concept plan.

### 2.2.3 URBAN RESIDENTIAL DEVELOPMENT POLICIES

1. Development of the community shall proceed according to the policies and densities contained in their plans.
2. Urban residential development within the Intermunicipal Development Plan area and under the jurisdiction of the Village of Longview should be circulated according to the following criteria:
  - a. conformity to Village policies affecting residential development;
  - b. the need for an area structure plan, conceptual scheme or community plan;
  - c. consideration of impacts on adjacent land uses within the M.D. of Foothills (i.e., applicants may be required to address impacts on lands within the M.D. of Foothills);

- d. consideration of impacts on regional and intermunicipal transportation systems (i.e., the traffic impacts that development may have within the M.D. of Foothills);
  - e. consideration of environmental impacts (e.g., water quality, soil stability and natural areas); and
  - f. appropriate intermunicipal referral and consultation as provided for under section 3.1 of this Intermunicipal Development Plan.
3. For those areas having an Agricultural/Future Urban Development land use policy, the Village of Longview may approve an area structure plan, conceptual scheme or community plan for urban residential purposes. Area structure plans, conceptual schemes and community plans providing for further urban residential development should be evaluated according to the following criteria:
  - a. that the conversion of good agricultural land is handled in the most prudent and efficient manner possible and preferably through a phasing plan;
  - b. efficient and cost-effective development of servicing and transportation systems and facilities;
  - c. impacts of development on existing adjacent land uses within both municipalities;
  - d. impacts caused by incompatible rural and urban uses;
  - e. traffic impacts within both municipalities;
  - f. adequate access through developing areas for residents of both municipalities;
  - g. proper protection of natural areas and continuous open space systems;
  - h. effects of development in environmentally sensitive or hazardous areas; and
  - i. appropriate intermunicipal referral and consultation as provided for under section 3.1 of this Intermunicipal Development Plan.
4. On lands adjacent to Natural Areas as defined under Section 2.5.4 of this Plan and shown on Map #1, each plan of subdivision should:
  - a. conform to the subdivision standards of the Village of Longview and give due consideration to the potential for future dedication of a continuous open space system, the focus of which is to be the valley of the Highwood River and Longview Hill;

- b. address any effects of development on Natural Areas; and
- c. include, where necessary, a conceptual scheme relating the proposed subdivision to any significant Natural Areas, wildlife habitat or bodies of water.

## **2.3 SPECIAL AREAS**

### **2.3.1 CONTEXT**

Within the Plan boundaries, special policy areas have been identified and policies developed to recognize significant existing land uses which are expected to continue.

### **2.3.2 SEWAGE TREATMENT FACILITY**

1. The Village of Longview sewage treatment facility is located in the south west sector of the Village, north of the Highwood River (See Map #2). The existing mechanical system currently services the Village however, plans are in place to expand the facility to include a lagoon to enhance the plant and prolong its use.
2. Development should be discouraged from being located in close proximity of the sewage treatment facility to allow adequate setback requirements and allow for future expansion. Subdivision and development must not be located within 300 meters of the working area of the treatment facility.

### **2.3.3 WATER RESERVOIR**

1. The Village of Longview water reservoir is located on private land to the north east of the Village boundaries (See Map #2). The current capacity of the reservoir provides fresh water to the Village and meets the needs for the immediate future. The Village of Longview and the M.D. will cooperate to encourage the protection of the existing water reservoir.
2. Any development adjacent to the water reservoir must be carefully examined to determine the impact on any future expansion or any other detrimental effect development may have on the existing and future water supply.

### **2.3.4 INTERMUNICIPAL GATEWAYS**

1. Within this Intermunicipal Development Plan, Highways 22, Secondary Highway 541 and Coal Trail serve as present and future gateways connecting the M.D. of Foothills and the Village of Longview. Both municipalities agree to the principle that standards which recognize the importance of the appearance of development (e.g., landscaping, signage, architectural treatment, screening of

outside storage, etc.) should apply to lands near these intermunicipal gateways.

2. Both municipalities agree to circulate for comment, land use redesignation, subdivision and development permit applications adjacent to the intermunicipal gateways in accordance with the intermunicipal referral and consultation processes provided for under section 3.1 of this Intermunicipal Development Plan. The circulation area shall be agreed upon by the administrations of both municipalities.

### 2.3.5 HISTORIC SITES

1. The following sites exist in and around the Plan area and have local historic value that may or may not be further developed in the future (See Map #2):
  - a. Royalties (Little Chicago)  
Royalties, also known as Little Chicago, is recognised in the Plan as an important historic site of the area. Royalties was the site of the settlement formed around the "Turner Valley Royalties" gas plant erected during the oil boom in 1936. The site is located on the north western slopes of the big hill north of the Plan Area.
  - b. Little Philadelphia  
Little Philadelphia is recognised in this Plan as an important historic site of the area.
  - c. British American Plant Site  
The B.A. Plant Site is recognised in the Plan as an important historic site of the area. This site was the location of the British American gas plant moved on in 1935-36 and is located on the south slope of the Big Hill east of the Village boundary.
  - d. Western Decalta Research Centre  
The Western Decalta Research Centre is recognised in this Plan as an important historic site of the area.
2. The Village of Longview and the M.D. of Foothills will cooperate to recognise these sites as important historic features.
3. When reviewing applications for land use redesignation, subdivision or development in the vicinity of these historic sites, the Village of Longview and M.D. of Foothills will consider the possible impacts that approval of such applications may have on the future of the historic site.

## 2.4 COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DEVELOPMENT

### 2.4.1 CONTEXT

In the M.D. of Foothills, rural commercial development occurs in two basic forms: rural

local commercial and rural highway commercial.

Also included within the M.D. of Foothills are rural industrial uses, which are identified in the M.D. of Foothills Land Use Bylaw.

Commercial and industrial development within the Village of Longview occurs in a variety of forms, including retail, office, service commercial, and industrial uses. Urban commercial and industrial development within the Intermunicipal Development Plan will be found within residential neighbourhoods and concentrated nodes such as the downtown area and major entrance ways to the Village, the Village Municipal Development Plan growth strategy has designated areas that are to be developed for commercial and industrial purposes.

Institutional uses include developments of a public character such as governmental, religious, charitable, educational, health and welfare activities having a close affinity to public service. Institutional development may occur in either municipality and, within the Intermunicipal Development Plan area, is to be considered subject to the evaluation criteria contained in this Section.

#### 2.4.2 RURAL COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL POLICIES

1. Land use redesignation applications to permit rural commercial, industrial or institutional development should be evaluated according to the following criteria:
  - a. impacts of development on future urban growth corridors, as described in Section 3.4 of this Plan;
  - b. impacts on future servicing and transportation corridors and facilities, as described in Sections 2.6 and 2.7 of this Plan;
  - c. impacts on regional and intermunicipal transportation systems, as described in Section 2.6 of this Plan (i.e. the traffic impacts that development will have within the Village of Longview);
  - d. impacts on adjacent land uses within the Village of Longview (i.e., applicants will be required to address impacts on lands within the Village of Longview);
  - e. effects of development in environmentally sensitive or hazardous areas;
  - f. adequate access to roads, water supply and septic systems; and
  - g. appropriate intermunicipal referral and consultation as provided for under Section 3.1 of this Intermunicipal Development Plan.
2. Any subdivision which would create more than five rural commercial, industrial or institutional lots may require the preparation of an area structure plan or concept plan, subject to negotiation between the Village of Longview and the



M.D. of Foothills.

### 2.4.3 URBAN COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL POLICIES

1. Development of the community shall proceed according to the policies and densities contained in the Municipal Development Plan.
2. Commercial, industrial or institutional development within the Intermunicipal Development Plan area and under the jurisdiction of the Village of Longview should be evaluated according to the following criteria:
  - a. conformity to Village policies affecting commercial, industrial and institutional development;
  - b. the need for an area structure plan, conceptual scheme or concept plan;
  - c. impacts on adjacent land uses within the M.D. of Foothills (i.e., applicants will be required to address impacts on lands within the M.D. of Foothills);
  - d. impacts on regional and intermunicipal transportation systems, as described in Section 2.6 of this Plan (i.e., the traffic impacts that development will have within the M.D. of Foothills); and
  - e. appropriate intermunicipal referral and consultation as provided for under Section 3.1 of this Intermunicipal Development Plan.

## 2.5 OPEN SPACE

### 2.5.1 CONTEXT

Natural Areas are contained within the Intermunicipal Development Plan boundaries. The ecological value and recreational potential of such Natural Areas may be negatively affected by inappropriate development. Certain of these areas, particularly those found within the river valley, contain wildlife habitat and natural amenities of such significance that they warrant eventual protection as part of a continuous open space.

The Intermunicipal Development Plan includes portions of the Highwood River valley to the west & north and the Longview Hill in the northeast. The valley and its surrounding uplands are all contained within the watershed. Both municipalities are committed to the protection of this watershed, which comprises a major water resource for the Province of Alberta.

The open space policies contained in this Plan are consistent with the Provincial Land Use Policies, which support the protection of the natural environment, water resources and historical resources. Sections 5.0, 6.3 and 6.4 of those Policies are quoted in PART II - BACKGROUND to this Plan.

## 2.5.2 OBJECTIVES

Both municipalities will cooperate to achieve the following open space objectives:

1. To encourage the preservation of the natural and aesthetic quality of the river valley, significant natural habitat, historical resources and scenic views.
2. To facilitate the eventual establishment of continuous open space systems in the river valley and other Natural Areas for the benefit and enjoyment of all Albertans.
3. To promote awareness of the river valley, other Natural Areas and historical resources as they relate to the overall development of both municipalities.

## 2.5.3 RIVER VALLEY AND NATURAL OPEN SPACE SYSTEMS

1. The valley and surrounding escarpments of the Highwood River as identified on Map # 1, contain wildlife habitat and natural amenities of significant ecological value. Both municipalities will cooperate to protect these areas for eventual incorporation into an open space system. The following describes the two major components that will eventually comprise this system.

- a. Highwood River Valley

As the most dominate natural feature within the plan area, the Valley runs from the west to the centre of this plan area, and the east. The valley contains steep banks, several areas of environmental significance and a substantial wildlife population.

- b. Longview Hill

As a dominant natural feature within the Intermunicipal Development Plan, the Longview hill sits on the Northeast corner of the Village.

2. Within the valleys of the Highwood River, individual land use and subdivision applications should be evaluated according to impacts on Natural Areas and potential wildlife corridors that may eventually be linked to an open space system.
3. Both municipalities will cooperate, within the scope of municipal jurisdiction in Alberta, to protect water quality in the Rivers.

## 2.5.4 NATURAL AREAS

1. Natural areas within the Intermunicipal Development Plan boundaries are identified on Map #1. Both municipalities will give due consideration to any impacts that development may have on these Natural Areas.

2. A Natural Area is defined as open space containing unusual or representative biological, physical or historical components, which, although it need not be completely undisturbed, either retains or has re-established a natural character.
3. Where appropriate, certain natural Areas outside of the valleys of the Highwood River and Longview Hill may eventually be linked to a continuous open space system as identified under policy 2.5.3 above.
4. Within Natural Areas, each plan of subdivision should:
  - a. conform to the subdivision standards of both municipalities and take into consideration the potential for future dedication of a continuous open space system;
  - b. address any effects of development in environmentally sensitive or hazardous areas; and
  - c. include, where necessary, a conceptual scheme relating to proposed subdivision to any significant natural areas, wildlife habitat or bodies of water.

## 2.6 TRANSPORTATION

### 2.6.1 CONTEXT

The Intermunicipal Development Plan contains several key transportation links that connect the M.D. of Foothills and the Village of Longview. Proper planning of transportation corridors is essential to ensure that the area develops efficiently and that reasonable access can continually be provided between the two municipalities. A map showing existing transportation systems for the Intermunicipal Development Plan area is shown on Map #1.

### 2.6.2 EXISTING MAJOR TRANSPORTATION SYSTEM

#### 1. Highway 22

Highway 22 has historically served as the primary link between the Village of Longview, the M.D. of Foothills and the City of Calgary. It is a Provincial North / South corridor and the main link to British Columbia.

#### 2. Secondary Highway 541

Secondary Highway 541 links Longview and the M.D. of Foothills to Highway 40 and the Kananaskis County.

### 3. Coal Trail

The Coal Trail links Longview and the M.D. of Foothills to Highway 2A and the Town of High River.

#### 2.6.3 INTERMUNICIPAL COORDINATION OF TRANSPORTATION PLANNING

1. In order to provide for efficient development and reasonable access between the two municipalities, the Village of Longview and the M.D. of Foothills will endeavour to coordinate the planning and construction of major transportation links within the Intermunicipal Development Plan area.
2. Intermunicipal notification and coordination of transportation improvements shall be undertaken in accordance with the intermunicipal referral and consultation processes provided for under Section 3.1 of this Intermunicipal Development Plan.

## 2.7 UTILITIES AND SERVICING

### 2.7.1 CONTEXT

The lands contained within this Intermunicipal Development Plan eventually drain into the Highwood.

Future urban development within the Intermunicipal Development Plan will require the provision of both sanitary and storm sewer servicing. It is generally most efficient and economical to begin construction of sewer infrastructure at lower elevations and to extend sewer lines uphill into higher catchment areas as urban development warrants.

Storm sewer lines should be considered as radiating back upstream from the point of discharge, which in this area will be along the Highwood River.

Although a significant period of time will pass before urban development occurs within much of the Intermunicipal Development Plan, it will be important to allow for future extensions of major storm and sanitary sewer trunks. In instances where large developments are proposed, it may be necessary to provide for such extensions through the execution of utility right-of-way easement agreements.

### 2.7.2 PROJECTED STORM SEWER SYSTEM

All of the lands within the Intermunicipal Development Plan are located within the Highwood drainage basin. In rural areas within the Intermunicipal Development Plan, stormwater runoff flows through predominantly natural systems of draws, sloughs, gullies and creeks.

Storm sewer trunks will be required to carry additional stormwater away from urban areas and eventually into the River. Such trunks will generally follow the natural drainage systems and topography of the area. Existing drainage channels will be used in areas where natural drainage features are to be preserved. Stormwater management facilities such as dry ponds, wet ponds and wetlands may be used to reduce the rate of runoff and improve water quality prior to discharge into the River. Additional studies will be required to determine the number, location and detailed design of such facilities.

### 2.7.3 PROJECTED SANITARY SEWER SYSTEM

Sanitary sewer catchment areas and projected sanitary sewer trunks are yet to be determined. Proposed sanitary sewer trunks are to be located to reduce potential disturbance of Natural Areas.

## 3.0 PLAN IMPLEMENTATION

### 3.1 CIRCULATION AND REFERRAL PROCESSES

#### 3.1.1 CONTEXT

The Village of Longview and the M.D. of Foothills agree that the mutual referral of planning applications, policy plans, studies and other information is essential to the proper administration of the Intermunicipal Development Plan. Continual communication between the two municipalities is one of the most effective means of averting or minimizing intermunicipal conflict.

#### 3.1.2 REFERRALS FROM THE M.D. OF FOOTHILLS TO THE VILLAGE OF LONGVIEW

The M.D. of Foothills will refer the following from within the Intermunicipal Development Plan area to the Village of Longview.

1. all proposed area structure plans, conceptual schemes and concept plans, including proposed amendments to such plans;
2. for lands within the referral zone and not subject to an approved area structure plan or conceptual scheme or outline plans, all applications for land use redesignation, subdivision and dedication or disposition of environmental, municipal and / or school reserve, public utility lots or road allowances;
3. all applications for development permits, including renewals, for any of the following:
  - a. intensive agricultural operations;
  - b. natural resource extraction;
  - c. landfills; and
  - d. any development for a discretionary use along the intermunicipal gateways defined in Section 2.3.4 of the Intermunicipal Development Plan (circulation area to be agreed upon by the administrations of both municipalities).

The M.D. of Foothills should also refer to the Village of Longview any available planning information with respect to lands within the Intermunicipal Development Plan area that might affect the Village of Longview.

### 3.1.3 REFERRALS FROM THE VILLAGE OF LONGVIEW TO THE M.D. OF FOOTHILLS

The Village of Longview will refer the following from within the Intermunicipal Development Plan area to the M.D. of Foothills:

1. all proposed area structure plans, conceptual scheme and community plans, including proposed amendments to such plans;
2. for lands not subject to an approved area structure plan, conceptual scheme or concept plan, all applications for land use redesignation, subdivision and dedication or disposition of environmental, municipal and / or school reserves, public utility lots or road allowances; and
3. all applications for development permits, including renewals, for any of the following:
  - a. natural resource extraction;
  - b. any development for a discretionary use adjacent to the intermunicipal gateways defined in Section 2.3.4 of the Intermunicipal Development Plan (circulation area to be agreed upon by the administrations of both municipalities).

The Village of Longview should also refer to the M.D. of Foothills any available planning information with respect to lands within the Intermunicipal Development Plan area that might affect the M.D. of Foothills.

### 3.1.4 CIRCULATION TIME PERIODS

Unless otherwise agreed to by the administrations of both municipalities, the responding municipality shall have thirty days to reply to any intermunicipal circulation provided for under Sections 3.1.2 and 3.1.3 of this Intermunicipal Development Plan.

### 3.1.5 DECLINING TO RESPOND TO REFERRALS

In the event that either municipality does not reply within or request an extension to the maximum response period of thirty days for any intermunicipal circulation, it may be assumed that the responding municipality has no comment or objection to the referred planning document.

## 3.2 ADMINISTRATION, REPEAL AND AMENDMENT PROCESS

### 3.2.1 PLAN ADMINISTRATION, IMPLEMENTATION AND REPEAL

#### 1. Administration of the Intermunicipal Development Plan

Each municipality will administer provisions of the Intermunicipal Development Plan for lands within its municipal jurisdiction using its own staff resources and will determine what decision-making authority should be delegated to the Intermunicipal Committee and to staff. The creation of intermunicipal subdivision and development authorities and intermunicipal subdivision and development appeal boards is not anticipated.

2. Implementation of the Intermunicipal Development Plan

The Village of Longview and the M.D. of Foothills agree to a five-year period from the date of final approval of this Intermunicipal Development Plan within which the policies will be implemented. During the five-year period, the Intermunicipal Development Plan within which the policies will be implemented. During the five-year period, the Intermunicipal Development Plan may be amended as mutually agreed to by both municipalities.

3. Mandatory Review of the Intermunicipal Development Plan

At the end of four years from the date of final approval, both the Village of Longview and the M.D. of Foothills agree to a mandatory review of the content of the Intermunicipal Development Plan.

4. Repeal of the Intermunicipal Development Plan

After the expiration of five years from the date of final approval of this Intermunicipal Development Plan, either municipality may serve notice of termination and, one year after the service of such notice of termination, this Intermunicipal Development Plan shall no longer continue to be in force or effect and each Council shall be at liberty to repeal its bylaw adopting this Plan.

### 3.2.2 PLAN AMENDMENT

The Intermunicipal Development Plan may be amended from time to time subject to the agreement of both municipal Councils. The types of amendments that could be anticipated include the following:

1. Changes to Policies (Textual Amendments)

Any changes to the text of the Intermunicipal Development Plan will require an amendment.

2. Boundary Adjustments

Any changes to the boundaries of the Intermunicipal Development Plan will require an amendment.

3. Other

Subject to the agreement of both municipalities, this Intermunicipal Development Plan may be amended for any other purpose not listed in this Section.

### 3.3 INTERMUNICIPAL DISPUTE RESOLUTION

Matters affecting lands within the boundaries of the Intermunicipal Development Plan will be addressed and may be resolved at any of the following five stages:

**Stage 1: Administrative Review**

**Stage 2: Intermunicipal Committee Review**

**Stage 3: Municipal Councils**

**Stage 4: Mediation Process**

**Stage 5: Appeal Process**

In this Section, “initiating municipality” means the municipality in which the land that is the subject of a proposal is located. “Proposal” means a land use redesignation application, an area structure plan, an area structure plan amendment or an Intermunicipal Development Plan amendment. “Responding municipality” means the other municipality. Section 3.1 above outlines the circulation and referral processes that would apply for such proposals.

**NOTE:** Certain time limitations (e.g., the need to respond to a circulation request within thirty days or be deemed to have no comments) and certain legislative requirements (e.g., the need for a municipality to give written notice of its concerns to another municipality prior to second reading of certain bylaws) have to be respect. It is the responsibility of each municipality to ensure that its procedures account for these requirements.

**Stage 1: Administrative Review**

1. The initiating municipality will ensure that complete information addressing the relevant criteria as outlined in the Intermunicipal Development Plan is provided in support of all site-specific applications or that all statutory plan processes are sufficiently documented.
2. Upon circulation of a proposal, the administration of the responding municipality will undertake a technical evaluation of the proposal and will provide any necessary comments back to the administration of the initiating municipality.
3. Both municipalities will determine whether a proposal can be processed without being referred to the Intermunicipal Committee.
4. In the event that a proposal cannot be processed at the administrative level, either municipality may refer that proposal to the Intermunicipal Committee for review.

**NOTE:** Each municipality will be responsible for determining the degree of discretion to be delegated to each respective administration in the review of proposals.

**Stage 2: Intermunicipal Committee Review**

1. In the event that a proposal is referred to the Intermunicipal Committee, a Committee meeting will be scheduled and the administrations of both municipalities will present their positions on the proposal to the Committee.



2. After consideration of a proposal, the Intermunicipal Committee may:
  - a. provide suggestions back to both administrations with respect to revisions to the proposal which should be considered to make it more acceptable to both municipalities;
  - b. if possible, agree on a consensus position of the Intermunicipal Committee, either in support of or in opposition to the proposal, to be presented to both Councils; or
  - c. conclude that no initial agreement can be reached and that a consensus position of the Intermunicipal Committee will not be presented to the respective Councils.
3. If agreed to by both municipalities, a facilitator may be employed to help the Intermunicipal Committee work toward a consensus position.
4. If a proposal cannot be satisfactorily processed following Intermunicipal Committee review, then that proposal will be referred to both municipal Councils.

**Stage 3: Municipal Councils**

1. After receiving the recommendations of the Intermunicipal Committee and the respective municipal administrations with respect to a particular proposal, each municipal Council will establish its position on the proposal.
2. If both municipal Councils support a proposal, then the approval and, if agreed to, Intermunicipal Development Plan amendment processes can be completed. If neither Council supports the proposal, then no further action will be required.
3. If the two Councils cannot agree on a proposal, then the matter may be referred to a mediation process.
4. In the event that the two municipalities resort to mediation, the initiating municipality will not give approval in the form of second or third readings to appropriate bylaws until mediation has been pursued.

**Stage 4: Mediation Process**

1. The following will be required before a mediation process can be established:
  - a. agreement by both Councils that mediation is necessary;
  - b. appointment by both Councils of an equal number of Councillors to participate in a mediation process;
  - c. engagement, at equal cost to both municipalities, of an impartial and independent mediator agreed to by both municipalities; and
  - d. approval by both municipalities of a mediation schedule, including the times and locations of meetings and a deadline by which the mediation process is to be completed.

2. If agreed to by both municipalities, any members of the Intermunicipal Committee or administrative staff from either municipality who are not participating directly in the mediation process may act as information resources either inside or outside the mediation room.
3. All participants in the mediation process will be required to keep the details of the mediation confidential until the conclusion of the mediation.
4. At the conclusion of the mediation, the mediator will submit a mediator's report to both municipalities.
5. If a mediated agreement is reached, then that agreement will be recommended back to both municipal Councils for action. Both Councils will also consider the mediator's report and the respective positions of the municipal administrations with respect to the mediate agreement. Any mediated agreement will not be binding on either municipality and will be subject to the approval of both municipal Councils.
6. If no mediated agreement can be reached or if a mediated agreement is not approved by both Councils, then the appeal process may be initiated.

#### **Stage 5: Appeal Process**

1. In the event that the mediation process fails, the initiating municipality may pass a bylaw to implement the proposal (i.e., a land use bylaw amendment, an area structure plan or an area structure plan amendment).
2. If the initiating municipality passes a bylaw to implement the proposal, then the responding municipality may appeal that action to the Municipal Government Board under the provisions of Section 690 of the Municipal Government Act.

The responding municipality must file a notice of appeal with the Municipal Government Board and give a copy of the notice of appeal to the initiating municipality within thirty days of the passage of the disputed bylaw.

### **3.4 FUTURE URBAN GROWTH AND ANNEXATION**

#### **3.4.1 URBAN GROWTH AREA**

Both municipalities agree that eventual urban development within the Plan Area should proceed in the most orderly, economical and beneficial manner possible. (See Map #2) In order to provide for efficient urban development of this area, current planning applications for lands within the urban growth area warrant special consideration. In reviewing land use redesignation, subdivision or development proposals for these lands, the M.D. of foothills will consult with the Village of Longview in order to address the immediate and long-term impacts that such proposals may have on the logical growth sequence for both municipalities.

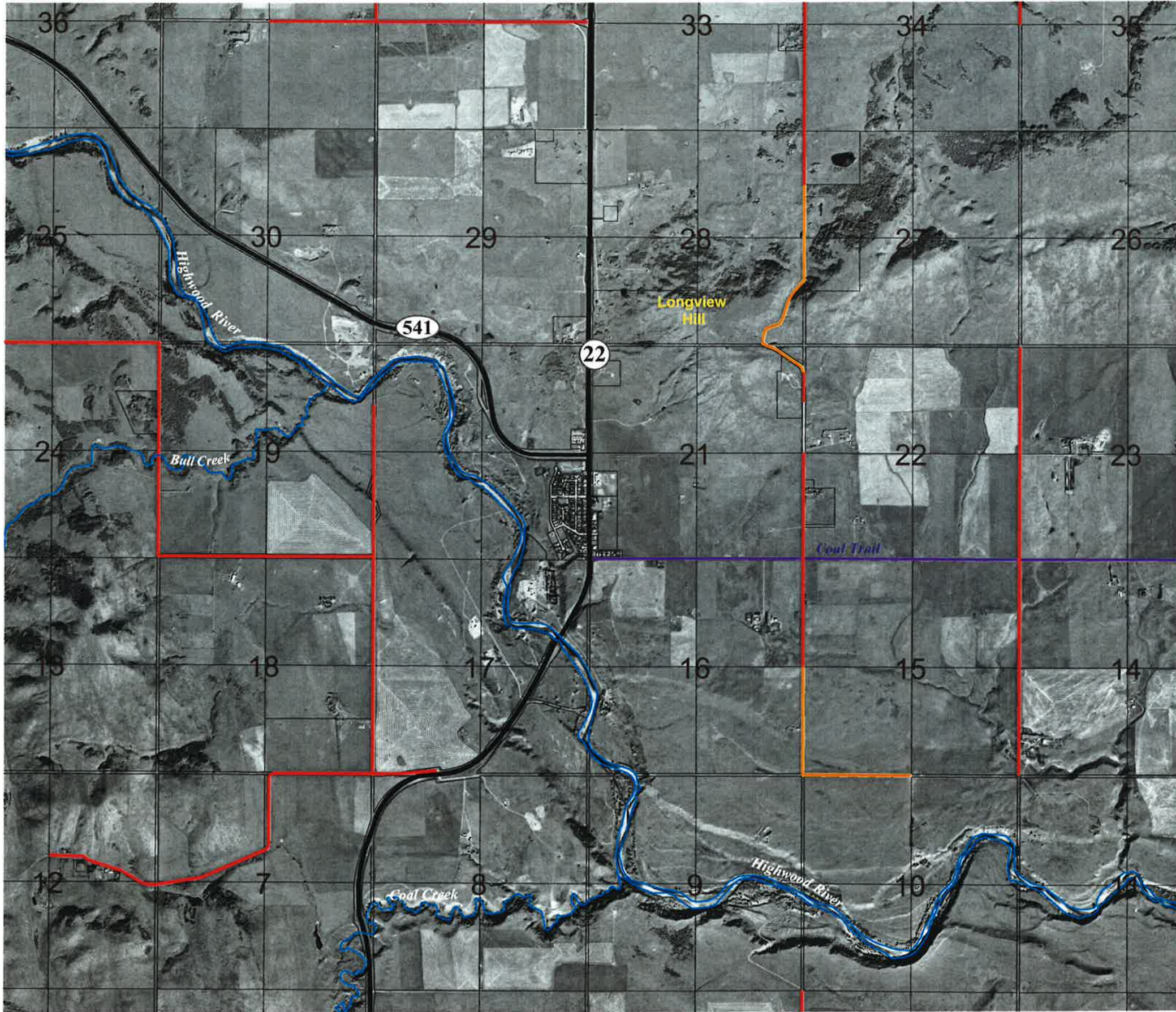
### 3.4.2 RURAL LANDS BEYOND THE URBAN GROWTH AREA

Rural lands beyond the urban growth areas have been included in the Intermunicipal Development Plan as primarily a referral zone in order to address such issues as incompatible uses, buffer zones and transitional areas between urban and rural development. As part of the mandatory review outlined in Section 3.2.1 above, both municipalities will consider urban growth trends and any other factors that may affect the suitability and timing of development for all lands within the Intermunicipal Development Plan.

### 3.4.3 ANNEXATION

The Village of Longview anticipates eventual annexation of the Urban Growth Area. (See #2) The timing of annexation will depend, among other considerations, on the rate of growth and willingness of individual landowners to participate in the development of the Village. In addition the relative merits of phased versus comprehensive annexation will be considered by both municipalities. Any annexation application will be based on further technical analysis and public consultation.

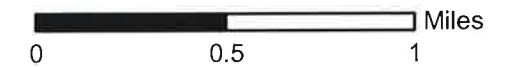
The M.D. of Foothills and the Village of Longview will endeavour to reach an intermunicipal agreement on annexation before any application for annexation is submitted to the Municipal Government Board.



**Municipal District of Foothills No. 31  
Village of Longview  
Intermunicipal Plan**

**Map 1  
Geographical Context**

1:32,113

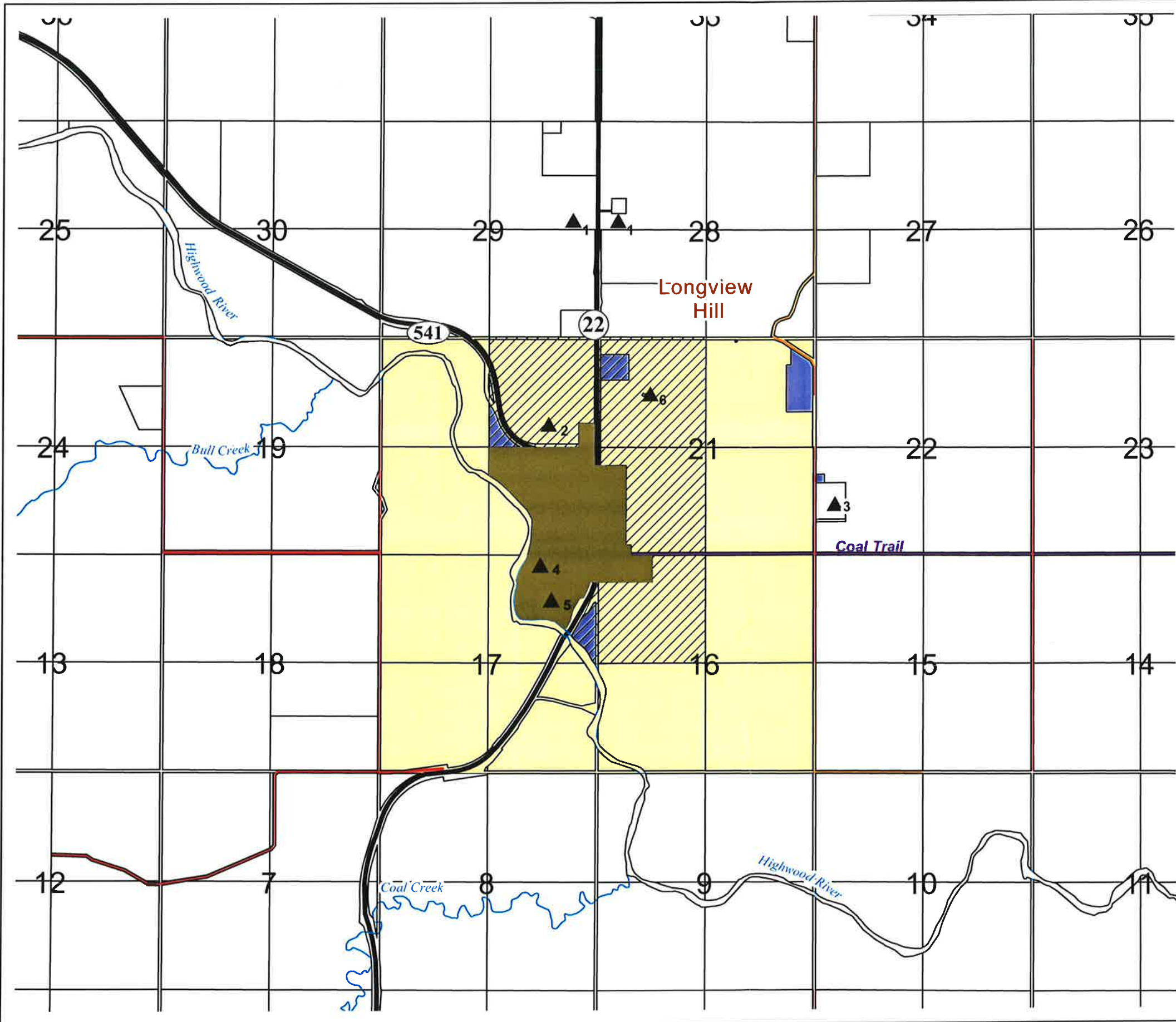


3 DEGREE TRANSVERSE MERCATOR PROJECTION NAD83



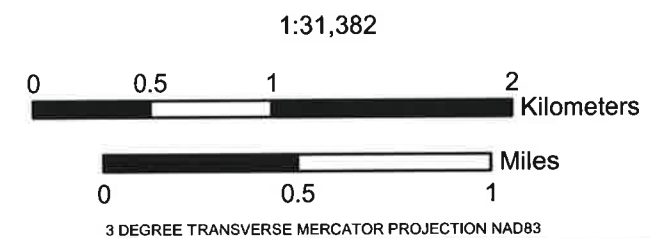
MDG GIS/Mapping Department  
Map Number: Final LVMDMAP1001  
Date: April 9, 2003

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**Municipal District of Foothills No. 31  
Village of Longview  
Intermunicipal Plan**

**Map 2  
Plan and Policy Areas**



**Legend**

- Village of Longview
- Referral Area
- Future Urban Growth Area
- Country Residential Policy Area
  
- 1 Royalties
- 2 Little Philadelphia
- 3 B.A. Plant Site
- 4 Western Decalta Research Centre
- 5 Sewage Treatment Facility
- 6 Water Reservoir

 MDG GIS/Mapping Department  
Map Number: Final LVMDMAP2001  
Date: April 9, 2003

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