



**CITY OF LETHBRIDGE AND LETHBRIDGE COUNTY  
INTER-MUNICIPAL COMMITTEE  
(Inter-municipal Development Plan Administrative Committee)**

**Councillor J.H. Carlson  
Councillor B.E. Hyggen  
Councillor J.P. Mauro  
Councillor B.A. Crowson (Alternate)**

**County Representatives:**

Reeve L. Hickey  
Councillor K. Benson  
Councillor R. Horvath

***Director of Infrastructure Services***

Bylaw 5242, Terms of Reference 2014, amended August 2018

<b>Membership:</b>	<ul style="list-style-type: none"> <li>• Three (3) member of City Council</li> <li>• Three (3) members of the Lethbridge County</li> </ul> <p>City Manager or designate and County Manager or designate – Non-voting</p>
<b>Mandate:</b>	To proactively address matters of Inter-municipal interest or concern, manage the Inter-municipal Development Plan (IDP), and update, modify or amend the IDP taking into account the South Saskatchewan Regional Plan.
<b>Meetings Held:</b>	<p>Held: Fourth Tuesday  How Often: Every second month  Times of Meetings: 1:00 PM  Duration of Meetings: 2 hours  Location: Alternates between City and County Office</p>
<b>Contact:</b>	Office of the City Clerk: <a href="mailto:committee@lethbridge.ca">committee@lethbridge.ca</a>
<b>Requirements of the Board:</b>	<p>The Committee shall make recommendations to their respective Councils regarding policies of the Inter-municipal Plan, amendments to the plan, land use and development applications that are referred to the Committee and shall attempt to resolve disputes that may arise.</p> <p>The Committee shall have standing to make recommendations with respect to the development and implementation of a new IDP to their respective Councils including any budget implications associated with the development and implementation of plans.</p>

**CITY OF LETHBRIDGE**

**IN THE PROVINCE OF ALBERTA**

\*\*\*\*\*

Bylaw No. 5242 of the City of Lethbridge for the purpose of adopting the County of Lethbridge and City of Lethbridge Intermunicipal Development Plan in accordance with Sections 631 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

WHEREAS the Municipal Government Act, Section 631 states,

*“Two or more councils may, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.”*

AND WHEREAS a previous intermunicipal development plan has expired.

AND WHEREAS both the Councils of the County of Lethbridge and the City of Lethbridge agree that it is to their mutual benefit to establish joint policies governing development in parts of the city and in the urban fringe area.

AND WHEREAS this negotiation reflects a continuing cooperative approach between the two municipalities.

NOW THEREFORE, the Council of the City of Lethbridge duly assembled hereby enacts the following:

1. The attached Schedule “A” is the County of Lethbridge and City of Lethbridge Intermunicipal Development Plan.
2. Bylaw No. 4470 is hereby repealed.
3. This bylaw shall come into effect upon third and final reading thereof.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2003

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2003

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2003

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**COUNTY OF LETHBRIDGE  
AND  
CITY OF LETHBRIDGE**

**INTERMUNICIPAL  
DEVELOPMENT PLAN**

April 2003



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**COUNTY OF LETHBRIDGE and CITY OF LETHBRIDGE**  
INTERMUNICIPAL DEVELOPMENT PLAN

**PART 1 – INTRODUCTION**

**1.1 BACKGROUND**

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Both the City of Lethbridge and the County of Lethbridge are active, growing municipalities and each has an impact on the other in many areas of the economy, municipal services and land use. Since 1984, the adoption date of the first joint general municipal plan, both municipalities have understood the value of a joint agreement on land use issues.

The most recent intermunicipal planning process was formally commenced in the spring of 2000 after the expiration of the current intermunicipal development plan. A committee consisting of the following members established by each council reviewed the terms of reference for the plan preparation.

County of Lethbridge:

Dave Oseen - Reeve  
Lorne Hickey - Councillor  
Eugene Wauters - Councillor  
Mark Osaka - Councillor

City of Lethbridge:

Barbara Lacey - Alderman  
Ed Martin - Alderman (to fall 2001)  
Sean Ward - Alderman (to fall 2001)  
Greg Weadick - Alderman (to fall 2001)  
Joe Mauro - Alderman (from fall 2001)  
Bridget Pastoor - Alderman (from fall 2001)  
Leslie Vaala - Alderman (from fall 2001)

Assistance in plan preparation is provided by the Oldman River Intermunicipal Service Agency staff and members of the City of Lethbridge Planning Department.

This intermunicipal development plan is the next step in a continuing process of cooperative land use planning between the City and the County of Lethbridge.

This is also a process that is encouraged by the provincial government as stated in the Provincial Land Use Policies, policy 3.1:

*"Municipalities are encouraged to expand intermunicipal planning efforts to address common planning issues, especially where valued natural features are of interest to more than one municipality and where the possible effect of development transcends municipal boundaries."*

This plan is also intended to involve lands within both municipalities which is also supported by the Provincial Land Use Policies, policy 3.2:

*"Adjoining municipalities are encouraged to jointly prepare and adopt intermunicipal development plans for critical fringe areas; these plans may involve lands which are in both of the adjoining municipalities."*



## 1.2 FORMER INTERMUNICIPAL DEVELOPMENT PLANS

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In the early 1980s, it was evident to each municipality that decisions in the fringe area of the city required a framework to ensure consistent decisions. This all occurred after a rather difficult annexation process.

The first joint general municipal plan contained a number of policies aimed at general land use control and a referral system. In terms of land use control, the plan focused on:

- livestock operations which were prohibited;
- industrial uses which had to be redesignated with comments from the city;
- country residential uses which had to be redesignated again with comments from the city;
- commercial uses which were prohibited.

Much of the emphasis of the plan applied to the lands contained in the county.

In 1991, a second plan was adopted after a review of the previous policies. This second plan was similar to the initial document with the major change being a reduction of the plan boundary on the east side of the river from approximately three miles to approximately one mile in most areas.

Given these plans were general in nature the plans had some success, particularly in preventing fragmented development and in the communication between the two municipalities on land use issues.

Each plan had a "sunset" clause that suggested the plan would be valid for six years from the date of adoption. The 1991 plan was extended once to 1997 and has since expired, leaving no statutory plan in place at this time.

## 1.3 ENABLING LEGISLATION

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As discussed in the previous section, the province has adopted land use policies pursuant to the Municipal Government Act in 1996. These policies encourage intermunicipal cooperation in many areas, including land use. One method of implementing cooperative agreements is the use of an intermunicipal development plan under section 631(1) of the Municipal Government Act.

*"631(1) Two or more councils may, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary."*

An intermunicipal development plan, in accordance with the Municipal Government Act, may include almost anything that may be agreed to by the participants. The Act does require, as part of section 631, the following:

*"631(2) (b) must include*  
*(i) a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,*  
*(ii) a procedure to be used, by one or more municipalities, to amend or repeal the plan, and*  
*(iii) provisions relating to the administration of the plan."*

## **1.4 PLAN PROCESS**

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Much of the preparatory work for the plan was conducted by the staff of both the city and the county, together with the Oldman River Intermunicipal Service Agency, under the guidance of the steering committee. Public participation is an important feature in the plan process. As an initial step in the public process, a questionnaire was distributed to owners of land in the county within three miles of the city and owners of land within the city who are adjacent to the city/county boundary.

A variety of agencies have also been contacted for input to this plan. Continued participation is expected from:

- Alberta Agriculture, Food and Rural Development and Agri Foods Canada,
- St. Mary River Irrigation District,
- Town of Coalhurst,
- Alberta Transportation.

Both councils expect to adopt this plan by approving mutually agreed to bylaws such as the examples provided in Appendix 4.

## **1.5 GENERAL APPLICABILITY OF POLICIES**

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This document outlines policies that apply to lands in the urban fringe and within the city and are to be used as a framework for decision making in each municipality with input and cooperation of the other jurisdiction. Each municipality is responsible for decisions within their boundaries using the plan policies and the procedures provided in the plan.



## PART 2 – ANALYSIS OF PLAN AREA

### 2.1 STUDY AREA AND INTERMUNICIPAL PLAN BOUNDARY

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For the purpose of preparing the plan, an area of approximately three miles surrounding the city boundary was reviewed, Map 1 in Appendix 1. The analysis of the fringe area of the city and the identified issues that require discussion indicate that one boundary may be insufficient to accommodate solutions. Three intermunicipal plan areas constitute the boundaries of the plan. Different issues and policies are proposed for each area:

- Area 1** – Policies related to intensive livestock operations apply in this area as do all other policies.
- Area 2** – Policies related to highway corridors and areas of storm drainage concerns apply in this area.
- Area 3** – Is the area within which the city staff will refer applications and bylaws for comments as outlined in section 5.1.1.
- Area 4** – Is ½ mile beyond Area 1 in the area northeast of the city.

### 2.2 AGRICULTURAL LAND CAPABILITY

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Map 2 in Appendix 1 indicates the Canada Land Inventory (CLI) agricultural capability of the land.

With the exception of the river valley, much of the land in the plan is of a high quality, even if the land on the west portion of the city has no access to irrigation water.

Two policies of the Provincial Land Use Policies apply to agricultural land:

#### **"6.1 Agriculture**

1. *Municipalities are encouraged to identify, in consultation with Alberta Agriculture, Food and Rural Development, areas where agricultural activities, including extensive and intensive agricultural and associated activities, should be a primary land use.*
2. *Municipalities are encouraged to limit the fragmentation of agricultural lands and their premature conversion to other uses, especially within the agricultural areas identified in accordance with policy #1."*

### 2.3 GENERAL LAND FEATURES

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The land contained in the fringe area is mostly cropped agricultural land and generally flat. Land in the area west of the city drains to the river which nearly surrounds the west side. Areas north of the city drain gradually to the river to the west, while lands to the east of the city drain generally eastward. Land to the south of the city drain into Six-Mile Coulee and into the river.

The main natural features are the wide and deep Oldman River valley and the system of coulees associated with it. These coulees are drainways that often drain small areas. One exception is Six-Mile Coulee which drains many acres south of the city and east to Highway 4.

Man-made features in the plan area that influence land use include urban land, a series of commercial, industrial and residential developments and transportation networks including an airport. Irrigation works are common east of the river allowing for production of a wide variety of crops.

## 2.4 LAND USE

Table 1 indicates the growth of uses in the urban fringe area highlighting the importance of having land use policies. The last ten years has seen a 49 percent overall increase of uses inside the current intermunicipal development plan boundary. As a result of a policy restricting further intensive livestock development within the existing intermunicipal development plan boundary, there has not been an increase of intensive livestock operations within that area. With the exception of recreational activity, all land uses showed large increases. Industrial and commercial uses showed the largest increases at 117 percent and 83 percent respectively. Country residential uses almost doubled over the period in question and farmsteads increased by 20 percent.

Most of the fringe development has been to the east and south of the city (Map 3 in Appendix 1). Commercial and industrial developments are increasing close to the highways while residential development is more dispersed throughout the region, with a large number of those being located in multi-lot country residential developments.

The development that has occurred within the three-mile study area shows how development tends to drop off as the distance from the city increases. Nearly two-thirds of most development is located within the first mile from the city, with the exceptions being industrial and public/institutional uses which are predominantly closer to the city. The concentration of farmsteads and intensive livestock operations is fairly even throughout the three-mile study area, although the location tends to be north and east of the city.

**Table 1  
LAND USE**

<b>Land Use</b>	<b>Inside Current IMDP Boundary In 1991</b>	<b>Inside Current IMDP Boundary In 2000</b>	<b>Percent Change Since 1991</b>	<b>All Uses Within 3 Mile Study Area Buffer In 2000</b>	<b>Percent Inside Current IMDP Boundary In 2000</b>	<b>Outside Current IMDP Boundary In 2000</b>	<b>Percent Outside Current IMDP Boundary In 2000</b>
Farmstead	45	54	20%	142	38%	88	62%
Ancillary Farm Residence		16	N/A	52	31%	36	69%
Country Residence	150	221	47%	367	60%	146	40%
Commercial Activity	12	22	83%	32	69%	10	31%
Industrial Activity	12	26	117%	28	93%	2	7%
Utilities	6	9	50%	18	50%	9	50%
Intensive Livestock Operation	15	15	0%	46	33%	31	67%
Recreational Activity	4	2	-50%	2	100%	0	0%
Public/Institutional	5	7	40%	8	88%	2	13%
	249	372	49%	695	54%	324	46%

\*Intensive livestock operation information provided by the County of Lethbridge.

Table 1 provides the number of uses found in the fringe area. The acreage of land used by these uses has not been determined.

In the city lands on the boundary of the city include mostly vacant lands in larger parcels, except for industrial areas in the north and east of the city.

## **2.5 TRANSPORTATION SYSTEMS**

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A number of transportation systems influence land use and are shown on Map 3 in Appendix 1. At present, three main highways traverse the plan area providing access both to the city and through to other destinations:

- Highway 3 – Medicine Hat to British Columbia and Calgary,
- Highway 4 – Lethbridge to Coutts,
- Highway 5 – Lethbridge to Waterton.

Highways 3 and 4 in particular are major thoroughfares as part of the “north-south trade route”. Studies have been commenced to investigate a ring road for this route to avoid the main part of the city. There is some pressure for subdivision and development on these highways.

The County of Lethbridge Airport is also in the plan area and is a location suited to many uses as indicated in the Airport Master Plan.

One CPR main line is located in an east-west orientation and is a main route from Medicine Hat through to the Crowsnest Pass. A second rail line proceeds south to the United States border. Both tracks have attracted agricultural industrial uses.

During the preparation of this plan, a process was commenced to establish the route for a portion of the Canamex highway that would provide a ring road around the City of Lethbridge. At this time there are a number of options that would have the bypass road travel both north and south of the city. Five options are being considered that extend north of Highway 3 between the city and Coaldale. The final location of this bypass will affect the eventual location of the boundary for the intermunicipal development plan. Land located between the proposed highway and the city will likely be subject to development pressures and be of interest to the city. These lands should be considered for inclusion in the intermunicipal development plan at some time in the future.

## **2.6 POPULATION**

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Table 2 is a comparison of the study area population between 1991 and 1996. It shows an increase of 16 percent over the five-year period. The table shows the population breakdown in different age groups. There has been a substantial increase in every age group except for the 0-4 and 55-64 age groups, which saw decreases of 12 percent and 3 percent respectively. The table shows roughly the natural progression of the age groups as they move through the population structure, and does not show a large inundation or exodus of people into or out of one particular age group.

**Table 2**  
**Study Area Census Population Information**

Age Group	1991 Data		1991 % of		1996 Data		1996 % of		5 year % increase
	Males	Females	Total	Total	Males	Females	Total	Total	
0-4 years	70	55	125	8%	45	65	110	6%	-12%
5-14 years	130	140	270	17%	145	190	335	18%	24%
15-19 years	75	55	130	8%	65	105	170	9%	31%
20-24 years	55	60	115	7%	85	55	140	7%	22%
25-44 years	250	230	480	30%	295	250	545	29%	14%
45-54 years	85	100	185	11%	130	110	240	13%	30%
55-64 years	115	80	195	12%	95	95	190	10%	-3%
65 + years	60	60	120	7%	85	65	150	8%	25%
<b>Total</b>	<b>840</b>	<b>780</b>	<b>1620</b>	<b>100%</b>	<b>945</b>	<b>935</b>	<b>1880</b>	<b>100%</b>	<b>16%</b>

\*NOTE: Data supplied by Statistics Canada and is a rough approximation of the three mile study area.

## **2.7 URBAN GROWTH PATTERNS**

In the past 10 to 15 years, the City of Lethbridge has generally expanded into vacant lands:

- on the west peninsula,
- north of 26<sup>th</sup> Avenue and west of 28<sup>th</sup> Street North,
- south of Highway 4.

Although most residential growth continues to be on the west side of the city, substantial development has occurred on the south and north parts of the city.

Industrial development is predominant in the northeast of the city and likely to continue in that direction in the future. Much of the most recent commercial development has occurred in the south, adjacent to Highways 4 and 5.

Because of Six-Mile Coulee, it seems fully serviced urban development will not progress further than Six-Mile Coulee south toward the airport. Some proposals exist for a large-lot, low-service residential area within the city south of Six-Mile Coulee, consistent with the southeast Lethbridge Urbanization Plan.

## **2.8 SIX-MILE COULEE**

This major drainway has been identified as a sensitive area for a number of reasons, including:

- water being drained through the coulee has been identified as a poor quality,
- soil stability problems are evident at points along the coulee,
- it is a natural area with scenic qualities.

At this time, the City of Lethbridge plans over time to acquire the sensitive lands or unstable lands along the coulee and create a nature reserve similar to other areas in the river valley.

## **2.9 AVAILABILITY OF MUNICIPAL SERVICES**

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Currently the city provides to the county residents:

- Sunset Acres – water,
- County of Lethbridge Airport – water,
- Rave industrial area – sewer and water,
- area east of the city toward Coaldale – water,
- Fairview – sewer, water, some storm drainage,
- Agriculture Canada Research Station – water.

Studies have been conducted investigating the possibility of extending water lines from the city toward the north and west toward Diamond City. Existing extensions are a result of negotiations on a case-by-case basis and depend on the ability of the city to provide the particular utility.

## **2.10 OLDMAN RIVER VALLEY**

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Over the years the city has obtained much of the lands in the river valley and have created a major urban park system. The valley in the county has been identified as environmentally significant in the 1988 report prepared by the Oldman River Regional Planning Commission entitled, "County of Lethbridge Environmentally Significant Areas in the Oldman River Region". On the basis of this report, the County of Lethbridge Municipal Development Plan suggests some land use restrictions.

## **2.11 OTHER MUNICIPALITIES**

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The City of Lethbridge is very close to both Coaldale and Coalhurst. A fringe area for the city would overlap a fringe area for the Town of Coalhurst. After discussions, the county and city intermunicipal development plan boundary has been amended to exclude the Coalhurst fringe. A separate plan will be negotiated for this area in the future.





## **PART 3 – PUBLIC AND AGENCY INPUT**

### **3.1 INTRODUCTION**

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At the first meeting of the intermunicipal development plan steering committee it was determined that public input was important and should be sought out early in the plan preparation process. To this end, a questionnaire was prepared, reviewed and distributed to each owner of land within a study area established by the steering committee and shown on Map 1 in Appendix 1. Questionnaires were sent to owners both in the county and the city.

This was the first step in approaching the public and the information has been incorporated into the draft plan. Further opportunities for public participation will be made available.

### **3.2 QUESTIONNAIRE PROCESS**

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On September 20, 2000, two questionnaires were sent out to land owners in the fringe area of the City of Lethbridge. One questionnaire was sent to owners of land in the County of Lethbridge located in an area from adjacent to the city boundary to a distance of approximately three miles outside that boundary (see Map 1 in Appendix 1). The second questionnaire was sent to the owners of land that falls within and is adjacent to the City of Lethbridge boundaries with the county.

The questionnaire was prepared by Oldman River Intermunicipal Service Agency (ORISA) staff, reviewed by committee members and distributed using address lists provided by both the city and county administrations. A total of 814 questionnaires were circulated to residents in both the county study area and the residents of the city with property adjacent to the city/county boundary. Return rates of approximately 36 percent for county residents and 30 percent for city residents were received.

### **3.3 PURPOSE OF THE QUESTIONNAIRE**

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An intermunicipal development plan has been in place for 15 years and was renewed formally on two occasions. As part of the renewals, only the statutory public hearings were conducted. Since this is a major review of the intermunicipal development plan, it was felt by the committee that the public should be involved in the plan from the earliest stages of preparation.

The questionnaire is attached as Appendix 2 and attempted to have residents indicate both problems and benefits of being located close to the city boundary and to indicate any issues that may be related to an intermunicipal development plan.

### **3.4 SUMMARY OF QUESTIONNAIRE**

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The following is a summary of the questionnaire results. Full results are attached in Appendix 3.

## **A. COUNTY QUESTIONNAIRE RESPONSE HIGHLIGHTS AND ANALYSIS**

### **Response Rate**

The response rate of 35.85% was very high for a mail out. According to the literature, response rates are usually between 10 and 20%.

### **Respondents**

- 37% of respondents have owned their land for more than 20 years.
- 25% of respondents have owned their land for less than 5 years.
- Of the respondents whom reside on their holdings, 64% find employment elsewhere with the vast majority employed in Lethbridge.
- When compared to the population census information, the age of the respondents closely reflects the population breakdown as supplied by Statistics Canada.

### **Land Holdings**

- 46% of the respondents have holdings of 10 acres or less.
- 79% of the respondents have land holdings within the current intermunicipal development plan (IMDP) boundary.
- 53% of country residences are within the current IMDP boundary.
- 38% of farmsteads are within the current IMDP boundary.
- 11% of the respondents have holdings within the Hamlet of Fairview.
- 76% of the respondents reside on their holdings.
- 88% of the land holdings not being resided on by their owners are within the current IMDP boundary.

### **Land Uses**

- The land use in the fringe is dominated by agricultural uses, cropland at 69% and pasture at 25%, combining to make 94% of the land uses.
- 37% of ILOs are within the current IMDP boundary.
- When looking at the mailing list of land owners, roughly 10% of the landowners were commercial, industrial, and/or public and institutional.
- Commercial land uses are the highest amongst the "other" uses.

### **Positive Effects of the Close Proximity of the City of Lethbridge**

- 156 responses, 17 different effects listed.
- 40%, perceived increase in property values.
- 29%, close to city services and facilities.
- 10%, direct commercial or business advantages because of proximity to markets and trade area.
- 6%, improved roads, paved, accessibility.
- 5%, may look at subdivision as opportunities increase.

### **Negative Effects of the Close Proximity of the City of Lethbridge**

- 167 responses, 46 different effects listed.
- 30%, increased traffic volume, noise, and dust.

- 10%, deterioration and poor upkeep of roads joining the city and county.
- 6%, increased theft and vandalism/crime.
- 5%, increased dumping of garbage.
- 4%, lack of options for and more restrictions on agricultural land use.
- 4%, increased trespassing.

### **Suggestions of Policies**

- 169 responses, 100 different comments and suggestions.
  - 19%, disallow, decrease, prevent expansion, or remove intensive livestock operations.
- 10%, issues pertaining to road maintenance and upgrading.
- 9%, right to farm, prevent further loss of farmland and increasing restrictions.
- When looking at the total amount of comments, 21% pertained to ILOs, 17% were on subdivision and development, 13% on roads, 10% on the right to farm, 9% on industrial and commercial development, 8% on appearance and environment, 7% on services and utilities, and the final 13% was made up of miscellaneous comments.
- Looking further at the concerns about ILOs:
  - 61% of the feedlot comments were made by land owners inside the present IMDP boundary.
  - When broken down by length of ownership of the land; 41% of comments came from people who have owned the land for less than 5 years; 16% from 5-10 year owners; 6% from 10-20 year owners; and 37% from >20 owners.
  - 79% of the comments are from people who reside on their land, leaving 21% of the comments being made by people who do not reside on their holdings.

### **Other Concerns**

- 99 concerns listed.
- 17%, roads and transportation.
- 14%, tax concerns.
- 14%, planning process.
- 11%, subdivision and development.
- 11%, administration and government.
- 10%, services and utilities.
- 10%, appearance and environment.
- 7%, ILOs.
- 5%, annexation.

### **Place of Employment**

- Approximately 45% of people who reside in the study area find employment in the City of Lethbridge.
- 20% of the respondents who indicated they were employed on their property also indicated they were employed elsewhere.

### **Demographic of Respondents**

- Fairly similar to population breakdown according to last couple of censuses.
- Respondents in the 65+ age category were double that of the census.

## **B. CITY QUESTIONNAIRE RESPONSE HIGHLIGHTS AND ANALYSIS**

### **Response Rate**

- Good response rate at nearly 30%.

### **Respondents**

- 62% of respondents were from land owners on the west side of the city.
- 57% of respondents do not reside on their property.
- 45% of the land owners work in Lethbridge.

### **Land Use**

- As in the county questionnaire, the largest percentage of land is used for agricultural uses. 96% for agriculture, 2% for residential and 1% for other uses.
- When looking at the mailing list of land owners, roughly 17% of the land owners were commercial, industrial, and/or public and institutional.
- The types of uses found in the fringe were in similar proportions as were seen in previous studies.

### **Positive Effects of the Close Proximity of the County of Lethbridge**

- 76% of respondents did not think there were any positive effects of living adjacent to the County of Lethbridge.
- Similar to the county respondents, the number one positive effect was the perceived increase in property values.

### **Negative Effects of the Close Proximity of the County of Lethbridge**

- 71% of respondents feel there are no negative effects.
- No one particular negative effect was prominent (for example, extra traffic and dust).

### **Suggestions of Policies**

- 'Rights to Farm' was the most repeated suggestion, 3 of the 15 suggestions (20%).
- Communication and consultation was the item second most suggested.

### **Other Concerns**

- Nearly 50% of the responses deal with planning and development issues.

### **Place of Employment**

- Of the 12 respondents who indicated they resided on the property in question, 45% work in Lethbridge and 27% are employed on the property. This does not differ much from the county respondents.

### **3.5 CONCLUSIONS**

---

The questionnaires contain a wide variety of suggestions, for example, about 100 different responses from 169 responses in the county. In general from the county point of view, agriculture is important and should be protected but only extensive agriculture. Livestock seems to be an issue and according to opinions expressed should be restricted. Urban respondents provided many opinions with little pattern except for wishing to protect agriculture in many cases and some feeling more development should be allowed.

This process provided a number of comments and demonstrated that there is a substantial interest about the intermunicipal development plan. Persons initially contacted be further approached when a summary of a draft plan is available. At that time they may be invited to a meeting to discuss their opinions on the plan.

### **3.6 AGENCY RESPONSE**

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A number of agencies and other municipalities were also requested to submit comments with regards to the intermunicipal development plan. Meetings and discussions occurred with Alberta Transportation, Alberta Agriculture, Food and Rural Development, and the Chinook Health Authority which provided valuable information. Written comments received are summarized below:

- St. Mary River Irrigation District – wish to participate, perhaps have a member on the committee.
- Town of Coalhurst – would like to meet with the committee to ensure policies would complement a plan the town wishes to negotiate with the county.
- Agriculture and Agri Food Canada – provided a contact person and wishes to be informed of changes to land use proposals.



## **PART 4 – IDENTIFICATION OF ISSUES**

The previous sections have discussed a series of points and has resulted in the identification of issues that should be addressed by this plan. Issues described below will be the basis for policy recommendations of the intermunicipal development plan.

### **4.1 ISSUES RELATED TO FORMER INTERMUNICIPAL DEVELOPMENT PLANS**

---

A review of the previous plan process indicated that a number of issues arise from the review of previous plans that may be addressed in a new plan. The new plan must address issues including:

- much of the plan was oriented to the control of land use in the county,
- a small number of issues were addressed,
- previous plans had a set period for the expiry of the plan,
- plan boundaries have been determined in each plan – boundaries are important as once established the policies of the plan apply to those lands.

### **4.2 ISSUES RELATED TO LEGISLATIVE REQUIREMENTS**

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The Municipal Government Act, 1994, changed the requirements for intermunicipal development plans from the old Planning Act. In particular, three issues that must be addressed are:

- a system of conflict resolution,
- a provision for amendment and repeal,
- requirement for administration of the plan.

### **4.3 ISSUES RELATED TO AGRICULTURAL CAPABILITY**

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Both municipalities contain good quality agricultural lands, and although some of those lands will eventually be used for more intensive urban uses, the protection of agricultural lands is an important consideration. Preserving agricultural land in large parcels protects the current use of the land for farming and when required for urban growth it can be designed for efficient use. Irrigated lands should be a high priority for preservation.

### **4.4 ISSUES RELATED TO LAND FEATURES**

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Land features define certain boundaries for drainage, potential development and constraints of servicing indicating potential directions of growth. Indications are that in particular the Six-Mile Coulee drainage basin is an area that would benefit from joint municipal policies.



#### **4.5 ISSUES RELATED TO LAND USE**

---

New development can be restricted by existing uses because of setback requirements or other land use bylaw requirements. Land use compatibility issues may also impact new development. Uses located in rural areas that impact the urban area include:

- extensive agriculture,
- livestock operations,
- industrial uses,
- commercial uses.

Urban uses which can also affect the rural residents include:

- industrial development,
- transportation.

The previous plan places significant restrictions on the existing livestock operations.

#### **4.6 ISSUES RELATED TO TRANSPORTATION**

---

Each mode of transportation such as rail or highways has attracted and will continue to attract development wishing to capitalize on the location. It will be important to:

- protect the transportation systems for the purpose of moving goods and people;
- accommodate development that requires the particular mode of transportation, i.e. grain handling requires rail service;
- make allowances for future rights-of-way for highways may come under pressure for development;
- provide for a review of the plan with a decision is made on the Canamex highway.

#### **4.7 ISSUES RELATED TO POPULATION**

---

Population in the area increased at a moderate rate over the period since the previous plan, probably as a result of residential development that has occurred. Continued pressure to accommodate growth in the fringe area is likely to continue during this plan period.

#### **4.8 ISSUES RELATED TO URBAN GROWTH PATTERNS**

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Areas of likely urban growth should be considered when making decisions for development and subdivision in the plan area to ensure flexibility when urban expansion is required. It is also important to ensure that uses approved will be compatible with uses proposed for urban expansion areas.

#### **4.9 ISSUES RELATED TO RURAL GROWTH**

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The county municipal development plan acts to protect agricultural land but does encourage country residential uses to locate in areas not suited for intensive agricultural uses such as urban fringe areas.

#### **4.10 ISSUES RELATED TO SIX-MILE COULEE**

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Various indicators suggest the Six-Mile Coulee has special concerns of:

- soil stability,
- habitat protection,
- water quality.

Much of the sensitive land is contained in the city, however, the entire drainage area should be addressed. Many of these issues will require further study before detailed policies will be available.

#### **4.11 ISSUES RELATED TO MUNICIPAL SERVICES**

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Municipalities are encouraged to share services when the opportunity exists. In the past these arrangements have assisted both municipalities and the opportunity for further cooperation should remain available.

#### **4.12 ISSUES RELATED TO THE RIVER VALLEY**

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The river valley is a corridor and often not suitable for intensive development. It may be possible to coordinate efforts to ensure complementary land uses. The area has been identified as environmentally sensitive in the ESA study referred to previously.

#### **4.13 ISSUES RELATED TO OTHER MUNICIPALITIES**

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It is proposed to prepare intermunicipal development plans with both Coaldale and Coalhurst. The City of Lethbridge will be a referral agency in the preparation of these.



## **PART 5 – INTERMUNICIPAL DEVELOPMENT PLAN POLICIES**

The following policies address the major fringe area issues identified in the process of preparing this plan. Amendments to the policies or the addition of policies should be considered as the conditions change over time.

### **Policies that follow apply to all the areas delineated unless otherwise stated in the policy.**

The policy areas shown in Map 1 include:

- Area 1 is the largest area and includes about 1 mile in the northeast part of the city, 2 miles in the south and southeast, and 3 miles in the west and north portions of the city;
- Area 2 includes an area about ½ mile on either side of the primary highways;
- Area 3 is the larger vacant areas within the city boundary.
- Area 4 is in the area northeast of the city.

## **5.1 GENERAL LAND USE POLICIES**

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### **5.1.1** Each municipality will circulate for comment:

- a proposed municipal development plan;
- municipal development plan amendments;
- proposed area structure plans within the intermunicipal plan Areas 1 and 2 in the county, and with respect to the city, proposed area structure plans in the Area 3 shown on Map 1 in Appendix 1;
- amendments to area structure plans mentioned above;
- a proposed land use bylaw;
- land use bylaw amendments within the intermunicipal plan Areas 1 and 2 in the county, and with respect to the city amendments that apply to land in the Area 3 shown on Map 1 in Appendix 1;
- any discretionary use in the intermunicipal plan area in the county, and with respect to the city any discretionary permit that applies to land adjacent to the municipal boundary;
- any other decision that would have an effect on the other municipality, including issues related to other bylaws or municipal issues, including items such as wildlife control or weed control;
- uses referred to in section 5.4 of this plan.

**5.1.2** Section 5.1.1 requires the circulation of many types of applications in areas shown on Map 1 in Appendix 1, however, applications and issues may arise on lands outside the intermunicipal development plan area that could affect the other municipality. These applications should also be circulated for comment.

**5.1.3** On the basis of the policies of this plan, the existing “Lethbridge Urban Fringe” district will be amended to reflect the boundaries adopted in this plan for Area 1, Map 1.

## ***AGRICULTURAL USES***

### ***Extensive Agriculture (policies apply to Areas 1, 2, 3 and 4)***

- 5.1.4** For the purpose of assessing any impact of development, subdivision or land use bylaw designations on the irrigation system, applications for these purposes located in all policy areas shown on Map 1 shall be forwarded to the appropriate irrigation district for comment.
- 5.1.5** In accordance with the Provincial Land Use Policy 6.1.2, both municipalities shall limit the fragmentation of good quality agricultural lands as defined in the applicable land use bylaw until it is required for urban development.
- 5.1.6** The council and administration of the city must recognize the main use of land in the county portion of the intermunicipal development plan area and much of the vacant land near the city's boundary is extensive agriculture. It is likely some residents will be affected by:
- noise from farm equipment,
  - dust from planting and harvesting,
  - the disruption of late night work common at harvest times,
  - application of agricultural fertilizers and chemicals.

These activities and other agricultural activities are also protected under the Agricultural Operation Practices Act.

- 5.1.7** Both municipalities will limit the fragmentation of agricultural lands and their premature conversion to other uses by:
- preparing plans and land use bylaws using the protection of agricultural land as a prime goal,
  - resisting pressure to redesignate agricultural lands to other uses unless they are part of adopted plans,
  - in each decision for vacant lands consider the agricultural value of the land.

### ***Intensive Agriculture***

**Approvals of livestock operations or confined feeding operations (CFOs) lie with the Natural Resources Conservation Board (NRCB). Prior to approvals being given, the staff of the NRCB will review local plans and request comments from the municipality. The following policies will be used when making comments.**

- 5.1.7** Except for policy 5.12 in Area 1, no new confined feeding operations will be allowed to locate.
- 5.1.8** Except for policy 5.12 in Area 1, no expansions of animal numbers in existing confined feeding operations will be allowed to occur.
- 5.1.9** The County of Lethbridge is requested to circulate all applications received from the NRCB for confined feeding operation approvals located in the intermunicipal development plan area.
- 5.1.10** Manure spreading in Areas 1, 3 and 4 should be discouraged, but in all cases the procedures outlined in the Code of Practice or Natural Resources Conservation Board should be strictly followed.

**5.1.11** For the purpose of measuring the minimum distance separation calculation, the Natural Resources Conservation Board should use the boundary of the intermunicipal development plan except Area 4 rather than any other of the policy areas shown on Map 1.

**5.1.12** Area 4, although in the intermunicipal development plan boundary, is an area where a new CFO or expansion of an existing CFO may be considered if the minimum distance separation can be met.

***RURAL RESIDENTIAL USES (policies apply to Areas 1 and 4)***

**5.1.13** As suggested in the county municipal development plan, grouped rural residential uses will be considered in the intermunicipal development plan area with priority to lands near the river valley having regard to:

- the suitability and stability of the land,
- the protection of agricultural land including 80-acre parcels of irrigated land and 80-acre or 160-acre parcels of poor land,
- the protection of any identified environmentally sensitive areas,
- the compatibility of the uses proposed or existing on the adjoining lands,
- future policies that may be developed by the city for urban lands.

**5.1.14** In both municipalities, standards of the land use bylaw and municipal development plan will be applied in the urban fringe and waivers will be discouraged.

**5.1.15** Except for the first parcel from an unsubdivided quarter section, rural residential subdivisions will not be considered within Area 1 in the northeast portions of the city currently designated as an Industrial district in the city's land use bylaw or shown in the city's municipal development plan.

**5.1.16** When a new development in the urban fringe is connected to the City of Lethbridge sewer or water system, the municipal portion of the taxes generated may be shared if an agreement is negotiated between the two municipalities.

**5.1.17** Any country residential use approved in the fringe area that provides city water must have a communal sewer system.

**5.1.18** Any grouped country residential subdivision or development approved in the Intermunicipal Development Plan Areas 1 or 4 that proposed to use city water must have a communal sewer system, unless the lots to be created:

- are 5 acres or an area greater than one acre and an engineering report indicates the lot area can accommodate a sewage disposal system and room to accommodate an alternate site if necessary;
- obtain a soils analysis including depth of water table and a percolation test on each lot proposed. The analysis must meet Alberta Environment standards;
- have the sewage system installed by qualified personnel and inspected by an accredited inspection agency. Written verification of the inspection must be provided to the county.

## ***INDUSTRIAL AND COMMERCIAL USES (policies apply to Areas 1 and 4)***

- 5.1.19** Industrial and commercial uses can have an impact on the city in terms of future growth and therefore will not be a permitted or discretionary use prescribed in the Lethbridge Urban Fringe district. Applications for redesignation will be required and be evaluated using this plan.
- 5.1.20** The county municipal development plan is encouraging commercial and industrial uses along highways but will discourage those uses in the first mile from the city boundary.
- 5.1.21** Land uses in county commercial and industrial use districts may be of a broad nature and include all uses considered normal in these districts.

## **5.2 URBAN EXPANSION AND SHARED SERVICES (policies apply to Areas 1 and 4)**

- 5.2.1** It is expected that the city will not require large amounts of additional lands for the growth and development of the urban area. Annexation procedures now allow for small areas of land to be easily annexed if there is agreement between the land owners and municipalities.
- 5.2.2** Prior to any future annexation application made by the city and in addition to the requirements of the Municipal Government Act, the city will:
- ensure vacant land currently within the boundaries of the city are used to their full potential, understanding that a lag time between further development and annexation could be five years;
  - together with the county, investigate possible alternatives such as tax sharing and joint developments making use of partnerships including the city, county and private sector;
  - prepare and adopt a growth strategy for the long term indicating the necessity of the land, proposed uses, servicing implications and financial impacts on both municipalities;
  - undertake a public participation program to gain an understanding of the rural residents' issues regarding annexation;
  - make any required amendment to this plan that may be necessary.
- 5.2.3** In this plan period the county should especially protect the Westside peninsula from further fragmentation as in the long term this area is likely to be a major direction of future growth.
- 5.2.4** The county and the city should ensure protective services are coordinated including arrangements and agreements regarding fire protection.
- 5.2.5** Storm water control may require joint cooperation in certain areas of the intermunicipal development plan area similar to the arrangements made in the Hamlet of Fairview. Specific agreements should be considered when the areas are identified.

### **5.3 TRANSPORTATION ISSUES *(policies apply to Areas 1, 2 and 4)***

- 5.3.1** Together with Alberta Transportation, the City of Lethbridge and the County of Lethbridge should prepare a long-term plan for the provincial highway network in the fringe area, including any changes as a result of the trade corridor highway.
- 5.3.2** The two municipalities should, when the long-term strategy is adopted for the primary highway system, amend their land use bylaws and statutory plans to ensure the strategy can be implemented.
- 5.3.3** Urban designs and city area structure plans should be prepared in such a way as to limit the number of entry points on roads that are either under county jurisdiction or link directly to the county road system.
- 5.3.4** When the Canamex highway alignment has been published in the Alberta Gazette, the county and city will implement land use controls that apply to the highway route.
- 5.3.5** Areas serviced by rail and primary highway will be considered for uses other than agriculture having regard for policy 5.1.18.
- 5.3.6** The intermunicipal development plan boundaries will be reviewed when a final route for the Canamex highway corridor is adopted and published in the Alberta Gazette.\* Land between the boundary of the city and the right-of-way of the highway should be included in the plan boundaries.
- 5.3.7** Land use impacts of the various Canamex highway options should be evaluated by the Intermunicipal Development Plan Committee as part of the ongoing discussions.

### **5.4 AREAS OF SPECIAL CONCERN *(policies apply to the specific area)***

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#### ***Six-Mile Coulee Area***

The following policies will apply to the Six-Mile Coulee sub-basin shown in Map 4, Appendix 1. At this point the basin is not defined accurately but generally reflects the basin. If detailed contours are developed, these policies should apply to the more accurate area.

- 5.4.1** Both municipalities should cooperate with the Chinook Health Region and Alberta Environment in the efforts to monitor water quality and trace the source of any contaminants.
- 5.4.2** If a source of contamination in Six-Mile Coulee is identified, each municipality should move to correct the situation within their legislative bounds and pursue solutions through other agencies and departments.
- 5.4.3** When further information regarding water quality in the coulee is made available, both municipalities should request as part of any application for subdivision or development, information regarding storm drainage.

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\* Government legislation and orders become effective when published in the Alberta Gazette.



### ***Airport***

- 5.4.4** The county will adopt and maintain an airport master plan which will continue to promote and protect the airport as a major transportation terminal.
- 5.4.5** Each municipality will, in its land use bylaw, implement land use controls in the areas outlined in Map 5 to ensure uses are complementary to the airport.

### ***River Valley***

- 5.4.6** Within the river valley, approved uses should complement the recreation corridor inside the city and protect the ability to expand the corridor further in the future.
- 5.4.7** All proposed uses applied for in the river valley in both municipalities will be evaluated to ensure that water quality will be protected.
- 5.4.8** All uses applied for in and near drainways that enter the river will be evaluated to ensure that water quality will be protected from contaminated run-off.
- 5.4.9** Development and subdivision applications should contain information regarding soil stability if the land is determined to be in a sensitive area.

### ***Uses Regulated By Other Government Levels***

- 5.4.10** When comments are requested from the county and/or the city as a result of an Alberta Energy and Utilities Board application, the staff should coordinate the comments being submitted.
- 5.4.11** When comments are requested from the county and/or city as a result of applications to federal communication regulators or any provincial approval authority, the staff should coordinate the comments being submitted.
- 5.4.12** County staff will contact the city regarding notices received such as those in 5.4.10 and 5.4.11 to ensure the city has been contacted for comment.

### ***City Entryways***

- 5.4.13** The main city "entryways" shown as Area 2 on Map 1, Highway 3 east and west, Highway 4 and Highway 5 in the south, should be given special consideration by both municipalities in approvals to protect and enhance the view with special landscaping, signage or other features.

### ***Research Centre / Animal Disease Research Institute (ADRI)***

- 5.4.14** Decisions regarding subdivision or development near to or adjacent to the Agriculture and Agri-Food Canada Research Centre or ADRI should:
- take into consideration comments received from the research centre upon circulation;
  - protect the research centre from unnecessary encroachment of uses that may limit any centre activities.

***Landfill Site***

**5.4.15** A special subcommittee of both councils and staffs should be established to monitor the management and issues related to the landfill site.

**5.4.16** For the purpose of decisions for development, the landfill site will be considered a utility.

***Town of Coalhurst Fringe Area***

**5.4.17** The boundary of this plan has been amended to allow the Town of Coalhurst to negotiate a separate intermunicipal development plan with the County of Lethbridge.



## **PART 6 – INTERMUNICIPAL DEVELOPMENT PLAN ADMINISTRATION**

### **6.1 ADMINISTRATIVE ISSUES**

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This section fulfills section 631(2)(b) of the Municipal Government Act which requires an intermunicipal development plan to contain policies regarding the implementation and administration of the plan. In particular, the Act requires:

- dispute settling mechanism,
- procedure to amend or repeal the bylaw, and
- other administrative policies.

### **6.2 INTERMUNICIPAL DEVELOPMENT PLAN ADMINISTRATIVE COMMITTEE**

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**6.2.1** An administrative committee will be established by the participating municipalities.

**6.2.2** The administrative committee will consist of three members of council from each municipality. Since the number of members is even, the committee will be required to seek consensus on the items it discusses.

**6.2.3** Meetings of the administrative committee may be called when required to make decisions only on the following:

- concerns regarding policies of the plan,
- amendments to the plan,
- complaints from the public regarding plan policies,
- disagreement on the implementation of plan policies,
- land use concerns that the plan has not addressed,
- waivers of the plan policies.

In general, the committee is intended to promote cooperation and resolve potential conflicts and provide a forum for intermunicipal discussions.

**6.2.4** In the interest of avoiding delays in approvals, the development officer for the participating municipalities may make comments on development applications circulated. If the development officer in the responding municipality determines it necessary, then the application may be forwarded to council or the Municipal Planning Commission for comment.

**6.2.5** The Administrative Committee and staff of each municipality should meet once a year to review:

- development activity in the plan area,
- subdivision activity in the plan area,
- any concerns that should be addressed.

## **6.3 DISPUTE SETTLEMENT**

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By its nature, the policies of this plan are general and makes each municipality responsible for decisions made in their own jurisdiction. This suggests that disputes may arise from time to time. Using the following system, it is hoped the dispute can firstly be avoided, and secondly, settled locally. Only after a series of steps would the dispute go beyond the local level.

**6.3.1** In the case of a dispute, the following process will be followed to arrive at a solution:

**Step 1** It is important to avoid any dispute by ensuring the plan is adhered to as adopted, including full circulation of any permit or application that may affect a municipality and prompt enforcement of the policies of the plan and land use bylaw.

**Step 2** Should either municipality identify an issue related to this plan that may result in a more serious dispute, that municipality should approach the chair of the intermunicipal plan committee to call a meeting of the committee to discuss the issue.

**Step 3** Prior to the meeting of the committee, each municipality through its administration must ensure the facts of the issue have been investigated and clarified. Staff meetings may occur at this point to discuss possible solutions.

**Step 4** The committee should discuss the issue with the intent to seek a solution by consensus.

**Step 5** Should the intermunicipal plan committee be unable to arrive at a consensus, then either municipality will contact the appropriate chief elected officer to arrange a joint meeting of the two councils who will discuss possible solutions.

**Step 6** Should the councils be unable to reach a solution, either municipality may contact Alberta Municipal Affairs to commence a mediation process under the department's guidance.

**Step 7** In a case where further action under the Act is unavailable, the results of the mediation report will be binding on each municipality.

**Step 8** In the case of a dispute regarding:

- a statutory plan or amendment, or
- a land use bylaw or amendment,

a dispute under section 690(1) of the Municipal Government Act may be initiated.

## **6.4 PLAN VALIDITY AND AMENDMENT**

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- 6.4.1** This intermunicipal development plan bylaw is valid on a permanent basis unless:
- with a one-year notice by either municipality; or
  - by mutual consent of both municipalities, the bylaw adopting the plan may be totally or partly revoked.
- 6.4.2** This intermunicipal development plan shall be reviewed:
- when the Canamex highway is published in the Alberta Gazette\*,
  - after each five-year period.
- 6.4.3** In the event of expiry of this intermunicipal development plan, the standards of the County of Lethbridge Land Use Bylaw will prevail in policy areas 1, 2 and 4.
- 6.4.4** Variance to the policies of this plan may be made by an approval authority if:
- in the opinion of the approval authority the variance is minor and the use of land is prescribed in the land use bylaw,
  - the comments of the council of the appropriate municipality are received and considered,
  - comments from other agencies are received and considered,
  - the variance complies with other statutory plans and bylaws.
- Each council may be considered to be an affected person and may appeal a development decision.
- 6.4.5** An amendment to the plan may be commenced by:
- either municipal council,
  - a recommendation from an approval authority,
  - members of the public using the fee structure for statutory plan amendments in the applicable municipality by filing a request in writing. The person may be invited to the intermunicipal development plan committee meeting considering the amendment proposed.
- 6.4.6** Amendments to the intermunicipal development plan will be adopted in accordance with the process outlined in the Municipal Government Act and this plan.
- 6.4.7** The two municipalities must adopt the identical amending bylaw.

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\* Government legislation and orders become effective when published in the Alberta Gazette.

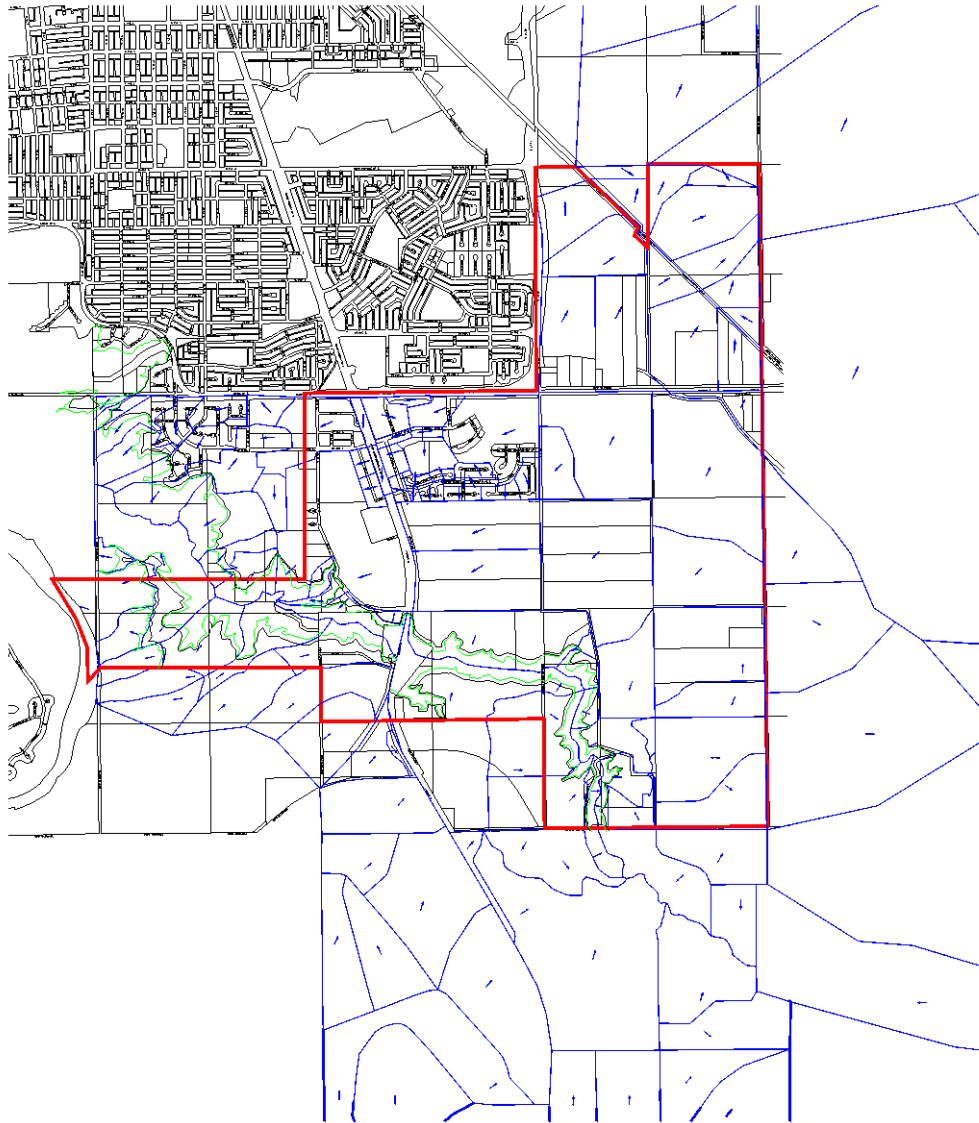
## **APPENDIX 1**

# **MAPS**

# Southeast Urbanization Plan

## Figure 7 - Stormwater Catchment Areas

Map 4





**APPENDIX 2**

**QUESTIONNAIRES**

**COUNTY AND CITY OF LETHBRIDGE  
PLANNING IN THE FRINGE AREA**

**The County of Lethbridge and the City of Lethbridge have had an intermunicipal development plan for approximately 15 years. It is time to update that plan but before we progress very far in the review, we need your opinions of the current plan as a county resident. Also tell us what should or shouldn't go into the new plan. A similar questionnaire has been sent to city owners of lands adjacent to the urban boundary.**

**Please make your opinions known to us early in the process by filling out the attached questionnaire and returning it in either the enclosed prepaid envelope or fax it to (403) 327-6847 by October 10, 2000.**

**1. What is the total size of the lands you hold?**

- |  |   |
|--|---|
| <input type="checkbox"/> standard urban size lot | <input type="checkbox"/> 20 - 40 acres          |
| <input type="checkbox"/> 1 - 3 acres             | <input type="checkbox"/> 40 - 80 acres          |
| <input type="checkbox"/> 3 - 10 acres            | <input type="checkbox"/> 80 - 160 acres         |
| <input type="checkbox"/> 10 - 20 acres           | <input type="checkbox"/> greater than 160 acres |

**2. Look at the attached map and indicate to us whether or not your land is within the current boundary of the intermunicipal development plan:**

- Our land is inside the intermunicipal plan boundary
- Our land is outside the intermunicipal plan boundary
- Our land is both inside and outside the intermunicipal plan boundary

**3. Is your parcel located in the Hamlet of Fairview?**       Yes       No

**4. Do you reside on your land holdings?**       Yes       No

**5. What is the main use of your land?**

- Residence – approximate acres \_\_\_\_\_
- Crop land – approximate acres \_\_\_\_\_
- Pasture land – approximate acres \_\_\_\_\_
- Livestock feeding – approximate acres \_\_\_\_\_
- Other uses – approximate acres \_\_\_\_\_

**6. How long have you owned this land?**

- |  |  |
|--|--|
| <input type="checkbox"/> less than 5 years | <input type="checkbox"/> 10 - 20 years         |
| <input type="checkbox"/> 5 - 10 years      | <input type="checkbox"/> greater than 20 years |

**7. In the past 5 years, do you feel that your close proximity to the City of Lethbridge has had any positive effects on your lands?**

- Yes                       No

Please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**8. In the past 5 years, do you feel that your close proximity to the City of Lethbridge has had any negative effects on your lands?**

- Yes                       No

Please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**9. The new intermunicipal development plan will address land use issues in the fringe area of the city. Do you have any suggestions about policies that should or shouldn't be included in the plan?**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**10. Please feel free to list any other concerns that you may have with the intermunicipal development plan.**

\_\_\_\_\_  
\_\_\_\_\_

**FOR OUR GENERAL INFORMATION, WOULD YOU PLEASE COMPLETE THE FOLLOWING:**

**11. Your place of employment is:**

- On the property in question  
 Coaldale  
 Lethbridge  
 Other – please specify \_\_\_\_\_

**12. Please indicate how many people (including yourself) there are in your household in each age group.**

_____ 0 - 4	_____ 15 - 19	_____ 25 - 44	_____ 55 - 64
_____ 5 - 14	_____ 20 - 24	_____ 45 - 54	_____ 65+

**Results of this questionnaire will be used only for the purpose of preparing this plan. Individual forms will be held in confidence by Oldman River Intermunicipal Service Agency staff and destroyed after the plan is prepared.**

**CITY AND COUNTY OF LETHBRIDGE**

**PLANNING IN THE FRINGE AREA**

**The County of Lethbridge and the City of Lethbridge have had an intermunicipal development plan for approximately 15 years. It is time to update that plan but before we progress very far in the review, we need your opinions of the current plan as a landowner adjacent to the city boundary. Also tell us what should or shouldn't go into the new plan. A similar questionnaire has been sent to owners of land in the County of Lethbridge.**

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- |  |   |
|--|---|
| <input type="checkbox"/> standard urban size lot | <input type="checkbox"/> 20 - 40 acres          |
| <input type="checkbox"/> 1 - 3 acres             | <input type="checkbox"/> 40 - 80 acres          |
| <input type="checkbox"/> 3 - 10 acres            | <input type="checkbox"/> 80 - 160 acres         |
| <input type="checkbox"/> 10 - 20 acres           | <input type="checkbox"/> greater than 160 acres |

**2. Your land is located in:**       West Lethbridge       East Lethbridge

**3. Do you reside on your land holdings?**       Yes       No

**4. What is the main use of your land?**

- Residence –                      approximate acres \_\_\_\_\_
- Crop land –                        approximate acres \_\_\_\_\_
- Pasture land –                      approximate acres \_\_\_\_\_
- Livestock feeding –                approximate acres \_\_\_\_\_
- Other uses –                        approximate acres \_\_\_\_\_

**5. How long have you owned this land?**

- |  |  |
|--|--|
| <input type="checkbox"/> less than 5 years | <input type="checkbox"/> 10 - 20 years         |
| <input type="checkbox"/> 5 - 10 years      | <input type="checkbox"/> greater than 20 years |

**6. In the past 5 years, do you feel that your close proximity to the County of Lethbridge has had any positive effects on your lands:**

- Yes
- No

Please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. In the past 5 years, do you feel that your close proximity to the County of Lethbridge has had any **negative** effects on your lands:

- Yes
- No

Please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. The new intermunicipal development plan will address land use issues in the fringe area of the city. Do you have any suggestions about policies that should or shouldn't be included in the plan?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Please feel free to list any other concerns that you may have with the intermunicipal development plan.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**FOR OUR GENERAL INFORMATION, WOULD YOU PLEASE COMPLETE THE FOLLOWING:**

10. Your place of employment is:

- On the property in question
- Coaldale
- Lethbridge
- Other – please specify \_\_\_\_\_

11. Please indicate how many people (including yourself) there are in your household in **each** age group.

_____ 0 - 4	_____ 15 - 19	_____ 25 - 44	_____ 55 - 64
_____ 5 - 14	_____ 20 - 24	_____ 45 - 54	_____ 65+

**Results of this questionnaire will be used only for the purpose of preparing this plan. Individual forms will be held in confidence by Oldman River Intermunicipal Service Agency staff and destroyed after the plan is prepared.**

**APPENDIX 3**

**QUESTIONNAIRE**

**RESULTS**

**PART 1**

**COUNTY OF LETHBRIDGE QUESTIONNAIRE RESULTS**

**Response rate for the number of questionnaires which were returned.**

Questionnaires sent out:	743
Questionnaires returned:	266
Response Rate	35.8%

**1. What is the total size of the lands you hold?**

		% OF TOTAL
standard urban size lot	25	9%
1 - 3 acres	57	21%
3 - 10 acres	44	16%
10 - 20 acres	16	6%
20 - 40 acres	28	10%
40 - 80 acres	28	10%
80 - 160 acres	30	11%
greater than 160 acres	39	15%
TOTAL	267	100%

**2. Look at the attached map and indicate to us whether or not your land is located within the current boundary of the IMDP.**

		% OF TOTAL
inside the intermunicipal plan boundary	191	73%
outside the intermunicipal plan boundary	53	20%
both inside and outside the intermunicipal plan boundary	16	6%
TOTAL	260	100%

**3. Is your parcel located in the Hamlet of Fairview?**

		% OF TOTAL
Yes	29	11%
No	237	89%
TOTAL	266	100%

**4. Do you reside on your land holdings?**

		% OF TOTAL
Yes	201	76%
No	64	24%
TOTAL	265	100%

**5. What is the main use of your land?**

		% OF TOTAL	Approx. Acres	% OF TOTAL	avg. size
Residence –	173	42%	561	2%	3.24
Crop land –	104	25%	20705	69%	199.09
Pasture land –	69	17%	7421	25%	107.55
Livestock feeding –	23	6%	402	1%	17.48
Other uses –	42	10%	983	3%	23.40
	411	100%	30072	100%	

**Other uses of the land:**

FAIRVIEW  
Industrial  
Public Institutional  
Commercial

COUNTY OF LETHBRIDGE  
Commercial (5)  
Public Institutional  
Recreation  
Gravel  
Well site

**6. How long have you owned this land?**

		% OF TOTAL
less than 5 years	66	25%
5 – 10 years	62	23%
10 – 20 years	41	15%
greater than 20 years	98	37%
	267	100%

**7. In the past 5 years, do you feel that your close proximity to the City of Lethbridge has had any positive effects on your lands?**

		% OF TOTAL
Yes	139	52%
No	126	48%
	265	100%

**Please explain**

HAMLET OF FAIRVIEW

Increased property values.....	3	(30%)
Close proximity to city services and facilities .....	2	(20%)
Convenient access to city utilities, services and facilities .....	2	(20%)
Increased traffic volume for commercial land uses.....	1	(10%)
Keeps rentals stable .....	1	(10%)
We would not have purchased further outside the city limits.....	1	(10%)



COUNTY OF LETHBRIDGE

Increased land values .....	62	(40%)
Convenience, close to the city services and facilities .....	46	(29%)
Direct commercial business advantage, proximity to markets / trading area .....	15	(10%)
Improved roads, paved, accessibility .....	10	(6%)
May look at subdivision as opportunity increases .....	8	(5%)
Our land is for industrial use, we are on 43rd St. ....	1	(1%)
Low business occupancy costs.....	1	(1%)
Most of our church members reside in Lethbridge.....	1	(1%)
Restricts expansion of feedlots .....	1	(1%)
Attract city of Lethbridge students.....	1	(1%)
Increase in acreage holdings.....	1	(1%)
Some residential buildings have sprung up on McNally Road and area, and the school is desirable.....	1	(1%)
Lethbridge strongly supports the agriculture industry while facilitating a healthy and comfortable living environment .....	1	(1%)
Less vandalism .....	1	(1%)
Fuel prices .....	1	(1%)
Feedlots continue to develop even though we are in close proximity to Lethbridge .....	1	(1%)
I do not see responsible stewardship of the land to be in conflict with the agriculture industry and country residential living .....	1	(1%)

**8. In the past 5 years, do you feel that your close proximity to the City of Lethbridge has had any negative effects on your lands:**

		% OF TOTAL
Yes	105	40%
No	160	60%
	265	100%

**Please explain**

HAMLET OF FAIRVIEW

Increase in traffic.....	3	(60%)
Unpleasant odors from meat processing plant on 43rd St. and Highway 3 .....	1	(20%)
As a revenue property our tenants are limited as children are bused to Coaldale .....	1	(20%)

COUNTY OF LETHBRIDGE

Increased traffic volume, noise and dust .....	50	(30%)
Deterioration and poor upkeep of roads joining the City to the County. Maintenance has not kept up with increases in traffic .....	16	(10%)
Increased theft and vandalism / crime .....	10	(6%)
Increased dumping of garbage .....	8	(5%)
Lack of options and more restrictions on agricultural land uses .....	7	(4%)
Increase in trespassing.....	7	(4%)
Cannot expand or develop an intensive livestock operation .....	6	(3%)
Unable to expand because of restricted cost, increase in land prices .....	6	(3%)
Loss of privacy .....	5	(3%)
Subdivision development fragmenting farmland, taking it out of production .....	5	(3%)
Increased subdivision .....	4	(2%)
SMIRD refuses to rehabilitate some canals because of the possibility of subdivision. Uncertain of future uses and structuring of land .....	3	(2%)
Steadily increasing taxes acreages because of increasing land values .....	3	(2%)
Too many people and their animals.....	3	(2%)
We are between the city and the landfill. Our land constantly fills with garbage .....	2	(2%)

More regulations on farmers .....	2	(1%)
Tall towers for TV or radio that flashes all the time .....	2	(1%)
Recent dumping of sludge from sewage treatment plant on surrounding adjacent farmlands .....	1	(0.5%)
No City water and sewer is a big disadvantage .....	1	(0.5%)
Highway 5 is becoming incredibly dangerous .....	1	(0.5%)
Very unsafe entry/exit to and from Temple Blvd. ....	1	(0.5%)
Livestock harassment .....	1	(0.5%)
Inflated land prices.....	1	(0.5%)
Dumping of unwanted pets .....	1	(0.5%)
Inhibits the right to farm and raise livestock in the County.....	1	(0.5%)
Visual pollution caused by uncontrolled subdivision .....	1	(0.5%)
Unightly and unkempt businesses .....	1	(0.5%)
Loss of farmland .....	1	(0.5%)
Heavy use of landfill at end of road (by Boychuk).....	1	(0.5%)
Taxes keep going up on small acreages making it hard to farm as people are moving in around me and not farming.....	1	(0.5%)
Water quality downstream from the city sewage treatment plant is deplorable .....	1	(0.5%)
Hunters hunting just outside the city limits.....	1	(0.5%)
Strain on the water supply .....	1	(0.5%)
City of Lethbridge is not prepared to grant any additional access to 43rd St. though they were prepared to give it to the Yuan Yi proposal.....	1	(0.5%)
Too close for ILO, therefore land value further away is higher .....	1	(0.5%)
Road maintenance has not kept up with increased traffic .....	1	(0.5%)
Increase in light pollution .....	1	(0.5%)
Rapid population growth due to subdivision has put much strain on outdated telephone lines .....	1	(0.5%)
Increased population and subdivision has put strain on irrigation water availability .....	1	(0.5%)
Increasing pollution of air and water .....	1	(0.5%)
No value increase .....	1	(0.5%)
High taxes with no services.....	1	(0.5%)
We own land in an area where there are enough tax paying residents to warrant having a paved road but yet the County seems to have other ideas. Range Road 21-4A .....	1	(0.5%)
The managers of the city only care about those who can vote them out of office .....	1	(0.5%)
Price of good farm land getting too high. Land going to waste as residential sprawl encroaches.....	1	(0.5%)

**9. The new intermunicipal development plan will address land use issues in the fringe area of the city.  
Do you have any suggestions about policies that should or shouldn't be included in the plan?**

<b>FAIRVIEW</b>		
Fairview needs the sewer upgraded .....	2	(14%)
City transit route.....	2	(14%)
Complete development of land in Fairview .....	1	(7%)
Ban mobile homes in Fairview .....	1	(7%)
New zoning criteria should address industrial development – with appropriate limitations and restrictions.....	1	(7%)
No feedlots.....	1	(7%)
That proposed land use in our area either remain the same as is or that it be changed to residential .....	1	(7%)
I think we need more acreage land.....	1	(7%)
Fringe roads need to be paved, at least to the city limits. ....	1	(7%)
Don't put commercial or industrial right beside existing residential (or future residential) .....	1	(7%)

Some fairness should be applied to who can subdivide and who can't subdivide property. Not who you know ..... 1 (7%)

COUNTY OF LETHBRIDGE

There were 169 responses to this question.

**ILOs (21% of all comments)**

Disallow, decrease, prevent expansion, or remove intensive livestock operations – no large feed lots in the fringe area..... 32 (19%)

Clear livestock policy.

Intensive agricultural operations should be regarded as commercial ventures where they occupy areas close to urban development.

Should monitor intensive livestock more closely.

**SUBDIVISION AND DEVELOPMENT (17% of all comments)**

I think this land should be granted easier approval for country residential ..... 2

If we are not allowed to expand our intensive livestock operation we must be allowed to subdivide our land into acreages ..... 2

Use minimum distance measurement when you do your planning.

With private homes on both sides of us, maybe country residences should apply.

Clear zoning to reduce land use conflicts.

No development of less than 3-5 acres.

Policy should be applied equally to everyone. You can subdivide on the east side of road but not the west, does not make sense.

Should deal proactively with land uses and make restrictions, and make them stick.

If you put restrictions on our land you should also provide remuneration in the form of tax relief or pay a "holding fee" for the City's future development.

Possibility of subdividing land should be a less difficult procedure.

No subdivisions or increased regulations.

Should be able to subdivide on lands smaller than 80 or 30 acres.

Easy access to subdivision on 15 acres or less.

Put a moratorium on all subdivision.

Let well planned subdivisions expand.

We wish to be informed of all development plans before permits are issued.

Less restrictions on rural residential subdivision approval applications.

I would like to see some ideas on subdivision as to what would be allowed or not.

Also some bylaws on how close to a fence line you can build – buildings – septic tanks – and dugouts.

Residents living in the fringe area should have a large say in proposed land use.

Property owners should have a free and to develop their own properties.

If the land can't be used for all agricultural purposes then it should have different rules for subdivision.

Seriously consider policies that allow new subdivisions of lands under 40 acres.

Require developers to complete subdivision agreements.

More freedom to all land owners for smaller acreage creation rather than a few selected areas earmarked for such. Each application should be judged on its own merits rather than forcing people into an approved and segregated area.

Let small parcels be developed, as some people that work in the city would like to be country folk with one or two horses.

Subdivision should be allowed provided that it will fit into the ultimate urban development.

**ROADS (13% of all comments)**

Issues pertaining to roads: conditions, upgrading, dust, paving, oiling and cooperation for maintenance..... 17 (10%)

County should conduct a study to determine further roads and drainage of surface water which will result from new roads and subdivision.

Speed limit.

There should be a weight restriction on the Research Centre road, truck should be made to use 43rd St.

Less heavy traffic.  
Reduce speeds in the residential areas.

**RIGHT TO FARM (10% of all comments)**

Right to farm, prevent further loss of farmland and increasing restrictions ..... 15 (9%)  
Adhere to 'grandfather act', where residential can't dictate to farming practices on established farmsteads.  
Agricultural land with irrigation is too valuable to subdivide and take out of production.

**INDUSTRIAL AND COMMERCIAL (9% of all comments)**

No commercial or high density development ..... 2  
No industrial development ..... 2  
Some light industrial on the West side.  
Limit industrial and gas development.  
Industrial infringement close to residential property. Tighter guidelines on types of industry which may border residential areas.  
No more junk yards or industry, should remain as agricultural land.  
Have clear designated zoning for commercial and industrial areas.  
We are in an area that has increased the number of businesses, it would be a mistake to increase the number of residences.  
They shouldn't allow ugly industrial uses next to residential acreages.  
Limit home based manufacturing – too much noise pollution – demand business license or permits.  
Policy should allow for the operation of an aggregate pit or pits to facilitate the needs of community.  
Please use the land previously zoned industrial and commercial before expanding.  
We don't want commercial development in our area.  
No industrial.  
Better services for taxes paid.

**APPEARANCE AND ENVIRONMENT (8% of all comments)**

Commercial area of Stewart siding should not be allowed to expand any further and the existing are should be cleaned up.  
Encourage areas for horseback riding, walking, and non motorized vehicles on wide road allowances.  
Strict guidelines for manure management, especially on smaller acreages which are close to each other.  
Environmental issues (sewage, ground water effects, manure spreading, air pollution)  
Natural areas for wildlife.  
Designate further areas as green natural areas. Include areas for parks, bike paths, community recreation areas and more picnic areas.  
Adequate and proper drainage of ditches are required to avoid frequent flooding and to help in insect control.  
Establishment or enforcement of some standards that would require owners/tenants to clean up properties.  
Place green belt around the City.  
Air control.  
Elimination of hunting and unauthorized motorcycle traffic.  
No more spreading of manure or sewer sludge.  
All coulee land adjacent to Sunset Acres ( to river ) to be acquired and protected as a nature preserve.  
Keep unauthorized vehicles off canals.

**SERVICES AND UTILITIES (7% of all comments)**

Water and sewer hookups. Water and sewer should be available ..... 2  
Take into account existing residences before allowing huge odor causing facilities.  
Water services for the area are essential.  
Increased water pipe capacity be provided to Sunset Acres.  
School bus service in the fringe areas to city schools.

Cable communication be provided to Sunset Acres.  
Garbage pick up be provided to Sunset Acres.  
If we are included in the City we would like to have access to City water.  
Reasonable water service from the City.  
Prepare to provide city water to any residences that would be included in the plan.  
If extending boundary, extend city water supply.

**MISCELLANEOUS (15% of all comments)**

Fair and equal bylaw enforcement.  
Cut back on the tax on land that is being farmed.  
No increases in taxes.  
Fair and equal taxation based on land use.  
Improve and expand the airport.  
Will the County continue to operate the airport or will the city take over?  
Don't include section 18-9-22-4 in the fringe area.  
I would like a copy of the development plan(3).  
We are happy that the hog plant did not go ahead, as this would have had a very negative effect on our property.  
Quality of life for present rural residents if land is annexed.  
Infrastructure issues and demographics.  
I don't want to be annexed to Lethbridge.  
Keep this area residential.  
Existing land owners should not have to deal with any new land use restrictions.  
Must to be my benefit and use, I must have full control of my area.  
I think it would be easier for the County to manage the proposed lands than both City and County. Do not create more red tape.  
If extending boundary, move landfill.  
There should not be any further restrictions to the ownership of pets.  
Protection policies for allowing animals (horses) to remain on properties.  
Just make sure that those involved are aware of what is happening and not kept in the dark like mushrooms.  
What is a IMDP and what in what respect would this affect my land in the short or long term?

**10. Please feel free to list any other concerns that you may have with the intermunicipal development plan.**

**FAIRVIEW**

Complete sewer development in Fairview.  
Fairview storm water problem.(3)  
We wish not to be disturbed.  
that utility costs not be increased over the ordinary increases.  
No tax increases.  
Do not allow any more business development.  
What will happen to the Hill property on 43rd St. and Highway 3? Will it all be commercial and industrial? Residential(Fairview) is right across the road.  
Future subdivision in Fairview.  
Grade of future roads and back alleys.

**COUNTY OF LETHBRIDGE**

There were 99 comments in response to this question.

**ROADS / TRANSPORTATION (17% of concerns)**

One main concern is the exits from Highway 25 onto the Kipp road. This continues to be a very hazardous area.  
Highway 3 is becoming increasingly busy between Lethbridge and Coaldale.  
Develop plans for service road on both sides of highway.  
Who will look after our roads, our drainage, water.  
More traffic.  
Poor road conditions, Walsh Drive in the City of Lethbridge.  
Concerned about the increase heavy traffic on Hwy. 25 between Picture Butte

and Lethbridge.

Please look into upgrading Highway No. 25, for so much traffic the road should be bigger.

With the increase in traffic in the area to the dump and increase in acreages the dust is intolerable.

Highway 5 should be twinned one mile past airport.

Need for traffic lights at Coalhurst.

Control 62nd Avenue and 43rd Street to prevent garbage trucks and large flat decks with machinery of pavement.

Dust.

Roads should be paved to control dust.

Better use of tax money between the County and City on road ways in the fringe area.

Gravel road being paved.

**Timely and regular maintenance of road infrastructure.**

City provides only the bare minimum of services on local roads.

#### **COMMENTS ON THE PLANNING PROCESS (14% of concerns)**

Study boundary should be incorporated into fringe area.

We accept that change will come. We want to be informed in advance and given and given a voice in the substance and procedures of any revisions to the plan.

Is the IMDP for the advantage of the urban population? What advantage will it be for the rural population? Just restrictions?

A general meeting should be held to discuss general concerns.

Notice by mail of future meetings would be a good idea.

I would like to see an intermunicipal development plan that reduces urban/industrial movement onto agricultural lands.

You need to develop and publicize the plans for 43rd St. Hopefully businesses will be included in some aspects of the planning.

Promote fruit and vegetable produce grown on small acreages.

Would like more info on the exact nature of the plan.

Nothing west of River Ridge Road should be in this plan.

Please provide us with information on what you have planned.

How will it affect commercial development in the Rave subdivision?

Open gravel pits should be left as open pits, whether active or not, in the fringe area.

How will it affect land use?

#### **TAXES (14% of concerns)**

Fear of higher property taxes.

How will this plan affect future taxing policies?

No increase in taxes.

Our taxes are high with little benefit. Our road is in need of extreme repair, Range Rd. 21-4A.

Higher taxes.

Will our taxes go up?

I hope there are no plans to raise taxes in this boundary unless the owner applies for and receives a different classification. Even with a different classification, land should be taxed as used.

No tax increases – way too high!!

Small subdivision should bear a greater tax share than agriculture. Agricultural land tax structure should be maintained, even if annexed by the City.

I am concerned that my taxes will increase and there will be too much bureaucracy.

How will it affect our taxes?

Maintain a reasonable tax base.

The City should operate the airport if they want to annex the County's tax base.

Will this affect the residential taxes?

### **SUBDIVISION AND DEVELOPMENT (11% of concerns)**

Do not make small developments all over the place. Bigger developments won't disturb the livelihood of many residents.

Should residential development occur in the future, there should be a better alignment of houses, and messy houses should be penalized.

Please don't mix industrial with residential.

Minimum acreage size should be 10 – 20 acres (no less).

I like the tougher subdivision controls in the County.

Will good farmland become residential or industrial land usage?

With more pressure to have acreages surrounding the city, your steering committee should be receptive to the idea that farmers will be selling their land for residential development.

Less restrictions.

The County land use bylaw above 20 acres and below 80 leaves a kind of no man's land.

Country residential use of land should be viewed as a very desirable lifestyle deserving of favorable consideration where commuting to urban centre is convenient.

I think it would be better to create a quarter section full of one acre lots than subdivide everything in the County.

### **COMMENTS ON ADMINISTRATION AND LOCAL GOVERNMENT (11% of concerns)**

The City appears to want to maintain an adequate land base within the city limits, but fails to accept responsibilities that go with that choice. This is totally unacceptable.

Rules need to be adhered to, no cronyism or nepotism.

There needs to be more emphasis on building harmony between rural and urban information, factual information, not bits but a full picture of what agriculture is to this community and its impact.

Perceived tendency of officials to ignore or bypass planning and zoning regulations when it suits their private agenda.

Development leads to bureaucratic control instead of elected government control.

We are 4th generation farmers on this land. As we near retirement, restrictions will lower the value of the land.

Always remember that land owner "OWNS" the land and increased government interference is not always appreciated.

The idea that someone tells you what you can do on your own property.

That we pay our way – no favours from the City.

What appears to be a dispute between the County and SMRID over responsibility for drain (as opposed to delivery) ditches needs to be settled.

Clear definition and acceptance of responsibility.

### **SERVICES / UTILITIES (10% of concerns)**

Would like access to city water for house instead of dugout.

A good water source would be helpful. Maybe city water.

Water.

Responsibility for water line needs to be clarified and County needs to agree to proposal they offered to residents. Sunset Acres may look at joining with the City.

The plan should address public water supply as there is a demand for rural living with urban benefits.

Domestic water use and acquisition for Coalhurst area. Please change to City of Lethbridge.

Free connection to utilities and gas.

Would like city water and/or sewer.

Services, water and sewer.

We need postal boxes accessible on the road we travel instead of having to drive a half mile over and back.

#### **APPEARANCE AND ENVIRONMENT (10% of concerns)**

Dumping or spreading of City sewage should be forbidden on fringe lands as water table is high.

Oil and gas well drilling.

Subdivision into smaller acreages may result in ground contamination due to septic fields.

Other agri-business related issues such as herbicides and pesticides need more monitoring.

Crop spraying,

Number of acreages and sewage chemical uses.

Small industrial pollution.

Proper area site plans so residents can't dump sewage on their land without consequences.

This is pollution as well...ground water contamination.

Too many dugouts on small acreages raises the water table and may cause problems with pasture/land quality.

More pollution.

#### **ILOs (7% of concerns)**

I would like to see a freeze on intensive livestock operations.

The feedlots operators in the County are to be commended for their responsible farming practices. The suggestions of environmentalists would revert the area to the practice of free range – the Oldman River buffalo wallows of the past.

Feedlot pollution must be dealt with.

It is very hard to farm or rear livestock in the country when your neighbors (acreage owners) all have to go to the city to make a wage.

More than one person to make the decision on locations of feedlots, dairies, truck washes, and hog barns.

Feedlot control and restraint.

Intensive livestock should be restricted.

#### **ANNEXATION? (5% of concerns)**

We don't want to be in the City.

We bought in the County so we wouldn't be living in the city.

You don't need to annex unless there is a purpose.

If the City is expanding will we finally have an international airport facility capable of accommodating large jets?

After moving out only a couple of years ago, I have no intention of moving or cutting down our size should the City annex this piece of land.



**FOR OUR GENERAL INFORMATION, WOULD YOU PLEASE COMPLETE THE FOLLOWING:**

**11. Your place of employment is:**

		% OF TOTAL
On the property in question	90	36%
Coaldale	3	1%
Lethbridge	110	44%
Other – please specify	46	18%
	249	100%

**Other**

**FAIRVIEW**

Retired.....	1
County.....	1
Disability.....	1

**COUNTY OF LETHBRIDGE**

Retired.....	17
County.....	4
Travel out of area .....	4
Southern Alberta .....	3
Coalhurst.....	1
Warner .....	1
Taber.....	1
Pension .....	1
Granum .....	1
Overseas.....	1
Picture Butte.....	1
Other Farms .....	1
Calgary.....	1

**12. Please indicate how many people (including yourself) there are in your household in each age group.**

		% OF TOTAL
0 – 4	22	4%
5 – 14	111	18%
15 – 19	45	7%
20 – 24	23	4%
25 – 44	131	22%
45 – 54	114	19%
55 – 64	69	11%
65+	92	15%
<b>TOTAL</b>	<b>607</b>	<b>100%</b>

**PART 2**

**CITY OF LETHBRIDGE QUESTIONNAIRE RESULTS**

**Response rate for the number of questionnaires which were returned.**

Questionnaires sent out:	71
Questionnaires returned:	21
Response Rate	29.6%

**1. What is the total size of the lands you hold?**

		% OF TOTAL
standard urban size lot	0	0%
1 – 3 acres	1	5%
3 – 10 acres	2	10%
10 - 20 acres	2	10%
20 - 40 acres	2	10%
40 - 80 acres	5	24%
80 - 160 acres	5	24%
greater than 160 acres	4	19%
<b>TOTAL</b>	<b>20</b>	<b>100%</b>

**2. Your land is located in:**

		% OF TOTAL
West Lethbridge	13	62%
East Lethbridge	7	33%
Both	1	5%
	<b>21</b>	<b>100%</b>

**3. Do you reside on your land holdings?**

		% OF TOTAL
Yes	9	43%
No	12	57%
	<b>21</b>	<b>100%</b>

**4. What is the main use of your land?**

		% OF TOTAL	Approx. Acres	% OF TOTAL	avg. size
Residence –	9	28%	41	2%	4.5
Crop land –	11	34%	1034	59%	94.0
Pasture land –	8	25%	646	37%	80.8
Livestock feeding –	0	0%	0	0%	0
Other uses –	4	13%	26	1%	6.5
	<b>34</b>	<b>100%</b>	<b>1697</b>	<b>100%</b>	

**5. How long have you owned this land?**

		% OF TOTAL
less than 5 years	5	25%
5 - 10 years	2	10%
10 – 20 years	6	30%
greater than 20 years	8	35%
	21	100%

**6. In the past 5 years, do you feel that your close proximity to the County of Lethbridge has had any positive effects on your lands:**

		% OF TOTAL
Yes	5	24%
No	16	76%
	21	100%

**Please explain**

- Increase in property values.(3)
- 43rd N. has received better maintenance than previous by city.
- Cost of bringing in city services.
- Have use of LNID canal system for irrigation.
- The growth of the city will need more serviced land for growth to continue. My land has no obstructions of any kind.

**7. In the past 5 years, do you feel that your close proximity to the County of Lethbridge has had any negative effects on your lands:**

		% OF TOTAL
Yes	6	29%
No	15	71%
	21	100%

**Please explain**

- The residential people feel that the old homestead was a good place to dump their garbage(We have cleaned this up and put up a gate.).
- City of Lethbridge planning and Engineering department could not tell me where 2nd Ave West was so now a tower has been constructed across the road from our land on the west side of Lethbridge, and still no signs are up to show it is 2nd Ave W.
- Increase in trespassing
- Losing privacy
- Since my land is in the city limits, i do not have the advantage of lower county property taxes even though my land is used for agricultural purposes.
- More housing developments, more traffic. These developments will eventually get city water at a great expense.
- ILO stink, negative impact on property value, located next door to a mess of construction debris, large cell phone tower with strobe, quiet enjoyment destroyed.

8. The new intermunicipal development plan will address land use issues in the fringe area of the city. Do you have any suggestions about policies that should or shouldn't be included in the plan?

- Better projected usage of amount of agricultural land i.e. Will this land be better suited for residential/commercial or industrial.
- Please consider current uses; presently there are locations that are residential or commercial , industrial, each i.e. required, however each needs a planned unique location.
- Country Residential with overlay for residential subdivision.
- We are pleased that our land is zoned for commercial and recreation uses. If and when the City brings services to the river valley, the land will finally be put to good use.
- I feel that government should stay out of people's lives as much as possible and that as long as environmental and health areas are met then people should be able to do with their land what they want.
- Limitations on parcel size.
- Prevention of erosion.
- Wildlife park reserve set aside.
- Access to city services of parcels of agricultural land in the city limits.
- Increased restrictions applied to existing landowners would not be fair.
- My concern is water, services.
- Lay out an adequate ring road before major development.
- Some direct control areas should be replaced with specific zones.
- Consultation with contiguous landowners regarding development impact.
- Concerns seem to be what is best for industry not land residents.

9. Please feel free to list any other concerns that you may have with the intermunicipal development plan.

- We want to be able to develop our land so that it is commercially successful while at the same time it is respectful of the physical beauty of the river valley.
- The City part of Walsh Drive is in a very deplorable state. The amount of taxes that we have to pay each year should afford us a better road.
- Where is development going.
- The County should be more specific about its development policies. If agricultural land is not for development then no development, no ifs ands or buts.
- It might be difficult to work with two authorities due to the intermunicipal plan, thus creating long delays and lost opportunities for both government and developers.
- Maybe you should send out information on what the IMDP is. Since like myself there are others who do not have a clue what this plan is or what it means.
- Existing land owners that have paid big dollars for their land would not appreciate any restrictions imposed by any form of government.
- My land was in the County boundaries before annexation by the City. The City as reneged on their commitments by the County, issuing retroactive bylaws. Is this going to happen on a larger scale?
- Access from south to my property as been altered by changes in main highway to U.S.. Also failure of provincial goal to agree to widen road between goal property and Federal Department of Agriculture lessens usefulness of land.
- The failure of the City to carry out studies passed by council on the motion of Leah Waters has adversely affected development.
- The failure of the City to carry out studies passed by council on the motion of Leah Waters has adversely affected development.
- Focus is on business interests and needs to address quality of life.
- Consultation with those impacted.

**FOR OUR GENERAL INFORMATION, WOULD YOU PLEASE COMPLETE THE FOLLOWING:**

**10. Your place of employment is:**

		% OF TOTAL
On the property in question	3	27%
Coaldale	0	0%
Lethbridge	5	45%
Other – please specify	3	27%
	11	100%

Other:  
retired(3)

**11. Please indicate how many people (including yourself) there are in your household in each age group.**

		% OF TOTAL
0 – 4	3	12%
5 – 14	3	12%
15 – 19	2	8%
20 – 24	0	0%
25 – 44	3	12%
45 – 54	3	12%
55 – 64	6	24%
65+	5	20%
TOTAL	23	100%

**APPENDIX 4**

**SAMPLE**

**ADOPTING BYLAW**

**BYLAW NO. \_\_\_\_\_**  
**COUNTY OF LETHBRIDGE (CITY OF LETHBRIDGE)**  
**IN THE PROVINCE OF ALBERTA**

Bylaw No. \_\_\_\_\_ of the County of Lethbridge (City of Lethbridge) is for the purpose of adopting the County of Lethbridge and City of Lethbridge Intermunicipal Development Plan in accordance with sections 631 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

WHEREAS the Municipal Government Act, section 631 states,

*“Two or more councils may, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.”*

AND WHEREAS a previous intermunicipal development plan has expired.

AND WHEREAS both the councils of the County of Lethbridge and the City of Lethbridge agree that it is to their mutual benefit to establish joint policies governing development in parts of the city and in the urban fringe area.

AND WHEREAS this negotiation reflects a continuing cooperative approach between the two municipalities.

NOW THEREFORE, the Council of the County of Lethbridge (City of Lethbridge) duly assembled hereby enacts the following:

1. The attached Schedule A is the County of Lethbridge and City of Lethbridge Intermunicipal Development Plan.
2. Bylaw No. 968 (City of Lethbridge Bylaw No. 4470) is hereby repealed.
3. This bylaw shall come into effect upon third and final reading thereof.

READ a **first** time this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_  
**Reeve (Mayor) -**

\_\_\_\_\_  
**County Manager (City Manager) -**





READ a **second** time this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_  
**Reeve (Mayor) -**

\_\_\_\_\_  
**County Manager (City Manager) -**

READ a **third** time and finally PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_  
**Reeve (Mayor) -**

\_\_\_\_\_  
**County Manager (City Manager) -**

**CITY OF LETHBRIDGE & LETHBRIDGE COUNTY  
INTER-MUNICIPAL COMMITTEE (IMC)  
TERMS OF REFERENCE (2018)**

1. Name

Intermunicipal Committee (IMC)

2. Mandate

To proactively address matters of Intermunicipal interest or concern and to manage the Intermunicipal Collaboration Framework (ICF) and Intermunicipal Development Plan (IDP).

3. Background

In accordance with Section 631 of the MGA, the City of Lethbridge and Lethbridge County adopted an Intermunicipal Development Plan (IDP; 2016). An Intermunicipal plan is intended to address land use and development matters and procedures between two jurisdictions. The IDP includes processes for addressing issues of mutual concern or issue between the two jurisdictions. Such matters, when they arise, may be brought forward to the Intermunicipal Committee to address. The IDP also includes procedures for further steps to be taken should issues not be resolved through the Intermunicipal Committee process.

Also in accordance with Section 708 of the MGA, the City of Lethbridge and Lethbridge County are required to adopt an Intermunicipal Collaboration Framework (ICF) by April 1, 2020. An ICF is intended to highlight and formalize existing collaborative work between jurisdictions and provide a forum for the City and County to work more closely together to better manage growth, coordinate service delivery, and optimize resources for citizens. The frameworks will need to address intermunicipal land-use planning and how servicing will support development, as well as regional service delivery and funding. The IDP forms part of the ICF.

In addition, topics occasionally arise that are of mutual interest or concern to the two jurisdictions, but have however not previously been considered by either the IDP or ICF. The IMC is a forum for these topics to be raised and discussed by the City and County, in the spirit of cooperation.

4. Composition of the Committee

The Committee shall be comprised of representatives according to the following:

- a. three (3) City Council representatives
- b. three (3) County Council representatives
- c. City Manager or designate (non-voting)
- d. County Manager or designate (non-voting)

5. Term of Appointment

The members of the Committee shall be appointed by their respective councils annually.

6. Co-Chairs

The Chair shall be shared by a member of City Council and a member of County Council, meaning the Chair (Presiding Officer) will alternate at each meeting.

7. Duties and Responsibilities

- a. The Committee shall seek to arrive at consensus and make recommendations to their respective Councils regarding policies of the Intermunicipal Plan, amendments to the plan, land use and development applications that are referred to the Committee and shall attempt to resolve disputes that may arise;
- b. The Committee shall provide oversight to the preparation and regular review of the Intermunicipal Collaboration Framework (ICF) and make recommendations to their respective Councils for its adoption;
- c. The Committee shall act as a forum for topics of mutual interest to the City and County to be raised and discussed; and,
- d. The Committee shall review their mandate annually with any amendments being agreed upon by the Committee and adopted by their respective Councils.

8. Meetings

- e. The committee shall meet on the fourth Tuesday of every second month from 1:00 pm to 3:00 pm, or more or less frequently, as required.
- f. Meetings shall alternate between City and County Meeting Facilities.
- g. Agendas with attachments to be circulated at least five (5) working days before a committee meeting.
- h. The Chair may allow "information only" items to be added as late items to the agenda.

9. Voting

All decisions of the Committee shall be by a simple majority of members present.

10. Quorum

A quorum of the Committee shall consist of four (4) voting members with a minimum of two members from each of the County and City.

11. Support Services

The City and County shall provide the Committee with administrative and clerical support.