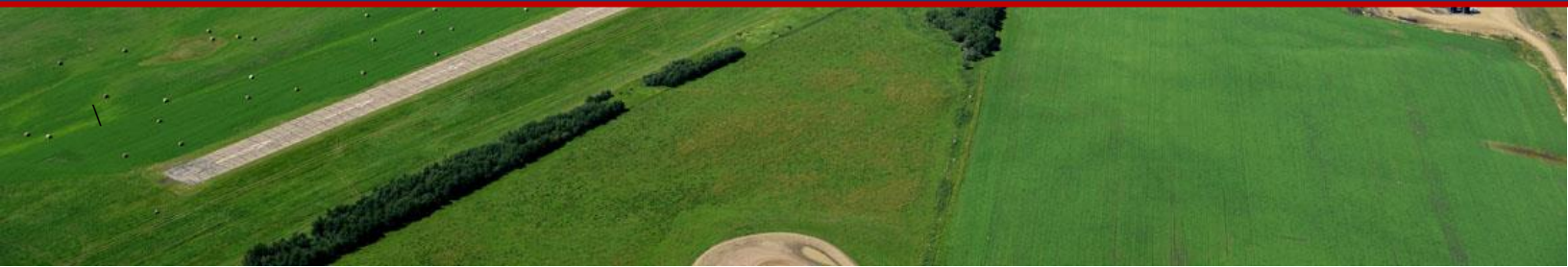




VERMILION INTERMUNICIPAL DEVELOPMENT PLAN



BYLAW NO. 3-2021



BYLAW NO. 2

RECOGNITION

LAND ACKNOWLEDGEMENT

The Vermilion Intermunicipal Development Plan Area is located within **Treaty 6 Territory**, traditional lands of the **Blackfoot/Niitsítapi, Plains Cree, Sioux, and Métis people**.

Land use planning recognizes the interconnected nature of environmental systems and human culture.

Responsible land use and resource management of lands in the Vermilion region did not begin with this plan; Indigenous Peoples have been and continue to be important stewards of the land.

APPRECIATION

The Town of Vermilion and the County of Vermilion River would like to thank community members who contributed to the Vermilion Intermunicipal Development Plan by attending public meetings and providing written feedback. This Intermunicipal Development Plan is the result of your community pride and hard work.

INTERMUNICIPAL LIAISON COMMITTEE

The following individuals form the Vermilion Intermunicipal Development Plan Intermunicipal Liaison Committee.

Caroline McAuley	Mayor
Robert Pulyk	Councillor
Clint McCullough	Councillor
Richard Yaceyko (Alternate)	Councillor
George Rogers	CAO



Lonnie Wolgjen	Reeve
Stacey Hryciuk	Councillor
Jason Stelmaschuk	Councillor
Leslie Cusack (Alternate)	Councillor
Harold Northcott	CAO



PROJECT TEAM

The project team for the Vermilion Intermunicipal Development Plan consists of professional planners with Municipal Planning Services, together with invaluable support of Town and County administration.

Jane Dauphinee	Planner
Brad MacDonald	Planner
Allison Rosland	Planner
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1. INTRODUCTION

1.1 PARTICIPATING MUNICIPALITIES

The Vermilion Intermunicipal Development Plan (the IDP) is a statutory plan adopted by bylaw by the Town of Vermilion (the Town) and the County of Vermilion River (the County). This IDP updates and replaces the 2016 Vermilion IDP.

1.2 PURPOSE OF THE PLAN

An IDP is a statutory plan prepared by two or more municipalities that share a common border. The purpose of the IDP is to ensure that future development concepts and land use policies for areas of mutual interest are coordinated between the municipalities, and establish processes for communication, referral, and dispute resolution to mitigate the risk of future land use conflicts between the partnering municipalities. This IDP applies to specific lands within the Town of Vermilion and the County of Vermilion River. The IDP Plan Area is identified on **Map 14.1 – Plan Area Boundaries**.

The municipal policy framework that supports the preparation of an IDP is contained within the Town and County's respective Municipal Development Plans.

The participating municipalities recognize that each are equal and have a right to growth and development. The participating municipalities have agreed that a negotiated IDP is the preferred method of addressing intermunicipal land use planning issues within the Plan Area and that an IDP represents the best opportunity for continuing a cooperative working relationship. Policies within this IDP are not intended nor shall be interpreted to fetter the discretion or autonomy of the respective Councils.

1.3 HISTORY OF COOPERATION

The Town and County have a long history of intermunicipal collaboration and planning. The original IDP was adopted by the Town and County in 2003. The IDP was reviewed in 2009, and an updated plan was prepared by the municipalities in 2016.

Additionally, the Town and County furthered their intermunicipal planning efforts through the adoption of the North 41 Gateway and the Highways 16/41 Crossroads Area Structure Plans.

Since 2016, the Town and County have approved new Land Use Bylaws (LUBs) and Municipal Development Plans (MDPs). In reviewing the new planning documents in relation to the current IDP and Area Structure Plans within the IDP area, some inconsistencies between the planning documents were identified. Additionally, there has been some significant new developments within the Town and County lands that triggered a revisiting of the IDP to ensure that the document reflects the municipalities' joint vision for future development within the Plan area.

1.4 INTERPRETATION

A list of common words, terms, and acronyms is included in **Appendix B – Interpretation**. Where a definition for a term is not provided, the participating municipalities agree to use the definition for the term provided in the *Municipal Government Act* or other provincial legislation.

2. DEVELOPING THE PLAN

2.1 PROCESS

From 2019 to 2021, the IDP was developed by a Steering Committee comprised of representatives of both the Town and County. Public engagement for the IDP occurred online, to comply with local and provincial health restrictions due to the COVID-19 pandemic. The Town and County would like to express gratitude to the Steering Committee for their hard work in developing the IDP, and would like to thank members of the public who attended the May 2021 online public engagement session.

2.2 PLAN ORGANIZATION

The IDP has been organized into fourteen parts and three appendices:

PART 1	Introduction	Identifies the participating municipalities, the purpose of the IDP, and the area's history of intermunicipal cooperation.
PART 2	Developing the Plan	Summarizes the process used to develop the IDP, and identifies the purpose of each Part of the IDP.
PART 3	Planning Framework	Identifies the legislative requirements for an IDP, and identifies how the IDP relates to other provincial and municipal plans and frameworks.
PART 4	Plan Guidance	Identifies the principles on which the IDP is developed, and includes the plan's vision and goals for future land use and development.
PART 5	Plan Area Information	Information about the plan area's environmental features, development considerations, current land uses, and major infrastructure.
PART 6	General Policy Framework	General policies for all land use and development activities in the plan area.
PART 7	Environmental Policies	Environmental management policies for all land use and development activities in the plan area.
PART 8	Future Land Use	Policies for specific future land uses areas identified on Map 14.3 – Future Land Use .
PART 9	Transportation and Servicing	Policies for the use and development of roads and servicing infrastructure in the plan area.
PART 10	Annexation	Processes and considerations for the municipalities when preparing an application for annexation in the plan area.
PART 11	Plan Administration	Addresses the adoption of the IDP, monitoring and review processes, roles and responsibilities for Approving Authorities, amendment procedures, and replacing the IDP in the future.
PART 12	Plan Implementation	Addresses intermunicipal communication, the Intermunicipal Liaison Committee, appeals, circulation and referral procedures, review processes for municipal Administration and the Intermunicipal Liaison Committee.
PART 13	Resolving Disputes	Establishes a dispute resolution process for disputes related to the IDP.
PART 14	Maps	Maps approved as part of the IDP that illustrate plan policies.
APPENDIX A	Information Maps	Maps (not approved as part of the IDP) that are intended to provide information to the municipalities about existing or planned development considerations in the plan area.
APPENDIX B	Interpretation	Provides definitions for common acronyms and terms used in the IDP.
APPENDIX C	Recommended Setbacks	Identifies the Province's recommended setbacks for proposed developments near waterbodies and water courses.

3. PLANNING FRAMEWORK

3.1 LEGISLATIVE REQUIREMENTS

Requirements for IDPs are outlined in Section 631(2) of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (the MGA).

An IDP must address:

- Future land use within the area;
- The manner of and the proposals for future development in the area;
- The provision of transportation systems for the area (generally or specifically);
- The coordination of intermunicipal programs relating to the physical, social and economic development of the area
- Environmental matters within the area (generally or specifically); and
- Any other matter relating to the physical, social or economic development of the area that the Councils consider necessary.

An IDP must include:

- A procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the IDP;
- A procedure to be used to amend or repeal the IDP; and
- Provisions relating to the administration of the IDP.

The Vermilion IDP is consistent with requirements for intermunicipal collaboration and IDPs identified within the MGA.

3.2 RELATIONSHIP WITH OTHER PLANS

There are existing statutory and non-statutory plans for the lands within in the Plan Area including, Municipal Development Plans (MDPs) and Watershed Management Plans (WMPs).

North Saskatchewan Regional Plan

The North Saskatchewan Regional Plan (NSRP) has not been completed by the Province of Alberta. The Town and County are located entirely within the NSRP Area.

The NSRP will use a cumulative effects management approach to set policy direction for municipalities to achieve environmental, economic, and social outcomes within the North Saskatchewan Region. The NSRP has not yet been approved; when the NSRP comes into effect, it will apply to the participating municipalities as they are within the North Saskatchewan Region. Until the NSRP is approved, the provincial Land Use Policies continue to be in effect for the participating municipalities.

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

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

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

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



Figure 1: Regional Plans (Source: AUMA.ca)

Intermunicipal Collaboration Framework

All municipalities in Alberta are required to adopt an Intermunicipal Collaboration Framework (ICF) with each municipality with whom they share a common border. As of 2020, the participating municipalities are party to an Intermunicipal Collaboration Framework. This IDP is consistent with the policies, communication, and collaboration processes identified in the ICF.

Municipal Development Plans

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

The participating municipalities respect that each municipality will identify their individual visions and priorities for future land use growth and development through their respective Municipal Development Plans. However, this plan notes that each municipality's Municipal Development Plan supports regional collaboration through the implementation of an Intermunicipal Development Plan.

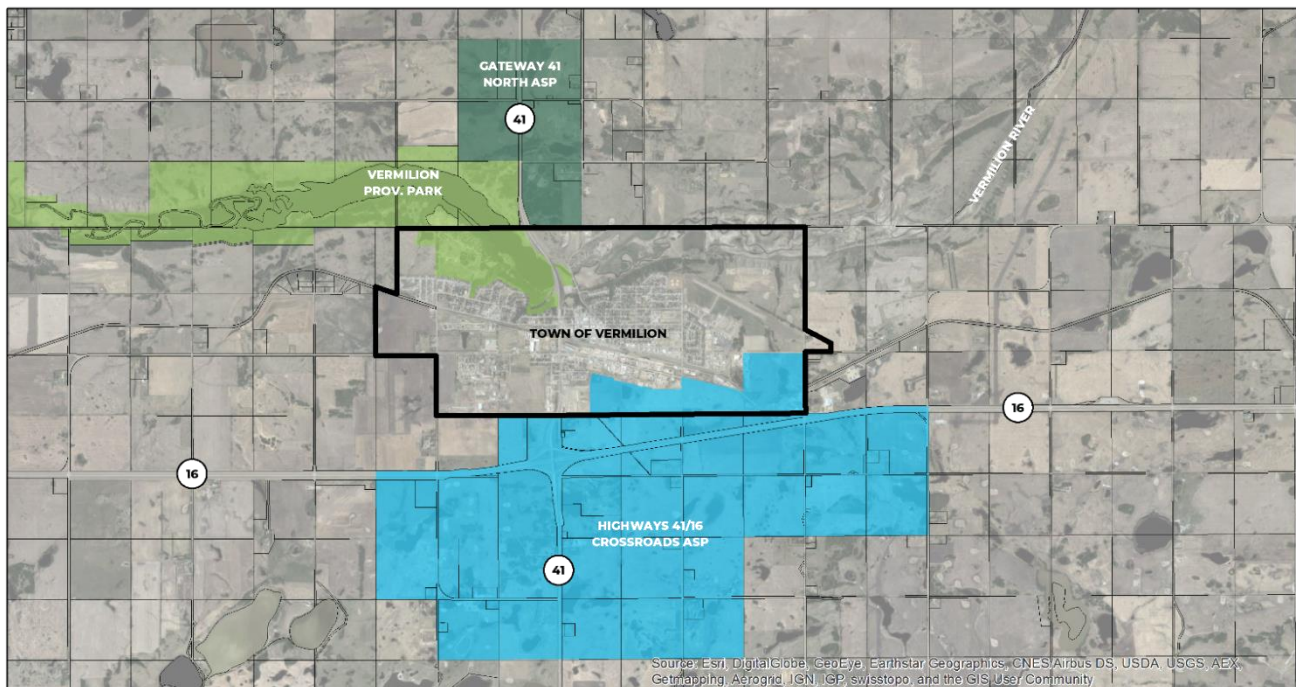
All MDPs must be consistent with an approved IDP; the policies and future land use concept of the Vermilion Intermunicipal Development Plan are consistent with Town of Vermilion Municipal Development Plan and the County of Vermilion River Municipal Development Plan.

Area Structure Plans and Area Redevelopment Plans

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

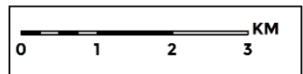
Currently, there are two ASPs within the IDP Plan Area: the Highways 16/41 Crossroads Area Structure Plan (2015), and the Gateway 41 North Area Structure Plan (2011). The Highways 16/41 Crossroads ASP was adopted by both the Town and the County, while the North Gateway 41 ASP was adopted by the County. This IDP is intended to replace these ASPs, and provide singular statutory planning direction for lands within the IDP Plan Area.

PLAN NAME	MUNICIPALITY	BYLAW NO.	DATE	TYPE OF PLAN
North Gateway 41 Area Structure Plan	County of Vermilion River	10-11	2011	Unserviced Commercial/Industrial Development
Highways 16/41 Crossroads Area Structure Plan	County of Vermilion River & Town of Vermilion	10-15 (County) 13-2010 (Town)	2010	Serviced and Unserviced Commercial/Industrial Development



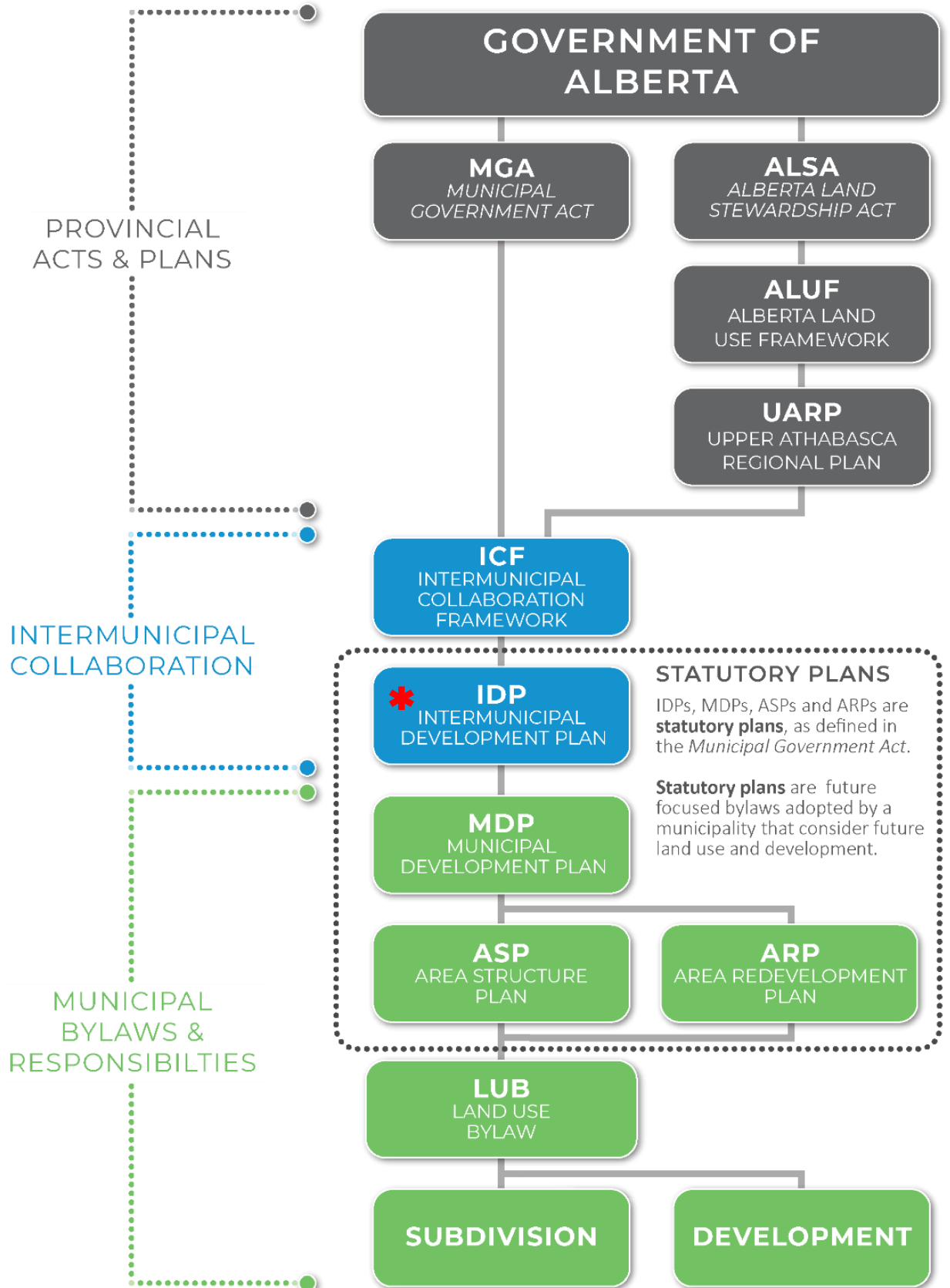
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

AREA STRUCTURE PLANS



Planning Hierarchy

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



4. PLAN GUIDANCE

4.1 PLAN PRINCIPLES

The IDP is guided by six planning principles. These principles are derived from the IDP requirements outlined in the MGA, as well as the Provincial Land Use Policies. These principles guided the development of plan policies and are fundamental to the interpretation and implementation of this IDP.

1	2	3
Maintain open, fair, and honest communication between the participating municipalities.	Ensure that future development in the Plan Area is mutually beneficial and compatible.	Respect, maintain, and support the local heritage and character of the Vermilion region.

4	5	6
Promote efficient use of land, infrastructure, public services, and public facilities.	Identify and protect environmentally sensitive features and historic resources.	Provide effective organization and communication mechanisms to implement the IDP.

4.2 PLAN GOALS

This IDP is intended to achieve the following intermunicipal planning goals, which have been developed based on the Town and County's shared vision for the Vermilion Region:

- Protect agricultural local lands to ensure a local food source and employment;
- Conserve wetlands, waterbodies, water courses, and other important ecological features;
- Accommodate efficient and well-planned urban growth and rural development in strategic locations;
- Provide opportunities that attract sustainable investment and create employment opportunities;
- Monitor and plan for future growth and servicing needs;
- Support active and passive recreation opportunities that promote community health and liveability;
- Continue to develop and maintain open lines of communication to resolve problems and seize opportunities of mutual benefit; and
- Simplify the planning process and provide consistent direction to ensure that both municipalities are development ready.

Specific land use, development, and intermunicipal communication policies in Sections 6 to 13 of this IDP have been developed to achieve these goals.

5. PLAN AREA INFORMATION

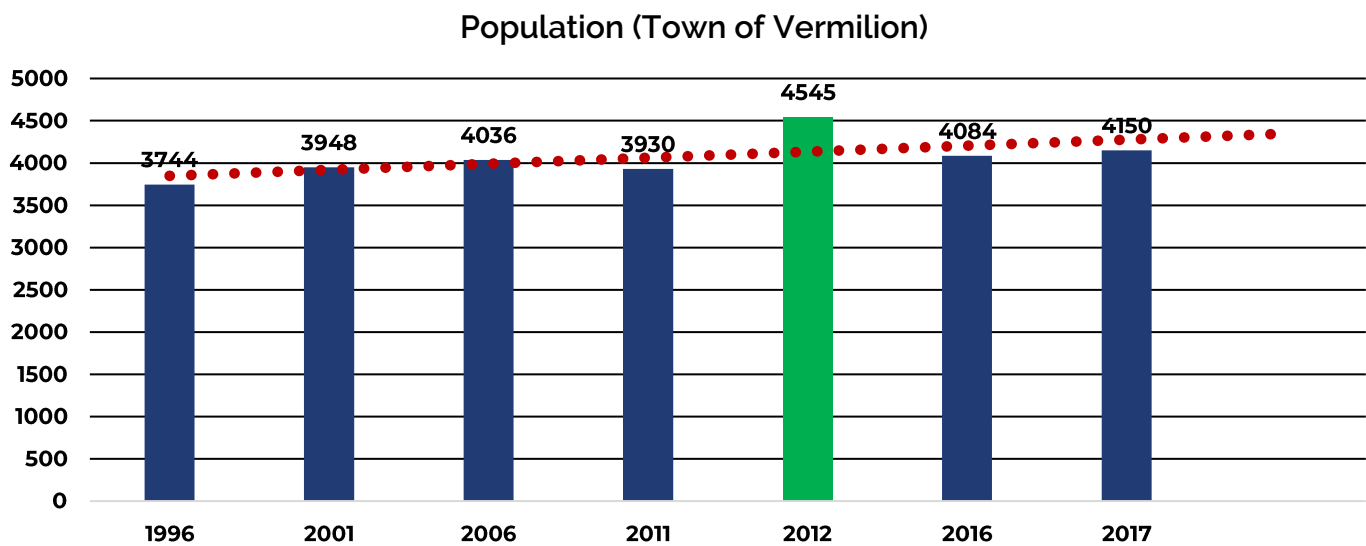
5.1 PLAN AREA BOUNDARY

The Plan Area for the Vermilion River Intermunicipal Development Plan is identified on **Map 14.1 – Plan Area Boundaries**. The plan area boundary was established by the Intermunicipal Liaison Committee. The boundaries of the plan area include all lands within the Town of Vermilion, and all County lands generally within 1.6 kilometres of the Town’s boundaries, following property boundaries, roadways, and/or significant natural features.

The IDP includes some of the lands within the Gateway 41 North and Highways 41/16 Crossroads Area Structure Plans. These ASPs were approved in 2011 and 2010 respectively. Policies from these ASPs that are consistent with current built forms and transportation systems in the plan area have been carried forward into this IDP. It is anticipated that these ASPs will be rescinded when the IDP is approved to ensure there is no inconsistencies between the new IDP and the ASPs and to reduce duplication and simplify the planning process.

5.2 STATISTICS

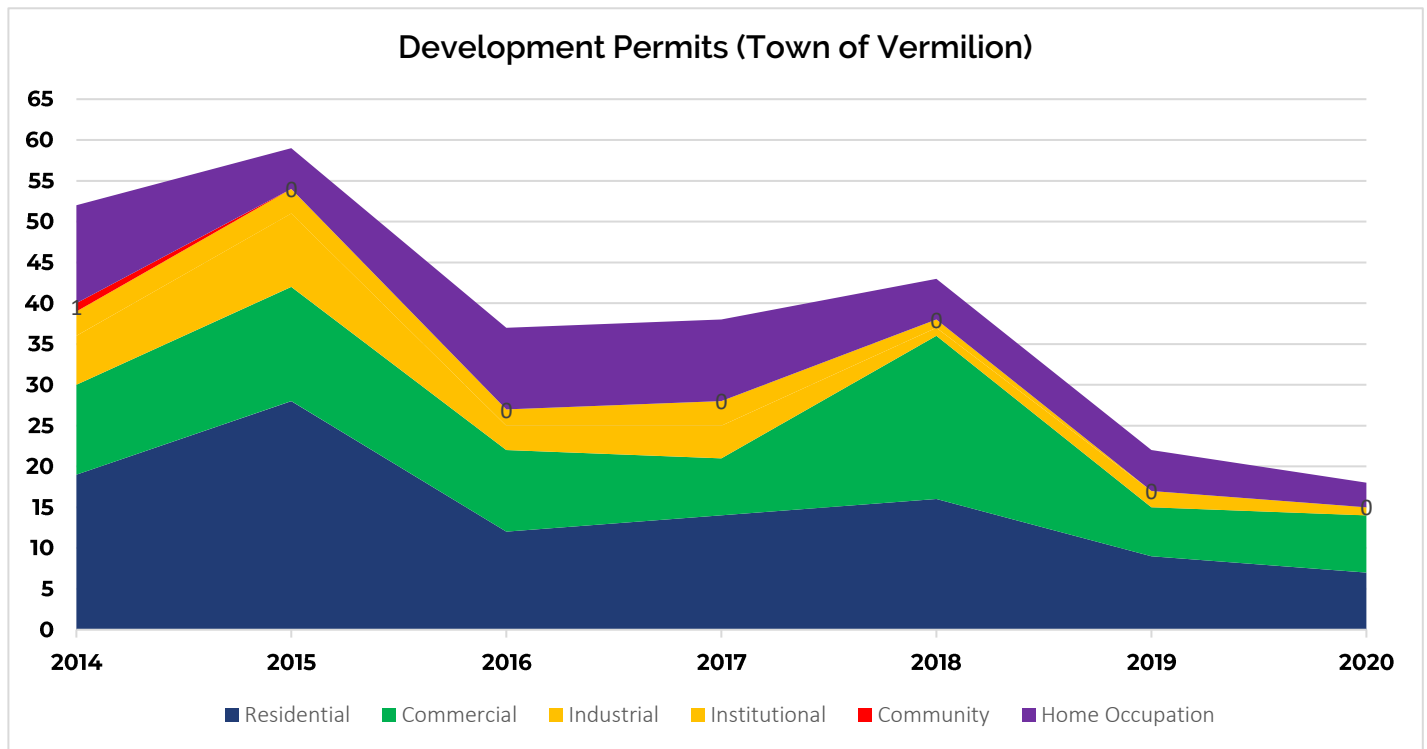
Population



The 2016 Federal Census reported that the Town of Vermilion had a population of 4,084. The 2017 municipal census for the Town indicated that the Town’s population increased to 4,150. The 2012 municipal census (identified in green in the population chart above) reported a notable increase in the Town’s population. Upon review, this increase in population appears to include Lakeland College’s student population, and does not accurately reflect the Town’s permanent population for this time period. Over the last 20 years, the Town’s population has been gradually increasing, according to federal and municipal census information.

The Town’s Municipal Development Plan contemplates a 2% annual growth rate for the Town’s population. However, in recent years the Town’s growth rate has been less than 2%, and the 2020 to 2046 population projections prepared by the Government of Alberta (*Population Projections – Alberta and Census Divisions, 2020 – 2046*) anticipate that the average annual growth rate within the Province will be 1.4%. Over the lifespan of this IDP, a 1.4% growth rate is a more realistic projection.

The Conceptual Residential Growth Staging Map in the Town’s Municipal Development Plan indicates that the Town has a sufficient supply of land within its current municipal boundaries to accommodate the target population. However, as the Town’s population increases, additional lands may be required to facilitate the development of future commercial, industrial, institutional, and recreational uses to serve a larger population base.



A review of development permit data for the Town of Vermilion indicates that for the period of 2014 to 2017, residential development was the single largest form of development in the Town, representing approximately 32 to 48% of all development permits during this time. In 2018, permits for commercial developments surpassed residential developments, representing 47% and 37% of all developments in that year, respectively.

5.3 ENVIRONMENTAL FEATURES

Environmental Features in the Plan Area are identified on **Map A.3 – Environmental Considerations in Appendix A**.

Topography and Slope

The topography in the Plan varies from a low point in the Vermilion River valley (575 metres) to high points at the south end of the plan area (644 metres). The total relief is approximately 69 m. Several other areas of rolling terrain create high points in the west part of the Plan area and south of Highway 16.

Slope analysis of the terrain reveals a large portion of the plan area under 5% slope which are generally developable lands presenting few constraints. The majority of the slopes between 5 to 15% (moderate constraints) and greater than 15% (severe constraints) are located on the steep banks along the Vermilion River. A secondary band of rolling terrain shows up as an arc beginning at the Highway 16 and 41 intersection and sweeps southeast and then northeast to section 34-50-6-W4 where it joins the Vermilion River valley.

Soil Characteristics

The Canada Land Inventory (CLI) for Agriculture identifies the Plan area as largely CLI class 2 and 3 (e.g. moderate to moderately severe capability for a variety of crops) outside the Vermilion River valley and class 5 and 6 (e.g. very severe and suitable for forage crops only) in the valley bottom and valley slopes.

A stretch of class 4 lands (e.g. severe limitations, or requiring special conservation practices) is located in more rolling terrain in the south of the Plan area. Soil composition is typically clay in the majority north of the rail line while sandy/silty soils become more common to the south of this point. Soil Characteristics are identified on **Map A.2 – Soil Characteristics**.

Local Groundwater

The overall groundwater availability ranges between 10 and 100 cubic metres per day (m³/day). The upper bedrock aquifers yield (1.5 to 15 Imperial gallons per minute [igpm]) with higher yields in the northeast portion of the Plan area.

The total dissolved solids (TDS) in the upper bedrock aquifers are identified generally above 500 milligrams per litre (mg/L). Federal and provincial drinking water quality guidelines for TDS are set at 500 mg/L as the acceptable limit.

Surface Features

The Alberta Geological Survey identified the Vermilion River valley as a buried bedrock valley with surficial deposits of 10 to 30 metres in thickness. Geological features include fluvial deposits within the river valley, glaciofluvial deposits within lands adjacent to and north of the river, and moraine deposits within the surrounding upland areas.

Approximately 10 to 50 percent of surficial deposits are sand and gravel throughout the IDP Area, with the highest concentration of sand and gravel deposits located within the north portion of the IDP Area adjacent to Highway 41.

Waterbodies, Watercourses, and Wetlands

Portions of the Vermilion River are located in the northeast portion of the Plan Area. The Vermilion River flows eastward from Vermilion Lake, which is located near the northern portion of the Plan Area. Future development within this area will be constrained by the extent of the flood plain.

There are several smaller watercourses within the Plan Area that flow into Vermilion Lake, Vermilion River, or smaller waterbodies or watercourses adjacent to the Plan Area.

High concentrations of wetlands have been identified by the Province of Alberta in the Plan Area adjacent to the Vermilion River. Smaller nodes of wetlands can be found throughout the rest of the Plan Area. This data is derived from the Alberta Merged Wetland Inventory, which identifies wetlands classified using the Canadian Wetland Classification System (CWCS).

Environmentally Significant Areas (ESAs)

There are (5) provincially identified Environmentally Significant Areas within the Plan Area. These areas are identified on **Map A.3 – Environmental Considerations**. ESAs have been identified within:

- SE 1-51-7-W
- SW 1-51-7-W
- NW 1-51-7-W4
- SE 6-51-6-W4
- NE 22-50-6-W4

The Province's "Environmentally Significant Areas in Alberta: 2014 Update" Report states that ESAs are generally defined as areas that are important to the long-term maintenance of biological diversity, physical landscape features and/or other natural processes, both locally and within a larger spatial context. The report and associated mapping information is intended to be an information tool that complements other information sources to inform land-use planning and policy at local, regional, and provincial scales.

The ESAs in the Plan Area are noted for:

- Containing areas with ecological integrity. These areas include intact, connected landscapes of a large enough area to enable connectivity and promote species diversity and richness, abundance and population viability; and
- Containing areas that contribute to water quality and water quantity. Considerations for these areas includes the density of rivers and streams, the intactness of riparian areas and upland habitat of the rivers and streams present in the area, and the presence of lakes and wetlands.

5.4 DEVELOPMENT CONSIDERATIONS

Development Considerations in the Plan Area (and setbacks associated with these considerations) are identified on maps in **Appendix A**. The maps provide information about environmental and built environment features that create opportunities and constraints to development within the plan area. Data from these maps informed the land suitability assessment undertaken to inform the policies within this plan. The information in the following subsections provides an overview of the data on the maps in **Appendix A**.

Historic Resources

There are provincially recognized Historic Resources within the Plan Area located in the northern portions of the Plan Area, adjacent (or near) to Vermilion Lake and Vermilion River. The Province's "Listing of Historic Resources" identifies areas within Alberta that may contain Historic Resources including:

- Archaeological sites;
- Palaeontological sites;
- Indigenous traditional use sites of a historic resource nature (burials, ceremonial sites, etc.); and
- Historic structures.

The categorization of Historic Resources within the Plan are as follows:

- Archaeological, HRV5 (high potential to contain a historic resource); and
- Palaeontological, HRV5 (high potential to contain a historic resource).

Landfills, Transfer Stations, and Wastewater Treatment Facilities

A waste transfer site is located in the northern portion of the Plan Area, immediately east of Highway 41. The transfer site is managed by Vermilion River Regional Waste Management Commission. There are also two reclaimed landfills within the northern portion of the Plan area.

The Vermilion Wastewater Treatment Plan is located near the northeast portion of the plan area, within the Town of Vermilion. A new facility, located next to the existing facility, is currently under construction.

The Subdivision and Development Regulations of the MGA identify setback requirements from operating and non-operating landfills and transfer stations, as well as wastewater treatment facilities. These setbacks are identified on **Map A.7 – Setbacks and Development Considerations**.

Natural Resource Developments

Oil and gas activity located within the plan area is identified on **Map A.5 – Natural Resources Considerations**. There are active, abandoned, Reclamation Certified and Reclamation Exempt Wells within the Plan area. There are also operating, abandoned, discontinued and permitted pipelines within the Plan area. The majority of wells and pipelines are located within the County however there are some wells and pipelines located within the Town boundary. Significant nodes of this infrastructure are located in the east, southwest, and northern portions of the plan area.

The location of these facilities and require setback will impact the short-term development opportunities within close proximity to these sites. The Subdivision and Development Regulations of the MGA identify setback requirements from gas and oil wells.

There is one active aggregate extraction (gravel) operation within the plan area. The gravel operation is located within the Town of Vermilion on the north side of the river.

5.5 CURRENT LAND USE AND DEVELOPMENT

Important current land use and development features in the Plan Area are identified on **Maps A.4, A.5, and A.7 in Appendix A.**

Agriculture Operations

The majority of County lands with the Plan Area are currently developed for agricultural land uses including cultivation and pasture lands associated with extensive agriculture. In addition to farmsteads, cultivated lands, and pasture lands, the plan area also includes a grain terminal located in the County (NW 27-50-6-W4). The only Intensive livestock operation (dairy, hogs, cattle barns and research facility) within the plan area is associated with Lakeland College and is located in the southern portion of the plan areas on lands within the County and the Town (W ½ 30-50-6-W4).

Residential Developments

Within the County portion of the plan area there is one developed multi-lot residential subdivision (Brennan Park). The subdivision, which is located within NE 35-50-7-W4 and NW 34-50-7-W4, includes approximately 14 country residential lots. Other rural residential developments in the Plan Area are, small acreages and farm sites associated with an agricultural operation. In total, there are approximately 54 country residential lots within the Plan Area.

Residential development within the Town consists of municipally serviced low, medium and high-density developments. An inventory of available residential land within the Town was compiled as part of the Town's 2019 Municipal Development Plan review. In the MDP the Town identified preferred future residential growth areas that provide for their anticipated residential growth over the next 40 years. Some of these lands are currently developed for other uses (airport) and other areas on the east side of Town may be difficult to cost effectively connect to municipal services. Identifying additional areas and opportunities for residential development outside of the Town's boundary may be necessary to ensure sufficient land is available to meet the Town's long term residential land absorption needs.

Commercial and Industrial Developments

Developed (and planned) commercial and industrial developments are located predominately within the southern portion of the Plan Area, near Highway 16 and its intersection with Highway 41. Commercial and industrial developments are located predominately within Town and are typically large and/or land intensive business that cater to local and regional markets. Commercial business that are less land intensive and professional services are located in Vermilion's vibrant Downtown core.



Figure 2: Downtown Vermilion. (Source: Wikimedia Commons)

Plan Area lands north of Highway 16 are within the Business (B) District and the Industrial Development (M) District of the County's Land Use Bylaw. Both the Business and Industrial Districts provide for a variety of industrial (light to medium) and highway commercial uses.

Plan Area lands are also within the Crossroads Direct Control District (CDC), which provides for land use(s), subdivision, and development in accordance with and as specified in the Crossroads Area Structure Plan.

North of the Town's limit and adjacent to Highway 41, lands are within the North Gateway Direct Control District (NDC). The NDC District provides for land use(s), subdivision, and development in accordance with and as specified in the North 41 Gateway Area Structure Plan.

Recreational and Institutional Developments

There are a wide variety of diverse recreational and institutional developments with the Plan area that provide education, recreation and healthcare services within the region. These amenity areas are identified on **Map A.4 – Historical and Cultural Resources**. Recreational and institutional developments within the plan area include:

- Vermilion Golf Club
- Cemeteries (located south and east of the Town within the IDP area)
- Lakeland College
- Emergency Training Centre
- Vermilion Health Centre (hospital)
- Government Building
- J.R. Robson School
- St. Jerome's School
- Vermilion Elementary
- Vermilion Agricultural Society Grounds (arena and rodeo grounds)
- Vermilion Provincial Park

Vermilion Provincial Park, is partially located within the Town and the County in the northwestern portion of the Plan areas. The provincial park provides year-round recreation amenities and benefits to a range of visitors and is a significant destination within the Plan area. The Provincial Park is located on Crown land and is managed by AB Environment and Parks.

The Park includes facilities for:

- camping (124 sites)
- outdoor sporting fields including: ball diamonds, soccer pitch)
- playgrounds
- day use areas
- a stocked trout pond
- ice fishing
- spray park
- mini golf facility
- tobogganing area
- back country youth group camp, and
- trails for hiking, biking and cross country skiing.

Trails in the Provincial Park are used year-round.

5.6 TRANSPORTATION AND SERVICING

Important transportation and servicing features in the Plan Area are identified on **Map A.6 – Transportation and Servicing Considerations**.

Highways and Roads

Within the Plan Area are two major provincial highways: Highway 41, the "Buffalo Trail" (which extends from near the Town of Bonnyville south to the Canada/United States border), and Highway 16, the "Yellowhead Highway (which extends in Alberta from

the Alberta/British Columbia border near Jasper east to the City of Lloydminster). Both highways are important transportation corridors within the province.

The two highways form an intersection in the southern portion of the Plan Area. Access to the highways within the Plan Area from Town or County roads is through controlled intersections. Where Highway 41 forms 53 Street in the Town of Vermilion, access to some older developments is provided through and entryways that intersect the Highway.

Within the Plan Area is a hierarchical network of arterial, collector, and local roads managed by the Town and County. Construction standards vary depending on classification and use.

In 2005, Alberta Transportation completed a study for the Highway 16 corridor, the Highway 16 Freeway Corridor Management Study, Jasper Park Boundary to Lloydminster (FCMS) that provided recommendations for interchange locations along Highway 16 for the ultimate conversion of the highway to a freeway standard. This ultimate conversion to a freeway standard means that access to and from Highway 16 will occur only at the recommended interchange locations; all other existing accesses will be removed. Although this conversion is considered on a long-term horizon of 30 or more years, closure of accesses and changes to the overall road network adjacent to Highway 16 will impact development along the Highway 16 corridor. To address the need to maintain access for existing development Alberta Transportation prepared in 2010 a staged, access management plan for Highway 16. The Highway 16 Access Management Plan (See **Map 14.4 - Recommended Highway 16 Service Road Alignment**) serves as a guide for assessing development proposals within the immediate area of Highway 16. Knowing the proposed access management road network, facilitates planning growth and expansion accordingly to take advantage of the future network.

Alberta Transportation reviewed the *Recommended Highway 16 Service Road Alignment* from 2010 and have confirmed that no changes to the Highway 16 Freeway Corridor Management Study, Jasper Park Boundary to Lloydminster (FCMS) have been proposed which would result in changes to the Recommended Highway 16 Service Road Alignments identified on **Map 14.4 – Recommended Highway 16 Service Road Alignment**.

Water, Wastewater, and Stormwater Management Infrastructure

The Vermilion River Regional Waste Management Services Commission (AR 63/2005) provides solid waste management services within the IDP Area. The Town is currently serviced by the Alberta Central East Regional Water System (ACE), which, under the current agreement, has the capacity to serve a population of approximately 7,900 from a population of 4,150 (2017 Town of Vermilion Municipal Census). The system is operating at 57% capacity on average. Servicing with municipal services typically stops at the built-up portion of the town with on-site water and sewer servicing on remaining occupied parcels.

Within the County, stormwater flows on lands within the plan area are primarily managed via onsite retention methods, or through lot grading to existing ditches, waterbodies, watercourses, and wetlands. Within the Town stormwater is managed through the Town's stormwater management system and facilities.

Railway

An active Canadian National Railway (CN) right-of-way is present in the Plan Area. The rail corridor generally extends east-west through the Town of Vermilion, north of Highway 16 and south of Vermilion Lake and Vermilion River. The railway services the Vermilion elevator, located east of the Plan Area.

The corridor extends further west to the City of Edmonton, and east to the City of Lloydminster (and other major centres in Western Canada).

Rail crossings are identified on **Map A.6 – Transportation and Servicing Considerations**.

Airport

The Vermilion Airport is located within the northeast portion of the Plan Area, within the Town of Vermilion. Development on lands associated with (and adjacent to) the airport is restricted by the *Aeronautics Act*, administered by Transport Canada.

The Town and County (through their respective Municipal Development Plans and Land Use Bylaws) have specific land use planning policies and regulations in place that address development adjacent to the Vermilion Airport. The Airport Vicinity Area for the Vermilion Airport is identified on **Map A.7 – Setbacks and Development Constraints**.

6. GENERAL POLICY FRAMEWORK

General policies that apply to all lands in the Plan Area are outlined below. Subsequent sections of this IDP provide detailed policies related to each future land use designation, transportation, infrastructure, servicing, and natural resources.

6.1 PLANS AND APPROVALS

POLICY 6.1.1	Town and County shall work together to ensure compatibility of land use interfaces and future growth patterns to monitor effectiveness of the IDP.
POLICY 6.1.2	In cases where a particular matter is not addressed in this IDP, the provisions of the municipality's MDP (and any applicable ASP) shall apply.
POLICY 6.1.3	All future land use, subdivision and development within the Plan area shall conform to the preferred land use identified on Map 14.3 – Future Land Use and the policies of this IDP.
POLICY 6.1.4	Development proponents shall work with the County and Town to ensure that proposed development is compatible with the Town's urban form and existing land use, and the location of future rights-of-way for roads and infrastructure necessary to enable future urban expansion have been considered.
POLICY 6.1.5	Applications for redesignation, subdivision, or development should consider incorporating design requirements that ensure a high-quality form of development.
POLICY 6.1.6	Redevelopment of the lands shall be consistent with the policies contained in this IDP and in conformity with any Area Structure Plan in place at the time, and the provisions of the Town or County LUB, depending on location, unless at the time of redevelopment, the land is required for urban expansion and extension of urban services.
POLICY 6.1.7	The Town and County shall amend their respective MDPs and LUBs, as deemed advisable, to be consistent with the policies and provisions of the IDP.
POLICY 6.1.8	Area Structure Plans and major deviations to the IDP design and policies shall require an amendment to this Plan. Minor variances may be considered without an amendment to this Plan where the development proponent can demonstrate, to the satisfaction of the Subdivision Authority, Development Authority, or the ILC (as the case may be) that the reconfiguration of parcels and road design would maintain the overall intent of the IDP's policies.

6.2 AREA STRUCTURE PLAN AND CONCEPTUAL SCHEME REQUIREMENTS

POLICY 6.2.1	Development proponents may be required to prepare an Area Structure Plan or Conceptual Scheme, prepared by a qualified person (e.g., registered professional planner) for approval by the municipality with jurisdiction to accompany an application for an amendment to a LUB, statutory plan, or with an application for a multi-parcel subdivision or substantial development permit application.
POLICY 6.2.2	The municipalities will assess a proposed development, having regard for: the size of the development area, whether or not the proposal is for a single or multi-phase development and the proposed phasing for the provision of infrastructure services to determine whether an Area Structure Plan or a Conceptual Scheme is the most appropriate planning tool for the development.
POLICY 6.2.3	In consideration of a proposal for a redistricting, subdivision, or development permit application that requires Area Structure Plan or Conceptual Scheme, the Approving Authority may require the following supporting studies and plans as part of the application: <ul style="list-style-type: none"> a. Geotechnical & Groundwater Report to identify environmental hazard lands such as high water table, slope stability; b. Wetland Assessment to delineate and classify wetlands within the subject site; c. Biophysical Assessment to identify significant ecological features, water bodies and watercourses; d. Traffic impact assessment and circulation plan to ensure that the integrity of adjacent roads shall be maintained through the use of service roads and limited access points; e. Utility servicing plans which identifies location and facilities for servicing; f. Storm water management plans;

	<ul style="list-style-type: none"> g. Environmental Impact Assessment prepared in accordance with Alberta Environment and Parks (AEP) guidelines; h. Phase I environmental assessment to identify areas of potential contamination within the site; i. Development specific design standards including: architectural, landscaping and sign controls; j. Figures identifying suitable building sites; k. Historic Resources Impact Assessment (HRIA) or letter of clearance Alberta Culture, Multiculturalism and Status of Women if the proposed site contains a Historic Resource; l. Public consultation; and m. Any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.
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6.3 RESERVES

POLICY 6.3.1	Subdivision applicants will be required to dedicate the full amount of Municipal Reserve, School Reserve, and/or Municipal and School Reserve owing in the forms provided for in the MGA.
POLICY 6.3.2	In the case of lands within the Country Residential Development Area (identified on Map 14.3 – Future Land Use), all municipal reserve owing shall be taken by the municipality in the form of a Deferred Reserve Caveat to protect for future urban municipal reserve needs.
POLICY 6.3.3	<p>Further to Policy 6.3.2, the Town shall pay a fee to the County equivalent to 5% of the appraised value of the parcel to be subdivided. Assessment and timing of land value shall be undertaken in the manner as follows:</p> <ul style="list-style-type: none"> a. The applicant shall supply a market value appraisal conducted by a qualified/certified appraiser of the existing parcel of land as of a specified date occurring within the 35-day period following the date on which the application for subdivision approval is made; b. as if the use proposed for the land that is the subject of the proposed subdivision conforms with any use prescribed in a statutory plan or land use bylaw for that land; and c. on the basis of what might be expected to be realized if the land were in an un-subdivided state and sold in the open market by a willing seller to a willing buyer on the date on which the appraisal is made.
POLICY 6.3.4	The County and Town will consider establishing a jointly administered cash-in-lieu of municipal reserve fund into which reserve proceeds would be placed for the purposes of assembling and developing regional recreational land and facilities within the IDP Area.
POLICY 6.3.5	The County shall not dispose MR or discharge a DRC within the Plan Area unless the Town has been consulted and concurs with the disposal of reserves.
POLICY 6.3.6	Environmental reserves will be taken according to Section 664 of the MGA; either in the form of a lot (ownership transferred to a municipality) or as an environmental reserve easement (private ownership is retained).
POLICY 6.3.7	The County or the Town (as the case may be) may require any owner/developer to provide hazard land as environmental reserve as part of a subdivision application.
POLICY 6.3.8	Where the County or Town wish to ensure public access to a water body, environmental reserve in the form of a lot will be taken.
POLICY 6.3.9	All environmental reserve is to remain in its natural state except as permitted in accordance with the MGA. In some instances, conservation easements may be considered in place of environmental reserves, as provided for in the <i>Environmental Enhancement and Protection Act</i> .

6.4 INTERMUNICIPAL GATEWAY CORRIDORS

POLICY 6.4.1	Highway 16 and Highway 41 serve as the present and future gateway corridors connecting the County of Vermilion River and the Town of Vermilion with the larger Vermilion Region and nationwide trade and transportation corridors. Both municipalities agree that design standards which protect the appearance of
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development (e.g., landscaping, signage, architectural treatment, screening of outside storage, etc.) should apply to lands near intermunicipal gateways.

6.5 PUBLIC UTILITIES, PUBLIC USES, AND EMERGENCY SERVICES

POLICY 6.5.1

Public uses, public utilities, and emergency services shall be allowed to develop within all Future Land Use Areas, as provided for in the respective municipality's Land Use Bylaw. The development of public uses, public utilities, and emergency services shall not require an amendment to this IDP.

6.6 HISTORIC RESOURCES

POLICY 6.6.1

All applications for subdivision and new development on parcels identified by the Province of Alberta or the municipalities as containing or potentially containing a historic resources must provide a Historic Resources Impact Assessment (HRIA) and letter of clearance from Alberta Culture, Multiculturalism and Status of Women. Where a HRIA has been waived by the department, a letter of clearance indicating that the HRIA is not required must be provided.

6.7 AGGREGATE RESOURCES

POLICY 6.7.1

New commercial aggregate resource extraction developments shall not be allowed within the Plan Area.

POLICY 6.7.2

Notwithstanding Policy 6.7.1, borrow pits for road construction approved by the participating municipalities and/or Alberta Transportation shall be allowed within the Plan Area.

6.8 OIL AND GAS DEVELOPMENTS

POLICY 6.8.1

Applications for subdivision and development in the Plan Area shall conform to setbacks established by the Alberta Energy Regulator (AER).

POLICY 6.8.2

The County and Town will work with oil and gas interests and landowners to identify well-site development and production schedules compatible with land use designations within the IDP Area.

POLICY 6.8.3

In working with oil and gas interests and landowners, the County and Town will strongly recommend that the following siting/development principles be followed:

- a. wells should be clustered whenever possible to discourage fragmentation of agricultural lands and reduce constraints to future urban expansion;
- b. flow lining to a common location for multiple wells should be utilized whenever possible;
- c. to every extent possible, clustered well sites should be located next to public utility lots, storm water lakes, and future municipal reserves (parks);
- d. road accesses to clustered wells should be combined wherever possible and access routes utilized should be made to fit existing and identified future roadways whenever possible;
- e. operating conditions of well/battery sites should be adjusted as follows:
 - i. flow lining to battery site outside the urbanized/urbanizing area should be utilized;
 - ii. fluids should be hauled, tanks should be vacuumed/cleaned, and servicing/maintenance should take place during regular daytime hours;
 - iii. storage tank temperature should be kept at a level such that associated impacts, particularly odour, are minimized to the fullest extent possible;
 - iv. portable generators should not be used to provide power; and
 - v. every effort needs to be made, using whatever measures required, to minimize odours, noise, dust, vibration, and any other negative impacts.

6.9 CONFINED FEEDING OPERATIONS

POLICY 6.9.1

Regulation and approval of confined feeding operations (CFOs) rests with the Natural Resources Conservation Board (NRCB). Prior to making its decision, the NRCB is to review local plans and request comments from the affected municipalities. In responding to the NRCB, the Town, County, and ILC shall convey that they discourage

	any new or the expansion of any existing CFOs or manure storage facilities within the IDP Area requiring an approval, authorization, or registration under the Agricultural Operation Practices Act, and amendments thereto.
POLICY 6.9.2	Notwithstanding Policy above the ILC will consider supporting the development of new and expanded confined feeding operations requiring registration or approval and manure storage facilities requiring authorization, if the proposed confined feeding operation or manure storage facility is accessory to an Institutional Use such as a Public Education Facility.
POLICY 6.9.3	Provisions of the Agricultural Operations Practices Act should apply to the mitigation of environmental and nuisance impacts of agricultural operations.

6.10 VERMILION AIRPORT

POLICY 6.10.1	<p>In reviewing a proposed subdivision or development permit application the approving authority shall have due regard for the potential of the proposed use to:</p> <ul style="list-style-type: none"> • Attract birds; • Create an electrical disturbance; or • Create dust or smoke. <p>Proposed subdivisions or developments that create these conflicts with the airport shall be discouraged from locating on land within the airport vicinity protection area.</p>
POLICY 6.10.2	Uses sensitive to noise should not be approved in close proximity to the airport within the inclusion of building mitigations such as exterior acoustic insulation.
POLICY 6.10.3	Should the Vermilion airport close and become available for redevelopment, the Land Use designation applied to this area should be re-examined to determine at that point the feasibility to re-designate the site and adjacent lands for urban residential development.

7. ENVIRONMENTAL POLICY FRAMEWORK

Policies in this section are intended to protect significant environmental features and recreation amenities located within the entire Plan Area.

7.1 WATER QUALITY

POLICY 7.1.1	Low impact infrastructure (LID) and landscaping design shall be encouraged within the Plan Area to minimize impacts of development and redevelopment on wetlands and watercourses.
POLICY 7.1.2	The installation of erosion and sediment control shall be encouraged during construction and landscaping on private and public lands within the Plan Area on lots adjacent to watercourses and water bodies.

7.2 ENVIRONMENTALLY SIGNIFICANT AREAS

POLICY 7.2.1	Development applications on lands identified as Environmentally Significant Areas (ESAs) by the Province of Alberta may be required to include an Environmental Impact Assessment or Biophysical Assessment that provides sufficient information to ensure that important ecological features on the site are maintained and protected, as outlined in the respective municipality's Municipal Development Plan and as required by Alberta Environment and Parks.
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7.3 RIPARIAN AREAS, WETLANDS, RESERVE DEDICATION, AND SETBACKS

POLICY 7.3.1	Town and County will work collaboratively to identify appropriate lands, implement policies, and regulations with respect to environmentally sensitive areas, riparian zones, and development buffers that can have a positive impact on the natural environment as well as provide healthy, outdoor-spaces and flood mitigation within the IDP Area for the passive and recreational enjoyment of residents and tourists.
POLICY 7.3.2	Subdivision of lands adjacent to water bodies, watercourses, and wetlands shall be required to provide environmental and/or municipal reserve between the subdivided lots and the legal bank in accordance with the provisions in the MGA. The width and size of the reserve shall be in accordance with the policies of the respective municipality's Municipal Development Plan, and shall take into consideration the guidelines and/or recommendations of: <ol style="list-style-type: none"> Qualified professionals; and/or The Government of Alberta's Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta's Settled Region; and/or Recommended Guidelines for Setbacks (see Appendix C of this IDP).
POLICY 7.3.3	Within riparian areas, the use of lands dedicated as environmental and municipal reserves shall be as per the Municipal Government Act and the respective municipality's Municipal Development Plan and bylaws.
POLICY 7.3.4	The dedication of Environmental or Municipal Reserve within the Plan Area should be coordinated to promote maintenance of contiguous wildlife corridors and provide opportunities for the expansion of regional trails.
POLICY 7.3.5	Municipal and environmental reserves taken at the time of subdivision may be utilized to facilitate the creation of a regional trail system.
POLICY 7.3.6	The participating municipalities shall explore opportunities for interconnected trails and open space networks when developing new trails, parks, and preserving open space areas.

7.4 OPEN SPACE

POLICY 7.4.1	The Vermilion River Valley is the predominant natural feature within the IDP Area; both municipalities will cooperate to protect these areas for eventual incorporation into an open space system.
POLICY 7.4.2	Both municipalities will cooperate to achieve the following open space objectives, consistent with the Provincial Land Use Policies, which support the protection of the natural environment, water, and historical resources:

- a. To encourage the preservation of the Vermilion River Valley natural and aesthetic quality, natural environment, and scenic views.
- b. To facilitate the eventual establishment of continuous open space systems along the river valley and other natural areas to attract activities and provide recreational opportunities as a stimulus to the local economy.

8. FUTURE LAND USE

8.1 FUTURE LAND USE CONCEPT

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

The Future Land Use Concept for the Vermilion Intermunicipal Development Plan is established on **Map 14.3 – Future Land Use**. Development and subdivision within the Plan Area shall be consistent with future land use concept on **Map 14.3 – Future Land Use** and the policies in this section. **Map 14.3 – Future Land Use** will provide a guide for determining future land use patterns within the Plan Area.

The following Future Land Use and Overlay Areas are established on **Map 14.3 – Future Land Use**:

Agriculture and Rural Development Area	Country Residential Development Area	Unserviced Commercial and Industrial Development Area
Areas where low intensity agricultural uses and rural residences will occur.	Areas intended for multi-lot residential development, including future urban residential development.	Areas identified as the preferred location for unserviced commercial and industrial uses.

Serviced Commercial and Industrial Area	Natural Environment Area	Public Area
Areas identified as the preferred location for serviced commercial and industrial uses.	Areas identified as containing important ecological features, recreation opportunities and recreation uses associated with the Vermilion Provincial Park.	Areas identified as the location for existing and future public uses.

Institutional Area	Future Urban Expansion Area Overlay	Landfill/Wastewater Setback Area Overlay
Areas identified as the preferred location for institutional uses associated with Lakeland College.	Policies within the overlay area will apply in addition to the policies in the underlying Future Land Use Area and are intended to identify areas most appropriate for future urban expansion.	Policies within the Landfill/Wastewater Setback Area Overlay will apply in addition to the policies of the underlying Future Land Use Area.

POLICY 8.1.1	Future subdivision and development on lands identified on Map 14.3 – Future Land Use shall be in accordance with the policies in Section 8.
POLICY 8.1.2	Existing uses, which may be viewed as incompatible with Map 14.3 - Future Land Use may remain on an “as is” basis pursuant to the non-conforming use provisions of the MGA, and the municipalities’ respective Land Use Bylaws.

8.2 AGRICULTURE AND RURAL DEVELOPMENT AREA

The long term sustainability of agricultural production is important to both the Town and County. Both municipalities wish to enable the diversification and resilience of local agricultural activities, in order to support the regional economy and local food security.

Existing agricultural uses within the Plan Area are primarily cropland and grazing land. Both municipalities recognize that intensive livestock operations and confined feeding operations may not be an appropriate use of land within the Plan Area, as they limit the types and intensities of land uses that may be developed within associated setback areas.

Policies in this section apply to lands within the Agriculture and Rural Development Area on **Map 14.3 – Future Land Use**.

Goal: Protect existing agricultural areas for low intensity agricultural operations and rural developments until such time the land is required for planned urban expansion that is compatible with adjacent land uses.	
POLICY 8.2.1	Premature development of existing agricultural lands within the County of Vermilion River shall be discouraged and such land should continue to be used for agricultural purposes.
POLICY 8.2.2	Land uses and developments that are consistent with the permitted and discretionary uses in the County’s Agriculture District, the Gateway Direct Control District and the Crossroads Direct Control District may continue to be approved at the discretion of the County’s Development Authority in accordance with the County of Vermilion River Land Use Bylaw.
POLICY 8.2.3	Existing intensive agricultural uses may continue at the discretion of the County of Vermilion River. Approval of any new intensive agricultural operations should only be considered subject to appropriate intermunicipal referral and communication as provided for under Section 12 of this Intermunicipal Development Plan.
POLICY 8.2.4	Subdivision of land within the Agriculture and Rural Development Area shall comply with the provisions in the Agriculture Area in the County Municipal Development Plan and Agriculture District in the County Land Use Bylaw.

8.3 COUNTRY RESIDENTIAL DEVELOPMENT AREA

Policies in this section apply to lands within the Country Residential Development Area on **Map 14.3 – Future Land Use**.

Goal: Residential multi-lot developments are encouraged in appropriate locations. New developments are designed to minimize impacts on agricultural developments, to efficiently utilize available local infrastructure and accommodate the needs of existing and future residents.	
POLICY 8.3.1	Undeveloped land within the Country Residential designation shall be protected from uses that may have negative effects on future urban densities by virtue of excessive odour, heat, vibration, visual impact, noise, or light. This does not apply to such effects that arise in the course of normal, non-intensive farm operation.
POLICY 8.3.2	Land designated for future Country Residential may be allowed to develop in accordance with the County of Vermilion River Municipal Development Plan and Land Use Bylaw, as amended.
POLICY 8.3.3	Subdivision applications within designated Country Residential areas must address ultimate servicing requirements (e.g., water, sanitary sewer) for the proposed development.
POLICY 8.3.4	<p>In addition to any other requirements, Country Residential subdivision applications should take into consideration:</p> <ol style="list-style-type: none"> a. wherever possible, creation of clustered country residential development; b. wherever possible, provision for direct access to municipal roads without the creation of panhandle lots; c. consideration of impacts on surrounding land uses within the adjacent municipality (i. e., applicants may be required to address impacts on lands within the Town and County); d. consideration of impacts on provincial, regional, and intermunicipal transportation systems (i. e., applicants may be required to provide a Traffic Impact Assessment, request additional approval from relevant agencies and/or organizations, as applicable); e. consideration of environmental impacts (e.g., water quality, soil stability, and natural areas); f. long-term servicing requirements (e.g., water, sanitary sewer); and

	g. appropriate intermunicipal referral and communication is provided for under Section 5.3 of this Intermunicipal Development Plan.
POLICY 8.3.5	New residential multi-lot subdivisions may be required to provide on-site buffering from adjacent land uses and developments.
POLICY 8.3.6	New residential multi-lot subdivision and development shall be discouraged from locating on lands that are subject to or slope instability or high water tables which would make the site hazardous or unsuitable for the construction of a dwelling.
POLICY 8.3.7	New multi-lot residential subdivision shall be designed to exclude lands which exhibit the following features: <ul style="list-style-type: none"> a. Wetlands; b. Significant ecological features, significant habitat areas and/or protective notations; or c. Steep slopes in excess of 15%; <p>Where these features are present, the development footprint must be designed to exclude these features and meet the minimum buffering requirement identified in Stepping Back from the Water unless an alternative setback is recommended in a report prepared by a qualified professional.</p>
POLICY 8.3.8	New multi-lot residential subdivision shall not be allowed in areas with insufficient ground water supply, unless water is provided by way of a municipal distribution system.

8.4 UNSERVICED COMMERCIAL AND INDUSTRIAL DEVELOPMENT AREA

Policies in this section apply to lands within the Unserviced Commercial and Industrial Development Area on **Map 14.3 – Future Land Use**.

Goal: Facilitate the planning and development of unserviced commercial and industrial businesses that support sustainable economic growth in the Vermilion Region.

POLICY 8.4.1	Current land uses within the Unserviced Commercial and Industrial Area shall continue to be regulated by the applicable Land Use District in the County's Land Use Bylaw at the time of the IDP's approval. However, new proposals for development, subdivision, or a land use bylaw amendment, shall be in accordance with the policies of the IDP and any applicable statutory plan and not undermine the ability of the land to accommodate future intended uses.
POLICY 8.4.2	On lands within 400 metres of the CN Rail line future subdivision and development activities shall not constrain or conflict with the potential of these lands to be developed for commercial and industrial uses that require access to the rail line.
POLICY 8.4.3	Applications for unserviced commercial and industrial subdivision or development within the Unserviced Commercial and Industrial Area should be evaluated according to the following criteria: <ul style="list-style-type: none"> a. impacts of development on future urban growth; b. impacts on future servicing and transportation corridors and facilities; c. any potential traffic impacts within either municipality; d. impacts on adjacent land uses within both municipalities; 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 communication as provided for under Section 12 of this Intermunicipal Development Plan.
POLICY 8.4.4	At a minimum, all new roads provided within the Unserviced Commercial and Industrial Area will be a 30 metre right-of-way and be constructed to Town or County standards at the sole expense of the development proponent.
POLICY 8.4.5	All franchised utilities will be provided by the owner/developer and utility easements will be established where necessary at the time of subdivision. Any existing utility and other rights-of-way will be respected in the detailed site planning of the lands as subdivision and development proceeds.

8.5 SERVICED COMMERCIAL AND INDUSTRIAL DEVELOPMENT AREA

Policies in this section apply to lands within the Serviced Commercial and Industrial Development Area on **Map 14.3 – Future Land Use**.

Goal: Facilitate the planning and development of serviced commercial and industrial businesses that support sustainable economic growth in the Vermilion Region.

POLICY 8.5.1	Commercial and industrial developments that require connections to municipal water or wastewater services shall be encouraged to locate in the Serviced Commercial and Industrial Development Area. Commercial and industrial developments that do not require municipal water or wastewater services shall be encouraged to locate in the Unserviced Commercial and Industrial Area, in order to make efficient use of land in the Plan Area.
POLICY 8.5.2	Land within the IDP as Serviced Commercial and Industrial Area may continue under the same land use bylaw district as currently exists at the time of IDP approval. However, new proposals for development, subdivision, or redesignation shall be in accordance with the policies of the IDP and applicable ASPs, and not undermine the ability of the land to accommodate the future intended uses.
POLICY 8.5.3	Applications for serviced commercial and industrial subdivision or development within the Serviced Commercial and Industrial Area should be evaluated according to the following criteria: <ul style="list-style-type: none"> a. impacts of development on future urban growth; b. impacts on future servicing and transportation corridors and facilities; c. any potential traffic impacts within either municipality; d. impacts on adjacent land uses within both municipalities; 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 communication as provided for under Section 12 of this Intermunicipal Development Plan.
POLICY 8.5.4	Land uses that may be suitable for the Serviced Commercial and Industrial Area may include, but are not limited to those uses identified as permitted and discretionary in the County and Town’s commercial and industrial land use districts in their respective Land Use Bylaws.
POLICY 8.5.5	Development in the Serviced Commercial and Industrial Area should follow the Recommended Highway 16 Service Road Alignment illustrated in Map 14.4 – Recommended Highway 16 Service Road Alignments .
POLICY 8.5.6	Internal road networks for developments in the Serviced Commercial and Industrial Area should be designed to be efficient, cost-effective, and provide for a wide-range of block/lot configurations.
POLICY 8.5.7	Internal road networks and lot configurations shall be designed to accommodate the logical extension of services in (and through) the Serviced Commercial and Industrial Area.
POLICY 8.5.8	Internal road networks and lot configurations shall be designed to accommodate the local topography, and to minimize the impacts of offsite drainage onto adjacent lands and/or roads.
POLICY 8.5.9	Development in the Serviced Commercial and Industrial Area shall be of a high aesthetic quality, as this area is highly visible from Highways 41 and 16 and serves as a gateway to the Town of Vermilion.
POLICY 8.5.10	At a minimum, all new roads provided within the Serviced Commercial and Industrial Area will be a 30 metre right-of-way and be constructed to Town or County standards at the sole expense of the development proponent.
POLICY 8.5.11	All franchised utilities will be provided by the owner/developer and utility easements will be established where necessary at the time of subdivision. Any existing utility and other rights-of-way will be respected in the detailed site planning of the lands as subdivision and development proceeds.

8.6 PUBLIC AREA AND INSTITUTIONAL AREA

Policies in this section apply to lands within the Public Area and the Institutional Area on **Map 14.3 – Future Land Use**.

Goal: Ensure an adequate supply of land is available for future public and institutional uses for the benefit of the municipalities, Lakeland College, and community organizations in the Vermilion Region.	
POLICY 8.6.1	Public utility uses providing benefit to the Vermilion Region shall be encouraged to locate within the Public Area.
POLICY 8.6.2	Developments within the Public Area and the Institutional Area that are subject to setback requirements in the <i>Subdivision and Development Regulation</i> and the <i>Agricultural Operation Practices Act</i> shall be designed to minimize potential offsite impacts on adjacent lands.
POLICY 8.6.3	Future uses for lands within the Institutional Area may be defined in collaboration with Lakeland College and in consultation with the Intermunicipal Liaison Committee.
POLICY 8.6.4	A Confined Feeding Operation currently exists in the southwest portion of the Plan Area, within the Town and County on lands associated with the Vermilion Campus of Lakeland College. Both the Town and County acknowledge the importance of the College for the region’s local economy and culture, and may allow the further expansion of intensive agricultural uses that are associated with the College accommodate its continued operation.

8.7 NATURAL ENVIRONMENT AREA

Policies in this section apply to lands within the Natural Environment Area on **Map 14.3 – Future Land Use**.

Goal: Support the continued use of Vermilion Provincial Park as an important recreation amenity, and to protect important ecological functions that contribute to the health of the Vermilion River.	
POLICY 8.7.1	The municipalities shall collaborate with partners including stakeholders, such as landowners, developers, provincial government departments, and non-profit organizations (e.g. the Vermilion River Watershed Alliance) to encourage the restoration or enhancement of natural areas.
POLICY 8.7.2	The County, as a condition of subdivision or development approval, may acquire wetlands, watercourses, ravines, vegetated areas, critical natural linkages, wildlife corridors and buffer zones through environmental or municipal reserve to restore the function, integrity and connectivity of natural areas.
POLICY 8.7.3	The County and Town shall work with Alberta Environment and Parks to identify opportunities to contribute to the maintenance and improvement of recreation infrastructure in the Vermilion Provincial Park.

8.8 FUTURE URBAN EXPANSION AREA OVERLAY

In addition to the policies of specific land use areas identified on **Map 14.3 – Future Land Use**, the policies in this section apply to lands that are within the Future Urban Expansion Area Overlay on **Map 14.3 – Future Land Use**.

POLICY 8.8.1	The premature development of existing agricultural land within the Future Urban Expansion Area Overlay should be avoided and such land should continue to be used for agricultural purposes until urban expansion is deemed appropriate by the Town and County.
POLICY 8.8.2	Multi-lot country residential development shall not be allowed on lands within the Future Urban Expansion Area Overlay without an amendment to this IDP.
POLICY 8.8.3	Notwithstanding the referral policies in Section 12, all subdivision and development permit applications effecting lands within the Future Urban Expansion Area Overlay shall be circulated to the Town for review. The Town shall provide comments on the proposed location of the parcel/development and any comments or concerns relating to the provision of or impacts on municipal infrastructure resulting from the proposed subdivision or development.
POLICY 8.8.4	At the request of either the Town or the County, subdivision and/or development permit applications effecting lands within the Future Urban Expansion Area Overlay shall be circulated to the Intermunicipal Liaison Committee prior to the issuance of a decision by the County’s Subdivision or Development Authority for review

	and comment. The Intermunicipal Liaison Committee shall provide comments on the proposed location of the parcel/development and any comments or concerns relating to the provision of or impacts on municipal infrastructure resulting from the proposed subdivision or development.
POLICY 8.8.5	<p>The following types of proposed development within the Future Urban Expansion Area Overlay may trigger the annexation of the effected lands into the Town of Vermilion:</p> <ul style="list-style-type: none"> a. The submission of an Area Structure Plan or Conceptual Scheme to facilitate the development of a municipally serviced, multi-lot subdivision; and/or b. Requests to provide municipal services to a parcel of land outside of the municipal boundary of the Town of Vermilion to facilitate subdivision or development within the site.

8.9 LANDFILL/WASTEWATER SETBACK AREA OVERLAY

In addition to the policies of specific land use areas identified on **Map 14.3 – Future Land Use**, the policies in this section apply to lands that are within the Landfill/Wastewater Setback Area Overlay on **Map 14.3 – Future Land Use**.

POLICY 8.9.1	<p>The County will not approve applications for subdivision or development within the Landfill/Wastewater Setback Area Overlay for the following land uses:</p> <ul style="list-style-type: none"> a. Residence; b. School; c. Hospital; or d. Food Establishment; <p>unless consent for a setback variance from Alberta Environment and Parks has been granted.</p>
POLICY 8.9.2	<p>The municipalities will work with the Province of Alberta to explore opportunities to reduce or remove setback requirements from:</p> <ul style="list-style-type: none"> a. Transfer stations; b. Operating Landfills; c. Non-Operating Landfills; d. Wastewater Management Facilities.

9. TRANSPORTATION AND SERVICING

9.1 APPROACH TO TRANSPORTATION AND SERVICING

POLICY 9.1.1	The Town and County shall establish strategies and standards for the orderly, efficient, and economical extension of waste water collection, water distribution systems, storm water management, and roads within the IDP Area.
POLICY 9.1.2	Where it is deemed appropriate, necessary, and/or desirable, further to this IDP, the Town and County will endeavour to enter into agreements respecting municipal servicing and roads within the IDP Area.
POLICY 9.1.3	The land uses within the IDP are closely connected to the need and ability to provide for municipal servicing. Land located in the IDP Area, but outside of the current Town boundary, are intended to be unserved, except those lands that are identified within the Served Commercial and Industrial Area and the Urban Expansion Overlay.
POLICY 9.1.4	Rights of way for any future regional waterline shall be considered and anticipated in future subdivision and development approvals, ASPs, and any intermunicipal servicing agreements. The Town and County shall ensure, to the fullest extent possible, that the right-of-way alignment determined for any future regional waterline best serves this IDP and the Vermilion Region as a whole.
POLICY 9.1.5	Intermunicipal cooperation regarding utilities and servicing shall be guided by an intermunicipal agreement. New agreements for the development of utilities and servicing infrastructure within the plan area shall be developed in accordance with the provisions in an approved Intermunicipal Collaboration Framework between the municipalities.
POLICY 9.1.6	Subdivision and development within the Agricultural and Rural Development Area and the Country Residential Development Area shall be self-sufficient for all services including water supply, wastewater treatment, and stormwater management. Servicing methods must comply with provincial regulations and the County's General Municipal Servicing Standards.
POLICY 9.1.7	<p>Notwithstanding Policy 9.1.6 subdivision and development for rural commercial and rural industrial purposes may be serviced by Town utilities provided the following have been considered:</p> <ol style="list-style-type: none"> a. If population and land supply projections warrant rural development, b. The subject municipal systems have the capacity to accommodate future demand, c. The extension of services is required to serve an urban growth Area in advance of annexation, d. Where services are required to serve an existing multi-lot country residential subdivision as a means of ensuring its long-term sustainability, e. Where services serve a proposed or existing development in a rural industrial area, subject to a revenue sharing agreement between the County and Town, f. The costs of extending the services are borne by the developer, g. If the proposed development provides a use not accommodated or desired in the urban, doesn't create competition and requires servicing, or <p>Where services accommodate a development opportunity that has been determined to be of mutual benefit to both the County and Town.</p>
POLICY 9.1.8	As a condition of subdivision or development approval, a development agreement shall be required, including details on the water, wastewater treatment and stormwater management servicing standards and anticipated volumes.

9.2 TRANSPORTATION

POLICY 9.2.1	The municipalities shall work with Alberta Transportation to ensure that planned development patterns in the IDP are compatible with the long-term design of local highways corridors and highway intersections including the planned Highway 16 Service Road Alignment.
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POLICY 9.2.2	Subdivision and development proposals adjacent to highways and other major roadways shall provide appropriate development setbacks to enable future road right-of-way for widening and/or upgrades, to the satisfaction of the Approving Authority or Alberta Transportation, as applicable.
POLICY 9.2.3	At the time of subdivision all right-of-way requirements will be secured as a condition of approval to ensure that long-term transportation and road plans can be implemented when warranted.
POLICY 9.2.4	All new roads and approaches located within lands designated for: <ul style="list-style-type: none"> a. Agriculture or Country Residential shall be constructed to the County’s General Municipal Servicing Standards. b. All serviced development, shall be constructed to the design standards of the Town of Vermilion.
POLICY 9.2.5	When the opportunity arises, as part of a subdivision or development permit application, and when considered warranted and appropriate by the ILC in their review of the application, road rights of way required up to and including 30 metres (100 ft.) in total width should be protected without compensation using whatever legal means/form of agreement necessary and appropriate (e.g., survey and transfer, dedication by caveat, etc.) at the time of subdivision or development permit approval, as the case may be.
POLICY 9.2.6	A Traffic Impact Assessment (TIA) may be required as a part of a multi-lot subdivision application and/or intensive land use development permit application where the proposed subdivision or development could have a negative impact on regional roadway infrastructure.
POLICY 9.2.7	Development within the County that may be accessed through the Town’s transportation network shall be designed to conform to the Town of Vermilion future road network and municipal design standards.

9.3 STORMWATER MANAGEMENT

POLICY 9.3.1	New developments and redevelopment in the Plan Area shall be encourages to incorporate low impact design (LID) stormwater management systems and design features.
POLICY 9.3.2	Provisions shall be made to control stormwater runoff to predevelopment rates through the use of site design, lot grading, on-site storage and stormwater management facilities.
POLICY 9.3.3	Where a new development is proposed that may impact the surface water flows within an adjacent municipality a stormwater management plan shall be required at time of ASP development, subdivision or development application which satisfies the stormwater system design standards of the both municipalities. To ensure compliance, the stormwater management plan shall be referred to the adjacent municipality as part of the referral proceed identified in Section 12.4.

10. ANNEXATION

The annexation of land refers to the acquisition of land from one municipality to another in order to accommodate future growth or to facilitate the delivery of municipal services. This IDP, in accordance with Division 6 of the MGA, establishes a mutually agreed upon basis for annexation, should it occur. The purpose of this section is to provide policies to guide future annexation applications to ensure that the process is transparent and respectful.

POLICY 10.1.1	The County and Town shall follow the annexation process as outlined in the MGA and this IDP.
POLICY 10.1.2	The Town shall not pursue annexation of any land it cannot economically and reasonably service through a logical extension of municipal water and wastewater systems.
POLICY 10.1.3	Where an application for annexation of County land by the Town has been submitted, the servicing and infrastructure for the proposed subdivision or development must be built to the Town's standards.
POLICY 10.1.4	An application for the annexation of County land by the Town shall generally be supported if the purpose of the annexation is to correct a municipal boundary error.
POLICY 10.1.5	Where annexation is proposed by either municipality, affected landowners shall be notified prior to the general public.
POLICY 10.1.6	Prior to the notice being filed with the Municipal Government Board, the proposed annexation application shall be: <ul style="list-style-type: none"> a. Reviewed with the Intermunicipal Liaison Committee (ILC); and b. Referred to the County for comment.
POLICY 10.1.7	Should an annexation be proposed to facilitate growth and development, the application may be required to be accompanied by a Growth Study and will only be considered if: <ul style="list-style-type: none"> a. Road access is provided to the site through the Town; and b. All potential impacts of County infrastructure have been addressed to the satisfaction of the County.
POLICY 10.1.8	Annexation may be supported by the County, when the Town has a deficiency in its residential, commercial and industrial land supply, in accordance with the population and land supply analysis completed by a qualified professional.
POLICY 10.1.9	In order to provide ample time and ensure that land supply does not reach a critical level, an annexation application should be undertaken when the urban municipality's residential, commercial or industrial land supply is demonstrated to be less than 15 years.

11. PLAN ADMINISTRATION

The IDP is meant to be a long range planning document. However, the administration of the IDP, after its adoption through a Public Hearing process, will require annual monitoring to identify future growth needs, possible amendments, and a review five years after adoption. Therefore, monitoring and forecasting population, land absorption, and subdivision and development activity will be an essential part of the long range planning process, and ensure that policies in the IDP remain current with changing trends and growth within the region.

11.1 ADOPTION

POLICY 11.1.1	The policies within this IDP come into force once all the participating municipalities have each given third reading to the bylaws adopting the Vermilion Intermunicipal Development Plan.
POLICY 11.1.2	The participating municipalities agree that the policies contain within this IDP apply to lands within the municipalities identified on Map 14.1 – Plan Area Boundaries and that this IDP does not have any jurisdiction on lands outside of the Plan Area.
POLICY 11.1.3	Any amendments to other statutory plans that are required to implement the policies of this IDP shall be done simultaneously with the adoption of this IDP.

11.2 MONITORING

POLICY 11.2.1	<p>On an annual basis, the County and Town should monitor the following to identify future growth needs:</p> <ol style="list-style-type: none"> a. Population growth; b. The number of subdivided residential, commercial and industrial lots; c. The number of dwellings created through development permits; d. The number of appeals, and the types of referrals; e. The number and area of natural areas that are protected; and f. The amount of lands preserved for agricultural purposes.
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11.3 APPROVING AUTHORITIES

POLICY 11.3.1	Each participating municipality's Subdivision Authority and Development Authority shall ensure that their decisions are consistent with the Vermilion Intermunicipal Development Plan.
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11.4 AMENDMENTS

POLICY 11.4.1	Annually, the Administrations of the participating municipalities and the ILC shall communicate and (if deemed necessary), meet to determine if any amendments to the Vermilion Intermunicipal Development Plan are required.
POLICY 11.4.2	If an amendment is deemed necessary by the participating municipalities then the results of the review shall be presented to each participating municipality's Council; either jointly or separately. The Councils shall determine if any amendments are to be proceeded with and direct municipal administration to commence with a public plan amendment process.
POLICY 11.4.3	Amendments to this plan may also be initiated by individuals (e.g. residents, development proponents, etc.). When an amendment is proposed by an individual, it shall first be applied for to the municipality in which the subject property lies. If the proposed amendment affects only the text of the IDP, rather than a specific titled area within the plan boundary, the proposed amendment shall be made to both of the participating municipalities concurrently.
POLICY 11.4.4	An amendment to the IDP has no effect unless adopted by both municipalities by bylaw in accordance with the MGA.

POLICY 11.4.5	Any disagreement respecting a proposed amendment will trigger the dispute resolution mechanism identified in Chapter 16 of this IDP.
POLICY 11.4.6	An amendment to the IDP will be reviewed by the ILC which will prepare a recommendation report for consideration of each municipal Council.

11.5 REVIEW

POLICY 11.5.1	The IDP shall be comprehensively reviewed every five years, from the date on which the IDP comes into effect, independently or as part of the review of the Intermunicipal Collaboration Framework shared between the participating municipalities.
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11.6 REPEAL AND REPLACE

POLICY 11.6.1	The County and Town agree that this IDP may be repealed if replaced by a new IDP.
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12. PLAN IMPLEMENTATION

12.1 INTERMUNICIPAL COMMUNICATION

POLICY 12.1.1	The Council and Administration of each participating municipality shall encourage and work to improve intermunicipal communication and cooperation through the implementation for conflict resolution practices and plan amendment policies.
POLICY 12.1.2	The participating municipalities will maintain open lines of communication to resolve misunderstandings and problems in order to capitalize on opportunities for mutual benefit.

12.2 INTERMUNICIPAL LIAISON COMMITTEE

POLICY 12.2.1	The Intermunicipal Liaison Committee (ILC) will be established upon third reading of the Bylaw adopting the Vermilion Intermunicipal Development Plan.
POLICY 12.2.2	The ILC will not be a decision-making body, but will submit recommendations to the approving bodies of the respective municipalities, striving for consensus as much as possible.
POLICY 12.2.3	The ILC will be comprised of three Councillors from each of the two participating municipality.
POLICY 12.2.4	The Councils of each municipality may appoint alternative members, should any member not be able to attend an ILC meeting.
POLICY 12.2.5	The Chief Administrative Officers of each municipality may appoint another member of their municipality's Administration to serve as an alternate non-voting member.
POLICY 12.2.6	The ILC shall establish its own rules of procedure, including its own schedule of meetings.
POLICY 12.2.7	Meetings should be called at the pleasure of the ILC Chair as required.
POLICY 12.2.8	At minimum, the ILC shall communicate with all members via email on an annual basis to determine if a meeting of the ILC is requested by a member to discuss issues concerning the implementation of the Vermilion Intermunicipal Development Plan. If no request for a meeting is made, then a meeting of the ILC shall not be required.
POLICY 12.2.9	The ILC shall not deal with all development matters within the Plan Area. Rather, it will deal with all matters referred to it in the manner described in Section 12.6 of this IDP.
POLICY 12.2.10	The ILC shall have the following functions unless otherwise identified in the Committee's Terms of Reference: <ul style="list-style-type: none"> a. To clarify the intent and interpretation of the IDP; b. To develop strategies related to the provision of infrastructure, service provision, cost sharing, etc. for proposed subdivision and development in the Plan Area that reflect the policies and guidelines set out in the IDP; c. To review and comment on applications to amend this IDP; d. To review and comment on development matters referred to the ILC in accordance with this IDP; and e. To undertake such other matters as it deems reasonable and as are referred to it by a participating municipality's Council or Administration.
POLICY 12.2.11	The ILC will not be a decision-making body, but will submit recommendations to the approving bodies of the respective municipalities, striving for consensus as much as possible.

12.3 SUBDIVISION AND DEVELOPMENT APPEALS

POLICY 12.3.1	The Town and County agree to consider the creation of an Intermunicipal Subdivision and Development Appeal Board to deal with appeals arising from subdivision or development permit decisions within the IDP Area.
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12.4 CIRCULATION AND REFERRAL

POLICY 12.4.1	<p>Each participating municipality's Administration will notify the Administrations of the other participating municipalities of the following items which affect lands within the Referral Area identified on Map 14.2 – Referral Area:</p> <ol style="list-style-type: none"> a. a proposed Municipal Development Plan, or amendment thereto; b. a proposed Land Use Bylaw, or amendment thereto; c. a proposed Area Structure Plan, Conceptual Scheme, or amendment thereto;
POLICY 12.4.2	<p>Further to policy 12.4.1, the municipalities agree to refer subdivision applications and discretionary use development permit applications within the referral area that would:</p> <ol style="list-style-type: none"> a. Impact groundwater or surface drainage off of the site; b. Result in the significant clearing of vegetation on the site; c. Result in is off site impacts including dust, smoke, noise, light or odor; or d. May result in impacts to infrastructure within the adjacent municipality or operated as part of a regional system.
POLICY 12.4.3	<p>Comments shall be sent by a responding municipality to the Administration of the initiating municipality within 21 calendar days of the date of the referral for:</p> <ol style="list-style-type: none"> a. a proposed Municipal Development Plan, or amendment thereto; b. a proposed Land Use Bylaw, or amendment thereto; c. a proposed Area Structure Plan, or any amendment thereto; d. a proposed stormwater management plan or amendment thereto; or e. subdivision or discretionary use development permit applications.
POLICY 12.4.4	<p>Comments shall be sent by a responding municipality to the Administration of the initiating municipality within 14 calendar days of the date of the referral for a development permit application for a discretionary use.</p>
POLICY 12.4.5	<p>Each municipality's Subdivision Authority and Development Authority shall ensure that their decisions are consistent with relevant provisions in the IDP.</p>

12.5 ADMINISTRATIVE REVIEW

POLICY 12.5.1	<p>Where a referral is required, the referring County shall provide complete information concerning the matter to the other County's Administration. The administrative review shall proceed according to the following process:</p>
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STEP	TIMELINE	ACTION
1	Referral to Administration	As matters arise
<p>Where a referral is required, the referring municipality shall provide complete information concerning the matter to the responding municipality's administration.</p>		
<p>☺ Resolution or Next Step ▼</p>		
2	Evaluation of the referral by Administration	Within 14 days of receipt of the referral
<p>The Administration of the responding municipality will undertake an evaluation of the matter and provide comments in writing to the administration of the referring municipality within 14 days of receipt of the referral.</p> <p>Should no comments be received within the 14 days, the referring municipality may proceed with the issuance of a decision/next reading of the bylaw.</p>		
<p>☺ Resolution or Next Step ▼</p>		
3	Meeting of Administrations	Within 7 days of receipt of comments
<p>If there are any objections, the two administrations shall meet and discuss the issue and attempt to resolve the matter within 7 days of the referring municipality's receipt of the comments provided by the responding municipality.</p>		

☺ Resolution or Next Step ▼		
4	Resolution or referral to the ILC	Within 7 days of the meeting
<p>If the administrations resolve the objection, the responding municipality will formally notify the referring municipality in writing, within 7 days of the resolution. The referring municipality will proceed with the processing of the application and issue a decision within the legislated timeframe or proceed to the next reading of the bylaw adoption process.</p> <p>In the event that the objection is not resolved at the administrative level within 7 days of the meeting of administrations, the referring municipality’s administration shall refer the matter to the Intermunicipal Planning Committee.</p>		
☺ Resolution or Next Step ▼		

12.6 ILC REVIEW

POLICY 12.6.1	Matters referred to the ILC for review shall proceed according to the following process:
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STEP	TIMELINE	ACTION
1	ILC Meeting	Within 30 days of referral
<p>Upon referral of a matter to the ILC, the ILC will schedule a meeting to be held within 30 days of the referral. The Administrations will present their positions on the matter to the ILC.</p>		
☺ Resolution or Next Step ▼		
2	ILC Report	Within 7 days of ILC meeting
<p>After consideration of the matter, the ILC shall provide a recommendation report to the municipalities that:</p> <ul style="list-style-type: none"> a. Provides recommendations to both administrations with respect to the matter that should be considered to make it more acceptable to the municipalities; and b. Identifies whether a consensus position of the ILC in support of (or in opposition to) the matter has been reached. <p>If no consensus position is reached by the ILC, the ILC may request that the municipalities employ a facilitator to assist the ILC to work towards a consensus position.</p> <p>If the matter cannot be satisfactorily resolved following the ILC review, the ILC may recommend that a decision in the matter be deferred until the matter can be reviewed by both Councils.</p>		
☺ Resolution or Next Step ▼		
3	Municipalities’ responses to the ILC Report	Within 30 days of the ILC Report
<p>Within 30 days of receiving a recommendation report from the ILC, the municipalities will each provide the ILC with written notices:</p> <ul style="list-style-type: none"> a. Acknowledging their respective Councils’ receipt of the report; and b. Identifying how they intend to proceed with the referral issue. <p>The municipalities will provide copies of their notice to the ILC and to one another, so that the referring County can determine how to proceed.</p>		
☺ Resolution or Next Step ▼		

13. RESOLVING DISPUTES

The County and Town respectfully acknowledge that land use disputes between the municipalities may occur from time-to-time. Both municipalities are committed to a dispute resolution process that is clear, logical, respectful, and allows for the sharing of relevant information.

In an effort to resolve issues amicably and avoid an appeal to the Municipal Government Board, the following local dispute resolution process shall be followed.

13.1 DISPUTE RESOLUTION PROCESS

POLICY 13.1.1	The participating municipalities agree that disputes relating to the Intermunicipal Development Plan shall be restricted to the following: <ul style="list-style-type: none"> a. Lack of agreement on proposed amendments to the IDP; b. Lack of agreement on any proposed statutory plan, land use bylaw, or amendment to either, located within or affecting the Plan Area; or c. Lack of agreement on an interpretation of this IDP.
POLICY 13.1.2	Lack of agreement pursuant to Policy 13.1.1 of this IDP is defined as a statutory plan, LUB, or amendment to either that is given first reading by a Council and the other Council deems to be inconsistent with the policies of this IDP or detrimental to their planning interests as a municipality.
POLICY 13.1.3	A dispute shall be limited to the decisions on the matters listed in Policy 13.1.1 . Any other appeal shall be made to the appropriate approving authority or appeal board that deals with that issue.
POLICY 13.1.4	The dispute resolution process may only be initiated by the municipalities' Councils.
POLICY 13.1.5	In the event the dispute resolution process is initiated, the County 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.
POLICY 13.1.6	The process for resolving intermunicipal disputes related to the IDP shall be in accordance with the following process.

STEP	TIMELINE	ACTION
1 Administration Review	Up to 28 days	When a referral has been received, the Administration review shall be conducted as per the requirements of the Administration Review portion of Section 12.5 of this IDP. Failing resolution within 7 days of the meeting of Administrations, the dispute will be referred to the ILC.
☺ Resolution or Next Step ▼		
2 ILC Review	30 days to convene, 30 days to make a decision (unless an extension has been agreed to)	The ILC will convene to consider and attempt to resolve the dispute after conclusion of the Administration Review, as per the requirements of Policy 12.6.1 of this IDP.
☺ Resolution or Next Step ▼		

3 Request Facilitated Mediation	Within 15 days of ILC review	<p>If the dispute cannot be resolved through the ILC review, and the matter relates to one of the areas identified in Policy 13.1.1 of this IDP, then one or both of the Councils shall (by motion) initiate the dispute resolution process and provide notice to the other municipality upon receipt of the notice.</p> <p>The municipalities must appoint a mutually agreed upon mediator to attempt to resolve the dispute by mediation within 15 days of the conclusion of the ILC review.</p> <p>The initiating municipality must provide the mediator with an outline of the dispute.</p> <p>Mediation participants shall include one member of Council and one member of administration from each municipality.</p>
☺ Resolution or Next Step ▼		
4 Mediation	6 months from initial written notice (Step 1)	<p>The initiating County must provide the mediator with an outline of the dispute, and any agreed statements of facts.</p> <p>Mediator will be provided access to all records and documents that may be requested.</p> <p>The municipalities must negotiate in good faith. Mediation costs will be shared equally.</p>
☺ Resolution or Next Step ▼		
5 Mediation Report	21 days after mediation conclusion	<p>The initiating municipality provides a report to the responding municipality identifying areas of agreement and disagreement.</p>
☺ Resolution or Next Step ▼		
6 Appoint Arbitrator	Within 30 days of a referral	<p>If the dispute has not been successfully resolved at the end of mediation, the municipalities will appoint a mutually agreed-upon arbitrator or file an intermunicipal dispute with the Municipal Government Board.</p> <p>If the municipalities cannot agree on an arbitrator, a request will be made by the initiating County to Alberta Municipal Affairs for one to be selected.</p> <p>The initiating County will provide the mediation report to the arbitrator.</p>
☺ Resolution or Next Step ▼		
7 Binding Arbitration	1 year after initial written notice	<p>To be held in accordance with the Intermunicipal Collaboration Framework Regulation.</p> <p>Costs to be paid as per the Intermunicipal Collaboration Framework Regulation.</p> <p>The arbitrator's decision to be provided through an order.</p> <p>If the municipalities resolve the dispute during arbitration, a report is required to be provided by the initiating municipality to the responding municipality.</p>

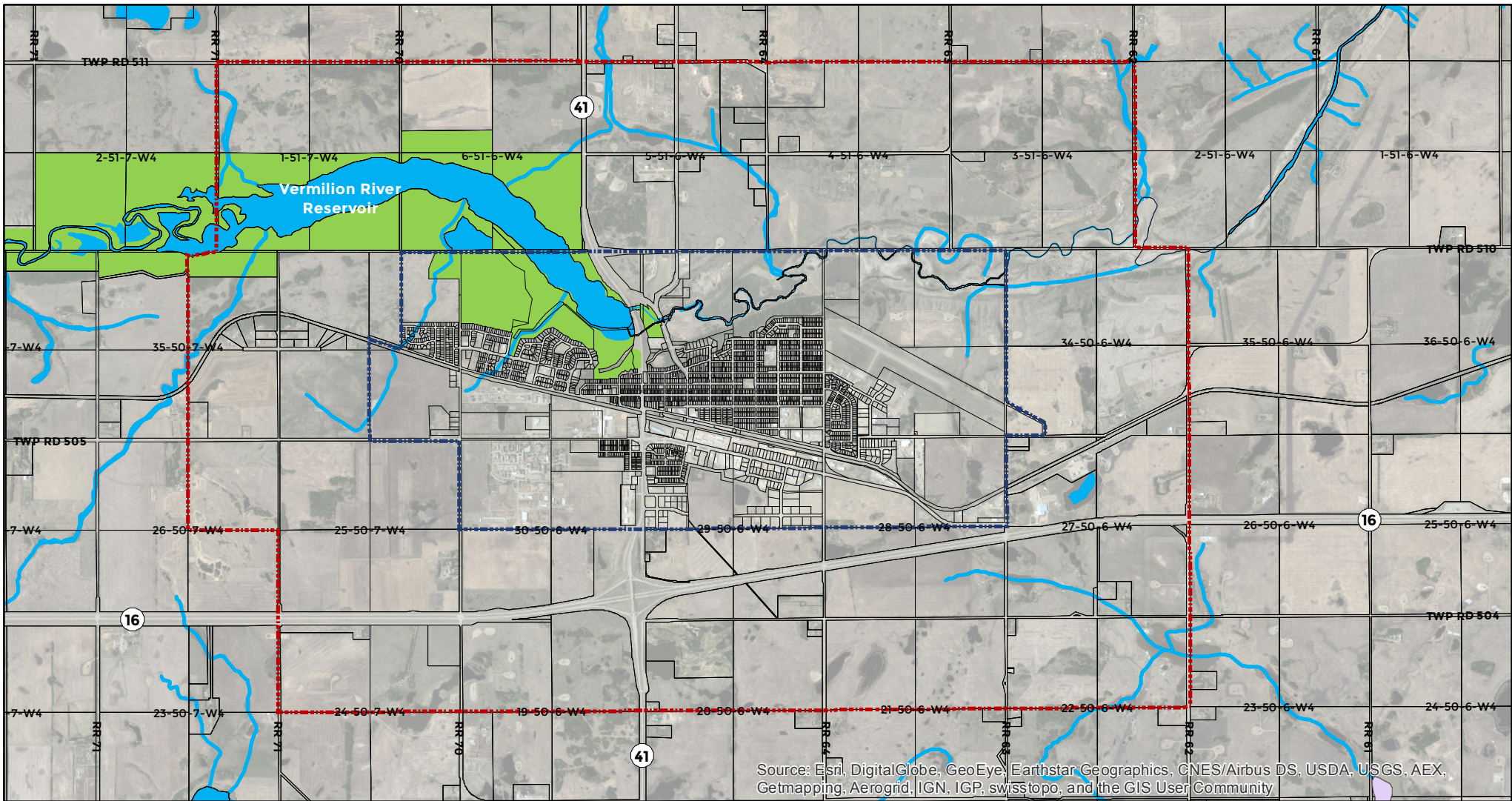
14. MAPS

14.1 PLAN AREA BOUNDARIES

14.2 REFERRAL AREAS





14.3 FUTURE LAND USE

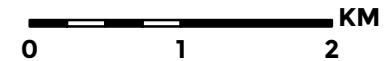
14.4 RECOMMENDED SERVICE ROAD ALIGNMENTS

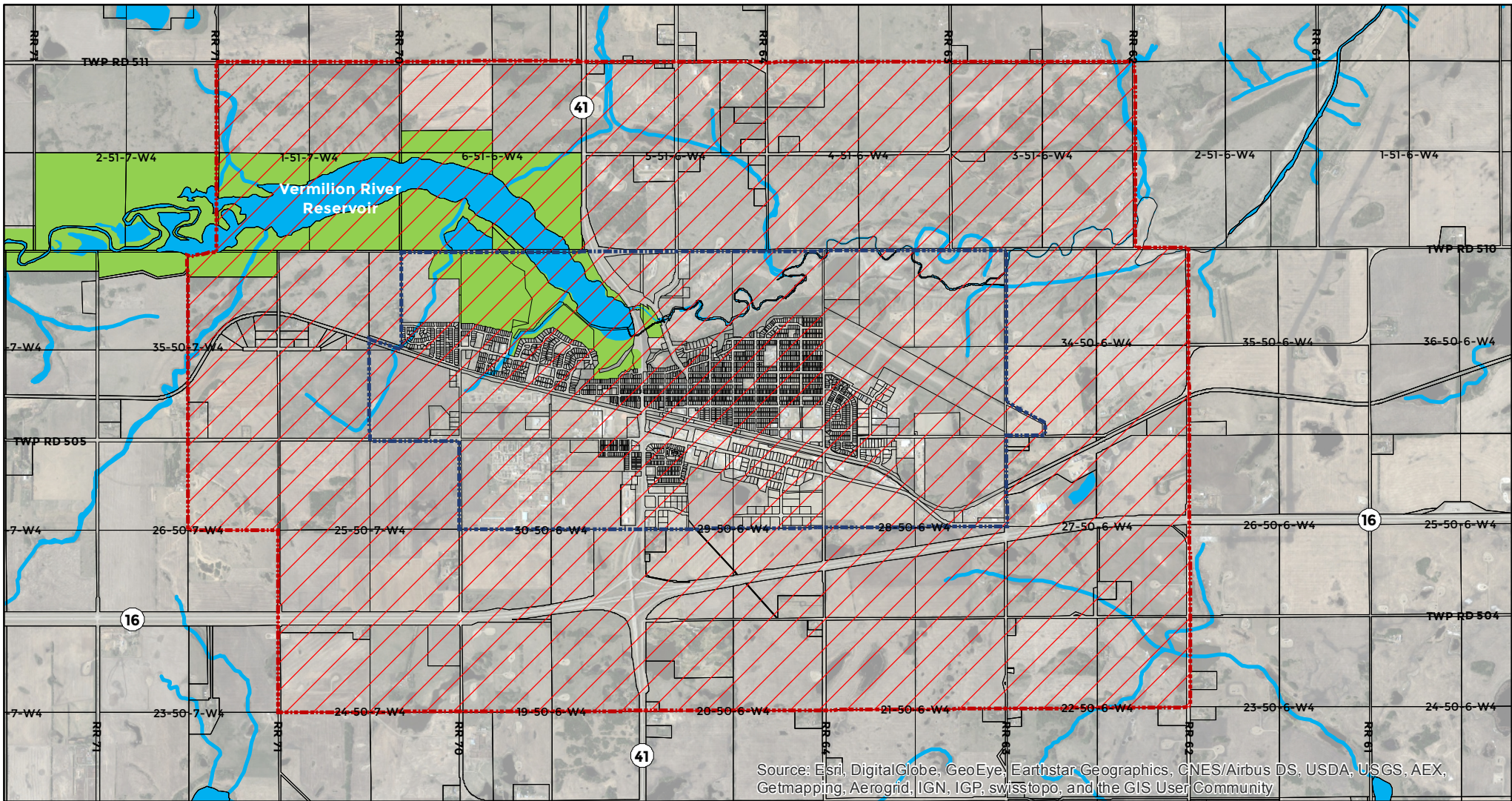


VERMILION INTERMUNICIPAL DEVELOPMENT PLAN

Map 1 Plan Area Boundaries

-  Plan Area Boundary
-  Town of Vermilion
-  Vermilion Provincial Park
-  Waterbodies and Water Courses










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

VERMILION INTERMUNICIPAL DEVELOPMENT PLAN

Map 2 Referral Areas

-  Plan Area Boundary
-  Referral Area
-  Town of Vermilion
-  Vermilion Provincial Park
-  Waterbodies and Water Courses



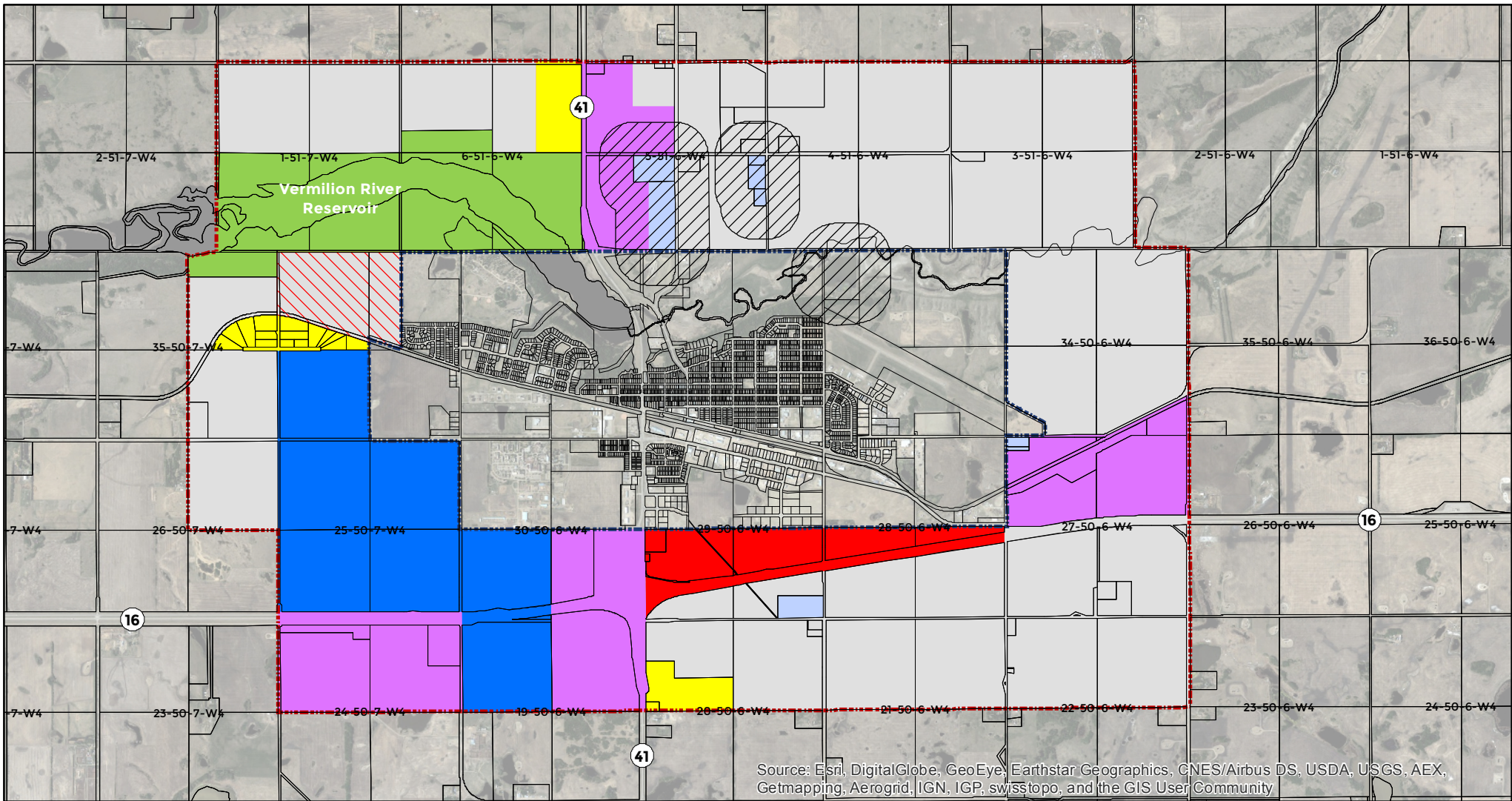




TOWN OF
VERMILION
ALBERTA














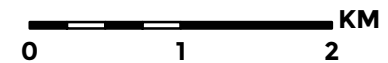
County of
VERMILION River

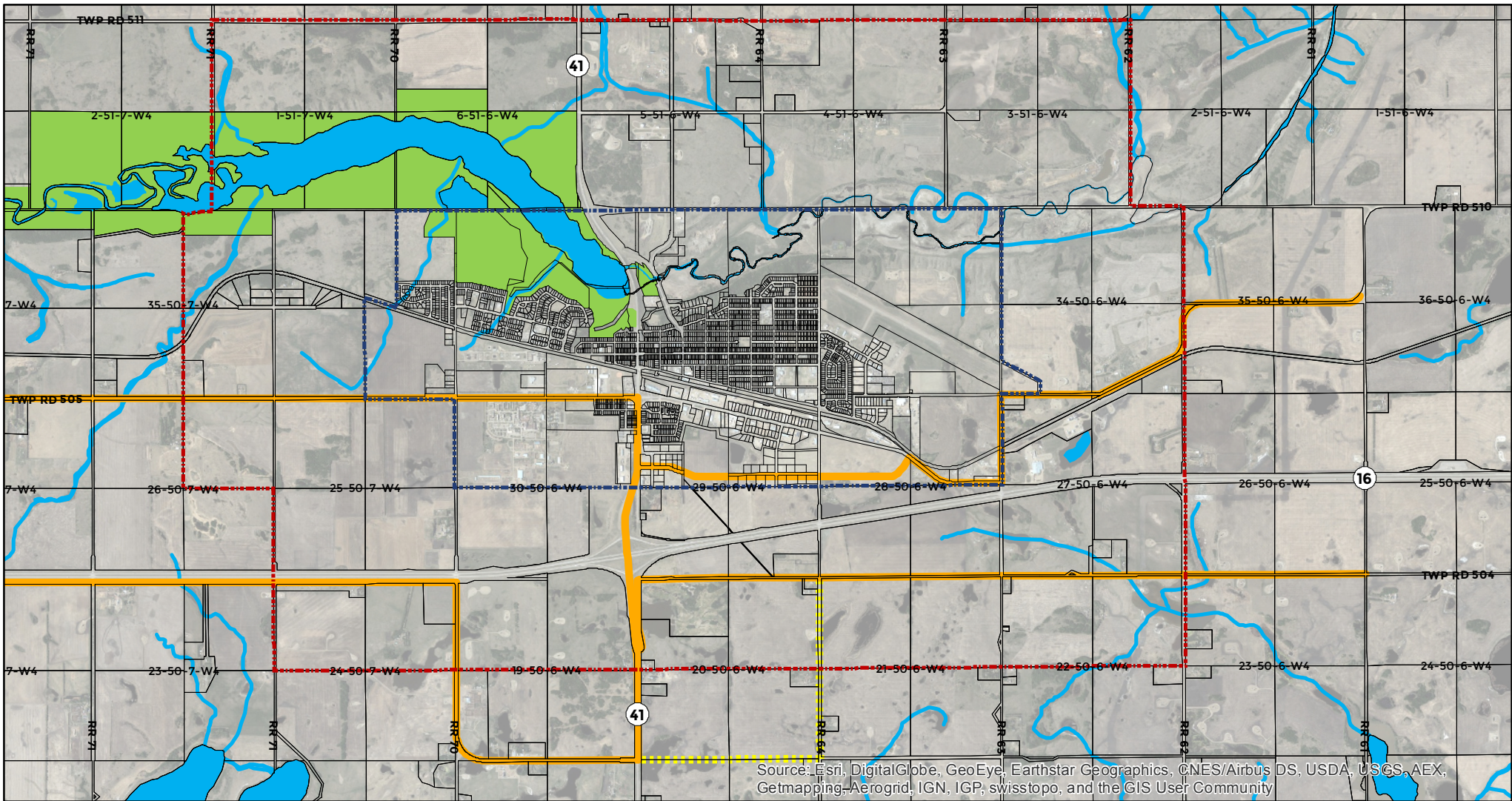


VERMILION INTERMUNICIPAL DEVELOPMENT PLAN

Map 3 Future Land Use






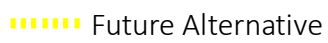
- | | | | |
|--|---|---|-------------------------------------|
|  | Plan Area Boundary |  | Institutional Area |
|  | Town of Vermilion |  | Public Area |
|  | Agriculture and Rural Development Area |  | Natural Environment Area |
|  | Country Residential Area |  | Future Urban Expansion Area |
|  | Served Commercial and Industrial Area |  | Landfill/Wastewater Setback Overlay |
|  | Unserved Commercial and Industrial Area | | |

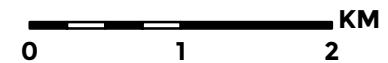




VERMILION INTERMUNICIPAL DEVELOPMENT PLAN

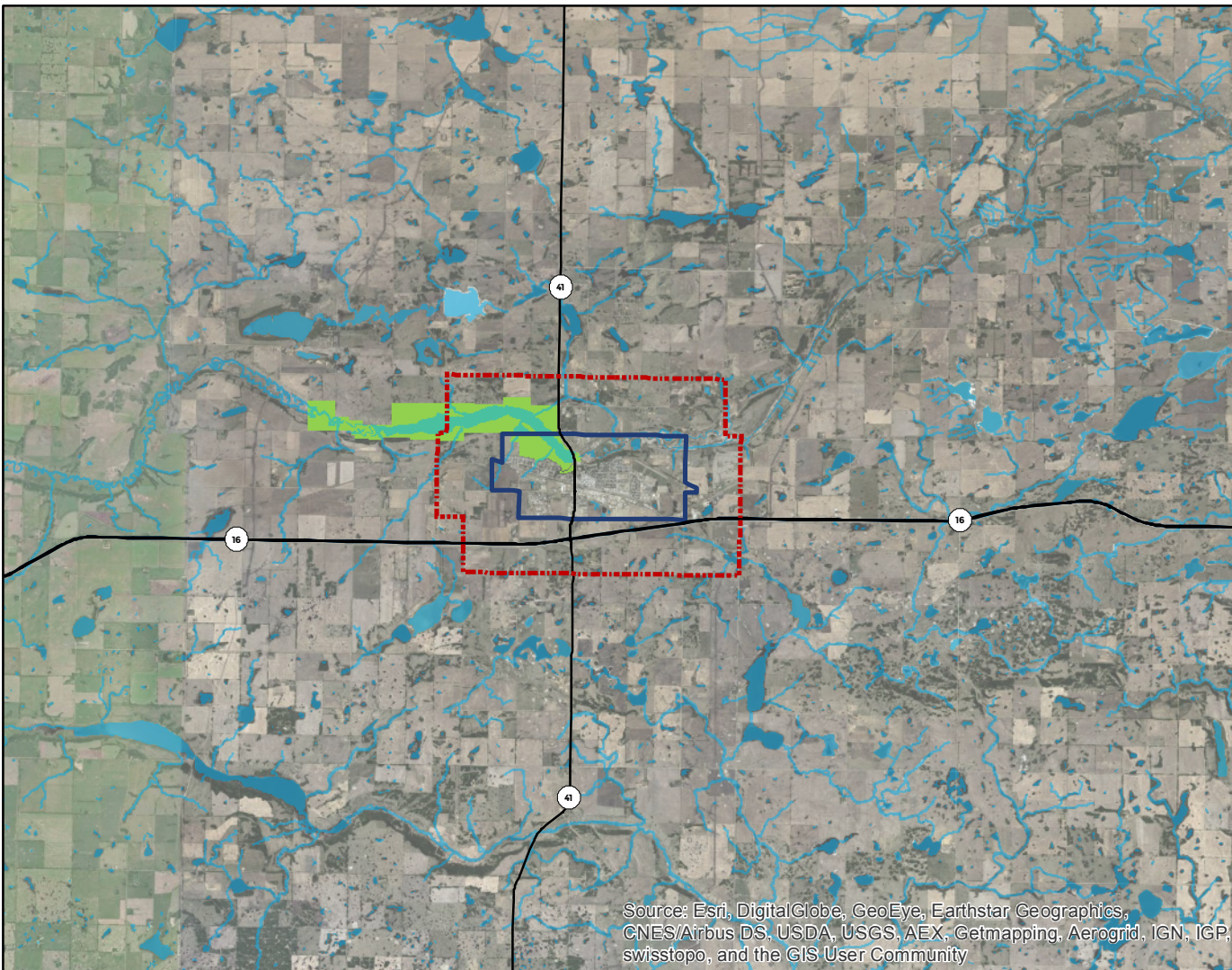
Map 4
Recommended Highway 16 Service Road Alignments

-  Plan Area Boundary
-  Town of Vermilion
-  Waterbodies and Water Courses
-  Vermilion Provincial Park
-  Service Road
-  Future Alternative

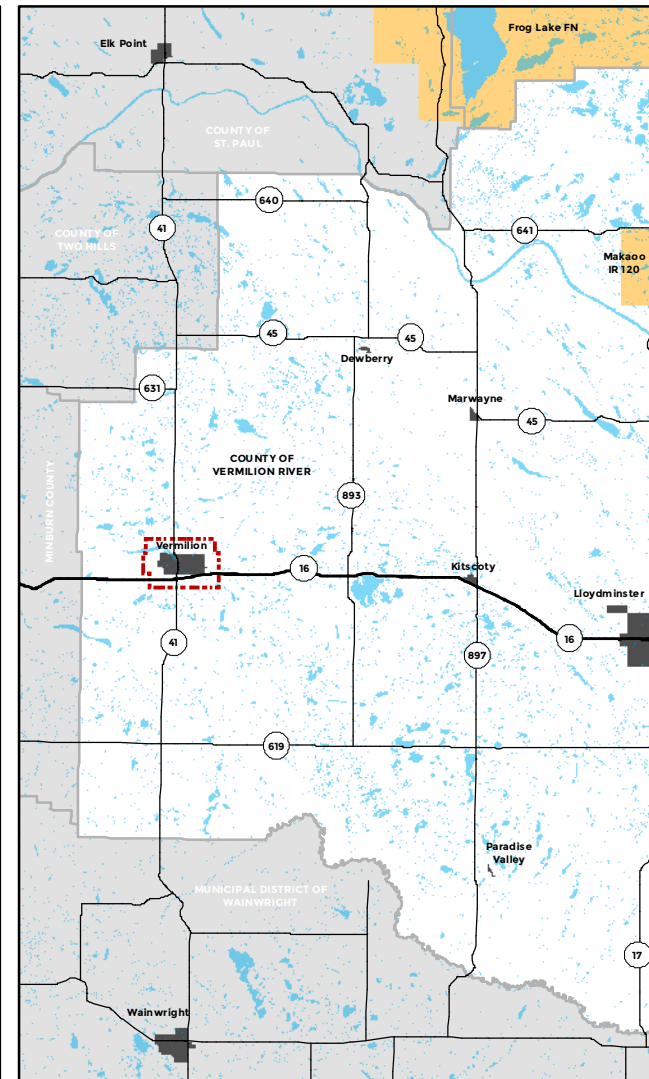


APPENDIX A – INFORMATION MAPS

- A.1 REGIONAL LOCATION
- A.2 SOIL CHARACTERISTICS
- A.3 ENVIRONMENTAL CONSIDERATIONS
- A.4 HISTORICAL AND CULTURAL RESOURCES
- A.5 NATURAL RESOURCES CONSIDERATIONS
- A.6 TRANSPORTATION AND SERVICING CONSIDERATIONS
- A.7 SETBACKS AND DEVELOPMENT CONSTRAINTS









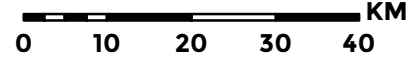
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community




VERMILION INTERMUNICIPAL DEVELOPMENT PLAN

Information Map A.1 Regional Location

	Plan Area Boundary		First Nation
	Town of Vermilion		Urban Municipality
	Vermilion Provincial Park		Rural Municipality



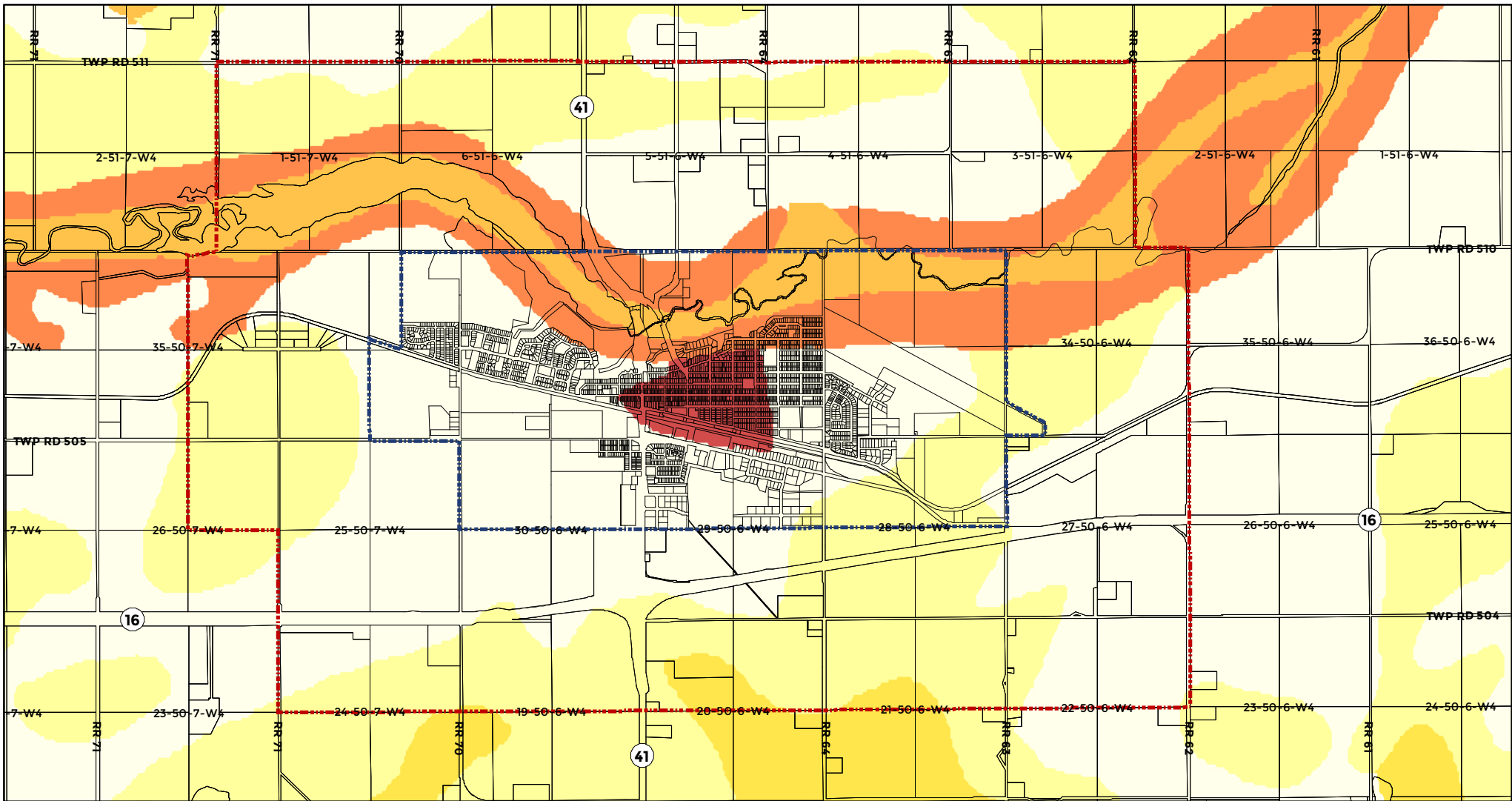




TOWN OF
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



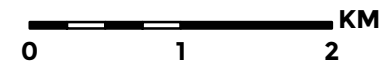
County of
VERMILION
River

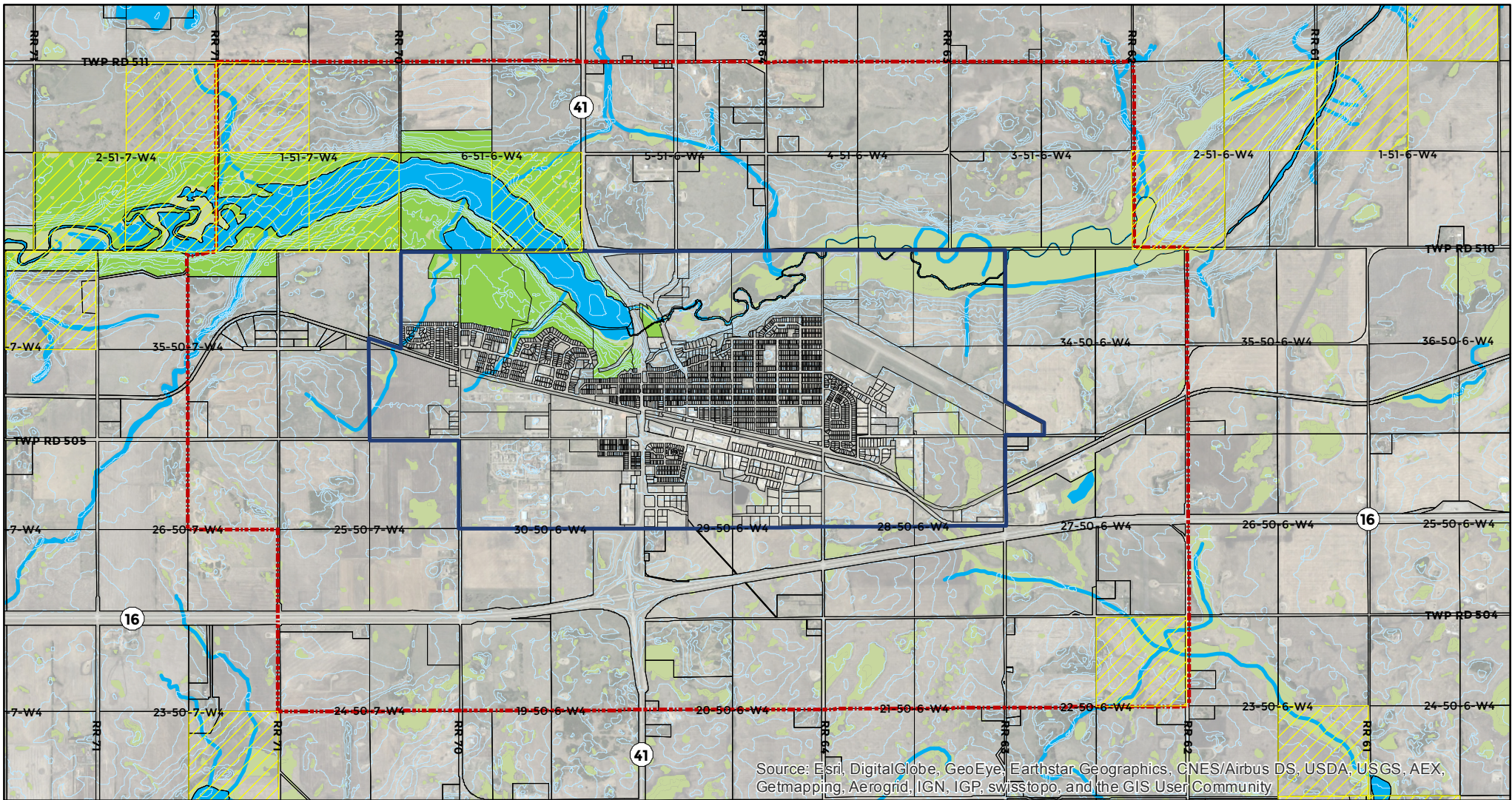


VERMILION INTERMUNICIPAL DEVELOPMENT PLAN

Information Map A.2 Soil Characteristics

- | | |
|--|--|
|  Plan Area Boundary |  Class 4 (severe limitations) |
|  Town of Vermilion |  Class 5 (very severe limitations) |
|  Class 2 (moderate limitations) |  Class 6 (unsuited for cultivation) |
|  Class 3 (moderately severe limitations) |  Class 7 (no capability) |

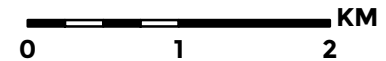


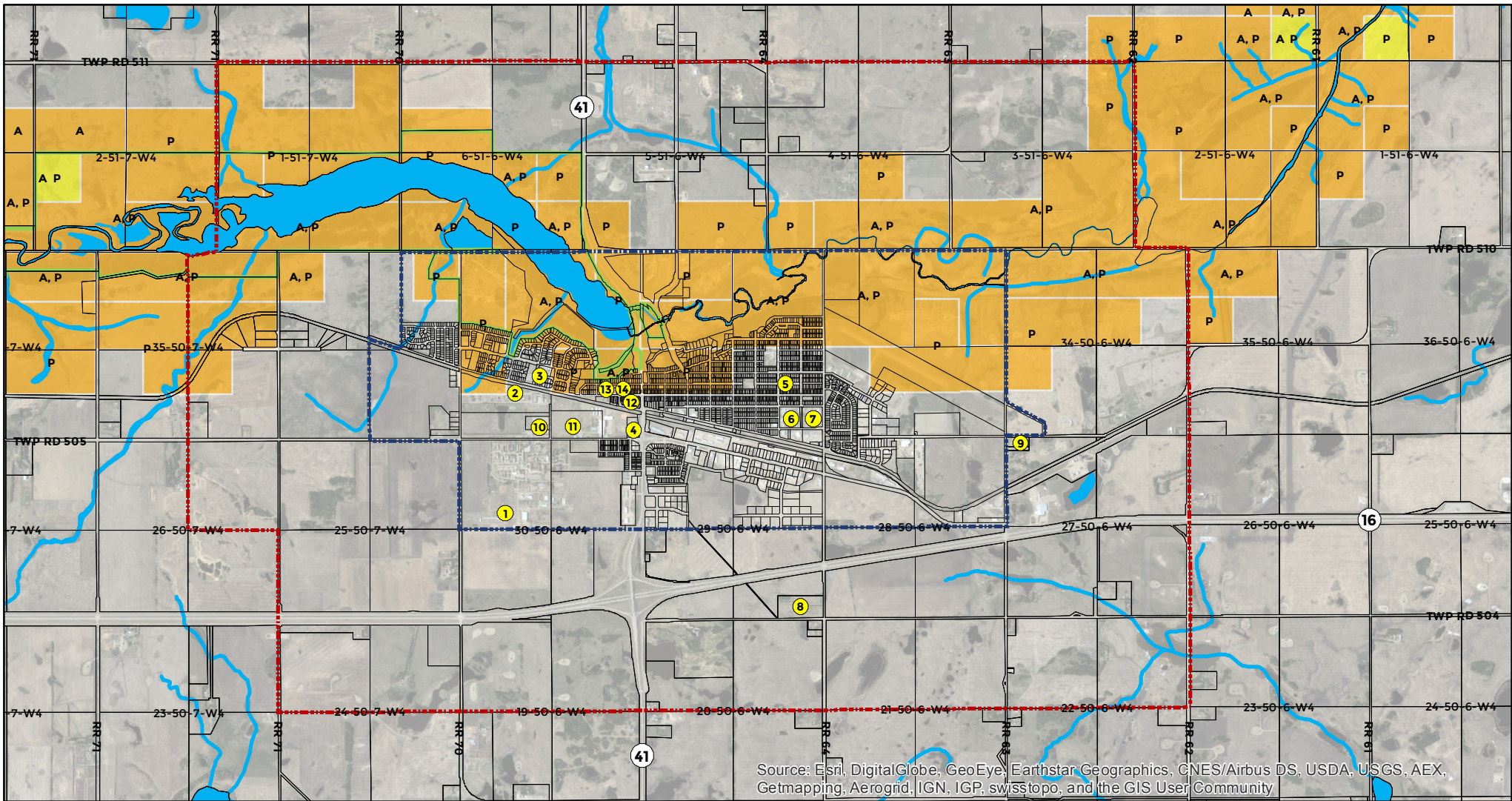


VERMILION INTERMUNICIPAL DEVELOPMENT PLAN

Information Map A.3 Environmental Considerations







- Plan Area Boundary
- Town of Vermilion
- Environmentally Significant Area
- Waterbodies and Water Courses
- Wetland (AB Inventory)
- Vermilion Provincial Park
- 5 metre contour



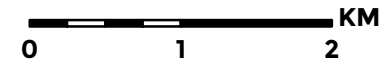


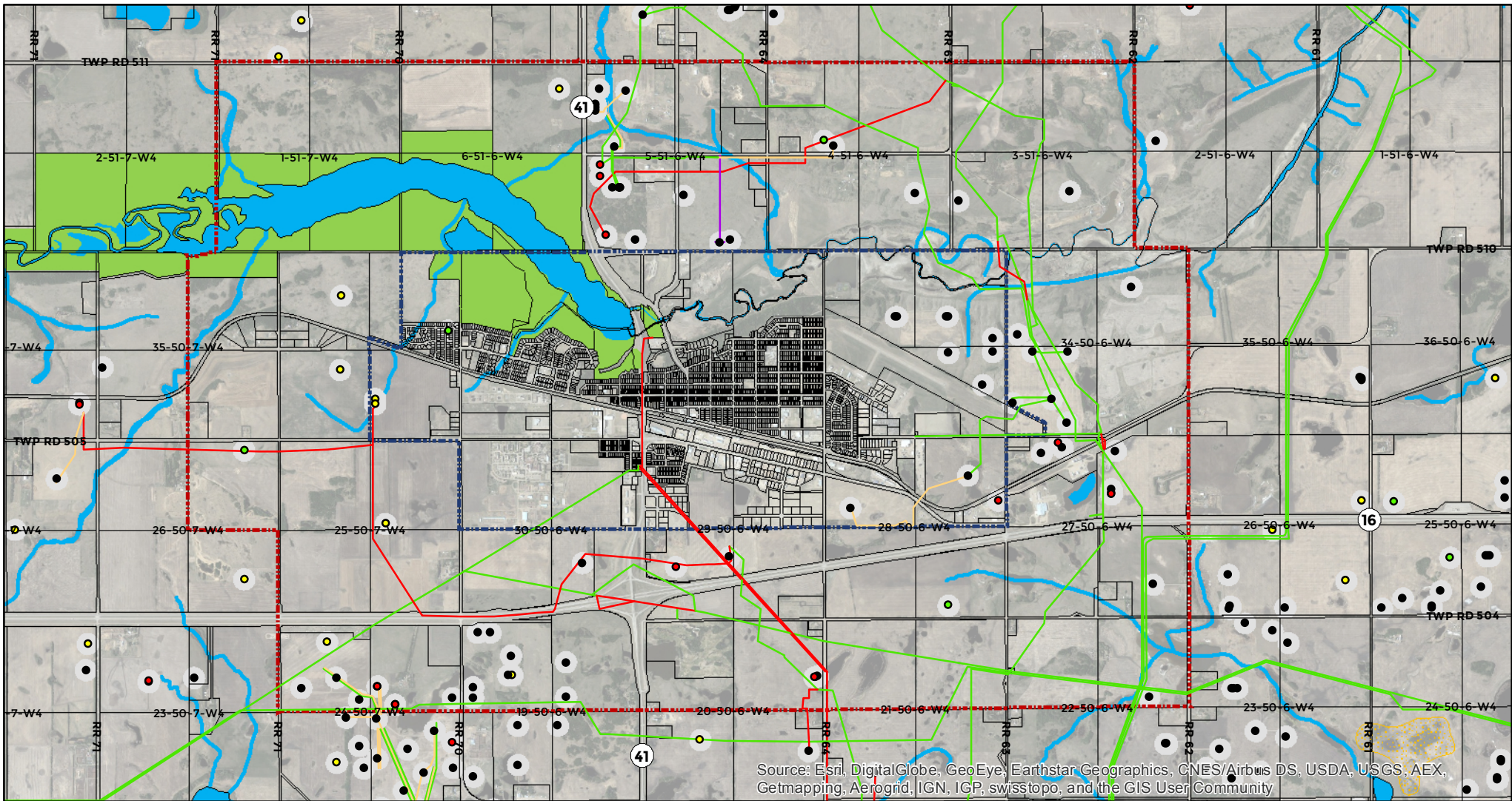
VERMILION INTERMUNICIPAL DEVELOPMENT PLAN

Information Map A.4 Historic and Cultural Resources

-  Plan Area Boundary
-  Town of Vermilion
-  Waterbodies and Water Courses
-  Vermilion Provincial Park
-  HRV 4 (Contains a historic resource that may require avoidance)
-  HRV 5 (High potential to contain a historic resource)

- 1 - Lakeland College
- 2 - Emergency Training Centre
- 3 - Hospital
- 4 - Government Building
- 5 - J.R. Robson Outreach School
- 6 - St. Jerome's School
- 7 - Vermilion Elementary School
- 8 - Public Cemetery
- 9 - Catholic Cemetery
- 10 - Vermilion Regional Centre
- 11 - Vermilion Ag. Society Grounds
- 12 - School of Hope
- 13 - Vermilion Heritage Museum
- 14 - Vermilion Heritage Park Community Oven

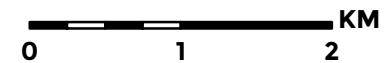


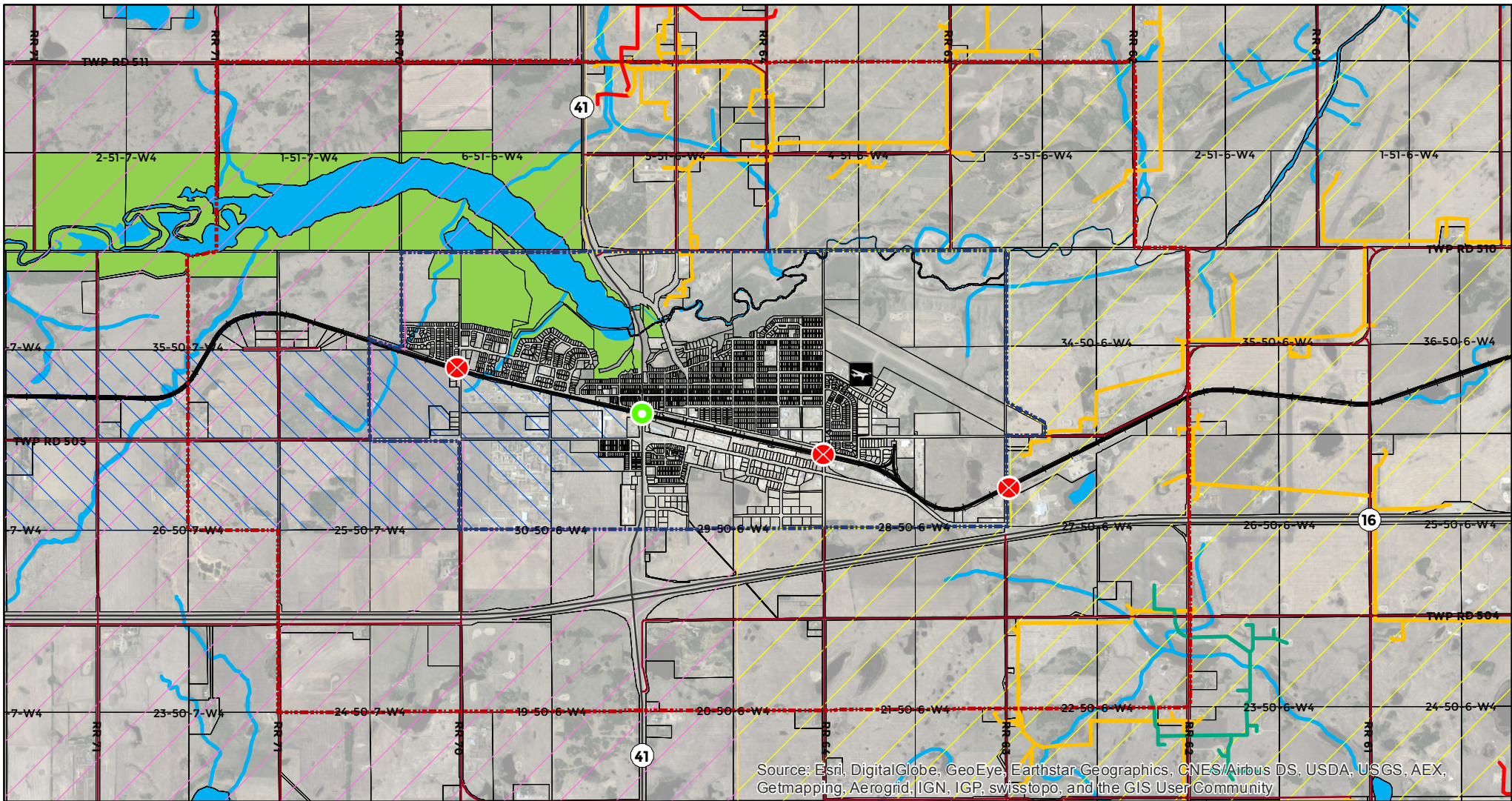


VERMILION INTERMUNICIPAL DEVELOPMENT PLAN

Information Map A.5 Natural Resources Considerations

- | | | |
|--|-------------------|-----------------------|
| Plan Area Boundary | Active Well | Abandoned Pipeline |
| Town of Vermilion | Abandoned Well | Discontinued Pipeline |
| Waterbodies and Water Courses | RecCertified Well | Operating Pipeline |
| Vermilion Provincial Park | RecExempt Well | Permitted Pipeline |
| Aggregate Resources (Confirmed by AGS) | 100 M Setback | |





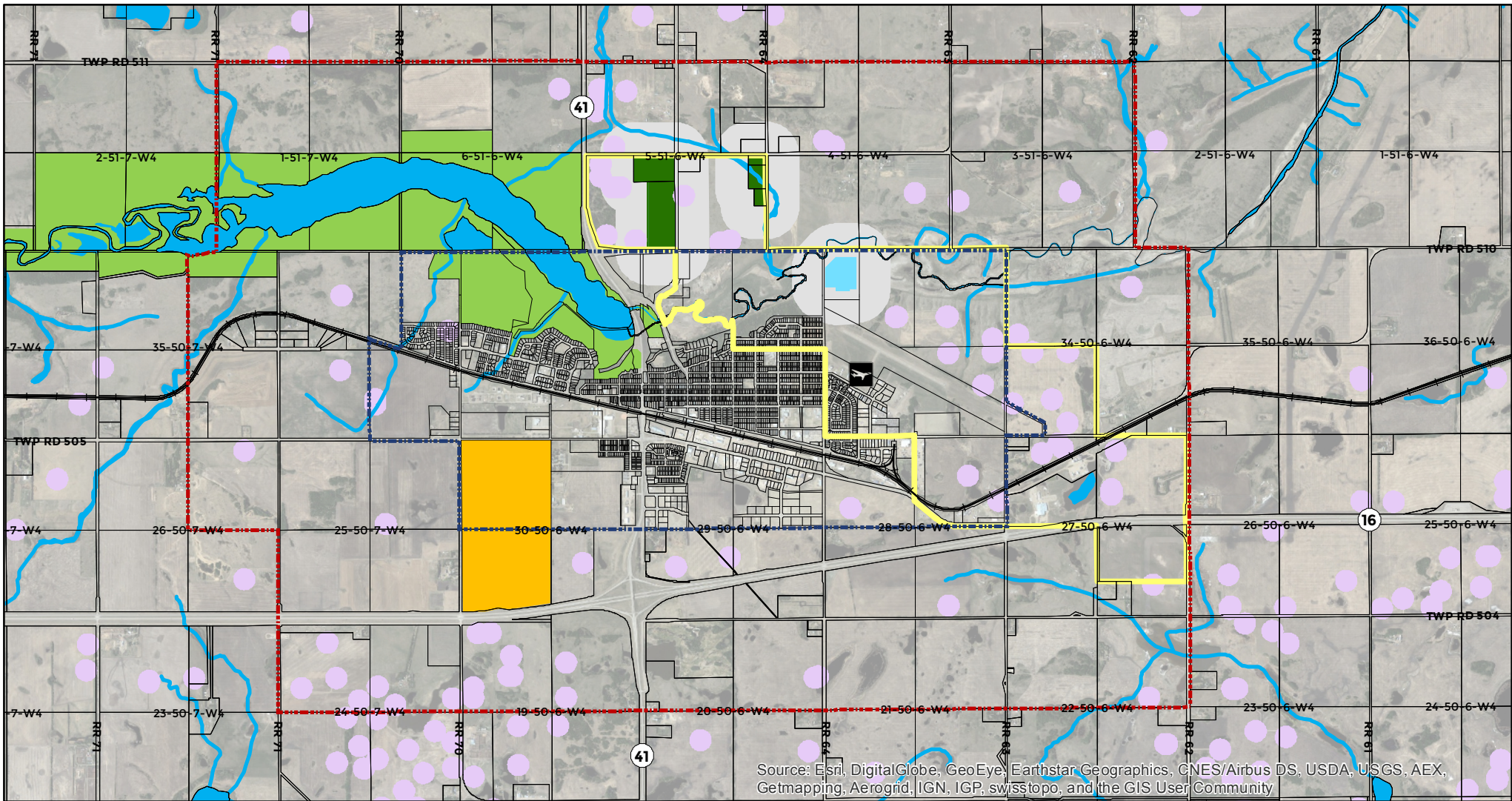
VERMILION INTERMUNICIPAL DEVELOPMENT PLAN

Information Map A.6 Transportation and Servicing Considerations

- | | | |
|-------------------------------|---------------------------------|-------------------------------|
| Plan Area Boundary | County of VR Franchise Area | High Pressure Gas Line |
| Town of Vermilion | MINCO Franchise Area | Industrial Secondary Gas Line |
| Waterbodies and Water Courses | ACE Regional Waterline Coverage | Low Pressure Gas Line |
| Vermilion Provincial Park | Crossing with Grade Separation | Secondary Gas Line |
| Airport | Crossing at Grade | Transport Gas Line |
| Railway | | |

To add:
Gas Lines

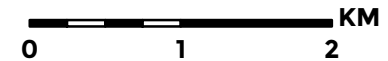




VERMILION INTERMUNICIPAL DEVELOPMENT PLAN

Information Map A.7 Setbacks and Development Constraints

- | | |
|-------------------------------|--|
| Plan Area Boundary | Vermilion Wastewater Treatment Plant |
| Town of Vermilion | Intensive Livestock Operation (Lakeland College) |
| Waterbodies and Water Courses | Active and Inactive Landfills |
| Vermilion Provincial Park | Transfer Station |
| Airport | 300M Setback |
| Airport Vicinity | 100M Setback (Wellsite) |
| Railway | |



APPENDIX B – INTERPRETATION

The Vermilion Intermunicipal Development Plan (the IDP) has been written with the purpose of being a document that can easily be read and used by the Councils, Administrations, residents, and development proponents. This section intends to provide greater clarity to the reader with respect to abbreviations, common terms, and the interpretation of policy statements.

POLICY STATEMENTS

Policies in this MDP are written in the active tense using SHALL, MUST, WILL, SHOULD, or MAY statements and are intended to be interpreted as follows:

SHALL, MUST, or WILL	When used in a policy statement the statement is considered MANDATORY , usually in relation to a declaration of action, legislative direction, or situation where a desired result is REQUIRED .
SHOULD	When used in a policy statement the intent is that the statement is strongly ENCOURAGED . Alternatives can be proposed where the statement is not reasonable or practical for a given situation, or where unique or unforeseen circumstances provide for result in courses of action that would satisfy the general intent of the statement. However, the general intent is for compliance.
MAY	When used in a policy statement there is a CHOICE in applying the statement and denotes discretionary compliance or the ability to alter the requirements as presented.

COMMON ACRONYMS

The following is a list of common words, terms, and acronyms used in the Vermilion Intermunicipal Development Plan. Where a definition for a term is not provided, the participating municipalities agree to use the definition for the term provided in the Municipal Government Act, or other provincial legislation.

ALSA	Means the <i>Alberta Land Stewardship Act</i> , as amended.
ALUF	Means the Alberta Land Use Framework.
ARP	Means an Area Redevelopment Plan, a statutory plan adopted by a municipality.
ASP	Means an Area Structure Plan, a statutory plan adopted by a municipality.
ESA	Means an Environmentally Significant Area, as recognized by Alberta Environment and Parks.
HRIA	Means a Historic Resources Impact Assessment, prepared for the purpose of satisfying requirements in the <i>Historical Resources Act</i> .
ICF	Means an Intermunicipal Collaboration Framework.
IDP	Means an Intermunicipal Development Plan.
ILC	Means the Intermunicipal Liaison Committee.
LID	Means Low Impact Development.
LUB	Means a Land Use Bylaw.
MDP	Means a Municipal Development Plan.

MGA	Means the <i>Municipal Government Act</i> , RSA, c. 2000, as amended.
NSRP	Means the North Saskatchewan Regional Plan.
PARTICIPATING MUNICIPALITIES	Means the Town of Vermilion and the County of Vermilion River.
TOWN	Means the Town of Vermilion, unless otherwise noted.

DEFINITIONS

For the purposes of this IDP, and notwithstanding any provisions to the contrary elsewhere in the County of Vermilion River Land Use Bylaw (LUB), the following definitions shall apply.

ADJACENT LAND(S)	Means land that abuts or is contiguous to the parcel of land that is being described and includes land that would be contiguous if not for a highway, road, lane, walkway, watercourse, utility lot, pipeline right-of-way, power line, railway, or similar feature; and any other land identified in a land use bylaw as adjacent for the purpose of notifications under the MGA.
ADJACENT MUNICIPALITY	Means a municipality as established under the MGA that shares one or more adjoining boundaries with another municipality and its contiguous lands; and land that would be contiguous if not for a highway, road, lane, walkway, watercourse, utility lot, pipeline right-of-way, power line, railway, or similar feature; and any other land identified in a land use bylaw as “adjacent” for the purpose of notifications under the MGA.
AREA STRUCTURE PLAN	Means a statutory plan in accordance with the MGA for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality. The Plan typically provides a design that integrates land uses with the requirements for suitable parcel densities, transportation patterns (roads), storm water drainage, fire protection, and other utilities across the entire Plan Area.
CONCEPTUAL SCHEME	Means a non-statutory land use plan intended to serve as a basic guideline in order to evaluate a small subdivision or development in the context of the development for a larger area.
COUNCIL	Means the Council of the Town of Vermilion or the Council of the County of Vermilion River.
COUNTY	Means the County of Vermilion River, unless otherwise noted.
COUNTRY RESIDENTIAL	Means land use designation that means a use of land, the primary purpose of which is for a dwelling or the establishment of a dwelling in a rural area.
DISCRETIONARY USE	Means the use of land or a building in a land use district for which a development permit may be approved at the discretion of the Development Authority with or without conditions.
HAZARD LAND(S)	Means lands that are unsafe for development in their natural state, such as floodplains and steep and unstable slopes, or that pose severe constraints on some types of development, such as Aeolian surficial deposits (a deposit that forms as a result of the accumulation of wind-driven products of the weathering of solid bedrock or unconsolidated alluvial, lacustrine, marine, or other deposits) and permanent wetlands. Hazard lands may be prone to flooding, shoreline erosion, or slope instability hazards or any hazard that may result in life loss or injury, property damage, social, and economic disruption or environmental degradation, such as floodplain, floodway, and lands in proximity to water bodies and water courses with slopes greater than 10%.
IDP AREA	Means the extension of land identified by both municipalities that encompass areas of importance and/or concern to which the policies of this document pertain.

LOW IMPACT DEVELOPMENT	Means a land planning and engineering design approach for managing stormwater runoff. LID emphasizes conservation and use of on-site natural features to protect water quality. This approach implements engineered small scale hydrologic controls to replicate the predevelopment hydrologic regime of watersheds through infiltrating, storing, evaporating, and detaining runoff close to its source.
MEDIATION	Means the non-adversarial intervention between conflicting parties to promote understanding, consensus, and resolution on disputed item(s) or issue(s). It is an informal, confidential, and structured process to resolve disputes before they evolve into a heightened conflict, such as litigation.
NEGOTIATION	Means the disclosure and discussion process between parties to promote understanding, consensus, and agreement on items and issues that are of concern for each of them. An informal, confidential, and structured process also serves to identify potentially disputable items or issues between parties.
NON-STATUTORY PLAN	Means a municipal planning document or conceptual scheme or conceptual plan that is endorsed or approved by resolution of Council, typically to guide future land use development or subdivision of a specified area within a municipality, but does not include a municipal development plan, area structure plan, or area redevelopment plan adopted under the MGA.
PARTICIPATING MUNICIPALITIES	Means the Town of Vermilion and the County of Vermilion River.
SIGNIFICANT DEVELOPMENT	Means a development or redevelopment that has regional significance due to the size, economic value, or the potential impacts to local infrastructure (transportation, municipal water, sanitary sewer, or stormwater) generated in part or in whole by the development.
STATUTORY PLAN	Means an intermunicipal development plan, a municipal development plan, an area structure plan, or an area redevelopment plan, as per Part 17 of the MGA, and adopted by a municipality under Division 4 of the MGA.
TOWN	Means the Town of Vermilion, unless otherwise noted.

Sustainable Resource Development Recommended Guidelines for Minimum Environmental Reserve/Easement Widths

In reference to Section 664 of the *Municipal Government Act*, the following are recommended where a boundary to a proposed subdivision is a water body or watercourse.

Table 1. Standard recommended minimum widths for Environmental Reserves or Environmental Reserve Easements based on type of water feature.

Water Feature	Minimum ER Width ²	Notes
Reservoirs & Regulated Lakes	30 m from right of way or easement boundary	A regulated lake is a lake where water levels are established to a predetermined elevation and actively managed through use of a licensing requirement (e.g. to pump water into the water body).
Lake (natural & controlled)	30 m from natural boundary	On controlled lakes, 30 m from sill elevation of licensed control structure.
Swamp/wetland ¹	Variable, include wet meadow zone	Wet meadow zone can be extensive in some situations, and in these instances the ER should be wide enough to preserve ecological function.
Large River (≥ 15m width)	30+ m	See additional requirements for hazardous lands.
Small River/Large Stream (6-15 m)	15 m	See additional requirements for hazardous lands.
Medium Stream (3 - 6 m)	10 m	See additional requirements for hazardous lands.
Small Stream (≤ 3 m)	6 m	See additional requirements for hazardous lands.
Ephemeral watercourse (no defined channel)	0 m	Use bylaw to regulate tree cutting within a defined distance from feature to maintain riparian vegetation and drainage.
Braided Stream	10 m from outside boundary of active floodway	

¹ Sustainable Resource Development views the term "swamp" to mean any area with hydrological conditions of sufficient duration to have developed saturated soils and hydrophytic vegetation (i.e. wetlands or peatlands).

² In addition to the recommended ER width for the water feature itself, associated landscape features may require the ER width to be modified to factor in additional inherent hazards to development.

For lands described in section 664(1)(b) of the *Municipal Government Act* (unsuitable for development because they are subject to flooding, have high risk of erosion, or have existing topographical or geo-technical constraints) the following are recommended.

Table 2. Additional factors that may necessitate an increase in the width of an Environmental Reserve or Environmental Reserve Easement.

Hazardous Lands	ER Modifier	Notes
Floodplain	<ul style="list-style-type: none"> The width of the 1:100 year flood line or 30m from the natural boundary of a watercourse or lake, whichever is less. The width of meander belt for watercourses that tend to meander or entire floodplain if it is highly constrained within a confined valley. 	<ul style="list-style-type: none"> Residential development within a floodplain is discouraged. Development within flood fringe area should only be considered if flood proofing undertaken to reduce risk of flood damage. Flood risk mapping or delineation of the 1:100 year flood line generally defines the extent of expected flood occurrence (see Alberta Environment policy and guidelines). The width of a meander belt is determined by multiplying bankfull width by 20 for each reach, and is split equally on either side of creek along axis of meander belt.
Erosion prone areas	Provide for a toe erosion allowance.	Consider highly erosive soils and annual recession rates.
Gully, ravine, coulee, or valley escarpments	Provide for a stable slope allowance. Apply construction and building setbacks from this line.	Boundary of stable slope allowance measured from top of crest of plateau (terrace), valley slope or tableland.
Steep Slopes (> 15%)	3X escarpment height or as recommended by a geotechnical report on slope stability, rate of erosion, etc.	