

**BYLAW NO. 1463-17**  
**OF THE**  
**TOWN OF BONNYVILLE**

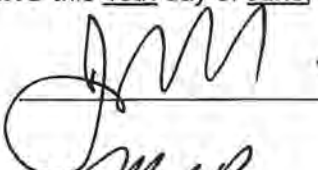
BEING A BYLAW OF THE TOWN OF BONNYVILLE IN THE PROVINCE OF ALBERTA TO ADOPT THE TOWN OF BONNYVILLE AND MUNICIPAL DISTRICT OF BONNYVILLE NO.87 INTERMUNICIPAL DEVELOPMENT PLAN.


**WHEREAS**, pursuant to the authority granted to it by the Municipal Government Act, the Municipal Council of the Town of Bonnyville may, by bylaw, adopt an Intermunicipal Development Plan for the purpose of providing a framework for the future land use and future development with the area;

**NOW THEREFORE** after due compliance with the relevant provision of the Municipal Government Act, R.S.A. 2000, cM-26, as amended, THE MUNICIPAL COUNCIL OF THE TOWN OF BONNYVILLE DULY ASSEMBLED ENACTS AS FOLLOWS:

1. The document entitled "Intermunicipal Development Plan – Town of Bonnyville and Municipal District of Bonnyville No. 87" annexed hereto as Schedule "A" being the Intermunicipal Development Plan for the Town of Bonnyville and Municipal District of Bonnyville No. 87 is hereby adopted.
2. That this Bylaw shall come into force and effect on the date of final reading.

**INTRODUCED AND GIVEN FIRST READING** this 15th day of June, A.D., 2017.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Chief Administrative Officer

**AS ADVERTISED** on the 19th day of June, 2017 and the 26th day of June, A.D., 2017 in the Bonnyville Nouvelle.

**PUBLIC HEARING HELD AT THE TOWN HALL COUNCIL CHAMBERS** on the 4<sup>th</sup>  
day of July, A.D., 2017.

  
\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
Chief Administrative Officer

**GIVEN SECOND READING** this 4<sup>th</sup> day of July, A.D., 2017.

  
\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
Chief Administrative Officer

**GIVEN THIRD AND FINAL READING** this 4<sup>th</sup> day of July, A.D., 2017.

  
\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
Chief Administrative Officer

**Intermunicipal Development Plan  
Town of Bonnyville and  
Municipal District of Bonnyville No. 87**



Prepared for:  
Town of Bonnyville and  
MD of Bonnyville No. 87

Prepared by:  
Stantec Consulting Ltd.

File: 113929468

**Final Draft**

May 15, 2017

A handwritten signature in black ink, appearing to be "JMP", located in the bottom right corner of the page.

# Contents

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>1</b>
<b>2.0</b>	<b>PURPOSE OF THE PLAN .....</b>	<b>1</b>
2.1	LEGISLATIVE AUTHORITY.....	2
2.2	INTERMUNICIPAL COLLABORATION FRAMEWORK COMPLIANCE.....	3
2.3	LAND-USE FRAMEWORK – LOWER ATHABASCA REGIONAL PLAN .....	3
2.4	ROLE OF THE IDP AND THE HIERARCHY OF PLANNING DOCUMENTS.....	4
<b>3.0</b>	<b>PLANNING PROCESS.....</b>	<b>5</b>
3.1	INTERMUNICIPAL DEVELOPMENT PLAN COMMITTEE.....	5
3.2	PUBLIC INVOLVEMENT .....	5
3.3	IDP DEVELOPMENT .....	6
3.4	BASIS OF THE PLAN .....	6
3.5	PLAN BOUNDARY .....	7
3.6	IDP PRINCIPLES .....	7
3.7	IDP OBJECTIVES .....	7
3.8	INTERPRETATION .....	8
<b>4.0</b>	<b>CONSTRAINTS.....</b>	<b>9</b>
<b>5.0</b>	<b>POLICY FRAMEWORK.....</b>	<b>13</b>
<b>GENERAL POLICIES .....</b>		<b>13</b>
5.1	EXISTING AREA STRUCTURE PLANS .....	13
5.2	GENERAL LAND USES .....	14
5.3	ENVIRONMENT, OPEN SPACES, AND TRAILS .....	16
5.4	ECONOMIC DEVELOPMENT AND TOURISM.....	17
5.5	UTILITY SERVICING .....	18
5.6	ROADS AND TRANSPORTATION .....	18
5.7	URBAN FRINGE.....	19
<b>AREA-SPECIFIC POLICIES.....</b>		<b>20</b>
5.8	AIRPORT STUDY AREA .....	20
5.9	HIGHWAY 41 AND HIGHWAY 28 FUTURE AREA STRUCTURE PLANS .....	20
<b>FUTURE GROWTH AREAS .....</b>		<b>22</b>
5.10	FUTURE GROWTH REQUIREMENTS.....	22
5.11	FUTURE RESIDENTIAL GROWTH AREA .....	22
5.12	FUTURE COMMERCIAL GROWTH AREA .....	23
5.13	FUTURE INDUSTRIAL/COMMERCIAL GROWTH AREA.....	24
<b>6.0</b>	<b>ANNEXATION PROCESS.....</b>	<b>27</b>
<b>7.0</b>	<b>IDP IMPLEMENTATION/ADMINISTRATION.....</b>	<b>31</b>
7.1	INTERMUNICIPAL DEVELOPMENT PLAN COMMITTEE (IDPC) .....	31
7.2	REFERRALS .....	31
7.3	DISPUTE RESOLUTION MECHANISM .....	32
7.4	AMENDING THE IDP.....	34
7.5	IDP REVIEW .....	34
<b>8.0</b>	<b>GLOSSARY.....</b>	<b>43</b>

## List of Maps

Map 1 - IDP Boundary .....	35
Map 2 – Environmental Features and Constraints.....	36
Map 3 - Existing Wells, Pipelines and Facilities.....	37
Map 4 – IDP Policy Areas .....	38
Map 5 – Existing MD of Bonnyville ASPs Within IDP Boundary .....	39
Map 6 – Existing Town of Bonnyville ASPs Adjacent to IDP Boundary .....	40
Map 7 – Transportation Network.....	41
Map 8 – Referral Area.....	42



## Acronyms

(Referenced within the document)

**ABWRET** - Alberta Wetland Rapid Evaluation Tool

**AEP** - Alberta Environment and Parks

**ALSA** - Alberta Land Stewardship Act

**AOPA** - Agriculture Operations and Practices Act

**ARP** - Area Redevelopment Plan

**ASP** - Area Structure Plan

**AT** - Alberta Transportation

**CAO** - Chief Administrative Officer

**CFO** - Confined Feeding Operation

**CR** - Country Residential

**DA** - Development Authority

**ER** - Environmental Reserve

**ERCB** - Energy Resources Conservation Board

**ERE** - Environmental Reserve Easement

**ESA** - Environmentally Significant Areas

**FWMIS** - Fisheries and Wildlife Management Information System

**ICF** - Intermunicipal Collaboration Framework

**IDP** - Intermunicipal Development Plan

**IDPC** - Intermunicipal Development Plan Committee

**LARP** - Lower Athabasca Regional Plan

**LUB** - Land Use Bylaw

**LUF** - Land Use Framework

**MD** - Municipal District of Bonnyville

**MDP** - Municipal Development Plan

**MGA** - Municipal Government Act

**MGB** - Municipal Government Board

**MR** - Municipal Reserve

**NRCB** - Natural Resources Conservation Board

**PLA** - Public Lands Act

**SRI** - Soil Resource Information

**SWMF** - Storm Water Management Facility

**UMP** - Utility Master Plan





## 1.0 INTRODUCTION

MD of Bonnyville (MD) and the Town of Bonnyville (Town) have many reasons to be excited about the future. The region has always capitalized on the abundant natural resources that exist within the area.

Initially the fur trade, lead by Angus Shaw of the North West Company, was the impetuous for settlement and development in the region. Later it was the French Catholic missionaries lead by Father Francis Bonny that encouraged European and Metis to settle in the area. By the turn of the twentieth century the first post office opened. When the Canadian National Railway line was built in 1928, Bonnyville became a village. In 1949, the region became an energy centre when natural gas and oil were discovered in the area and that same year Bonnyville became a Town. Oil and gas have been a significant economic driver in the community ever since.

The region is well known for it's fishing, hunting and other natural pursuits due to the abundant lakes and woodlands, ideal for tourism and recreation. The area's proximity to two critical transportation corridors, Highway 28 and Highway 41 translates into a well-positioned location for industrial and commercial lands that support the local oil and gas and agricultural sectors. In short, the region offers a high quality of life and a healthy, vibrant place to live and work.

Given the area's continued importance as an energy centre, changes to provincial legislation and development regulations, now is the perfect time to prepare an Intermunicipal Development Plan (IDP).

A comprehensive IDP, built on a solid partnership between the MD and the Town, can strengthen the local economy and continue to support the region's vibrancy through collaborative governance. The IDP will provide a long term mutually supported framework for future development of this area.

## 2.0 PURPOSE OF THE PLAN

This IDP is a cooperative planning initiative between the Town and the MD that will ensure that land use decisions within the IDP plan area are thoughtfully considered and support the long-term interests of both municipalities. The IDP also provides land use and development certainty for land owners within the Plan boundary (refer to **Map 1 - IDP Boundary**)

This IDP provides high level policy direction that ensures development and growth are undertaken in a sustainable and responsible manner. This plan will provide the Town and the MD with a comprehensive, mutually beneficial land use plan for long term growth and development while reducing the potential for conflict between the two municipalities. The Plan provides for more detailed policy in specific areas, reflecting the development pressures and challenges for those lands immediately adjacent the Town boundary and along key transportation corridors. Growth projections for the Town identify that there is enough land within the Town boundaries for all growth projected until 2037. However, development within the identified future growth areas must



ensure that the long term future expansion of the Town into these areas, is not compromised by incompatible development decisions approved in the meantime.

## 2.1 Legislative Authority

This IDP has been prepared under the legislative authority prescribed in Section 631 of the *Municipal Government Act* (MGA). At the time of preparation of this IDP, the MGA was in the process of being updated and once Bill 21 - the Modernized Municipal Government Act is proclaimed, (fall of 2017), additional requirements for the preparation of IDPs will be in place. IDP's will become mandatory and are a component of the Intermunicipal Collaboration Framework (ICF) requirements being required for all municipalities under the new MGA. This IDP has been prepared in anticipation of and in compliance with the new Modernized MGA requirements.

The MGA states that two or more municipal councils may, by each passing a Bylaw, adopt an IDP to include those areas of land lying within the boundaries of the municipalities as they consider necessary. The content of an IDP is detailed as follows:

Section 631(2)<sup>1</sup> of the MGA states that an IDP:

- a) Must address:
  - i) the future land use within the area,
  - ii) the manner of and the proposals for future development in the area,
  - iii) The provision of transportation systems for the area either generally or specifically.
  - iv) The proposals for financing and programming of intermunicipal infrastructure for the area,
  - v) The co-ordination of intermunicipal programs relating to the physical, social, and economic development of the area,
  - vi) environmental matters within the area, either generally or specifically,
  - vii) the provision of intermunicipal services and facilities, either generally or specifically and
  - viii) any other matter relating to the physical, social, or economic development of the area that the councils consider necessary;

---

<sup>1</sup> Section 631(2) revisions as reflected from  
[http://www.assembly.ab.ca/ISYS/LADDAR\\_files/docs/bills/bill/legislature\\_29/session\\_2/20160308\\_bill-021.pdf](http://www.assembly.ab.ca/ISYS/LADDAR_files/docs/bills/bill/legislature_29/session_2/20160308_bill-021.pdf)





## 2.2 Intermunicipal Collaboration Framework Compliance

The Modernized MGA Section 708.28(1) requires that all municipalities that have common boundaries must create an Intermunicipal Collaboration Framework (ICF) with each other. Section 708.30 (1)<sup>2</sup> states that municipalities that are parties to a ICF must also adopt an Intermunicipal Development Plan (IDP). Preparation of this IDP is a mandatory component of ICF compliance but is not the only requirement. Section 708.28<sup>3</sup> details the required content of an ICF.

## 2.3 Land-use Framework – Lower Athabasca Regional Plan

Alberta's Land-use Framework, supported by the *Alberta Land Stewardship Act* (ALSA), establishes the basis for the development of seven land use regions, and the establishment of a regional plan for each. The Town and the MD fall within the Lower Athabasca Regional Plan (LARP), and therefore municipal planning and development decisions must be in alignment with the regional plan to achieve the regional outcomes established in the plan.

Applicable sections from the LARP include the following:

**Agriculture** – to maintain and diversify, the agricultural industry, municipalities are encouraged to identify areas where agriculture should be the primary use, limit the fragmentation and premature conversion of agricultural lands, and to direct non-agricultural subdivision and development to areas such that they will not constrain agricultural activities, and to minimize conflicts between intensive agricultural operations and incompatible uses.

**Tourism** – the regional plan provides guidance that the Alberta Government work with local governments plan and promote tourism and recreation in the region, particularly in the Lakeland Country.

---

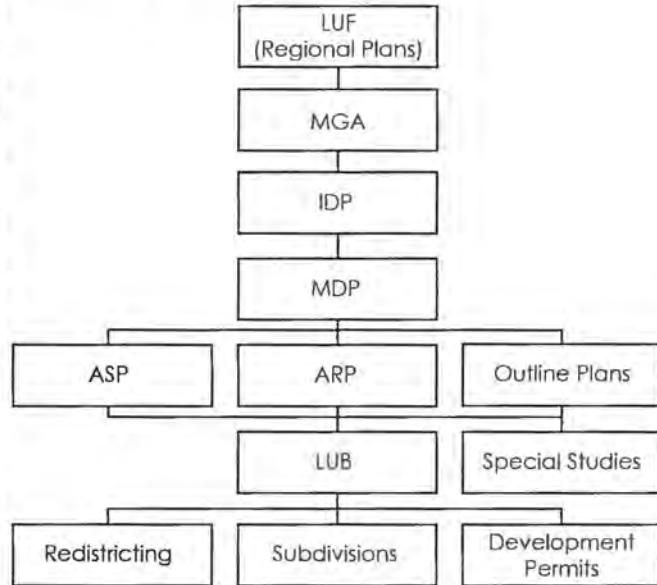
<sup>2</sup> Section 631(2) revisions as reflected from  
[http://www.assembly.ab.ca/ISYS/LADDAR\\_files/docs/bills/bill/legislature\\_29/session\\_2/20160308\\_bill-021.pdf](http://www.assembly.ab.ca/ISYS/LADDAR_files/docs/bills/bill/legislature_29/session_2/20160308_bill-021.pdf)

<sup>3</sup> Section 631(2) revisions as reflected from  
[http://www.assembly.ab.ca/ISYS/LADDAR\\_files/docs/bills/bill/legislature\\_29/session\\_2/20160308\\_bill-021.pdf](http://www.assembly.ab.ca/ISYS/LADDAR_files/docs/bills/bill/legislature_29/session_2/20160308_bill-021.pdf)

## 2.4 Role of the IDP and the Hierarchy of Planning Documents

All municipal planning documents must comply with the requirements and regulations detailed in the MGA. The MGA also stipulates the requirements and authority of the hierarchy of planning documents that guide municipal planning and development in Alberta (refer to **Figure 1 - Hierarchy of Land Use Plans**). These documents provide a framework for land use and development decisions for all municipalities within the province.

The IDP, being prepared cooperatively and adopted by Bylaw by each of the participating municipalities, is a high level statutory land use planning document. Municipal Development Plans (MDPs) and Area Structure Plans (ASPs), provide more detailed and specific policy guidance for decisions on land use and development within their respective municipality. This IDP provides high level policy direction, but defers to the more detailed statutory plans and policies where those exist. The IDP includes policies for coordinating development adjacent to the boundaries between the two municipalities.



**Figure 1 - Hierarchy of Land Use Plans**

The IDP, MDP, and ASPs must be consistent with one another. The policy direction outlined in these statutory plans informs the regulations and rules regarding appropriate land uses, subdivision and development criteria detailed in the Land Use Bylaw (LUB) of each municipality.

A fundamental component of this IDP is the establishment of development referral and communication protocols to ensure that land use decisions undertaken by either municipality are consistent with the agreed upon policy direction of this IDP for lands within the identified IDP boundary.



### 3.0 PLANNING PROCESS

Members from both Town of Bonnyville and MD of Bonnyville Councils and administrations collaboratively oversaw the development of the IDP.

#### 3.1 Intermunicipal Development Plan Committee

The Intermunicipal Development Plan Committee (IDPC) was comprised of two elected officials, and the Chief Administrative Officers (CAO) from each municipality, supported by administrative staff. The composition of the IDP Committee that supported the development of this IDP is detailed below:

##### Town of Bonnyville

Gene Sobolewski, Mayor  
Lorna Storoschuk, Councillor  
Bill Rogers, Assistant CAO (non-voting)  
Katherine Currie, Director of Planning and Development

##### Municipal District of Bonnyville

Ed Rondeau, Reeve  
Mike Krywiak, Councillor  
Chris Cambridge, CAO (non-voting)  
Caroline Palmer, Director of Planning and Development

The IDPC reviewed the progress of the IDP's development, the background and context information, and the land use concepts as they were being developed. The committee had to ensure there was agreement on how future growth within the IDP boundary should be managed and developed, to ensure development would not cause conflict with adjacent uses or compromise incorporation of future lands into the Town. The committee provided guidance and direction as well as valuable insight into the development of the IDP.

#### 3.2 Public Involvement

The IDP planning process included consultation and engagement opportunities with the community at large. Public support for the IDP is essential to its long-term success.

##### Engagement Event # 1 – Identify Opportunities/Constraints – Feb 1, 2017

Approximately 54 people attended the public open house which was held February 1, 2017 at the Neighbourhood Inn. The purpose of the meeting was to introduce the project and get public feedback on the development constraints and opportunities that were identified, as well as identify any issues or concerns relating to the development of the IDP.

##### Engagement Event #2 – Presenting the Draft Plan – May 25, 2017

This Open House gave participants an opportunity to review and comment on the Draft IDP policies. XXX People signed into the meeting held at the Seniors Drop In Center held on May 25, 2017.



**Statutory Public Hearing** – As required by the *Municipal Government Act*, a statutory public hearing must be held prior to 3<sup>rd</sup> reading of the IDP bylaw by both municipal councils. The public hearing provides stakeholders and interested public the opportunity to comment on the IDP prior to the vote by the municipal councils to adopt the IDP bylaw.

### 3.3 IDP Development

The following questions were used to guide the development of the IDP:

**Where are we now?** Understanding the current reality (municipal policies; infrastructure; transportation and land use; natural and man-made constraints), provides answers to this question and establishes the baseline and context to inform the development of a shared development strategy for the IDP.

**Where are we going?** Defining the principles and objectives for the shared development strategy for the IDP provides the opportunity to identify the interrelationships between the municipalities, stakeholders, the community, the environment, and helps determine the desired outcomes of the Plan.

**How will we get there?** By asking this question, key policy statements can be identified. These policy statements, guided by public and stakeholder engagement, experience, and best practices are intended to fill the gaps between the current state and the desired future for the IDP lands.

### 3.4 Basis of the Plan

This IDP represents an agreement between the MD and the Town that the planning of the area around the Town within the identified IDP boundary must be coordinated. The coordination is necessitated by:

- 1) The logical and coordinated approach to development planning along key transportation corridors being: Highways 28 and 41.
- 2) The importance of the Bonnyville airport must not be compromised by the pressures arising from the MD's growth.
- 3) Town growth, which in the long term may require the development of land presently in the MD.
- 4) Physical features and constraints, which will affect development within both municipalities and which require a common approach to ensure continuity or compatibility.
- 5) The need to avoid conflicts between existing and future land uses and to ensure efficiency and logical development of roads and municipal utility systems.





- 6) The protection of agricultural land from premature fragmentation and incompatible development.

Policies have been developed throughout this document to direct future consideration of these issues.

### 3.5 Plan Boundary

The area influenced by this IDP is shown on **Map 1 - IDP Boundary**.

### 3.6 IDP Principles

The IDP was prepared acknowledging the following principles:

- 1) Maintain positive and mutually beneficial relationship between municipalities.
- 2) Reduce potential conflicts and encourage dialogue to understand the needs, desires, and aspirations of both communities.
- 3) Support mutually beneficial coordination and delivery of infrastructure and services that provide economic development and growth for the two municipalities.
- 4) Confirm and support the continued future growth of the Town, including allowing the efficient expansion of the Town in the long term.
- 5) Promote and safeguard rural land uses and agriculture by maintaining areas for their continued use.
- 6) Maintain continued support for the Bonnyville airport.

### 3.7 IDP Objectives

The objectives of the IDP are to:

- 1) Identify potential land uses adjacent to the Town and along important transportation corridors and establish policies to guide decisions on those lands.
- 2) Accommodate urban growth and rural development within the Plan area in a manner which is mutually acceptable, orderly, and efficient.
- 3) Coordinate intermunicipal service provision (infrastructure and social services) where appropriate.
- 4) Provide regional economic and tourism development opportunities that would attract investment and create employment of benefit to both municipalities.
- 5) Protect the natural environment and ensure that its resources are used in a sensitive manner.
- 6) Respect required development setbacks from, pipelines well sites, landfills and the airport.



- 7) Affirm a mutual consultative approach with respect to implementation and administration of the IDP.

### 3.8 Interpretation

The IDP policies contain "shall", "must", "will", "should" and "may" statements.

- **"Shall", "must", "will"** mean, within the context of policy, the action is mandatory and must be followed.
- **"Should"** means, within the context of policy, that the action is strongly encouraged but the IDPC has some discretion based on the circumstances of the specific case being presented.
- **"May"** policies indicate that the IDPC determines the level of compliance that is required.
- This document is structured so that the policies are numbered and reflect the sections they relate to. General policies for the entire IDP area come first and are followed by specific policies for particular areas. The policies for specific areas supersede the general policies unless otherwise indicated. Policy must be implemented as directed. Only an amendment to the IDP as outlined in **Section 7.4** can change the interpretation of a policy from "shall" to "should" or "may". The interpretive clauses within explanatory statements have the same intent as those stated in policies.
- Maps within this IDP are conceptual and should not be used to determine precise locations or boundaries. Additional studies and surveys will be required to do so.



## 4.0 CONSTRAINTS

When looking at the potential growth areas for IDP area, there are several development constraints that must be considered:

- While highways provide important transportation corridors, they present connectivity and development challenges.
- Oil and gas facilities, pipelines and power and communication rights-of-way must feature in development considerations.
- Development around the Bonnyville Airport must comply with several restrictive regulations pertaining to the safe operation of the airport.
- Local lakes, natural areas, wetlands can limit development.
- Existing uses may have setbacks that have been grandfathered, but would not currently be considered appropriate proximate to an urban area or other uses.
- Uses which emit smoke, odour, noise, or light pollution may be considered incompatible adjacent to an urban area.

Where there are challenges, there are also opportunities. The following subsections outline the natural and man-made physical constraints which influence and impact where development can occur. Many of the natural constraints are identified on **Map 2 – Environmental Features and Constraints** and man-made constraints are identified on **Map 3 - Existing Wells, Pipelines, and Facilities**

### Waterbodies and Wetlands

Surface water within the IDP primarily consists of large waterbodies and wetlands including Jessie Lake, Barreyre Lake, and Liza Lake. Moose Lake is located on the west boundary of the IDP and Charlotte Lake is located on the east boundary of the IDP. Several unnamed drainage courses are visible within the IDP. Surface water in the IDP drains either west towards Moose Lake or east towards Barreyre Lake and ultimately drains to the Beaver River. There are also several shallow groundwater aquifers within the region. Refer to **Map 2 - Environmental Features and Constraints**

The IDP is within the Cold Lake Beaver River Basin. The Cold Lake Beaver River Water Management Plan<sup>4</sup> provides direction and strategies to manage long-term quality and quantity of water resources within the area such as protection of riparian ecosystems, education, and management of land use in the context of important water resources.

The Alberta Merged Wetland Inventory<sup>5</sup> was used to identify wetlands within the IDP. There are numerous wetland complexes within the IDP. Most of the mapped wetlands are clustered around the areas containing large open water bodies (e.g. Jessie Lake) and along drainage courses. The

<sup>4</sup> Alberta Environment. 2006. Cold Lake Beaver River Basin Water Management Plan. Edmonton, AB. 70 pp.

<sup>5</sup> Alberta Environment and Parks. 2016. *Alberta Merged Wetland Inventory*. Available at: <  
<http://aep.alberta.ca/forms-maps-services/maps/resource-data-product-catalogue/biophysical.aspx>



largest mapped wetland complex is located in the northeast portion of the IDP, north of Highway 28 and south of Highway 660. Wetlands within the IDP are predominantly classified as swamps or marshes although there are some small pockets classified as bog and fen.

The Alberta Wetland Rapid Evaluation Tool (ABWRET) estimate of relative wetland values<sup>6</sup> was reviewed to provide information about the estimated wetland values within the IDP. The value categories are based on the Alberta Wetland Policy, which rates wetland value using four categories (A, B, C, D). The wetlands with the most value are classed as value category A with decreasing wetland value moving through the categories, with value category D rated the lowest for wetland value. Within the IDP, the majority of wetlands are value category D. The remaining wetlands are classified as C and A. The majority of the C value wetlands are located on the west portion of the IDP within sections 11, 14 and 15 of Township 61, Range 6, west of the fourth meridian and are likely associated with Moose Lake and Liza Lake. The A value wetland is located in the east portion of the IDP within section 16 Township 61, Range 5, west of the fourth meridian and is likely associated with Barreyre Lake.

The Alberta Merged Wetland Inventory and ABWRET estimate of relative wetland values are not considered an exact measurement of wetlands and future efforts for development will need to complete desktop mapping and field assessments to verify the wetland classification, boundaries and value categories.

### Environmentally Significant Areas

Environmentally Significant Areas (ESAs) are important for promoting the long-term maintenance and conservation of natural features or processes. They are areas that contain rare or unique elements in the province or include elements that may require special management consideration due to their conservation needs. ESAs are assigned scores based on 4 criteria (areas with focal species, species groups or their habitats; areas with rare, unique, or focal habitat; areas with ecological integrity; and areas that contribute to water quality and quantity). Each quarter section in Alberta was evaluated for the four criteria and assigned a cumulative ESA score. A cumulative ESA score greater than 0.189 was used to designate areas as ESAs. ESAs do not represent government policy and are not necessarily areas that require legal protection, but instead, their identification on the landscape is intended to be an information tool to inform land use planning and policy at local, regional, and provincial levels<sup>7</sup>.

The IDP area contains two quarter sections that are considered ESAs under this framework. Refer to **Map 2 – Environmental Features and Constraints**. Both ESAs are located on the south side of Jessie Lake along the south border of the IDP. Both areas were assigned as ESAs. The northernmost

<sup>6</sup> Alberta Environment and Parks. 2015. *Alberta Wetland Rapid Evaluation Tool - Estimate of Relative Wetland Value By Section*. Available at: < <http://aep.alberta.ca/forms-maps-services/maps/resource-data-product-catalogue/biophysical.aspx>

<sup>7</sup>Fiera Biological Consulting Ltd. 2014. *Environmentally Significant Areas in Alberta: 2014 Update*. Report prepared for the Government of Alberta, Edmonton, Alberta. Fiera Biological Consulting Report Number 1305. Pp. 51.

ESA just outside of the IDP boundary was identified due to high scores for ecological integrity (i.e., large habitat patches, intact landscape, connectivity from rivers and streams, and wetlands/lakes habitat intactness) and water quality/quantity (i.e., rivers/streams and intactness, wetland landscape composition, and water storage potential).

#### **Pipelines Well Sites and Facilities**

Oil and gas activities adjacent and/or within the Site pose a potential environmental risk. These would include former oil and gas well sites, associated facilities, pipelines, spills and required development setbacks. The IDP area contains various pipelines, well sites and facilities as depicted **Map 3 – Existing Wells, Pipelines and Facilities**



Page intentionally left blank for printing purposes

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to be a cursive name.



## 5.0 POLICY FRAMEWORK

This IDP is divided up into different spatial areas, reflecting the unique challenges and opportunities each area provides for long term planning growth and development. These areas are identified on **Map 4 – IDP Policy Areas**

- **GENERAL POLICIES** – refer to areas that are not specifically identified within the IDP as either Area Specific Policies or Future Growth Areas.

**AREA SPECIFIC POLICIES** – refers to areas where the continued existence of the land uses identified on **Map 4 – IDP Policy Areas** provide shared benefit to both municipalities and therefore planning decisions require special consideration and direction.

**FUTURE GROWTH AREAS** – noted on **Map 4 – IDP Policy Areas**

Where a GENERAL POLICY (Sections 5.1 – 5.7) in this IDP contradicts an AREA SPECIFIC POLICY (Sections 5.8 – 5.9) or FUTURE GROWTH AREA POLICY (Sections 5.10 – 5.13), the AREA SPECIFIC or FUTURE GROWTH AREA POLICY shall take precedence.

### GENERAL POLICIES

The IDP provides high-level policy direction and sound land use planning to support and accommodate future growth while ensuring that agricultural uses and activities are safeguarded from premature development. The Plan will ensure that required buffers from sensitive areas, oil and gas facilities, sewage lagoons and landfill areas are maintained. The IDP provides a mechanism for the MD and the Town to work collaboratively and cooperatively on areas of mutual interest, important to both municipalities within the Plan area.

### 5.1 Existing Area Structure Plans

The MD has thirteen Area Structure Plans (ASPs) in place for lands entirely or partially within the IDP area, identified on **Map 5 -Existing MD of Bonnyville ASPs Within IDP Boundary**. These ASPs provide a more detailed level of planning for these lands and should be referred to for more detailed and specific policy and development direction. The MD of Bonnyville ASPs are:

- Aurora Borealis Estates (NW ¼ 30-61-5-W4) ASP
- Barreyre Lake (SW ¼ 16-61-5-W4) ASP
- Fortier Estates (NW ¼ 10-61-6-W4) ASP
- Lakeside Village (NW 10-61-6-W4) ASP
- Matichuk (SE ¼ 30-61-5-W4) ASP
- Meadowview ASP (S ½ 20-61-5-W4)
- Moose Lake Area Structure Plan
- Moyen (SW ¼ 16-61-5-W4) ASP
- NW ¼ 19-61-5-W4 ASP
- Ringuette Industrial Park (NE ¼ 19-61-5-W4) ASP

- Signature Estates (NW ¼ 9-61-5-W4) ASP
- 3D Industrial (NW ¼ 13-61-6-W4) ASP
- White Rose Estates (NE ¼ 30-61-5-W4) ASP

The Town has eleven ASPs which abut the IDP boundary, as indicated on **Map 6 – Existing Town of Bonnyville ASPs Adjacent to IDP Boundary** which are:

- Beau Vista Area Structure Plan Bylaw 1296-07, approved July 2009
- East Gate Area Structure Plan Bylaw 1354-10, approved December 2010
- Gateway Industrial Park Area Structure Plan Bylaw 1320-08, approved May 2008
- Hammons Industrial Park Area Structure Plan Bylaw 1394-12, approved August 2012
- Lakeview Estates Subdivision Area Structure Plan Bylaw 1348-10, approved April 2010
- Matichuk Area Structure Plan Bylaw 1241-04, approved September 2004
- North Industrial Area Structure Plan Bylaw 1294-07, approved January 2007
- Railway Area Structure Plan Bylaw 1194-01, approved in October 2001
- Ringuette Area Structure Plan Bylaw 1276-05, approved December 2005
- Vincent Area Structure Plan Bylaw 1244-04, approved June 2004
- West Business Park Area Structure Plan Bylaw 1277-05, approved March 2006

The ASPs that have been approved by the MD and the Town respectively provide for a more detailed level of planning for the specific lands located within the ASPs.

- 5.1.1** Where a Town ASP exists, the boundaries of which are identified on Map 6 – Existing Town of Bonnyville ASPs Adjacent to IDP Boundary, the policies and proposed uses of the ASP take precedence.
- 5.1.2** Where development proposals fall within the boundary of an MD ASP identified on Map 5 - Existing MD of Bonnyville ASPs Within IDP Boundary, the policies and proposed uses of the corresponding ASP takes precedence.
- 5.1.3** Where not explicitly indicated in the IDP, the policies and requirements detailed in the respective MDPs shall take precedence.

## 5.2 General Land Uses

The IDP provides high-level policy direction and sound land use planning to support and accommodate growth while ensuring that agricultural uses and activities are safeguarded from premature development. The Plan will ensure that required buffers from sensitive areas, aggregate extraction, and oil and gas facilities, and that country residential development does not compromise future growth of the Town. The IDP provides a mechanism for the MD and the Town to work collaboratively and cooperatively on areas of mutual interest and economic benefit, on provision of infrastructure, and supporting recreational opportunities important to both municipalities within the Plan area.





### Agriculture

Conversion of agricultural land to other non-agricultural uses must be considered carefully to assess the benefit of the proposed use in relation to the loss of agricultural land and the future expansion of the Town.

The MD's LUB identifies a limited range of permitted uses in its Agricultural District - A. However, the list of discretionary uses is quite extensive and varied, allowing a broad range of agricultural and non-agricultural uses to be considered. This means that the requirement for notification to the Town with respect to discretionary uses within the Agricultural District -A is particularly important.

- 5.2.1** Unless otherwise provided in this Plan, the provisions of the MD's MDP, relevant ASPs and LUB regarding the use and development of agricultural land shall apply to the areas designated as agricultural.
- 5.2.2** Premature development of existing agricultural land within either municipality should be avoided and such land should continue to be used for agricultural purposes until such time as the land is needed for other purposes.
- 5.2.3** In making decisions on development issues within the IDP boundary, both municipalities shall:
  - a) respect the right of agricultural operators to pursue normal activities associated with extensive agriculture without interference or restriction based on their impact on adjacent uses.
  - b) consider the long term impact that development may have on future urban annexation and development.
- 5.2.4** The MD shall provide input on applications for confined feeding operations within the IDP Boundary to the Natural Resources Conservation Board (NRCB) under the *Agricultural Operations Practices Act* (AOPA). The MD's and Town's support shall be subject to the following:
  - a) no new confined feeding operation shall be permitted less than 1.6 kilometres (1 mile) from the boundary of:
    - i. the Town of Bonnyville
    - ii. an area developed or designated for multi-lot residential use; or
    - iii. a provincial or municipal park or recreation area, or other area used or intended to be used for a recreational facility development.



### Residential

Reflecting guiding principle 3 (**Section 3.6**) of this Plan, residential development within the IDP boundaries should not negatively impact the Town's long term growth aspirations. Opportunities for residential development may be considered within the IDP boundary, reflecting the following policies:

- 5.2.5** Unless otherwise provided in this Plan, multi-lot country residential subdivisions where supported by the MD's MDP or ASPS within the IDP boundary shall be developed per the requirements of the MD's Land Use Bylaw Country Residential Districts: CR District, CR-1 District, CR-2 District and CR-3 District.
- 5.2.6** Approval of new multi-lot country residential subdivisions shall not be allowed within the, Future Commercial Growth Area, Future Industrial/Commercial Growth Area, or the Bonnyville Airport Special Study Area identified on **Map 4 – IDP Policy Areas**.
- 5.2.7** Approval of multi-lot country residential subdivisions may be considered within the Future Residential Growth Areas identified on **Map 4 – IDP Policy Areas**. These multi-lot country residential subdivisions shall be required to tie into municipal water and sanitary services consistent with the MDs Country Residential Estate – CR-3 District or a similar district as determined to be acceptable to both the MD and the Town.

### Provincial Regulations and Approvals

- 5.2.8** The MD and the Town must ensure that all natural resource extraction activities comply with the regulations respecting sour gas, and legislated setbacks from oil and gas facilities and pipelines.
- 5.2.9** The MD and the Town of Bonnyville must ensure developments will comply with the requirements of the Alberta Environment Wetland Policies and the *Public Lands Act (PLA)*.

## 5.3 Environment, Open Spaces, and Trails

The lands within the IDP boundary contain many important environmental features, wooded uplands, lakes, wetlands and drainage courses in addition to essential wildlife, bird and fish habitat. Policies within this IDP should ensure that these important landscapes are protected and that natural amenities are enhanced through support for an intermunicipal system of parks and open spaces linked by trails. As the region grows, preserving environmental qualities, and enhancing opportunities for outdoor recreation and nature appreciation will also be important to maintaining a high quality of life for area residents. In addition, cooperation is needed for acquiring lands of mutual benefit, particularly for securing future school sites, recreation facilities and any other mutually agreed upon community uses and amenities.

- 5.3.1** Both the MD and Town will jointly collaborate to support development of





recreation facilities and sites of benefit to both municipalities within the IDP boundary.

- 5.3.2 Where any multi-lot development is proposed near natural features, the approving municipality, at their sole discretion, shall require an environmental assessment to be conducted by a qualified professional to determine how the features can be preserved and incorporated as part of the development, ensuring that any development impacts are mitigated.
- 5.3.3 No incompatible development shall be permitted on unstable slopes or within areas that may be prone to flooding, and adjacent to wetlands and other water bodies. Development setbacks will be in accordance with Environmental and Municipal Reserve requirements of the governing municipality.
- 5.3.4 The development authority of the governing municipality may require the development proponent to supply recommendations, prepared by a qualified professional, regarding establishment of appropriate development setbacks and/or other required mitigation measures.
- 5.3.5 As a condition of subdivision approval, Environmental Reserve, or an Environmental Reserve Easement, not less than 6 metres in width from the high water mark of waterbodies and/or the top of bank of watercourses to the lot line shall be required.
- 5.3.6 Notwithstanding **Policy 5.3.5**, the Subdivision Authority may require a greater setback based on the recommendations of a geotechnical study undertaken by a qualified professional.
- 5.3.7 Both municipalities shall continue to work together to create an interconnected trail system, focusing on connecting public facilities and recreation areas to residential areas and natural amenities.
- 5.3.8 Within the Future Residential Growth Area identified on **Map 4 – IDP Policy Areas**, recreation uses which are compatible with and complementary to residential uses shall be permitted.

## 5.4 Economic Development and Tourism

Both the MD and the Town recognize the importance of working together to attract more residents and diversify the economy to increase employment and business opportunities in the region. Efforts should be focused on expanding the regional economy to reduce the current dependence on oil and gas industries. Coordinated efforts by both municipalities should continue to be undertaken to promote and highlight the region's agricultural, tourism and recreational strengths, historical and cultural assets and local business successes.

- 5.4.1 Collaboration between the two municipalities, rather than competing for limited and diverse economic opportunities, should be supported and encouraged through joint marketing and business development/attraction





initiatives.

- 5.4.2 Commercial and industrial uses and developments which may unduly impact the environment, detract from the quality of life of residents or the community's character may not be permitted.

## 5.5 Utility Servicing

Provisions for utility services, within the IDP area are detailed The Bonnyville Utility Master Plan (UMP) (Stantec, 2017), prepared in conjunction with the IDP. The UMP provides servicing requirements for areas that may connect to municipal services within the IDP boundary.

It is acknowledged by both the Town and the MD that development and upgrading of major servicing infrastructure in one municipality may have implications on services in the other.

- 5.5.1 Early notice of major servicing infrastructure proposed by one municipality shall be provided to the other municipality, to allow for collaboration and coordinated planning.
- 5.5.2 Lands required for future utility rights-of way which have been identified through the mutual agreement of the Town and MD or in subsequent studies shall be protected as subdivision and development occurs.
- 5.5.3 The extension of the Town's municipal sanitary sewer and water services into the MD should be considered by the Town and the MD where logical extension of the services is practical as identified in The Bonnyville Utility Master Plan (UMP) (Stantec, 2017).
- 5.5.4 When the Town of Bonnyville's municipal services are extended into the MD, benefiting developments shall be required to pay development levies or equivalent contributions toward the cost of these extensions as determined in the Bonnyville Off-site Levy Review (Stantec, 2017).
- 5.5.5 Best practices for storm water management shall be employed for all development in the Plan area. Storm water run off release rates from developments shall be managed in accordance with Alberta Environment requirements.
- 5.5.6 The MD and the Town whichever has jurisdiction, shall protect drainage courses, man-made and natural, critical to the overall management of stormwater within the IDP area.

## 5.6 Roads and Transportation

Both the MD and the Town acknowledge that development in one municipality may have implications on road infrastructure and requirements for road upgrading in the other municipality.

- 5.6.1 Early notice of any major transportation infrastructure proposed by one

municipality shall be provided to the other municipality to allow for collaboration and coordinated planning where both municipalities may be impacted.

- 5.6.2 Where it is determined that development in one municipality has an undue impact on the transportation network in the other municipality, the municipalities should work together to develop cost-sharing agreements to provide for shared upgrades to the transportation network.
- 5.6.3 Development shall recognize and conform to the appropriate road hierarchy based on the function of the road traffic volumes, and speed. Existing access points are indicated on **Map 7 – Transportation Network**. Additional access points and alignments will be determined through more detailed functional planning through Area Structure Plan requirements and must conform to Alberta Transportation policies and access management guidelines consultation and approval from Alberta Transportation will be where required.
- 5.6.4 All development proposals adjacent to provincial highways must conform to Alberta Transportation policies and access management guidelines. Traffic Impact Assessments may be required as part of more detailed planning.

## 5.7 Urban Fringe

The purpose of the Urban Fringe as identified on **Map 8 – Referral Area** is to encourage cooperative joint planning of these areas within the MD that are immediately adjacent to the Town boundary whereby their location and proximity mean that they are likely to be developed for purposes other than for Agricultural uses. Some of these lands have been identified for development to urban standards (Refer to Future Growth Area Policies 5.10 – 5.13) and may be considered for joint development and revenue sharing.

- 5.7.1 The obligations of developers and landowners in the Urban Fringe Area for the development and servicing of lands will include the payment of offsite levies and construction contributions set out in the MD's Deferred Services Agreements.
- 5.7.2 Developers shall be required to pay for the full costs of directly servicing the lands as determined by the MD including the off-site and on-site requirements for roads, surface drainage and storm water management systems, public water and wastewater systems and other utilities.
- 5.7.3 Connection to and service from public water and wastewater systems where required will be on user-pay utility rate basis at rates and charges determined collaboratively by the Town and the MD.



## AREA-SPECIFIC POLICIES

### 5.8 Airport Study Area

Owned and operated by the Town of Bonnyville, the Bonnyville Airport (CYBF) is a registered aerodrome that occupies approximately 78 acres of land 3 km north of the Town of Bonnyville, adjacent to Highway 41 as shown on **Map 4 – IDP Policy Areas**. The Airport provides an important industrial and recreational amenity.

- 5.8.1** The Town and MD shall continue support the ongoing use of the Bonnyville Airport for recreational and commercial aviation uses.
- 5.8.2** The Town and MD support the ongoing operation of the airport through their statutory planning documents and land use bylaws and shall protect the Bonnyville Airport from incompatible land uses and developments on adjacent lands which may unduly affect current and future airport operations, activity, and expansion.
- 5.8.3** The Town and MD should implement the recommendations of the *Bonnyville Airport Assessment and Recommendations, Stantec, 2017*. These recommendations shall take precedence over land use and planning decisions for the Airport and lands proximate to the Airport that may impact the operations of the Bonnyville Airport.

### 5.9 Highway 41 and Highway 28 Future Area Structure Plans

An area of particular interest to the MD and Town is development along highway corridors within the Plan area. Both municipalities recognize that as the economy of the area grows demand for industrial and highway commercial lands will also increase.

To address this potential growth, future growth areas along Highway 28 adjacent to the Town's eastern and western boundaries have been identified, refer to **Sections 5.13 – 5.14**.

- 5.9.1** The MD will safeguard the lands identified as future growth areas adjacent to Highway 28, identified on **Map 4 – IDP Policy Areas** from developments which are or may become incompatible with future land uses.

An opportunity for future development of a highway 28 ASP has also been identified by the MD for those lands beyond the future growth areas adjacent to Highway 28 both east and west of the Town boundary.

- 5.9.2** At such time as the Highway 28 ASP, is initiated, (both east and west of the Town), consultation and coordination with the Town of Bonnyville for those lands within the IDP boundary shall be undertaken to ensure compatible development occurs along these important entryways into the community.
- 5.9.3** The lands adjacent to Highway 28 are to be used predominantly for agricultural

activities until such time as the Highway 28 ASP is complete.

- 5.9.4** Upon approval of the Highway 28 ASP, the recommendations of the ASP shall take precedence over land use and planning decisions for the lands identified within the IDP area.

The importance of the Highway 41 corridor as a vital northern connection to Highway 55 and the Bonnyville Airport means that land uses and access points flanking Highway 41 need to be planned and managed appropriately. It is the intent of the MD to undertake a Highway 41 Area Structure Plan in the future to study and plan future growth adjacent to Highway 41.

- 5.9.1** At such time as the Highway 41 ASP, is undertaken, consultation and coordination with the Town of Bonnyville for those lands within the IDP boundary shall be undertaken to ensure compatible development occurs along this important access.
- 5.9.2** The MD will safeguard the lands adjacent to Highway 41 from developments which are or may become incompatible with future land uses which will be identified in the Highway 41 ASP. The lands adjacent to Highway 41 are to be used predominantly for agricultural activities until such time as the Highway 41 ASP is complete.
- 5.9.3** Upon approval of the Highway 41 ASP, the recommendations of the ASP shall take precedence over land use and planning decisions for the lands identified adjacent to Highway 41 within the IDP boundary.



## FUTURE GROWTH AREAS

### Future Growth Requirements

To determine the future land use needs of the Town, population growth and subsequent land use consumption calculations for residential, commercial, and industrial lands were undertaken. The Town and MD agreed to a future growth rate of 1.23% for the Town. Based upon this growth rate the population forecast for the Town is 8,947 by 2037, which is the timeframe of this IDP.

At the time that this IDP was prepared the Town had the following amount of land either zoned and undeveloped or in urban reserve:

#### Available Land Within Existing Town Boundaries 2017

Residential = 125 ha (62 ac)

Commercial = 19 ha (47 ac)

Industrial = 60 ha (148 ac)

Urban Reserve = 634 ha (1567 ac)

Total = **838 ha** (1824 ac) of zoned but undeveloped or urban reserve lands.

The Town has sufficient land within its current boundaries to support anticipated growth for the next 20 years. That said, the IDP has identified future growth areas where the Town is likely to expand in the long term.

### 5.10 Future Residential Growth Area

The Future Residential Growth Area, identified in **Map 4 – IDP Policy Areas**, adjacent to the Town's eastern boundary, supports the logical and contiguous extension of residential development of the Town in the long term. The Future Residential Growth areas identify the logical land use designation adjacent to areas already identified for future residential development within the Town's boundaries. Therefore, these lands should be protected from incompatible development and fragmentation that would compromise these lands for future urban residential development in the long term.

- 5.10.1** Residential uses developed at urban densities shall be the primary future use within the Future Residential Growth Area identified on **Map 4 – IDP Policy Areas**.
- 5.10.2** The MD will safeguard the Future Residential Growth Area from developments which are or may become incompatible with urban residential land uses and which otherwise may have a detrimental effect on the Town. In the interim these Future Residential Growth Areas are to be used predominantly for agricultural activities.
- 5.10.3** Development and subdivision proposals, other than a first parcel out, within the



Future Residential Growth Area shall be consistent with Agriculture District - A of the MD of Bonnyville Land Use Bylaw and the Agriculture Policies in the MD of Bonnyville Municipal Development Plan. With the additional requirement that:

- (a) other than a first parcel out, any subdivision proposed consistent with Agriculture District - A, must demonstrate through the preparation of an Outline Plan how the entire quarter section could be subdivided and developed in future to meet the lot size and servicing standards of the CR-3 District of the MDs Land Use Bylaw.
- (b) the Outline Plan would have to be referred and supported by both the MD and the Town prior to the subdivision being approved.

**5.10.4** Prior to consideration of any redistricting, subdivision and development, other than what is permitted in **Section 5.11.3**, the preparation of an Area Structure Plan shall be required, to the satisfaction of the MD and the Town. The ASP will be undertaken to address issues related to, but not limited to, future land uses, servicing, transportation, phasing, municipal reserve, compatibility with existing or proposed development within the Town, and how development will be undertaken to allow for integration with the Town.

**5.10.5** Only redistricting to Country Residential - Estate District CR3 of the MDs Land Use Bylaw shall be considered in the Future Residential Growth Area.

**5.10.6** To ensure adequate infrastructure standards are met for urban residential development, negotiations shall be undertaken with the Town during the preparation of an Area Structure Plan and at the time of subdivision.

**5.10.7** Where an approved Area Structure Plan exists, municipal reserve shall be allocated as per the requirements of the Area Structure Plan.

## 5.11 Future Commercial Growth Area

The Future Commercial Growth Area identified on **Map 4 – IDP Policy Areas**, identifies future commercial lands adjacent to Highway 28, on the east side of the IDP. Although the growth forecasts determined that no additional commercial land is required to 2057, this area has been identified for future commercial uses as they are the logical land use adjacent to Highway 28. This area supports the logical and contiguous extension of future commercial growth adjacent to the Town's municipal boundaries. These lands should therefore be protected in the long term for commercial development.

**5.11.1** The MD will safeguard the Future Commercial Growth Area from developments which are or may become incompatible with commercial uses and which otherwise may have a detrimental effect on the Town. These areas are to be used predominantly for agricultural activities.

**5.11.2** No multi-lot country residential developments shall be allowed within the Future

Commercial Growth Areas identified on **Map 4 – IDP Policy Areas**.

- 5.11.3** Commercial uses at urban densities and standards shall be the primary uses within the Future Commercial Growth Area identified on **Map 4 – IDP Policy Areas**.
- 5.11.4** Prior to any subdivision and development, other than what is permitted in the Agriculture District - A of the MD of Bonnyville Land Use Bylaw and the Agriculture Policies in the MD of Bonnyville Municipal Development Plan, the preparation of an Area Structure Plan shall be required. The Area Structure Plan shall be prepared to the satisfaction of the MD and the Town. The Area Structure Plan will be undertaken to address issues related to, but not limited to, future land uses, servicing, transportation, phasing, municipal reserve, compatibility with existing or proposed development within the Town, and how development will be undertaken to allow for integration with the Town.
- 5.11.5** Sanitary sewer and water shall be a communal system constructed to a standard acceptable to the MD and the Town that may allow connection to Town of Bonnyville municipal service in the future or be extended from the Town.
- 5.11.6** To ensure adequate infrastructure standards are met for urban commercial development negotiations shall be undertaken with the Town during the preparation of an Area Structure Plan and at the time of subdivision.
- 5.11.7** Where an approved Area Structure Plan exists, municipal reserve shall be allocated as per the requirements of the Area Structure Plan.
- 5.11.8** Where potential land use conflicts between commercial, industrial, agriculture, residential and/or other uses exist, buffers or similar mechanisms shall be used to mitigate potential impacts as needed.

## **5.12 Future Industrial/Commercial Growth Area**

Lands for future industrial and commercial development have been identified adjacent to the west Town boundary and are identified as Future Industrial/Commercial Growth Area on **Map 4 – IDP Policy Areas**. While the growth forecasts determined that no additional industrial/commercial land is required to 2057, these lands are bisected by Highway 28 providing for highway exposure and are contiguous to proposed commercial and industrial development within the Town's boundaries. Therefore, it is logical that these lands should be protected in the long term for urban industrial/commercial development.

- 5.12.1** The MD will safeguard the Future Industrial/Commercial Growth Area from developments which are or may become incompatible with industrial and commercial uses and which otherwise may have a detrimental effect on the Town. These areas are to be used predominantly for agricultural activities.
- 5.12.2** No multi-lot country residential developments shall be allowed within the Future





Commercial Growth Areas identified on **Map 4 – IDP Policy Areas**.

- 5.12.3** Industrial and commercial uses at urban densities shall be the primary uses within the Future Industrial/Commercial Growth Area identified on **Map 4 – IDP Policy Areas**.
- 5.12.4** Prior to any subdivision and development, other than what is permitted in the Agriculture District - A of the MD of Bonnyville Land Use Bylaw and the Agriculture Policies in the MD of Bonnyville Municipal Development Plan, the preparation of an Area Structure Plan shall be required. The Area Structure Plan shall be prepared to the satisfaction of the MD and the Town. The Area Structure Plan will be undertaken to address issues related to, but limited to, future land uses, servicing, transportation, phasing, municipal reserve, compatibility with existing or proposed development within the Town, and how development will be undertaken to allow for integration with the Town.
- 5.12.5** Sanitary sewer and water shall be a communal system constructed to a standard acceptable to the MD and the Town that may allow connection to Town of Bonnyville municipal service in the future or be extended from the Town.
- 5.12.6** To ensure adequate infrastructure standards are met for urban industrial and commercial development, negotiations shall be undertaken with the Town during the preparation of an Area Structure Plan and at the time of subdivision.
- 5.12.7** Where an approved Area Structure Plan existing, municipal reserve shall be allocated as per the requirements of the Area Structure Plan.
- 5.12.8** Where potential land use conflicts between commercial, industrial, agriculture, residential and/or other uses exist, buffers or similar mechanisms shall be used to mitigate potential impacts as needed.





Page intentionally left blank for printing purposes

A handwritten signature in black ink, located in the bottom right corner of the page. The signature is stylized and appears to be a combination of initials and a surname.

## 6.0 ANNEXATION PROCESS

One of the purposes of an IDP is to identify long term land requirements for the growth of the Town and identify logical lands for annexation at some point in the future. To this end, the Plan identifies the Future Residential Growth Area, the Future Commercial Growth Area, and the Future Industrial/Commercial Growth Area as the areas of possible long term future annexation. These future annexation areas are identified on **Map 4 – IDP Policy Areas**.

- 6.1.1** The Town should initiate annexation proceedings when it can clearly demonstrate that it has 10 years or less of developable land within its current municipal boundary as determined by a land consumption model.
- 6.1.2** At such time as the Town determines it wants to initiate an annexation per **Policy 6.1.1**, the MD should consider the annexation request favourably, so long as it is consistent with the policies in **Sections 5.11 – 5.13 Future Growth Areas** of this IDP.

The following principles and process for annexation shall be employed to guide proposals for future expansion of a municipality's boundaries. Future annexation requests should generally conform to the Future Growth Areas outlined in this IDP.

### Municipal Government Board (MGB) Annexation Principles:

1. Annexations should provide for intermunicipal cooperation. Consideration will be given to IDP policies that support intermunicipal cooperation so long as they do not conflict with Provincial policies or interests.
2. Growth must be accommodated for all municipalities without encumbering the initiating or responding municipalities.
3. Annexation conditions should not infringe on the local autonomy given to municipalities.
4. Annexations must be supported by growth projections, land availability, and reasonable development densities, land uses and growth options for affected municipalities.
5. Annexations must include a contiguous growth and logical extensions of infrastructure.
6. Annexations must support cost effective, efficient, and coordinated provision of services.
7. Annexations must respect key environmental and natural features, in alignment with provincial land use policies.
8. Annexations shall be aligned with IDPs and other municipal plans to demonstrate coordination and cost effectiveness.

9. Financial impacts on initiating and responding municipalities shall be fully considered.
10. Consideration should be given to all institutions that provide services to the annexation area.
11. Annexation proposals should develop reasonable solutions to impacts on property owners and citizens.
12. Annexation proposals must be based on effective public consultation prior to and during annexation proceedings.
13. Consideration should be given to revenue sharing, if warranted. As well as the justification for the suggested revenue sharing if being proposed.
14. Annexation proposals must not simply be tax initiatives, and must provide reasonable financial mitigation measures so as not to hinder either municipality from achieving the purposes of a municipality as outlined in Section 3 of the MGA.
15. Annexation conditions must be certain, unambiguous, enforceable, and time-specific.

#### **Municipal Government Act Annexation Process**

The *Municipal Government Act* outlines the process for annexation. This process is generally described as follows:

- Initiation of annexation
  - A proposal to annex must be provided by the initiating municipality to the municipality from which land is being annexed and the Municipal Government Board (MGB).
  - The annexation notice shall describe the proposed lands to be annexed, rationale for annexation, and proposals for consulting with the public and meeting with the owners of the lands to be annexed.
- Direct Negotiations
  - Both municipalities must meet to discuss and negotiate the proposed annexation in good faith. Mediation must be attempted to resolve any matters on which there is no agreement.
- Report on Negotiations
  - Following negotiations, the initiating municipality must prepare a report describing the result of the negotiations, including agreed to items, items





not agreed to and associated mediations efforts, and the public consultation process and feedback.

- Both parties must sign the report, or include reasons for not signing.
- Disposition of Report
  - The completed report, required administrative information, and appropriate fees must be submitted by the initiating municipality to the MGB and the affected municipality. If desired by the initiating municipality, this proposal becomes an official application for annexation.
- General Agreement on Proposed Annexation
  - If the annexation is uncontested, with accompanying signed consent from the responding municipalities and landowners, then the application will be processed and forwarded to the Minister of Municipal Affairs (Minister).
  - If there are no signed consents, the MGB will determine if there is general agreement or any objections.
  - If it is determined that there is general agreement with no objections, the recommendation for annexation will be forwarded to the Minister.
  - If the MGB determines that there is not general agreement, it will advertise for objections within a specified timeframe and hold at least one public hearing if objections are received. The public hearing will be advertised by the MGB in a newspaper within the affected area for two consecutive weeks.
- MGB Report
  - A report will be prepared by the MGB with a recommendation on the proposed annexation for consideration by the Minister.
- Annexation Order
  - After considering the MGB's report, the Lieutenant Governor of Alberta may by order, approve, approve in part, or refuse the annexation proposal, with or without specific conditions of approval.
  - If the application is refused, an annexation application for the same lands shall not be made by the initiating municipality within one year of the refusal.



Page intentionally left blank for printing purposes

A handwritten signature in black ink, appearing to be 'J. M. Smith', located in the bottom right corner of the page.

## 7.0 IDP IMPLEMENTATION/ADMINISTRATION

### 7.1 Intermunicipal Development Plan Committee (IDPC)

The IDPC established to oversee the development of the IDP shall continue for the purposes of the implementation and on-going review and monitoring of this Plan and to consider disputes raised under **Section 7.3**.

#### 7.1.1 The IDPC shall:

- a) Be comprised of two members from each municipal Council.
- b) Convene a meeting when required to discuss/review applications which are subject to objections during the staff review process outlined in **Section 7.3.1**.
- c) Convene a meeting to discuss a relevant IDP issue at the request of either municipality.

### 7.2 Referrals

**Map 8 - Referral Area**, identifies the IDP referral area, reflecting where development in one municipality may impact the other municipality. Unless specific IDP policies are in place as identified in this document, development in the referral area shall be guided by the respective municipality's adopted statutory plans (MDPs and ASPs) and their Land Use Bylaw.

Each municipality is required to notify and refer applications to the other regarding matters that are described below. The Notification Area includes the undeveloped areas of the Town and all MD lands within the IDP Plan Boundary.

#### 7.2.1 Within the IDP referral Boundary identified on **Map 1 - IDP Boundary Area**, the two municipalities shall refer the following:

- a) Municipal Development Plans, Area Structure Plans, and amendments thereto.
- b) Outline Plans and Conceptual Schemes.
- c) Applications for land use redesignation and subdivision.
- d) Development Permit applications for:
  - i. Discretionary uses listed under the relevant MD of Bonnyville Land Use Bylaw district.





- ii. Discretionary uses listed under the relevant Town of Bonnyville Land Use Bylaw district for development within 60 m of the Town boundary.
- iii. Natural resource extraction
- iv. Confined Feeding Operations
- v. Landfills

**7.2.2** The MD shall refer to the Town all subdivision and development applications within the IDP referral Boundary identified on **Map 1 - IDP Boundary Area** that are related to:

- a) industrial activities which because of emissions of smoke, fumes or noise may be detrimental to the Town;
- b) country residential subdivisions;
- c) any other subdivision or development, which, in the opinion of the MD, may have an effect or impact on the Town with respect to community services, housing, commercial development, school provision, environmental impact, transportation, or urban lifestyle; or
- d) any application for the designation of a building as a Municipal Historic Resource within the IDP boundary.

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

**7.2.4** For any referral made above, if no response to the referral is received within 21 consecutive days, it will be assumed that there are no objections to the proposal.

### **7.3 Dispute Resolution Mechanism**

The Town and the MD agree that it is important to avoid any dispute by ensuring that the principles, objectives, and policies of the IDP are followed and, if there are any disagreements as to the interpretation and application of the provisions of this Plan, the municipalities shall seek the timely resolution of the disagreement in a manner which is respectful of each municipality's interests and concerns.

In the event that the dispute resolution process is initiated, the governing municipality shall not grant approval to the application or amendment in any way until the disagreement has been resolved or the mediation process has concluded.

The implementation of an intermunicipal dispute resolution mechanism is a requirement of all IDPs pursuant to the MGA. To satisfy this requirement and to ensure that the principles of fairness and

due process are respected, a dispute or disagreement resolution process consisting of five stages has been established.

- 7.3.1** If there is a disagreement regarding matters outlined in the IDP they shall be addressed and resolved at any of the stages of the dispute resolution process outlined as follows:

**IDP Dispute Resolution Procedure**

**STAGE 1 – Municipal Administrative Communication**

- 1) Administration from the two municipalities shall meet and attempt to resolve the issue/concern. If no resolution can be agreed upon, the issue shall be advanced to the Chief Administrative Officers.

**STAGE 2 – CAO Review**

- 1) The Chief Administrative Officers from each municipality shall consider the issues and attempt to resolve the disagreement.
- 2) Should the Chief Administrative Officers be unable to resolve the disagreement, the matter shall be forwarded to the Committee.

**STAGE 3 – IDPC Review**

- 1) If the disagreement is moved forward to the IDPC, a meeting of all members of the IDPC shall be set within 21 days from the time of referral from the CAO review.
- 2) After careful consideration of the facts and points of view, the IDPC may:
  - a. request additional information to assist in its deliberations;
  - b. if possible, agree on a consensus position of the Committee in support of or in opposition to the proposal, to be presented to both municipal Councils; or
  - c. conclude that no consensus can be reached at the Committee level.
- 3) If agreed to, a facilitator may be employed to help the IDPC work toward a consensus position. If consensus cannot be reached a mediation process shall be employed as a means of resolving the matter.

**STAGE 4 – Mediation Process**

- 1) Prior to the initiation of the mediation process, the municipalities shall:
  - a. appoint an equal number of representatives to participate in the mediation process;





- b. engage a mediator agreed to by the municipalities at equal cost to each municipality; and
- c. approve a mediation process and schedule.

At the conclusion of the mediation process, the mediator will submit a report to both Councils for consideration. With respect to statutory plans, land use bylaws, and amendments thereto, the mediator's report and recommendations are not binding on the municipalities and would be subject to the approval of both Councils.

If both Councils agree to the mediation report, then the applicant municipality would take the appropriate actions to address the disputed matter.

A mediator's report on non-statutory plans is binding on both municipalities.

#### **STAGE 5** – Appeal to the Municipal Government Board (MGB)

- 1) In the event that mediation proves unsuccessful regarding statutory plan or land use bylaw issues, the affected municipality may appeal the matter to the Municipal Government Board for resolution in accordance with the *Municipal Government Act*. An appeal to the MGB is limited to those allowed within the Act.

## **7.4 Amending the IDP**

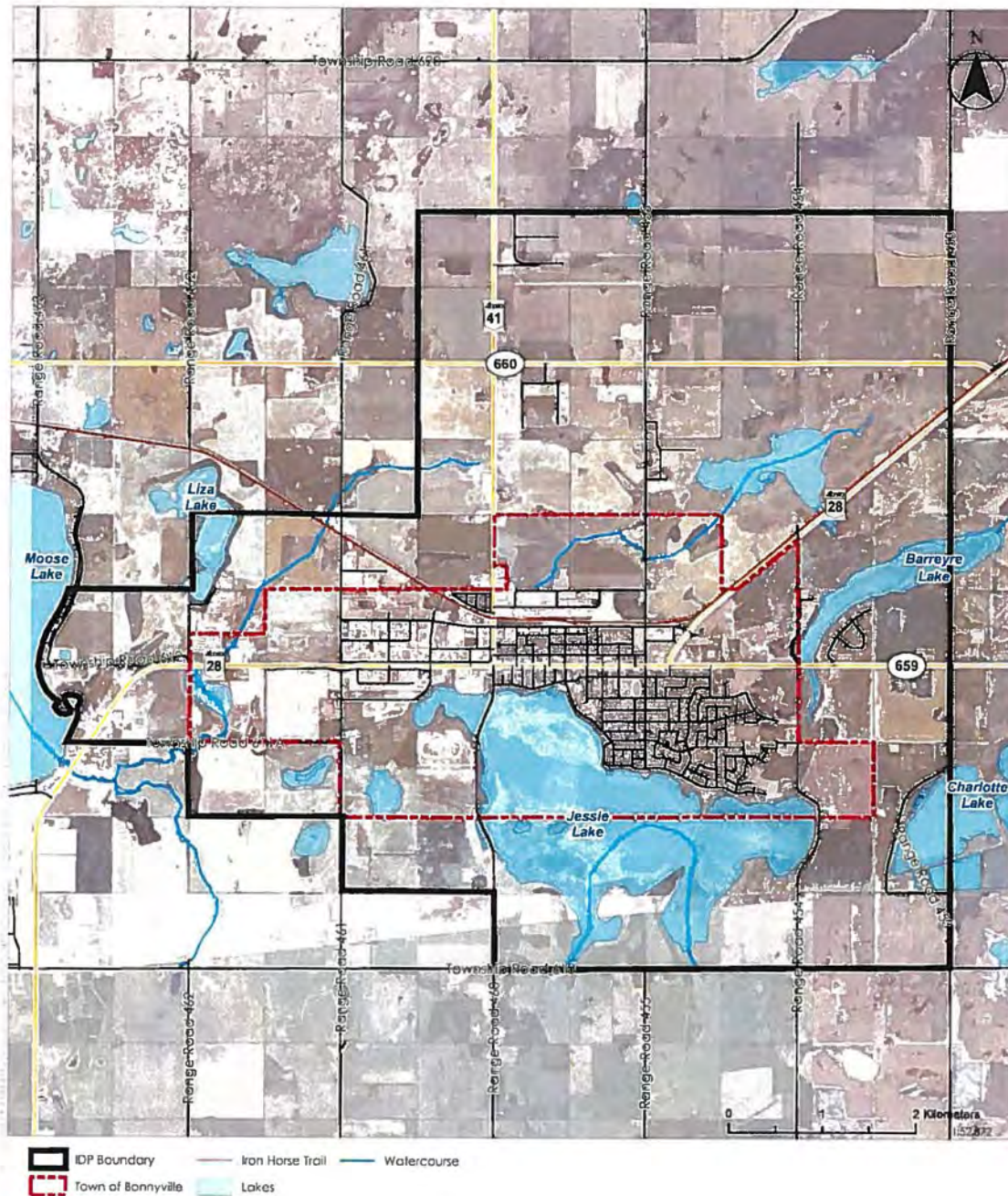
- 7.4.1** Any proposed amendments to the IDP will be reviewed by the IDPC which will prepare a recommendation for presentation and approval by both municipal Councils.
- 7.4.2** Any amendment to this IDP must receive support from both municipalities following the statutory public hearing(s) held per the requirements of the MGA. No amendment shall come into force until after both municipalities have given their IDP amendment bylaws third reading. Any disagreement by either municipality regarding the amendment would trigger the dispute resolution process outlined in **Section 7.3**.
- 7.4.3** Amendments can be initiated by either municipality or by landowners within the IDP boundary. If landowner initiated, the amendment request shall be made to the municipality in which the subject land is located.

## **7.5 IDP Review**

- 7.5.1** Regular review of the IDP should occur every 5 years to ensure that the principles and policies remain current.
- 7.5.2** When new a MDP for either community is undertaken, a review of the IDP should be undertaken as well to ensure conformity with the MDP policies.



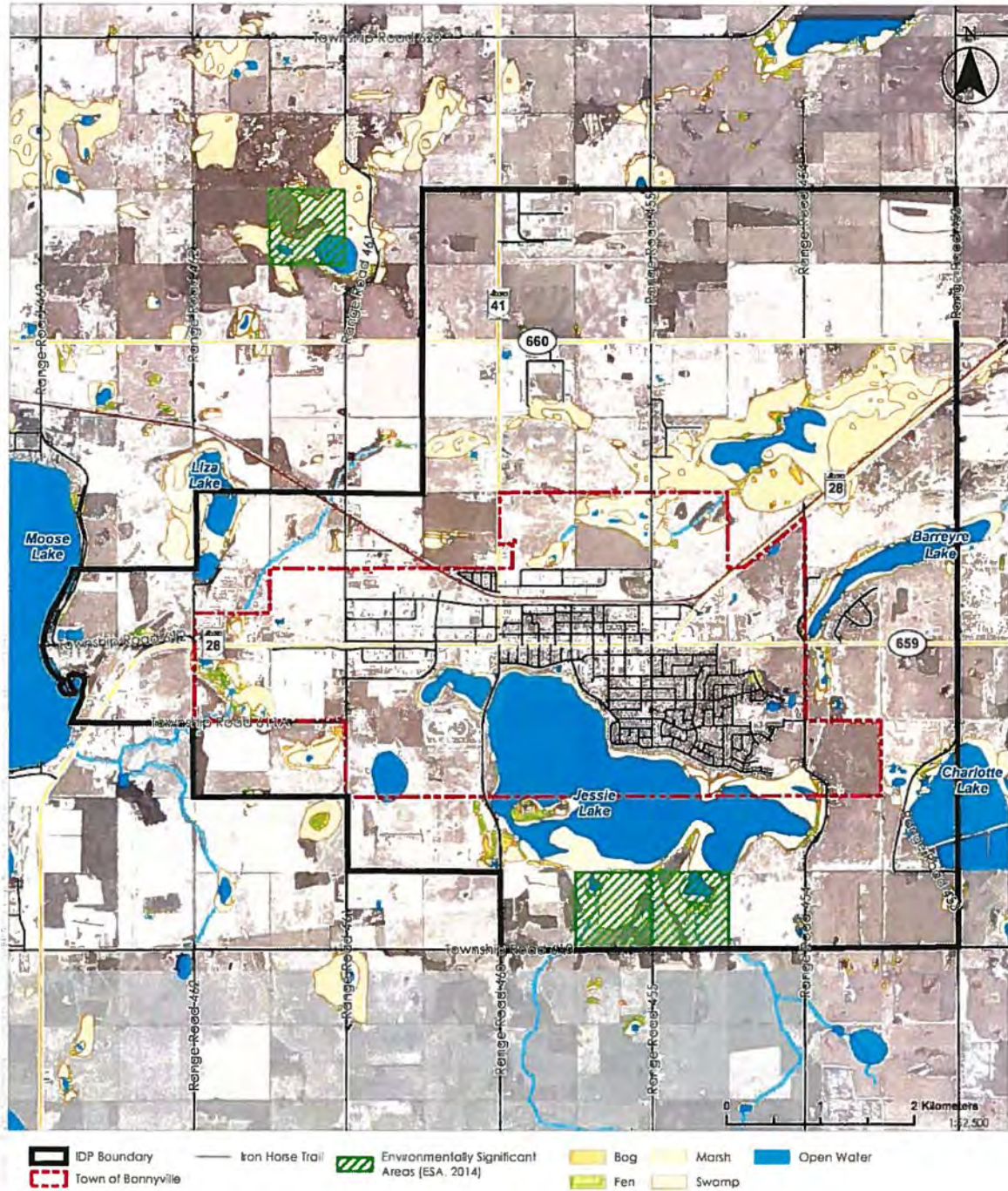
Map 1 - IDP Boundary



Coordinate System: NAD 1983 3TM 111  
 Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS,  
 Imagery Date: Monday, July 27, 2015



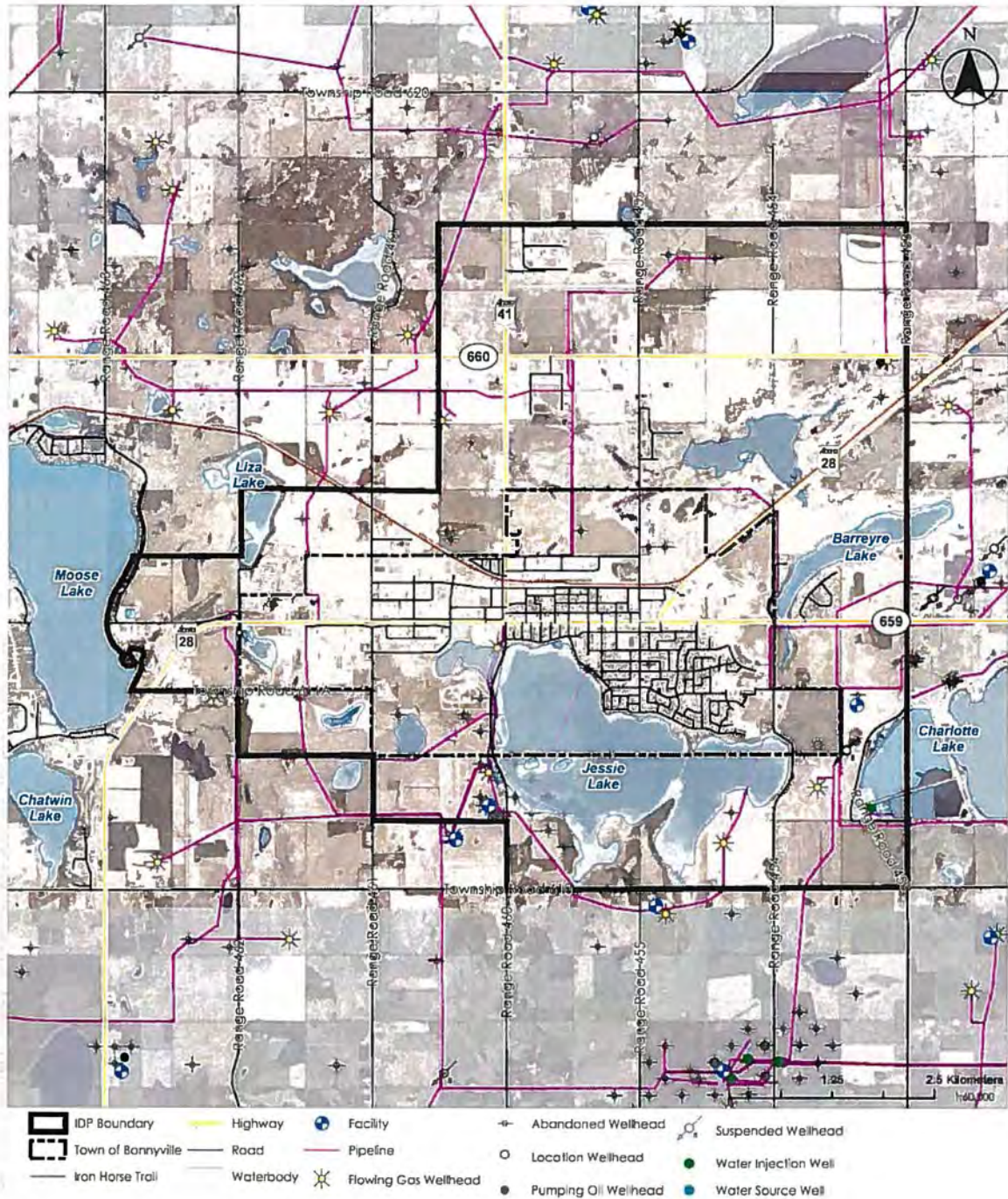
Map 2 – Environmental Features and Constraints



*[Handwritten signature]*



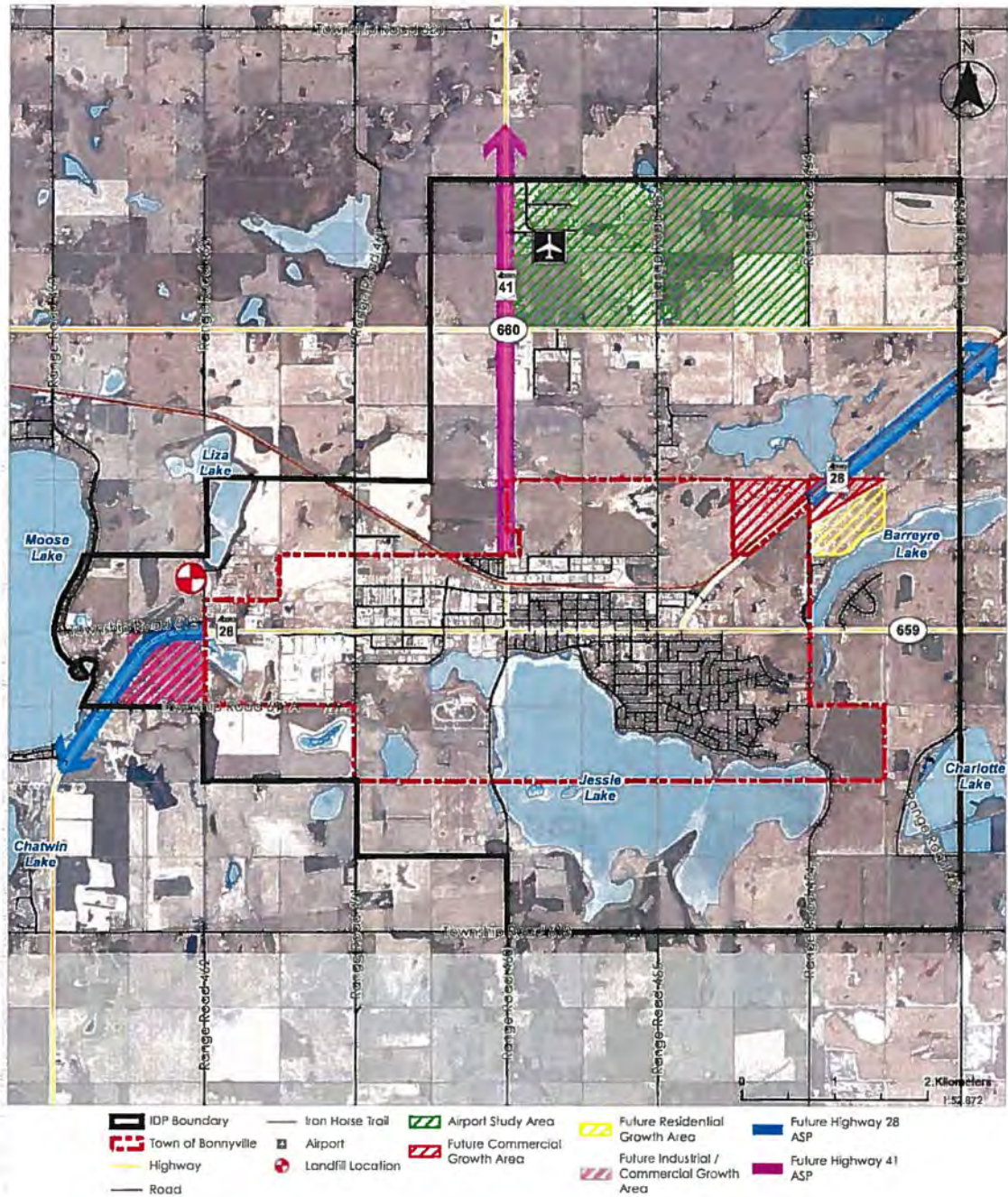
Map 3 - Existing Wells, Pipelines and Facilities



*[Handwritten signature]*



Map 4 – IDP Policy Areas

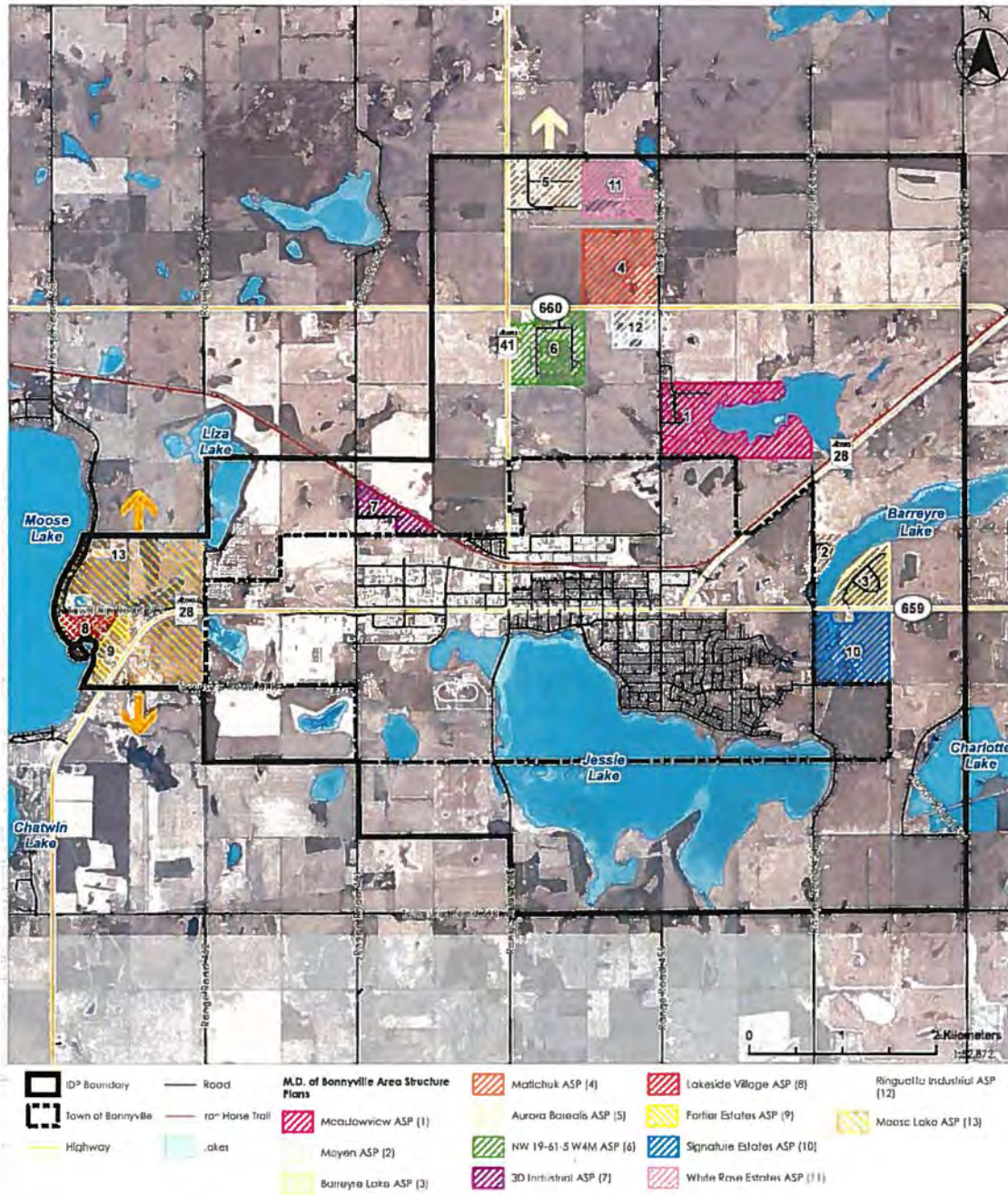


Coordinate System: NAD 1983 3TM 111  
 Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS,  
 Imagery Date: Monday, July 27, 2015

*[Handwritten signature]*



Map 5 – Existing MD of Bonnyville ASPs Within IDP Boundary

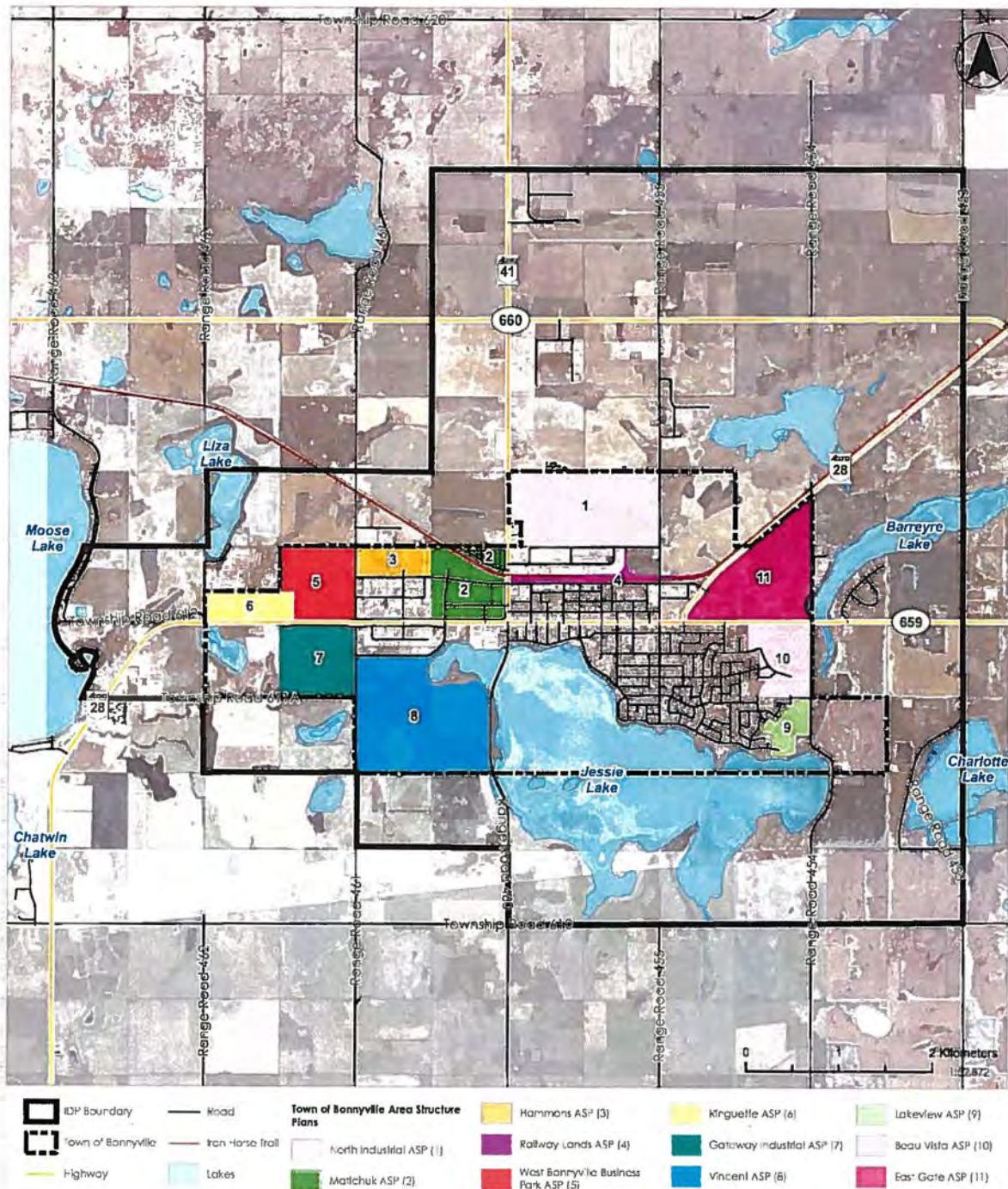


Coordinate System: NAD 1983 3TM 111  
 Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS,  
 Imagery Date: Monday, July 27, 2015

*[Handwritten signature]*



Map 6 – Existing Town of Bonnyville ASPs Adjacent to IDP Boundary

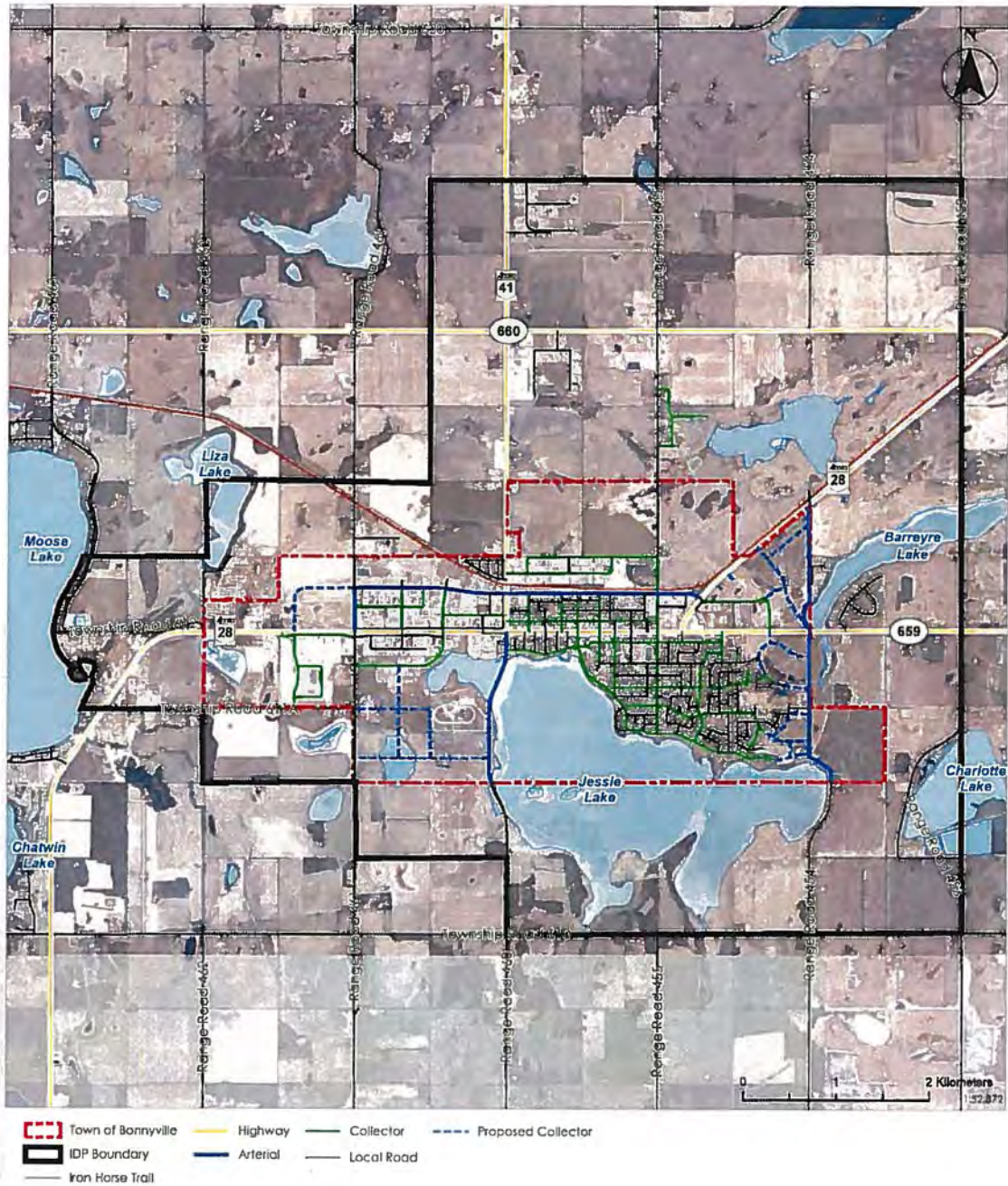


Coordinate System: NAD 1983 3TM 111  
 Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS,  
 Imagery Date: Monday, July 27, 2015

*Map*



Map 7 – Transportation Network



Coordinate System: NAD 1983 3TM 111

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS,  
Imagery Date: Monday, July 27, 2015

May 15, 2017

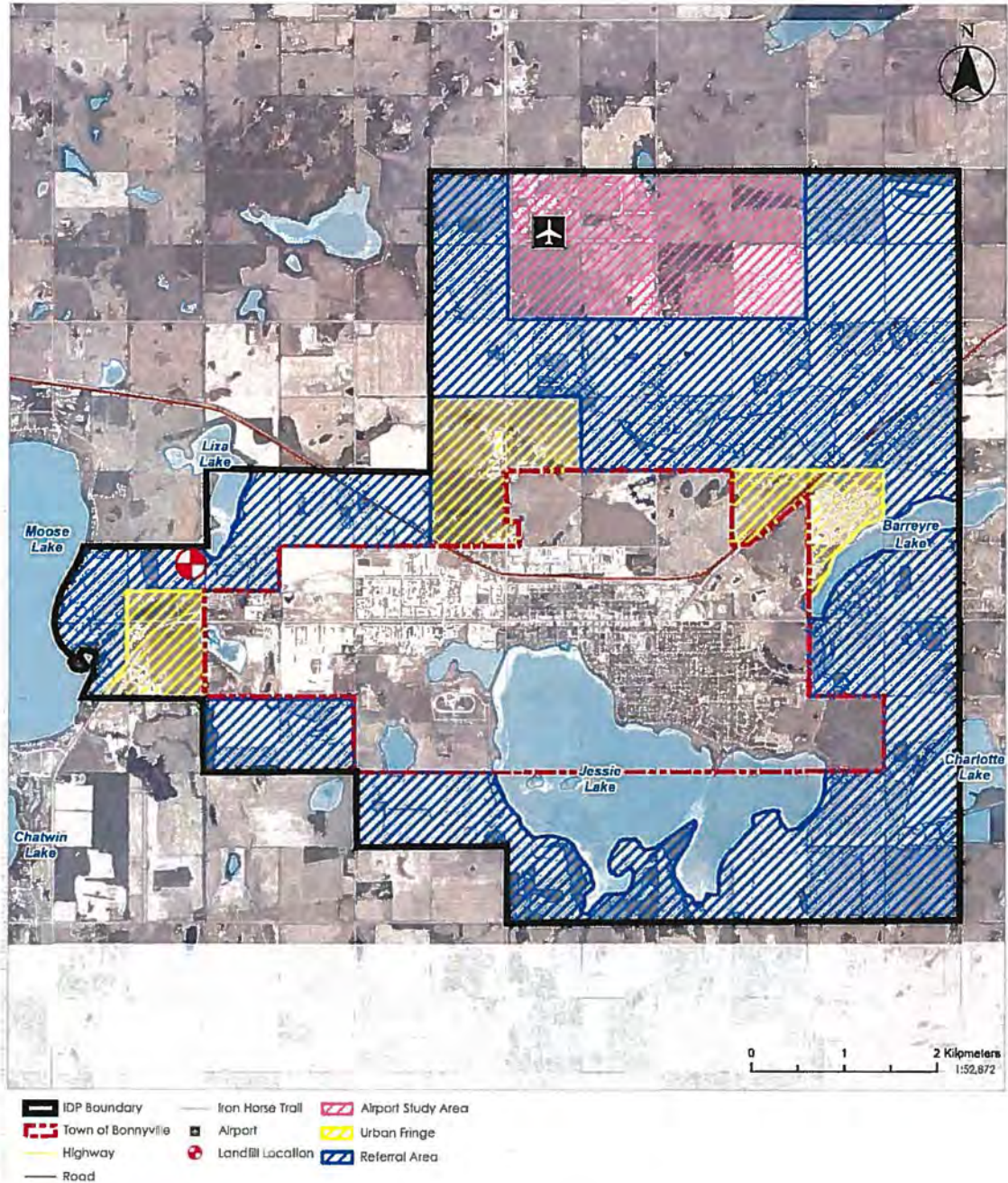
#164321

#164333

*[Handwritten signature]*



Map 8 – Referral Area



Coordinate System: NAD 1983 3TM 111  
 Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS,  
 Imagery Date: Monday, July 27, 2015

*Map 8*

---

## 8.0 GLOSSARY

### A

---

**Alberta Environment and Parks (AEP)**

Provincial ministry responsible for environmental policy.

**Alberta Transportation (AT)**

Provincial ministry responsible for all provincial highway policy.

**Annexation**

The process of transferring land from one municipality to another.

**Area Structure Plan (ASP)**

Statutory plan which provides long range land use planning for large areas of undeveloped land within the municipality, usually encompassing several sections of land. The plans identify major roadways, land uses, infrastructure requirements, parks, trails, and school sites. ASPs are approved and adopted by Council and must conform to the Municipal Development Plan.

**Area Redevelopment Plan (ARP)**

Statutory plan which provides long range land use planning for areas of lands that are already or partially developed but requiring a redevelopment strategy within the municipality. ARPs determine significant rethought of an area. ARPs are approved and adopted by Council and must conform to the Municipal Development Plan.

### B

---

**Bog**

a type of wetland ecosystem characterized by wet, spongy, poorly drained peaty soil.

**Buffer**

An area (landscaped, natural, or a separate use) set aside or maintained to provide visual or physical, or auditory separation between lots, public roadway, and/or uses.

**Bylaw**

A law made by a local authority in accordance with the powers conferred by or delegated to it under the *Municipal Government Act*. Bylaws are enforceable through penalties, able to be challenged in court and must comply with higher levels of law.

### C

---

**Chief Administrative Officer (CAO)**

A position within a municipality, established by bylaw, which is the administrative head of the municipality.



---

**Confined Feeding Operations (CFO)**

Fenced or enclosed land or buildings where livestock are confined (typically at a density  $\geq 170$  animals /acre) for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds. CFOs require a permit regulated by the NRCB, in accordance with the Agricultural Operation Practices Act.

**Conservation Reserve (CR)**

A new type of reserve category, called Conservation Reserve (CR), has been created in the MGA to protect environmentally significant lands such as wildlife corridors, significant tree stands or other environmentally significant features a municipality may wish to conserve but that do not meet the definition of Environmental Reserve. The municipality must provide appropriate compensation for dedication of CR.

---

**D**

**Development Permit**

A document that is issued under a land use bylaw and authorizes a development.

---

**E**

**Easement**

A privilege to pass over the land of another, whereby the holder of the easement acquires only a reasonable and usual enjoyment of the property and the owner of the land retains the benefits and privileges of ownership consistent with the easement.

**Environmental Reserve (ER)**

Land dedicated to a municipality during the subdivision process, where it is determined to be undevelopable due to environmental conditions, in accordance with Section 664 of the *Municipal Government Act*. This may include swamps, gullies, wetlands, ravines, flood-prone areas, or land adjacent to a watercourse or waterbody.

**Environmental Reserve Easement (ERE)**

Instead of land being dedicated to a municipality during the subdivision process, where it is determined to be undevelopable due to environmental conditions, in accordance with Section 664 of the *Municipal Government Act*. This may include swamps, gullies, wetlands, ravines, flood-prone areas, or land adjacent to a watercourse or waterbody. An environmental easement is registered on the private land holders title preventing development an destruction of these lands.

**Environmental Site Assessment (ESA)**

Refers to an evaluation of a property to determine the likelihood or presence of potential contamination on the property.

**Extensive Agriculture**

Refers to those agricultural operations producing crops or livestock which require large tracts of land.



---

## F

### **Fen**

A type of wetland ecosystem characterized by peaty soil, dominated by grasslike plants, grasses, sedges, and reeds. Fens are alkaline rather than acid areas, receiving water mostly from surface and groundwater sources.

---

## I

### **Incompatible Development**

Uses that by their permanency (once built cannot be easily removed or redeveloped) or would unduly impact on existing or future development (noise, dust, smell, traffic, etc.).

### **Intermunicipal Collaboration Framework**

A requirement under Section 708.28 of the MGA that must be undertaken by all Municipalities in Alberta.

### **Intermunicipal Development Plan Committee (IDPC)**

The Intermunicipal Development Plan Committee comprised of two elected officials, and the Chief Administrative Officers (CAO) from each municipality, supported by administrative staff who assisted in the development and who administer the IDP.

---

## L

### **Land Use**

The various ways in which land may be used or occupied. Typically, these are broadly categorized as residential, commercial, industrial, institutional, agricultural, etc.

### **Land Use Bylaw (LUB)**

A statutory document (bylaw) that divides the municipality into Land Use Districts (Zones) and establishes procedures for processing and deciding upon applications for development. It sets out rules which affect how each parcel of land in the municipality may be used and developed. It also includes a zoning map.

### **Land Use District/Zone**

Regulations for development for an area of land, as set out in the Land Use Bylaw.

---

## M

### **Marsh**

a type of wetland ecosystem characterized by poorly drained mineral soils and by plant life dominated by grasses.

### **MD**

This refers to the Municipal District of Bonnyville No.87



**Municipal Development Plan (MDP)**

Statutory plan adopted by a Municipal Council, under the authority of Section 632 of the *Municipal Government Act*. The plan outlines the direction and scope of future development, the provision of required transportation systems and municipal services, the coordination of municipal services and programs, environmental matters, and economic development.

**Municipal Government Act (MGA)**

Provincial legislation that outlines the power and obligations of a municipality.

**Municipal Government Board (MGB)**

An independent and impartial quasi-judicial board established under the *Municipal Government Act* to make decisions about land use planning and assessment matters. Specifically, in relation to matters addressed in the MDP, the MGB considers applications which relate to annexation of lands, subdivision appeals which are adjacent to water, highways, landfills, waste treatment or storage sites, and intermunicipal or linear (e.g., pipelines, wells, etc.) disputes.

**Municipal Reserve, Municipal and School Reserve, and School Reserve (MR, MSR, SR)**

Lands to be owned by a municipality and/or school authority to provide for park, recreation, or school authority purposes. Such lands are generally obtained at the time of subdivision, where the applicant is required to provide up to 10% of the developable area as reserve lands or cash in lieu, as determined by the municipality.

**Must**

An interpretive clause that directs that the policies stated have to be followed.

---

**N**

**Natural Resources Conservation Board (NRCB)**

A body within Alberta that reviews proposed major natural resource projects, and regulates confined feeding operations in the province.

**Non-Statutory Plan**

Plans that are similar in scope to statutory plans but which are approved through Council resolution as opposed to being adopted as bylaws. These may include Outline Plans, Conceptual Schemes, Master Plans, guidelines, and policy statements.

---

**O**

**Off-Site Levy**

A development levy that a Council may impose by bylaw in accordance with the *Municipal Government Act*, to be used to pay for identified offsite infrastructure capital costs by those who gain a direct or indirect benefit of that infrastructure. This helps to ensure that new growth helps pay for new infrastructure required for that growth.

---





## **P**

---

### **Policy**

A specific statement or plan to achieve an objective, which when part of a statutory plan, provide direction and instruction for a proposal.

### **Public Hearing**

As part of a bylaw amendment, the public shall be notified of an opportunity to submit representation (written or oral) to be heard by Council, at a specified date and time, per the *Municipal Government Act's* notification requirements.

## **R**

---

### **Rights-of-Way (ROW)**

Agreement that confers to an individual, company or municipality the right to use a landowner's property in some way. Also see easement.

### **Riparian**

Transitional areas between upland and aquatic ecosystems, bordering streams, lakes, rivers, and other watercourses. These areas have high water tables and support plants requiring saturated soils during all or part of the year. Riparian areas usually have soil, biological and other physical characteristics that reflect the influence of water and hydrological processes.

## **S**

---

### **Setback**

The distance between a property line and part of a site, governed through the Land Use Bylaw.

### **Shall**

An interpretive clause that directs that the policies stated must be followed.

### **Should**

An interpretive clause that means compliance to the principle is required but the IDPC has some discretion based on the circumstances of the specific case being presented for consideration.

### **Statutory Plan**

A plan adopted by municipal bylaw under the authority of the *Municipal Government Act*. Examples of a Statutory Plan are: an Intermunicipal Development Plan, a Municipal Development Plan, Area Structure Plans, and Area Redevelopment Plans.

### **Stormwater Management Facility (SWMF)**

An area which gathers rainfall and surface water runoff to help reduce the possibility of flooding and property damage, slowing and filtering storm water runoff.

### **Subdivision**

The creation or separation of new titled parcels of land from an existing parcel of land.



---

**Swamp**

a wetland ecosystem characterized by mineral soils with poor drainage and by plant life dominated by trees

**T**

---

**Town**

Refers to the Town of Bonnyville

**W**

---

**Will**

An interpretive clause that directs that the policies stated must be followed.

