



**WELCOME**  
to the  
**Edson Intermunicipal Development Plan**

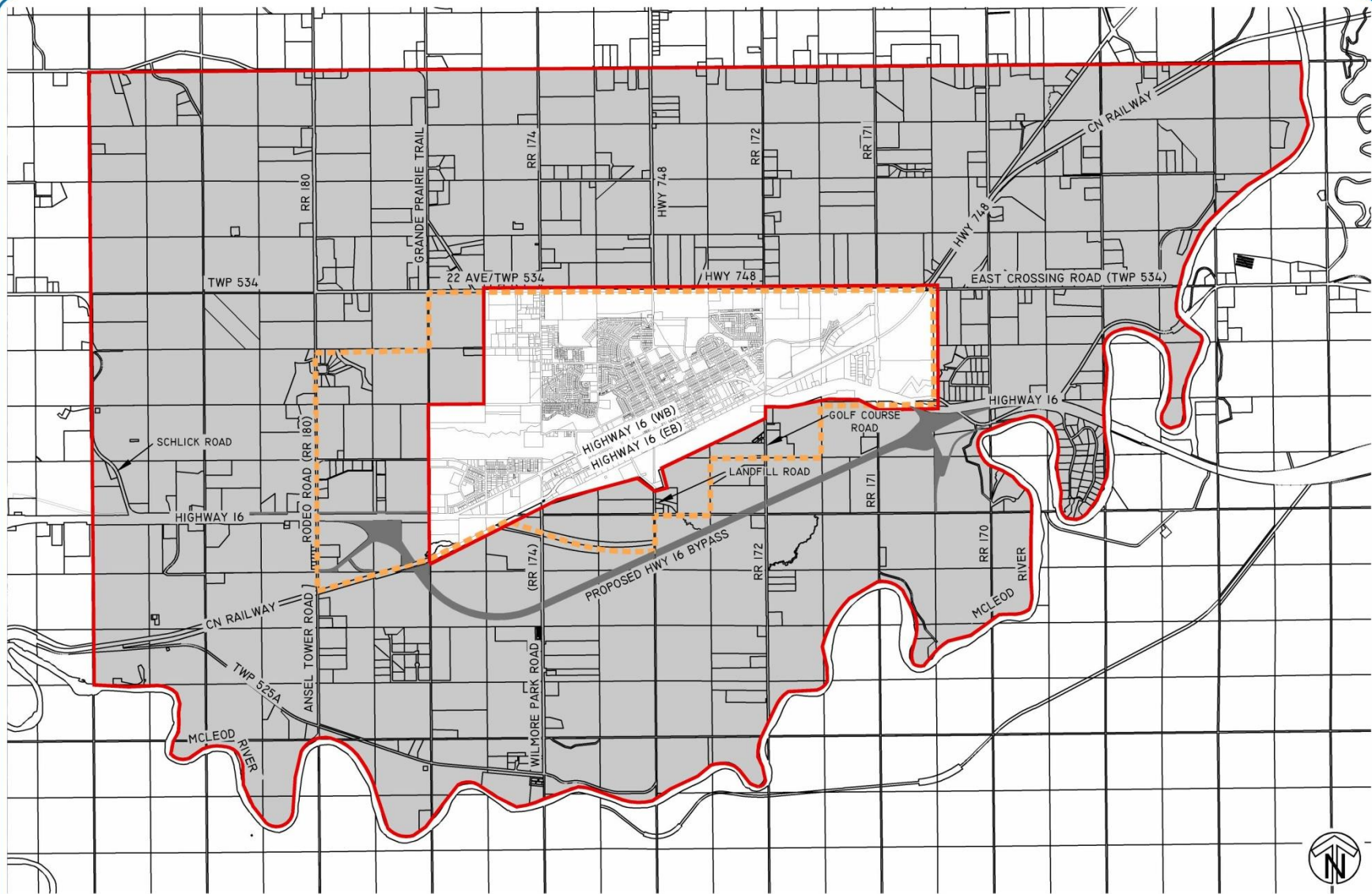
**OPEN HOUSE**

**August 16, 2017**



# Purpose

- Provides a framework for the long-term growth and development of the lands located within the Edson Intermunicipal Development Plan Area.



**Legend**

- IDP Boundary
- Edson Town Boundary
- IDP Area
- Proposed Highway 16 Bypass

## Edson Intermunicipal Development Plan

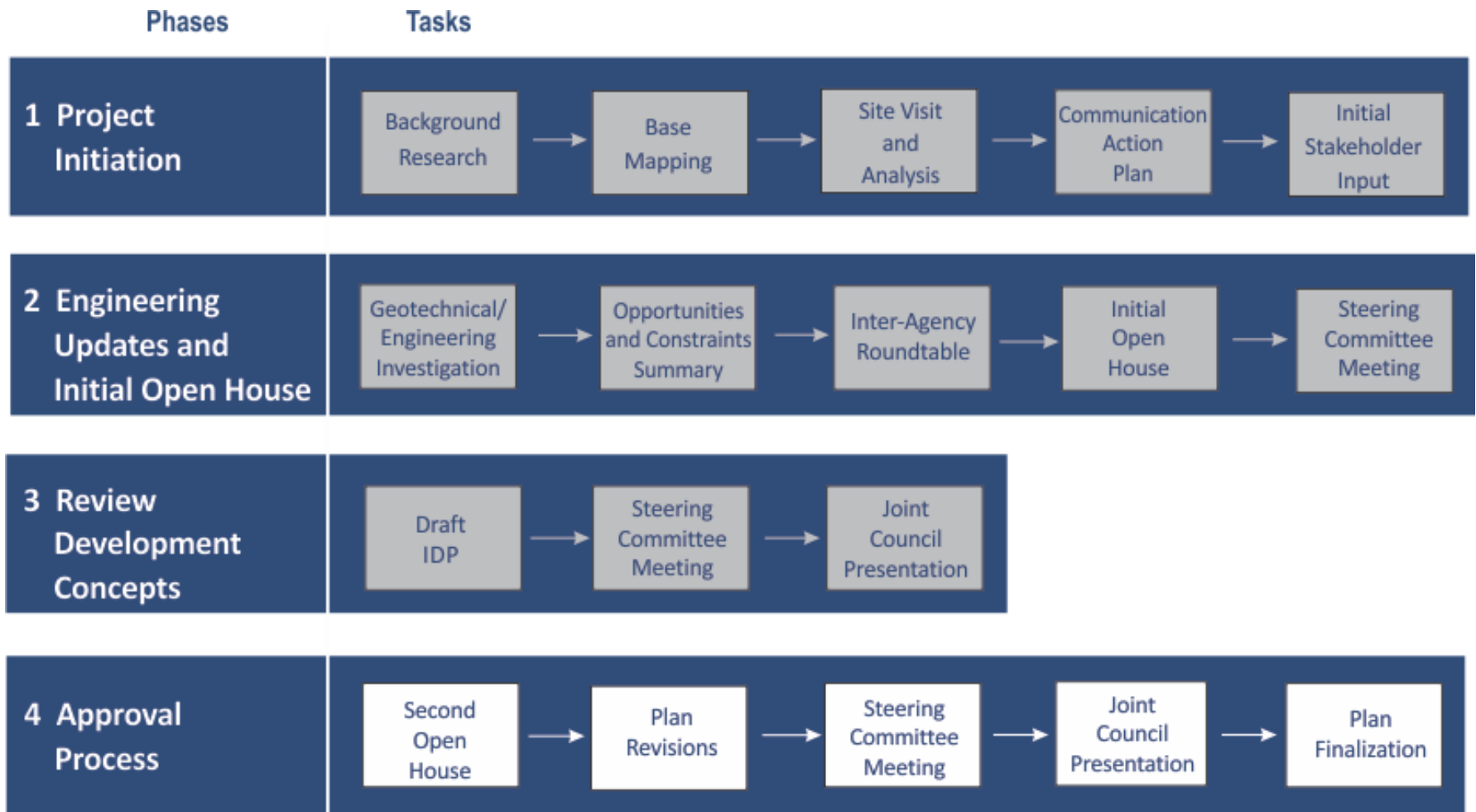
### Map 1 - IDP Area

September 2017  
Scale 1:100,000

# **This Intermunicipal Development Plan DOES NOT**

- **Zone or Subdivide Land.**
- **Require the Dedication Of Environmental Reserve or Municipal Reserve.**
- **Require changes to existing uses or developments.**

# Where Are We in the Process



# May 17 Inter-Agency Round Table Meeting

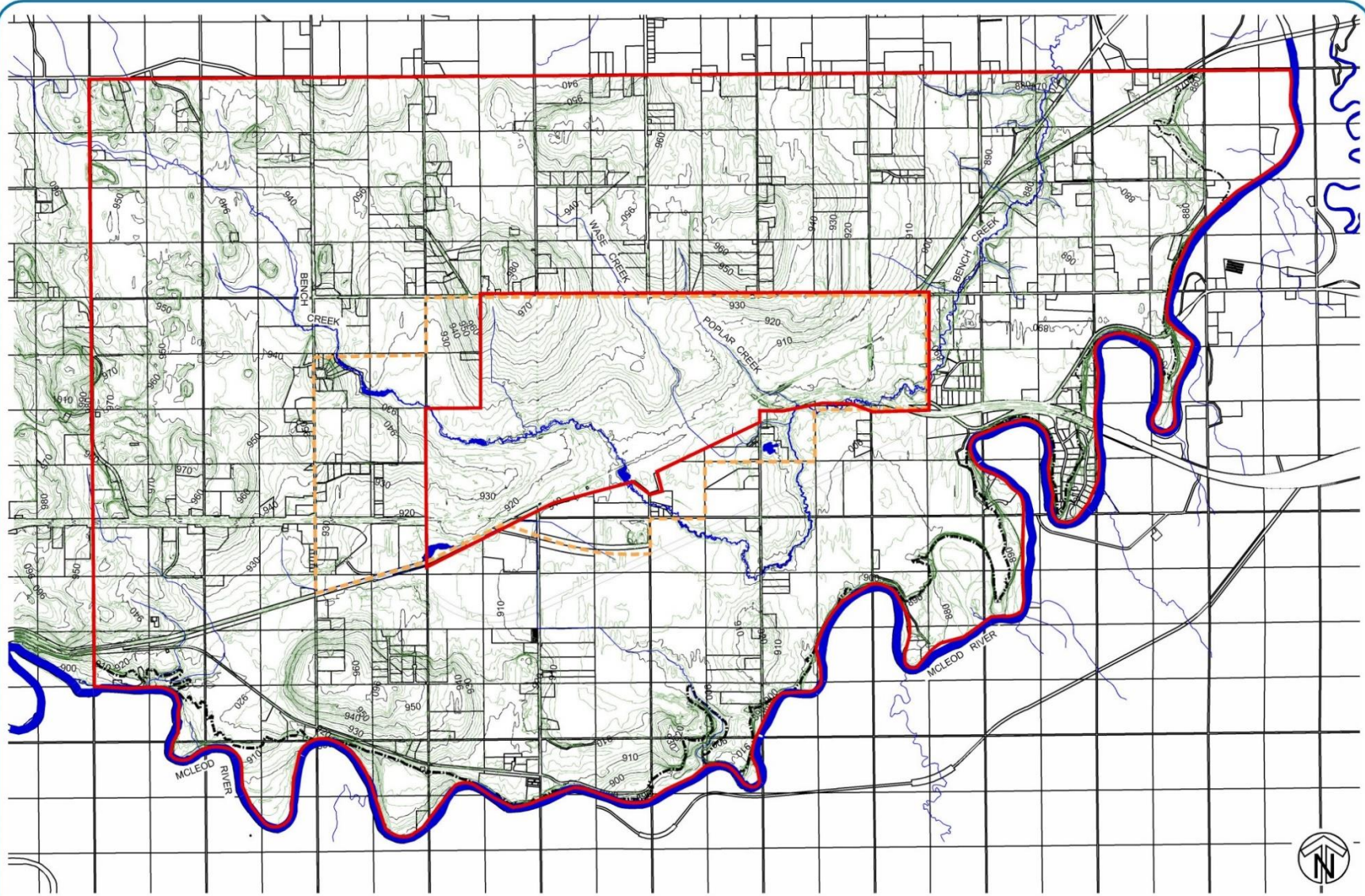
## ■ Attendees

- Alberta Transportation (2) - No new information on Highway Bypass – 10-20 years away. No funding for it yet.
- Alberta Health Services (2) - Main concern is water quality and sewer servicing - Access of greenspace should be supported in the IDP.
- Canada Post (2)
- CN Rail (2)
- Edson and District Chamber of Commerce (2) - Highway bypass is a black cloud and really impacts development in the IDP area
- Living Waters Catholic Schools (1)
- Local Realtors (Century 21) (2) - Offsite levies are another major issue hindering development.

# May 17 Open House Summary

## 69 signed in - Some 80 attended

- Resident concerns highlight the uncertainty of the future of the IDP area. Residents support maintaining the distinct division between Town and County, and keeping urban growth within the current Town limits.
- Uncertainty regarding the future Highway 16 bypass appears to be the most significant constraint from an investment perspective.
- Another inhibiting factor for development is the uneven requirements for offsite levies. Business owners do not want to pay for levies when they can locate outside of the Town and avoid them.
- Concerns about industrial development being too dispersed were echoed numerous times. This in turn affects the total cost of servicing. A major concern is that if multiple areas are serviced, taxpayers will be covering costs that will take much longer to recover than if industrial service extensions are restricted to just one area.
- Concerns were expressed regarding the Small Holdings Land Use designation – Councils agreed to remove.



**Legend**

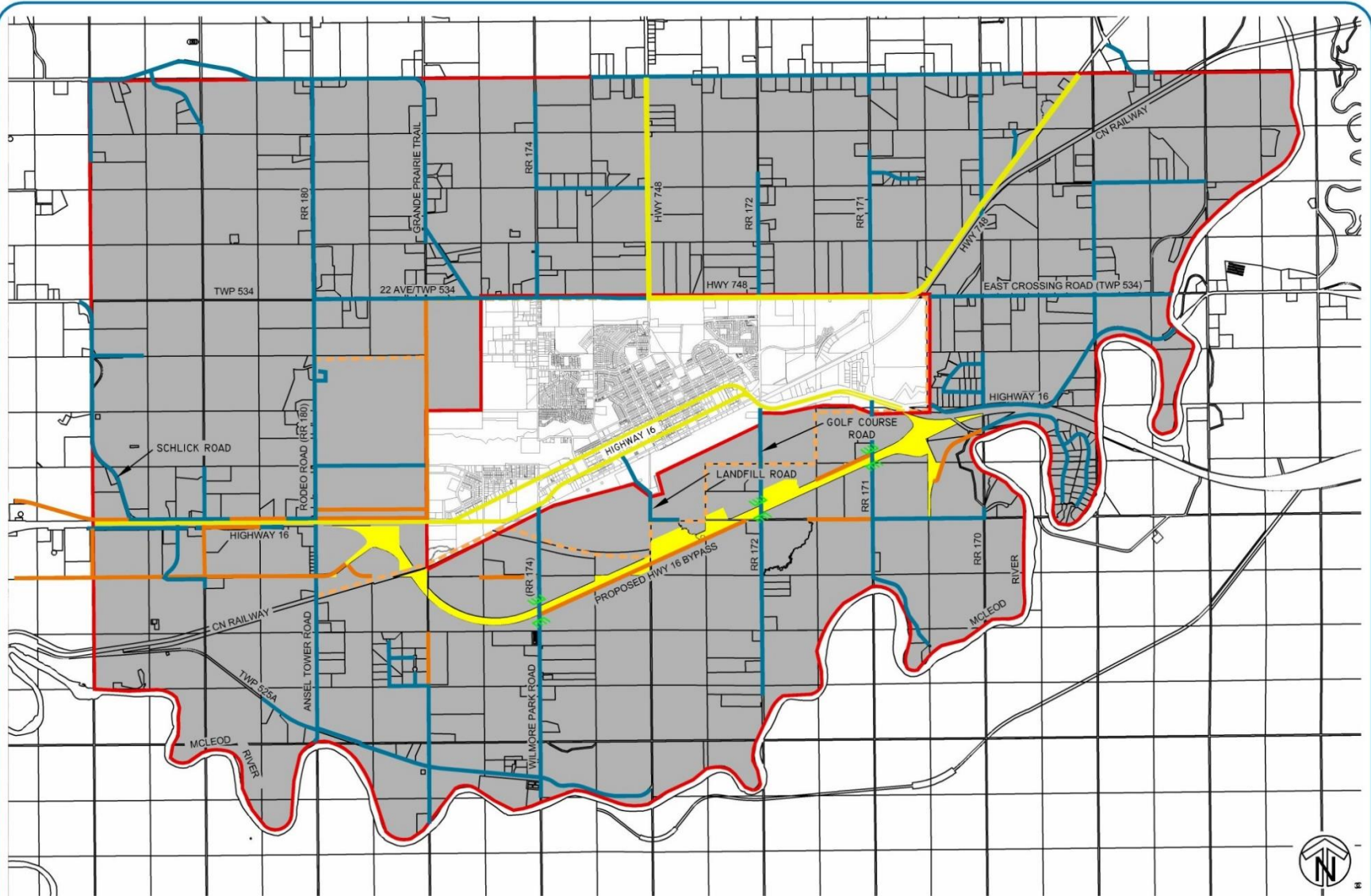
-  2m Contour
-  10m Contour
-  Top of Bank

**Edson Intermunicipal Development Plan**

**Map 3 - Topographic Features**

September 2017  
Scale 1:100,000





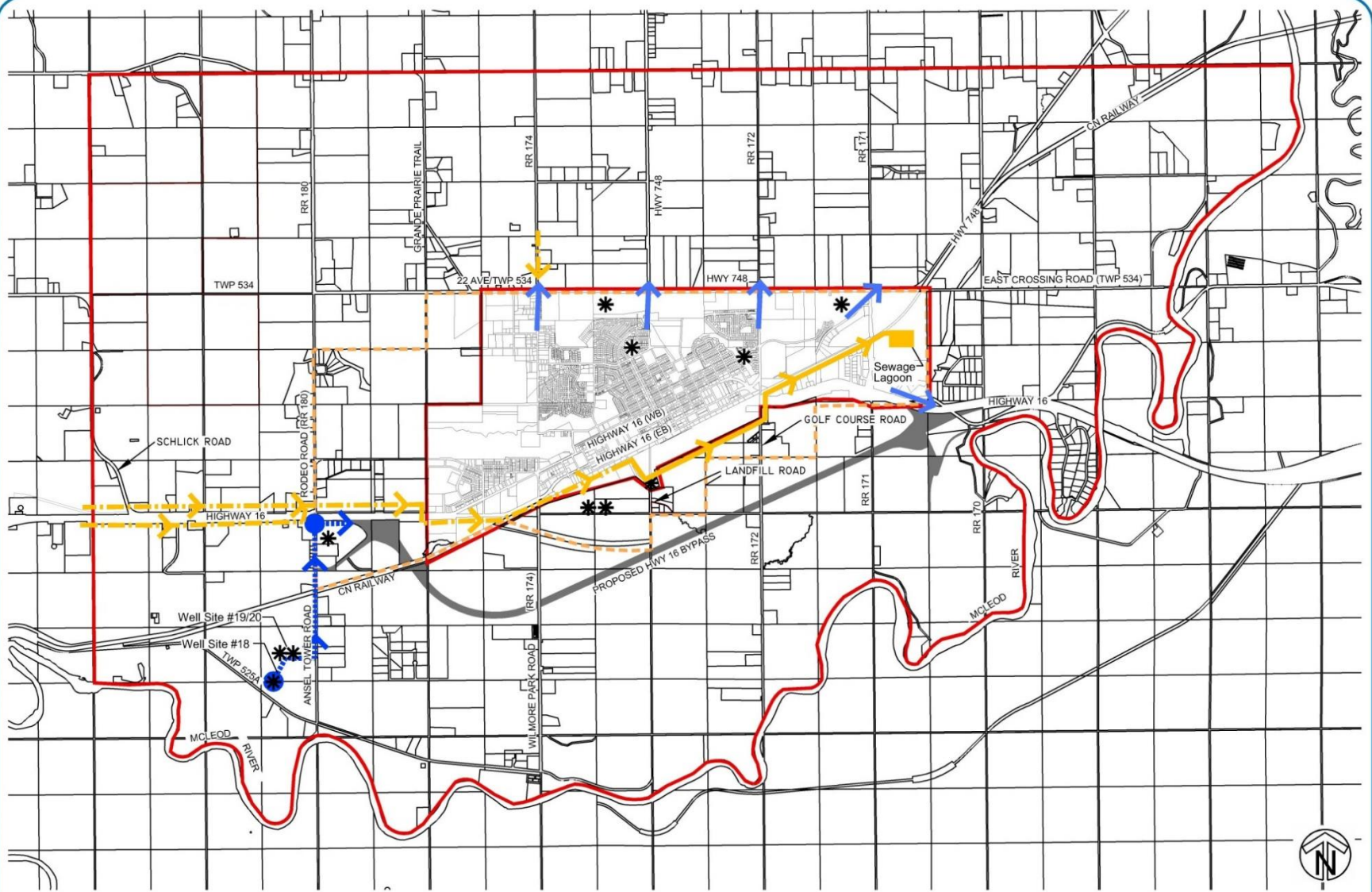
**Legend**

- Highway Right of Way
- Existing Road
- Future Road
- ➔ Road Closed

## Edson Intermunicipal Development Plan

### Map 4 - Existing and Future Road System

September 2017  
Scale 1:100,000



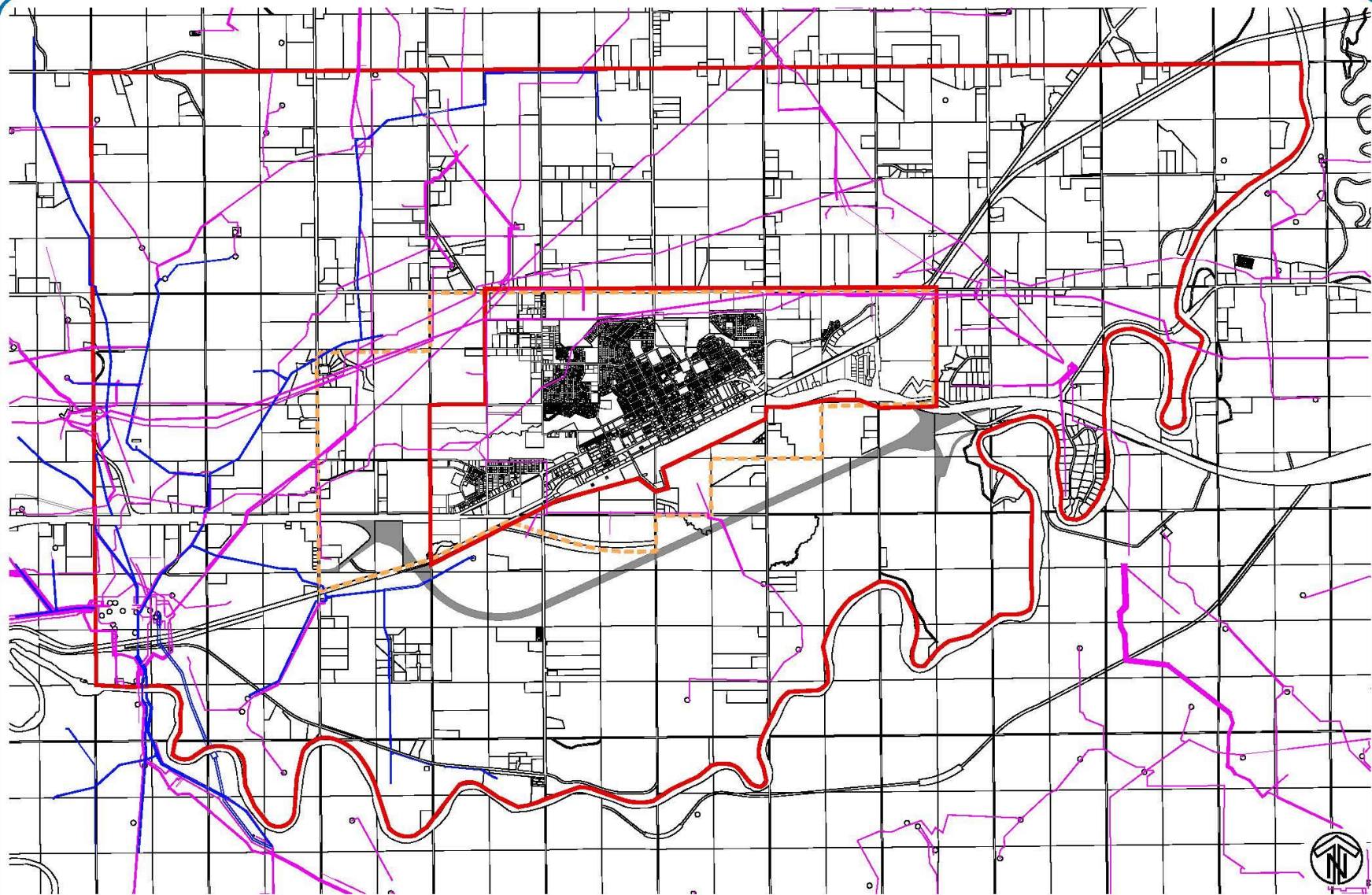
**Legend**

-  Existing Water Distribution Line
-  Possible Future Water Extension
-  Existing Gravity Trunk Main
-  Possible Future Gravity Trunk Connection
-  Water Well Site




**Edson Intermunicipal Development Plan**

**Map 5 - Municipal Services**

September 2017  
Scale 1:100,000



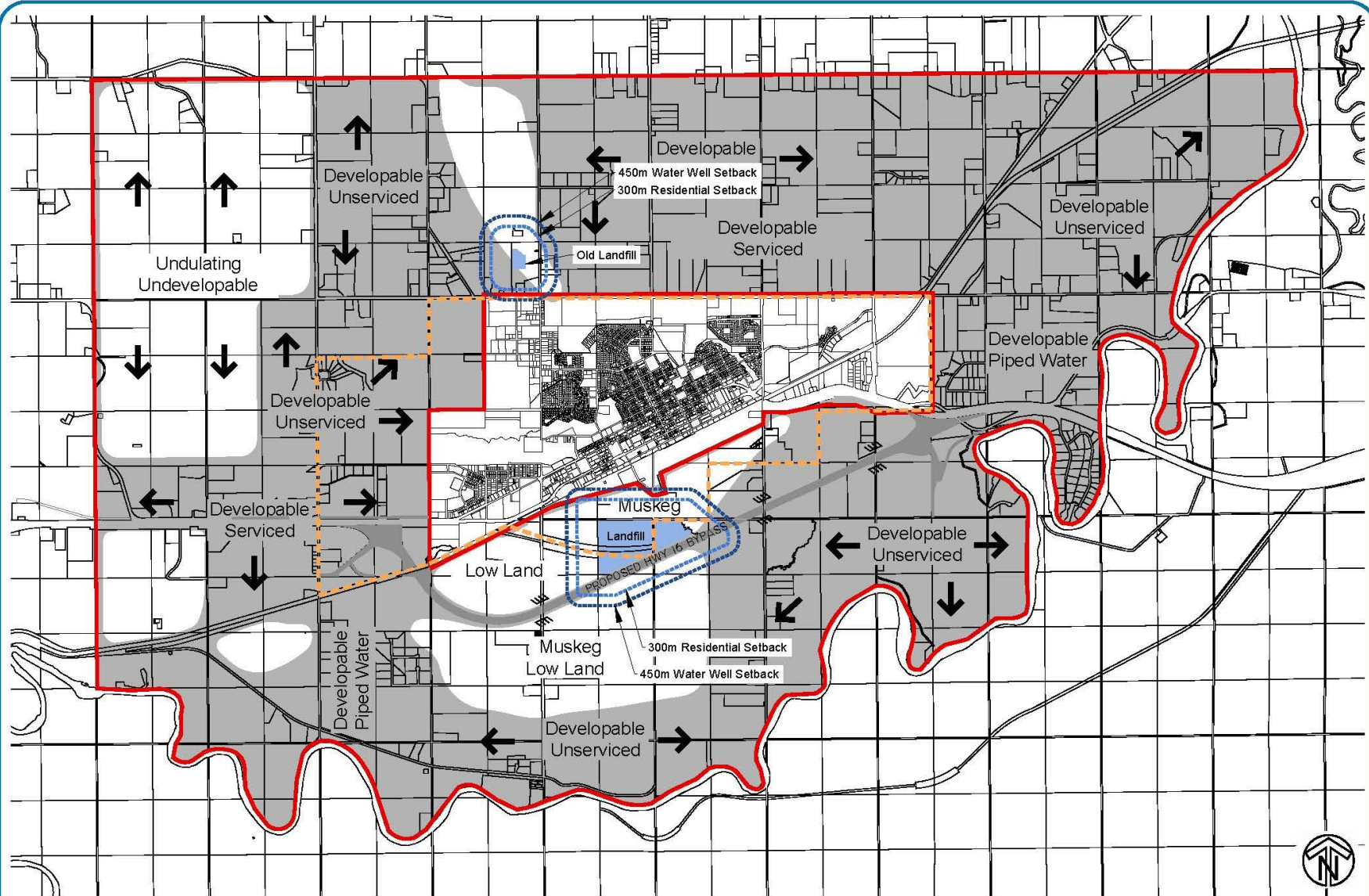
Legend

-  Existing Pipeline
-  Existing Sour Gas Pipeline
-  Well Site

# Edson Intermunicipal Development Plan

## Map 6 - Pipelines

September 2017  
Scale 1:100,000



- Legend**
- Opportunity Area
  - Constrained Area
  - Road Closed
  - Landfill Setback (Residential/Water Well)

## Edson Intermunicipal Development Plan

### Map 2 - Opportunities and Constraints

September 2017  
Scale 1:100,000

# Implications for Future Development

- All developable lands located north of Highway 16 are best suited for CR infill and intensification development along with home occupations and home industries.
- The lands on the north side of Highway 16 in the west IDP area are best suited for continued industrial business/commercial infill.
- Developable lands south of the highway near the McLeod River provide CR development opportunities. Should not extend west of Ansel Road because of potential conflicts with the Repsol sour gas facility.
- The lands located along the south side of the highway are best suited to industrial development based on the proximity to Repsol.

# Implications for Future Development

- The future land use pattern proposed by the Town's MDP is an extension of the current land use pattern.
- The Town contains sufficient land to accommodate residential growth for the long term.
- IDP will determine future land use for remainder of the Fringe area.

# Policy Context – *Modernized* Municipal Government Act

## An IDP must (not may) include:

- The future land use within the Plan area; **formerly a May**
- The manner of and proposals for future development in the area; **formerly a May**
- The provision of transportation systems for the Plan area, either generally or specifically; **New**
- Proposals for financing and programming of intermunicipal infrastructure for the Plan area; **New**
- The coordination of intermunicipal programs relating to the physical, social, and economic development of the Plan area; **New**
- Environmental matters within the Plan area, either generally or specifically; **New**
- A procedure to resolve conflicts between the two municipalities;
- A procedure to be used by one or more municipalities, to amend or repeal the plan; and,
- Provisions relating to the administration of the plan.

# Plan Goals

- Provide a land use planning framework which ensures a co-operative approach to the orderly development of the planning area, and benefits the residents of both municipalities.
- Provide for the effective coordination of future land uses and growth management, economic development, and the financing of transportation and municipal infrastructure systems.
- Promote the health and well-being of residents through cooperation on recreational programs, services, and infrastructure which are intermunicipal in nature and which may extend significantly beyond the IDP land use planning area.
- Develop and maintain mutually beneficial policies and relationships between Yellowhead County and the Town of Edson.
- Continue to develop and maintain effective open communication to resolve issues and embrace opportunities to enhance the local economy and quality of life of area residents.

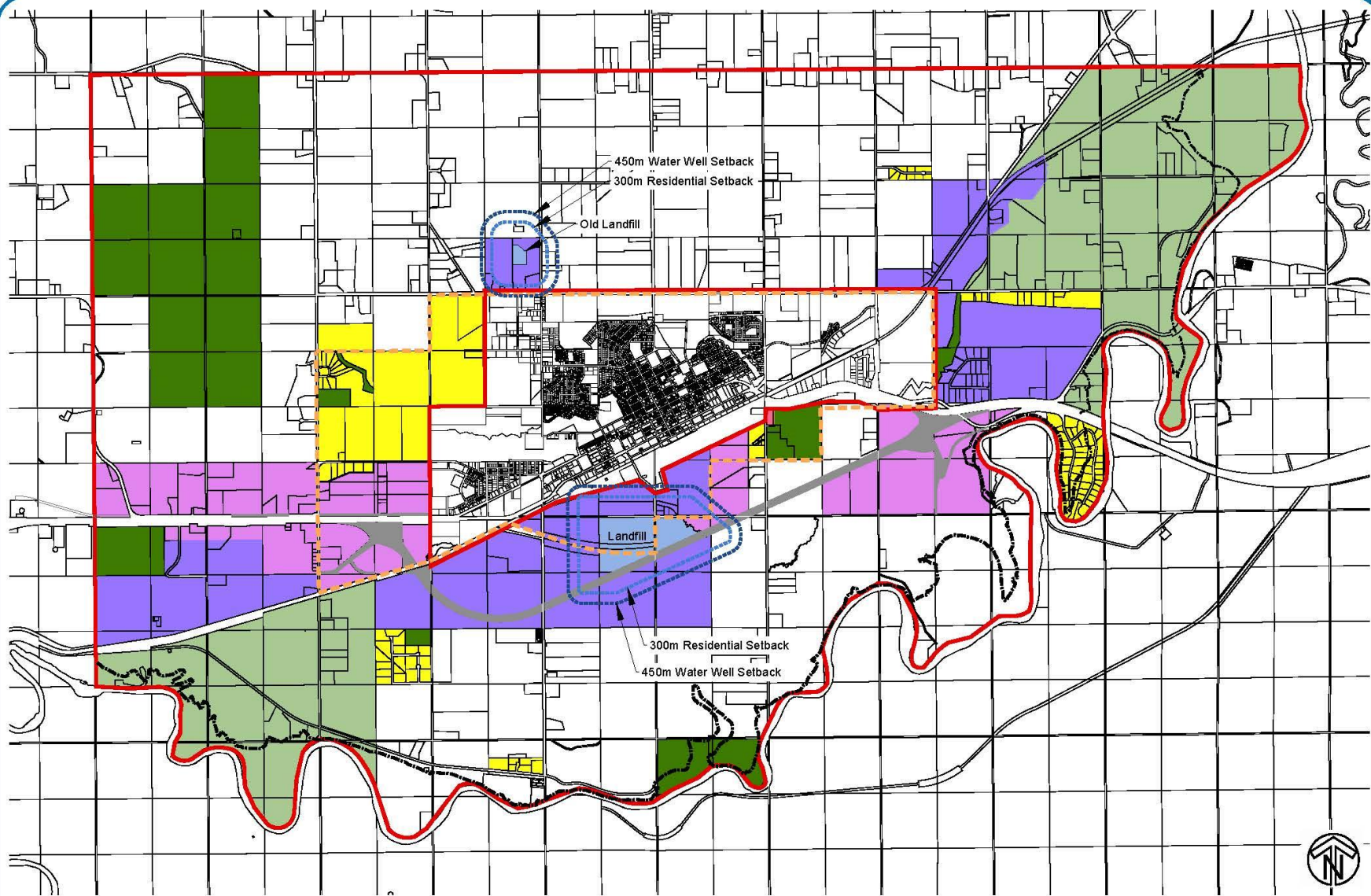


# Guiding Principles









- Recognize the future need for future urban expansion of the Town of Edson and rural development in Yellowhead County by ensuring proposed land uses and developments do not unduly interfere or conflict with future urban expansion or rural development.
- Cooperate in pursuing mutually beneficial economic development initiatives that would attract investment and create employment opportunities.
- Determine compatible and complementary land uses within the Plan area with respect to adjacent lands.
- Cooperate in the protection of the McLeod River, Bench Creek, Poplar Creek, Wase Creek, aquifer recharge areas and drainage channels.

# Guiding Principles

- Ensure proper measures are taken to protect the integrity of the natural environment in considering new development that may result in contamination and hazardous conditions.
- Strategies to secure a sustainable water supply will be coordinated between the Town and County to meet the future growth needs of both municipalities.
- Strategies and standards for the orderly, efficient and economical extension of piped wastewater collection and water distribution systems within the Plan area will be agreed to by both municipalities.
- Provide for effective plan administration and implementation provisions as part of the IDP.
- Address the requirements of the *Modernized* Municipal Government Act.



Legend

- |                                                                                     |                                 |                                                                                     |                                           |
|-------------------------------------------------------------------------------------|---------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------|
|  | Country Residential             |  | Rural                                     |
|  | Estate Residential (Unserviced) |  | Landfill Setback (Residential/Water Well) |
|  | Business/Light Industrial       |  | Top of Bank                               |
|  | Industrial                      |                                                                                     |                                           |
|  | Natural Area/Recreation         |                                                                                     |                                           |

Edson Intermunicipal Development Plan

Map 8 - Land Use Concept

September 2017  
Scale 1:100,000

# Land Use Policies – General

- All new development shall comply with the Land Use Concept of the IDP.
- Any developments located along the McLeod River, Bench Creek, Poplar Creek and Wase Creek shall be required to have the top of the bank and appropriate development setbacks established by a qualified surveyor or geotechnical consultant. Development setbacks shall be consistent with the requirements of Town and County MDPs and LUBs.
- To prevent pollution, protect the integrity of slopes, and to provide public access all lands below the surveyed top of the bank shall be dedicated as Environmental Reserve or Environmental Reserve Easement.

# Land Use Policies – General

- A 300 metre setback from the boundary of the decommissioned landfill site shall be applied to all residential, food, school or hospital developments. Industrial subdivision and uses that are compatible with country residential uses may be considered within the 300 meter setback.
- A 450 metre setback from the boundary of the existing landfill site as shown in the shall be applied to all country residential subdivisions. Industrial subdivision may be considered within the 450 meter setback.
- A water well setback of 450 meters shall be required from the decommissioned and existing landfills.
- Alberta Energy Regulator (AER) setback guidelines from sour gas lines, wells, and other facilities shall be applied All new development shall comply with Land Use Concept of the IDP.

# Land Use Policies – General

- Where feasible, trails will be considered and will link with an integrated regional trail system.
- All development proposals shall be required to provide details to the satisfaction of the Town and/or County of an adequate water supply for firefighting purposes.
- The Town and County will undertake a Collaborative Infrastructure Framework founded on this IDP.

# Land Use Policies

## ■ Country Residential

- Multi-lot country residential subdivision shall be considered in that area as shown by the Land Use Concept. Multi-lot subdivisions are defined as those subdivisions that will result in more than five parcels per  $\frac{1}{4}$  section.
- To the extent possible Rural by Design principles shall be encouraged as a means of protecting significant natural areas and maintaining the aesthetic value of the IDP area.

## ■ Estate Residential

- Estate Residential subdivisions shall be considered in that area as shown by the Land Use Concept.

## ■ Industrial

- The Rural Industrial Land Use District of Yellowhead County's LUB shall apply to all lands designated industrial by the Land Use Concept at the time of subdivision and development.

# Land Use Policies

## ■ Natural Area/Recreation

- To promote active transportation and physical activity trails will be considered and will link to and/or enhance the trail system proposed in the Edson's Trails Master Plan.
- Resident well-being shall be considered through the provision of accessible public open space and pedestrian connectivity wherever possible.

## ■ Rural

- The Rural Policy Area provisions of Yellowhead County's MDP and the Rural Land Use District of Yellowhead County's LUB shall continue to apply to the lands designated Rural by the Land Use Concept. This means that a subdivision of up to five parcels per quarter section may be considered.



# Land Use Policies

## ■ Infrastructure Policies

- Transportation and infrastructure proposals within the IDP area shall be referred to the neighbouring municipality for comment.
- Unless otherwise agreed to, each municipality shall be responsible for the maintenance of transportation infrastructure within their boundaries.
- The Town and County may cooperate on any infrastructure or servicing study which affects any part of the IDP area.

# Land Use Policies

## ■ Infrastructure Policies

- The Town and County may cooperate on any infrastructure or servicing study which affects any part of the IDP area.
- Infrastructure which benefits both municipalities may require cost sharing to the satisfaction of both municipalities.
- All planning initiatives that involve access to Highway 16 and the proposed highway bypass and the proposed interchanges shall directly involve local representatives of Alberta Transportation in the plan preparation process.

# Land Use Policies

## ■ Social Program Policies

- The Town and County may cooperate in good faith on any social, recreational, or economic development activities which affect any part of the IDP area.
- Yellowhead County acknowledges that social services and recreational infrastructure provided by the Town serves an audience significantly beyond the IDP limits and that this extended user base may be considered when expansion of services or cost sharing of services is contemplated.
- The Town of Edson acknowledges that social services and recreational infrastructure provided by the County serves an audience located within the Town beyond the IDP limits. This extended user base may be considered when expansion of services or infrastructure is contemplated.

# Next Steps and Adjourn

- Plan Revisions
- Steering Committee Review
- Yellowhead County Public Hearing
  - September 12
- Town of Edson Public Hearing
  - October 3
- Adoption
  
- Please complete a comment sheet.
- Draft IDP, supporting documents and comment sheet on Town and County websites.
- Thank you for your participation.