

The top half of the page features a solid blue background with a complex, abstract geometric pattern. The pattern consists of multiple overlapping, nested shapes that resemble stylized chevrons or zig-zags, creating a sense of depth and movement. The lines are of varying thicknesses and colors, ranging from a light cyan to a darker blue, which adds to the visual complexity.

## **APPENDIX D**

### Relevant Statutory Plans Excerpts



**Town of Strathmore and Wheatland County  
Intermunicipal Development Plan**



**Bylaw No. 24-15  
December 11, 2024**



**Bylaw 2024-22  
December 3, 2024**

### 3-2 APPLICATIONS

Planning and development applications and amendments are to be processed and decided upon by the respective approving authority of the municipality in which the application is made. Any applications for urban expansion will align with the MGA.

**Policy 3.2.1** The adoption of, or amendments to, a statutory plan (IDP, MDP, ASP, ARP) or LUB shall be processed and decided upon by the Council of the municipality in which the plan or bylaw is located and circulated in alignment with the MGA.

**Policy 3.2.2** Subdivision and development permit applications are to be processed and decided on by the Approving Authority of the municipality to which the application pertains.

**Policy 3.2.3** The municipalities will adhere to Division 6 of the MGA as it relates to any application for annexation and the process it entails.

### 3-3 INTERMUNICIPAL REFERRAL PROCESS

Referral of planning applications and amendments is essential to maintaining open communication on an ongoing basis. The municipalities will continue the reciprocal referral of planning proposals, in accordance with the IDP.

**Policy 3.3.1** Referrals on new or amended ASPs or Conceptual Schemes within the:

- a) Future Business Area,
- b) Predominantly Agricultural Lands, or
- c) Urban Referral Area,

as identified in [Figure 5](#), shall be made to the adjacent municipality.

**Policy 3.3.2** Referrals for land use redesignation, subdivision, or discretionary development approvals are:

- a) Required when the development is proposed in the Future Business Area, Predominantly Agricultural Lands, or Urban Referral Area, as identified in [Figure 5](#), and outside of the boundary of an ASP, and
- b) Not required when the development is proposed inside the boundary of an adopted ASP and the proposal fully complies with the policies of the ASP.

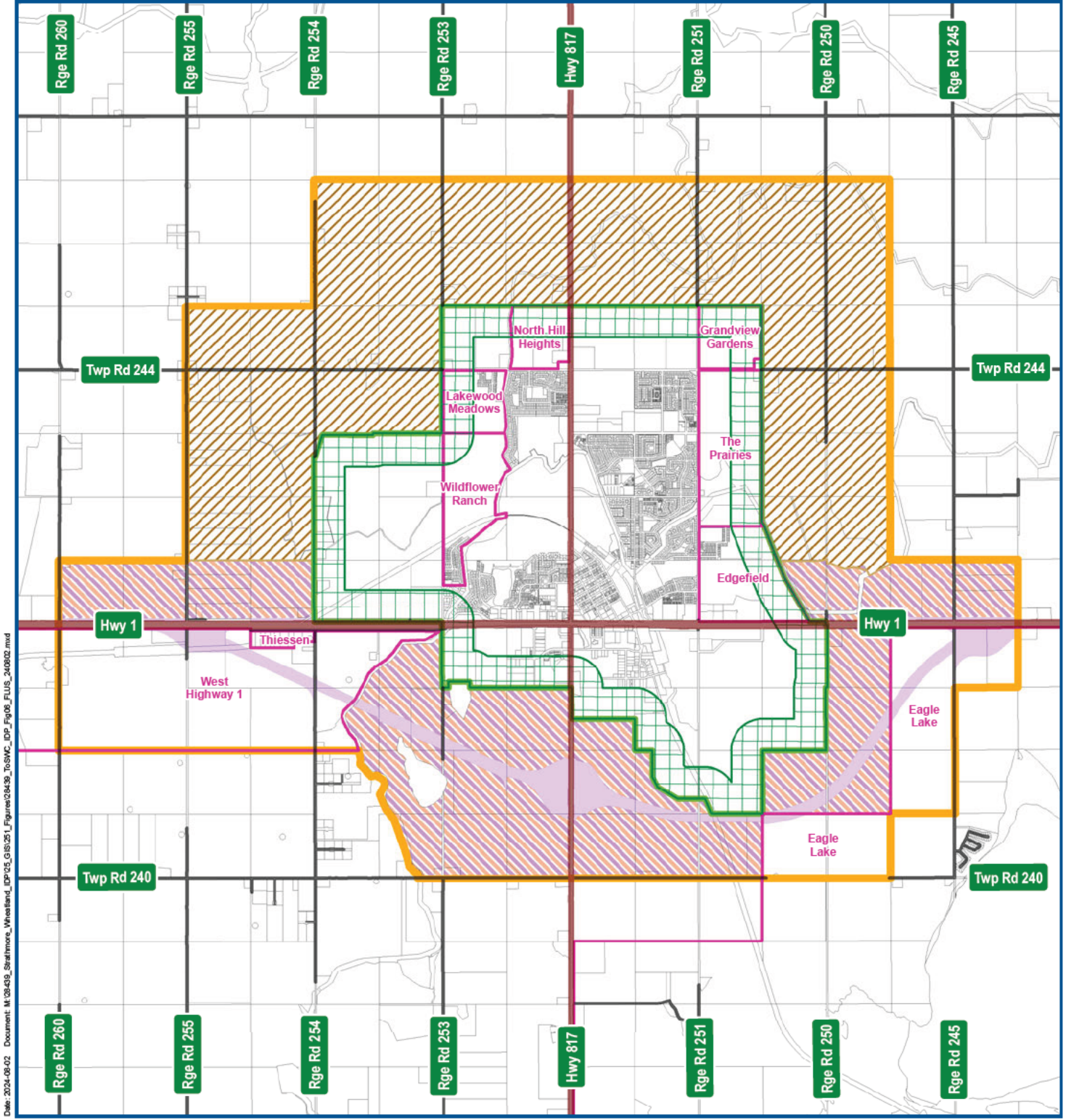
**Policy 3.3.3** Notwithstanding Policy 3.3.2, land use redesignation, subdivision, or discretionary development approvals for single-lot commercial and industrial development in the Predominantly Agricultural Lands shall be referred to the Town.

**Policy 3.3.4** Referrals shall be sent by email to the respective Planning Departments of each municipality, with additional information conveyed by email as needed.

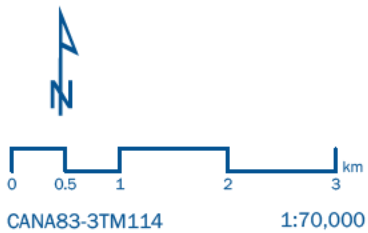
**Policy 3.3.5** Referrals shall be responded to within 30 days.

**Policy 3.3.6** If either municipality does not reply within – or request an extension to – the 30-day period, it will be assumed that the responding municipality has no comment or objection to the referred planning or development proposal.

**Policy 3.3.7** The municipalities shall continue to provide contact information for landowner circulation in cases where the subject land abuts a municipal boundary.



Date: 2024-06-02 Document: M:\2024\3\_Stra\Strathmore\_Wheatland\_IDP\25\_GIS\251\_Figures\254\39\_to81WC\_IDP\_Fig05\_FLUS\_240802.mxd



- Municipal Boundary
- Area Structure Plan
- IDP Area
- Urban Referral Area
- Future Business Area
- Predominantly Agricultural Area
- Highway
- Collector Roadway
- Local Roadway
- Future Bypass



**TOWN OF STRATHMORE  
& WHEATLAND COUNTY  
INTERMUNICIPAL  
DEVELOPMENT PLAN  
FIGURE 5: FUTURE  
DEVELOPMENT SCENARIO**

2014

# Municipal Development Plan



Town of Strathmore  
Municipal Development Plan  
Bylaw #14-03  
Adopted April 16, 2014

Sec. 20,  
ATIA

## 2.6 Agricultural Operations

The Municipal Government Act requires all Municipal Development Plans to contain policies pertaining to the protection of agricultural operations as stipulated by the Agricultural Operations Practices Act. Being an urban municipality, the Town of Strathmore mandate is not directly related to the protection of agricultural operations, but the municipality continues to respect agricultural operations as they may fit within the lands annexed in 2011 until such time as development occurs.

**Goal:** To recognize and preserve existing agricultural opportunities on lands annexed into the Town and continuing the traditional agricultural uses while waiting for the appropriate time for urban development.

### Policies

- 2.6.1 Strathmore shall respect existing agricultural operations located within the municipal boundaries.
- 2.6.2 Further intensification of agricultural operations shall not be supported within the municipal boundary, nor will intensive livestock operations be supported in the lands located within the municipal boundary or within Wheatland County a distance of two (2) miles from the municipal boundary.
- 2.6.3 Lands which are brought into the municipality through annexation shall remain classified as General Agriculture under the Town of Strathmore Land Use Bylaw (as per Wheatland County Land Use Bylaw and the Municipal Government Board decision), until such time as the owner or developer prepares an application for redesignation. Agriculture operations will be protected on these lands until such time as well planned urban style development is approved by Council of the Town of Strathmore.

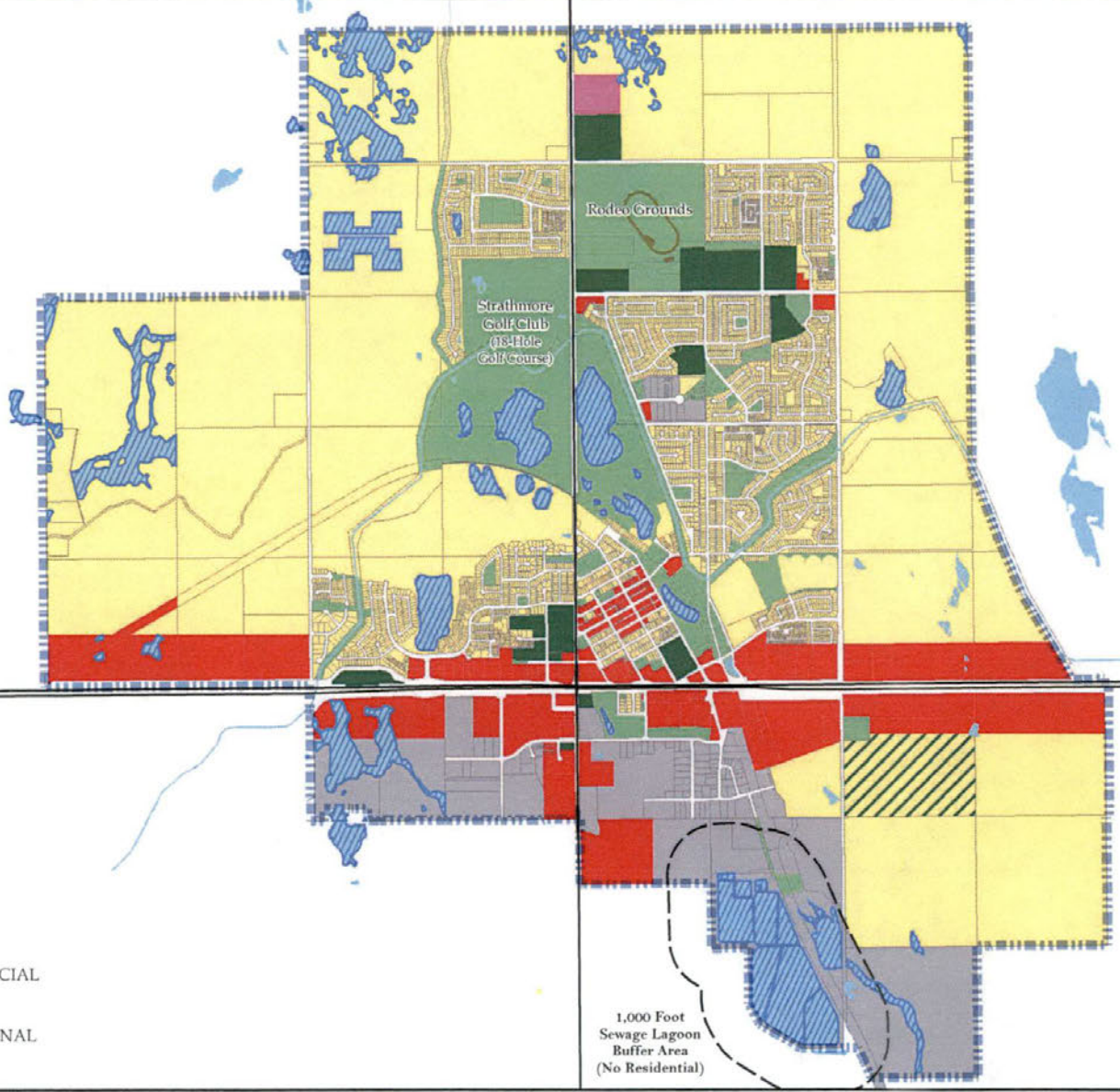
## 5.1 Intermunicipal and Agency Planning and Regional Cooperation

Strathmore recognizes that gains to the region whether in Wheatland County or Strathmore benefit the community as a whole. As such, Strathmore will continue to work with Wheatland County in a strong open relationship, based on good faith and sharing. As a member of the Calgary Regional Partnership, the Town will work with all regional partners to promote all benefits and market the region as a strong location for growth.

**Goal:** To create a strong regional community with open communication and sharing of resources to benefit and enhance the community as a whole for the future.

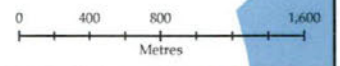
### Policies

- 5.1.1 The Town of Strathmore shall work with Wheatland County to adopt an Intermunicipal Development Plan in accordance with the *Municipal Government Act* with updates to this Plan occurring as deemed necessary by either party.
- 5.1.2 In lieu of an adopted Intermunicipal Development Plan, the Town of Strathmore shall refer all Area Structure Plans, redesignation applications within one half mile of the County boundary, and all major infrastructure projects for review and comment by Wheatland County.
- 5.1.3 In lieu of an adopted Intermunicipal Development Plan, the Town requests that Wheatland County refer to the Town any Area Structure Plans, redesignation applications and major infrastructure projects located within the Referral Area of Interest, illustrated on Figure 9.
- 5.1.4 Future annexation proposals shall follow the considerations outlined within any approved Area Structure Plans and/or Intermunicipal Development Plans.
- 5.1.5 The Town of Strathmore does not support any new or expansion of existing intensive livestock operations within 3.2 km (2 miles) of the Town boundary.
- 5.1.6 The municipality shall work with Wheatland County on cost sharing initiatives for mutually beneficial projects, facilities, and programs.
- 5.1.7 The Town shall continue to work with Wheatland County for Fire Protection and other services through an agreement as approved by Council.
- 5.1.8 The Town of Strathmore is a member of the Calgary Regional Partnership and shall work towards conforming to the Calgary Metropolitan Plan.
- 5.1.9 Upon adoption of the South Saskatchewan Regional Plan, the Town of Strathmore shall review the Municipal Development Plan to determine if any amendments are required to bring the Town's statutory documents in conformance with the adopted Regional Plan.
- 5.1.10 The Town shall continue to work with the Western Irrigation District to develop an agreement for the use of WID canal right of way for public pathway access.



- Land Use Designations**
- OPEN SPACE
  - COMMERCIAL
  - INDUSTRIAL
  - INSTITUTIONAL
  - NEIGHBORHOOD COMMERCIAL
  - RESIDENTIAL
  - RESIDENTIAL / INSTITUTIONAL
  - WETLANDS

1,000 Foot  
 Sewage Lagoon  
 Buffer Area  
 (No Residential)



*apl*



6. The County shall consider transportation access as a major component of commercial and industrial applications in order to properly manage vehicle traffic from employment, patronage, and the shipment of goods and services.
7. The County shall require that commercial and industrial applications demonstrate that they will cause no significant adverse impacts on the natural environment, including but not limited to, ground and surface water, soil quality, air quality, wildlife and vegetation. If impacts are expected, the application must demonstrate how these will be mitigated.
8. The County shall consider the broader area context and the impact of cumulative development into consideration for all commercial and industrial applications.
9. The County should support opportunities for agro-industrial activities such as the processing and/or shipping of agricultural products, where appropriate and in accordance with the policies of this Plan.
10. New commercial or industrial applications in the County shall not be approved on lands that are proposed for annexation unless the lands are so identified in an Intermunicipal Development Plan.
11. The County may consider commercial and industrial off-site levies, and / or local improvement taxes, to ensure the fair and equitable distribution of costs between the proponents of all new and future development, in designated commercial or industrial areas.
12. Home-based businesses are promoted as an economic development opportunity that mitigates demand on existing infrastructure.
13. Home-Based Businesses that accommodate small, non-intrusive, low risk, low intensity developments that can be integrated into and are compatible with adjacent non-commercial or non-industrial sites, should be supported. Uses that exceed the definition of a Home-Based Business shall be located within an appropriate business area and land use district.



## 4.6.2 Review and Amendment Policies

1. When considering adopting or amending a statutory plan (IDP, ASP, ARP), Land Use Bylaw, Area Concept Plan (ACP), subdivision or development permit applications, the County shall review the proposal in accordance with the MDP, and other relevant policies, plans, and legislation.
2. The County, in consultation with the community, should undertake reviews of the MDP every five years to verify that its objectives and policies are current, effective, and consistent with other County policies that may be adopted from time to time.
3. An annual review shall consider proposed amendments that do not require substantive changes to this Plan and development regulations.
4. A five-year review shall consider amendments:
  - that could be considered in the annual review as well as those outside the scope of the annual review; or
  - relating to substantive changes to this Plan and corresponding regulations.
5. The County or a landowner may initiate an amendment to the MDP. The County shall require the submission of such background information as is considered necessary to support the amendment. Amendment of the MDP shall follow the appropriate procedures as outlined in the *Municipal Government Act*.
6. The County shall commence the process to amend this MDP within six months following any annexation of land that affects the County.
7. Proposed amendments to this Plan shall be accompanied by any changes to statutory plans, the Land Use Bylaw, and other related policies and guidelines so that they are consistent with this Plan.
8. There are many other documents and policies that have been approved by Wheatland County, and in some cases the Government of Alberta, that apply to planning and development in the County. While the MDP has been developed to be consistent with these, it does not supersede provincial policies, legislation or regulations.





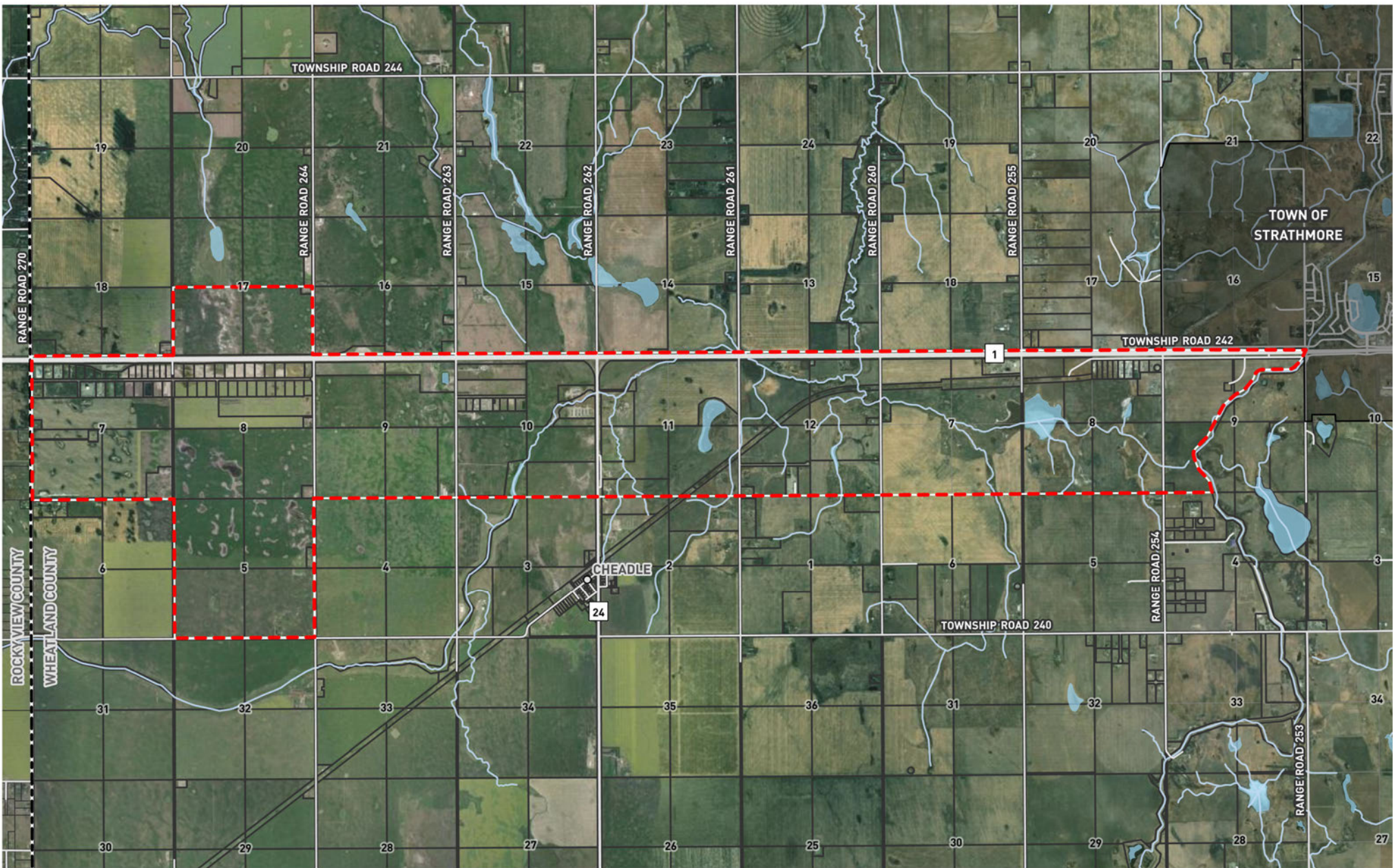
# West Highway 1 Area Structure Plan

March 21, 2006 – Bylaw 2006-05 (Original)

August 20, 2019 – Bylaw 2019-11 (Amendment)

August 15, 2023 – Bylaw 2022-28 (Amendment)





- - - ASP Boundary
- Hamlet
- Road
- Watercourse
- Municipality - Rural
- Municipality - Urban
- Parcels
- Waterbody



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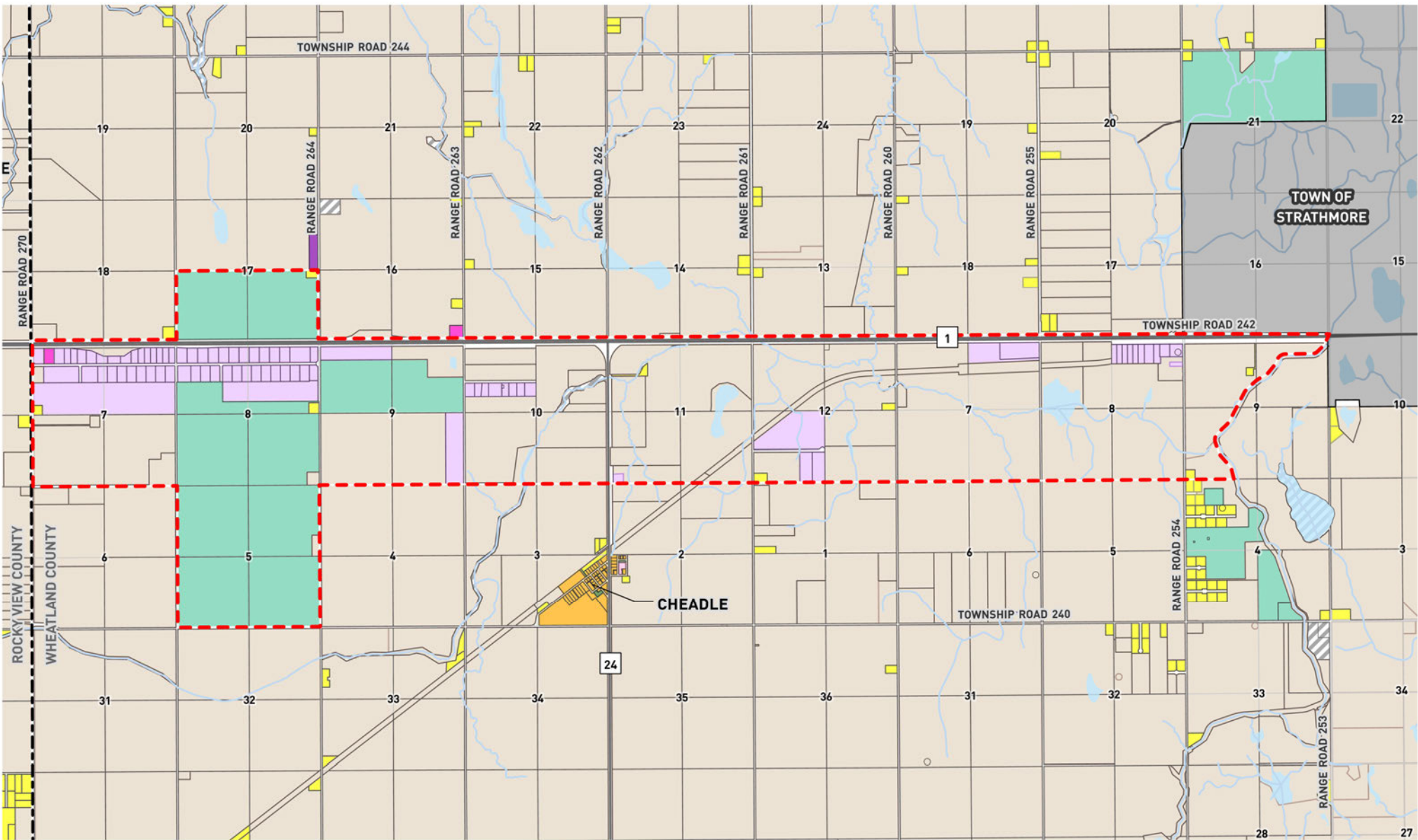
## West Highway 1 ASP

### Map 1: Aerial Overview

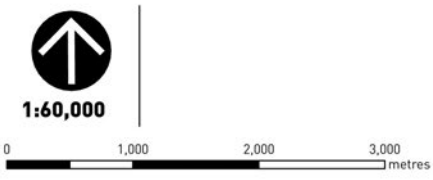
Wheatland County



June 2023



- ASP Boundary
- Municipality - Rural
- Major Road
- Watercourse
- Waterbody
- Municipality - Urban
- Parcels
- AG - Agriculture General
- C-R - Country Residential
- CH - Commercial Highway
- CS - Community Service
- DC - Direct Control
- HRG - Hamlet Residential General
- IG - Industrial General
- II - Intensive Industrial
- PR - Parks and Recreation
- Not Assigned

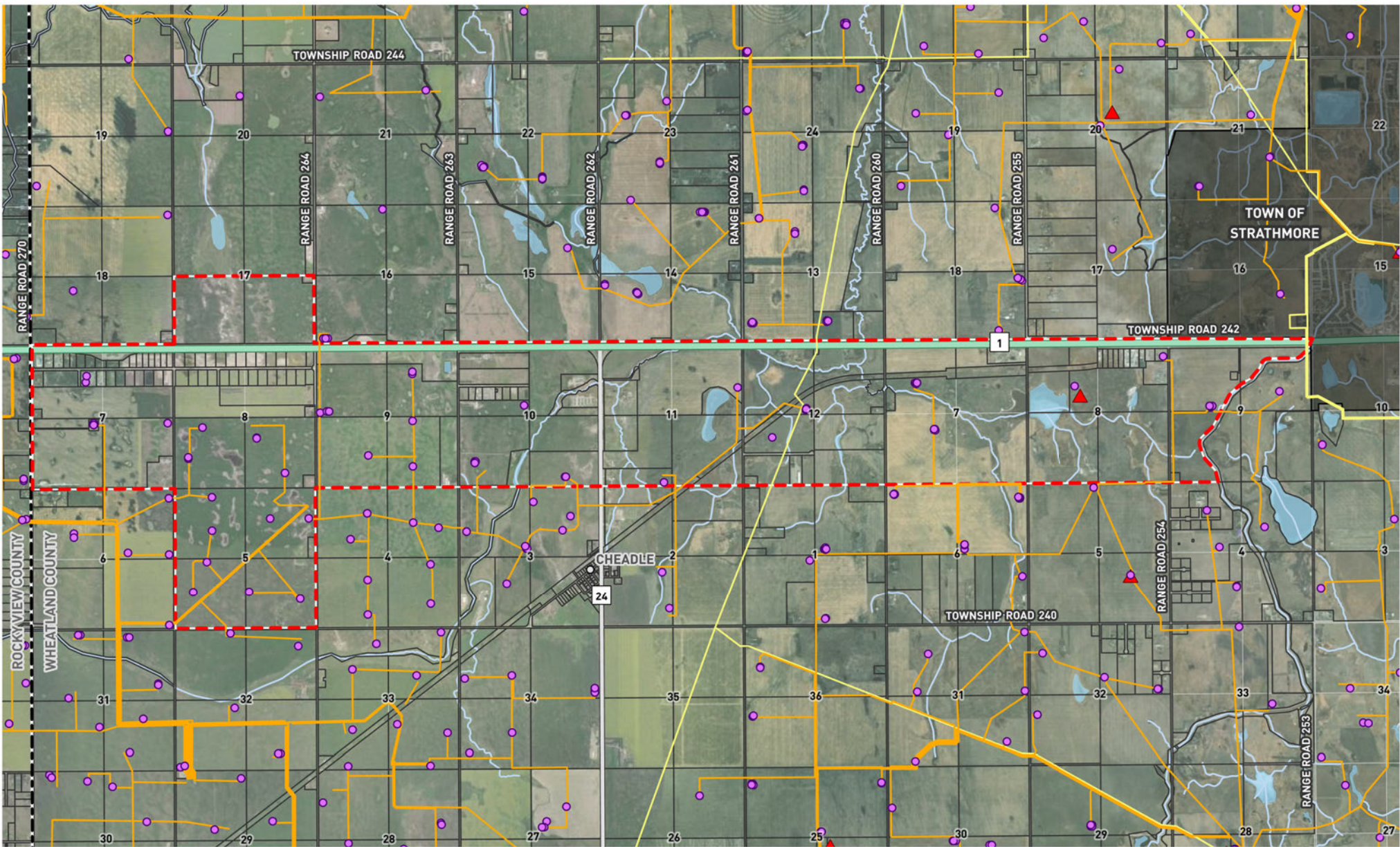


## West Highway 1 ASP


### Map 2: Existing Land Use

Wheatland County





- - - ASP Boundary
- Hamlet
- 138/144 kV Transmission Line
- Ember Resources Inc.
- Watercourse
- Municipality - Urban
- ▲ Facility
- Wells
- ATCO Gas And Pipelines Ltd.
- Major Road
- Municipality - Rural
- Parcels
- Waterbody



**1:60,000**

0
1,000
2,000
3,000

metres

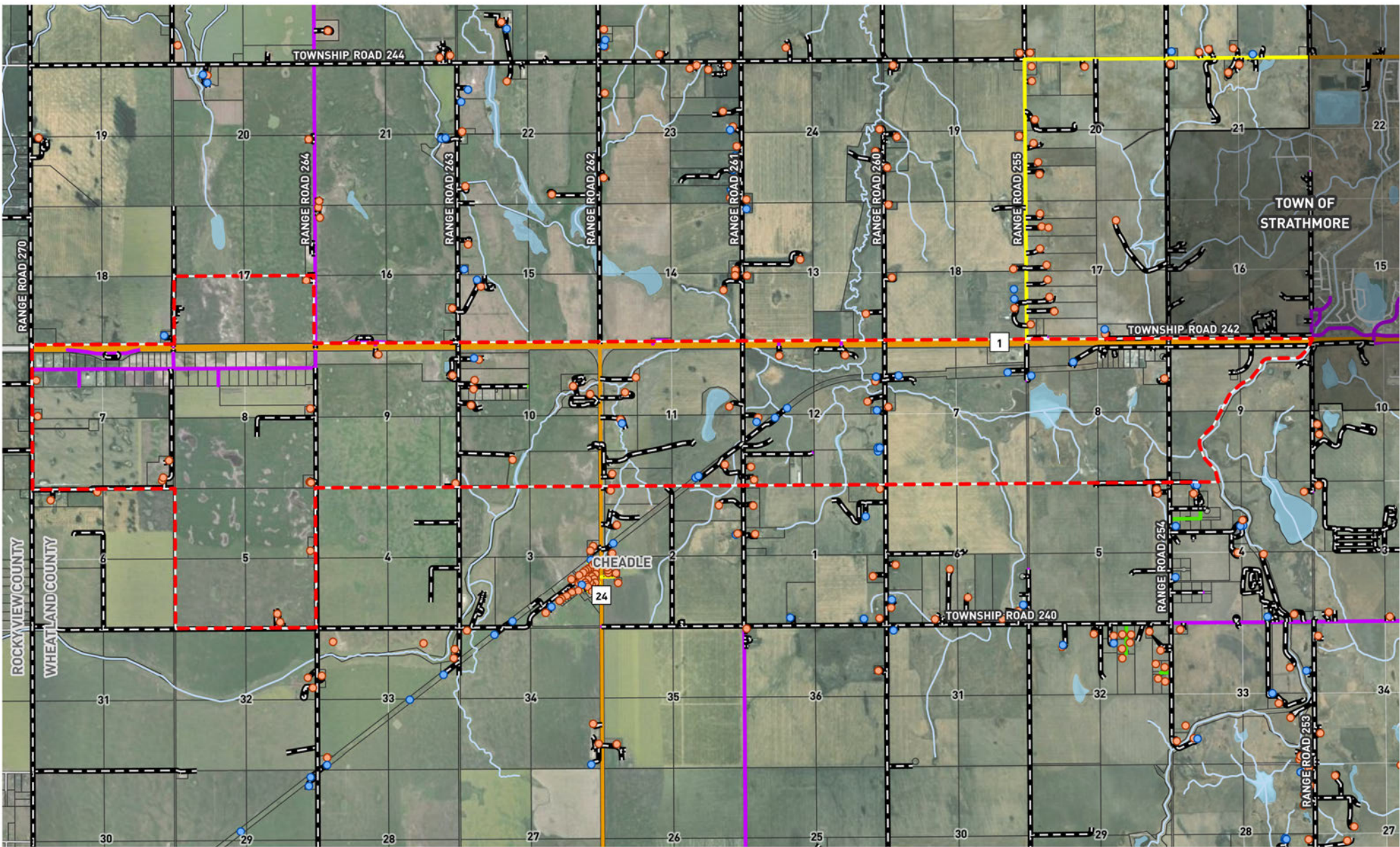
## West Highway 1 ASP

### Map 3: Existing Infrastructure

Wheatland County



June 2023



- - - ASP Boundary
- Residences
- Gravel
- Highway
- Watercourse
- Parcels
- Manufactured Homes/Cabins
- Chip Seal
- Collector Road
- Local Road
- Municipality - Urban
- Waterbody



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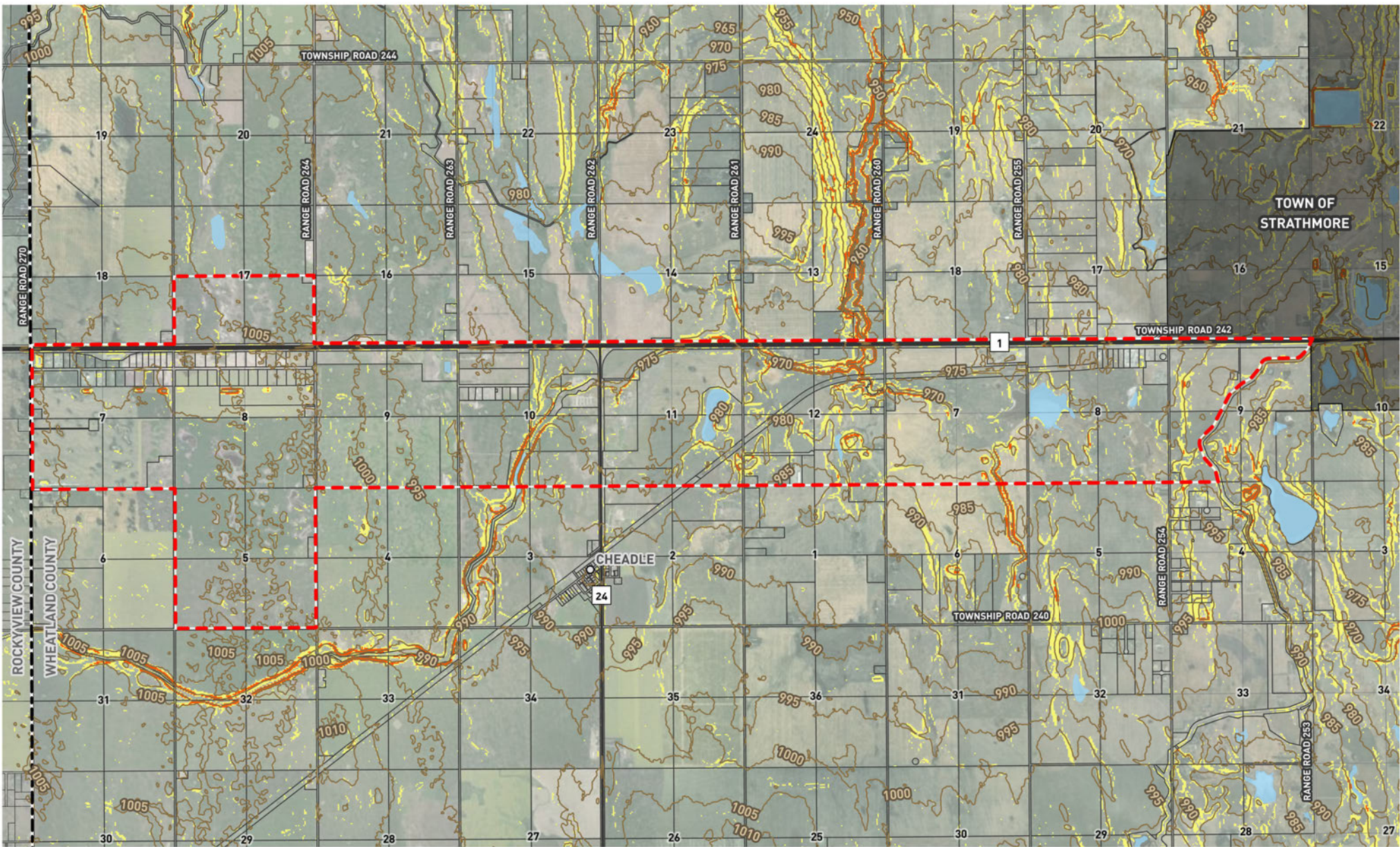
## West Highway 1 ASP

### Map 4: Existing Road System


Wheatland County




June 2023



- ASP Boundary
- Contour (5m)
- Municipality - Rural
- Parcels
- Slope (%)**
- Hamlet
- Major Road
- Municipality - Urban
- Waterbody
- 5 - 10
- > 10



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## West Highway 1 ASP

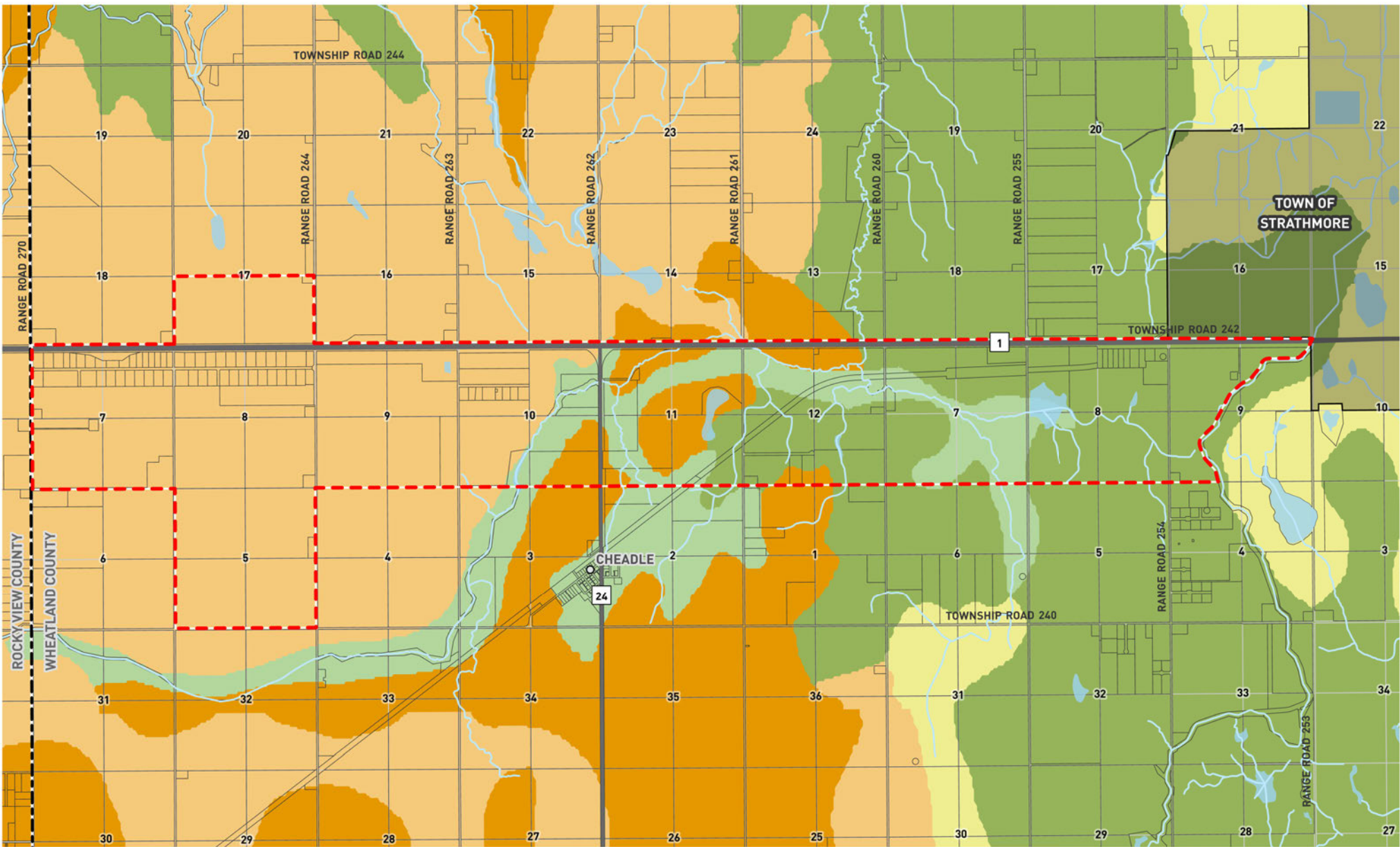
### Map 5: Topography

Wheatland County



June 2023

Data Sources: Altalis, GeoBase, Wheatland County  
 Jun 1, 2023 - 09:30 AM W:\1905-31 Wheatland County West Hwy 1 Industrial 2019May07\5.0 Technical\5.1 Technical Production\5.1.2 GIS\_Maps\1905-31\_Mapping\1905-31\_Mapping.aprx



- ASP Boundary
- Major Road
- Municipality - Rural
- Parcels
- Hamlet
- Watercourse
- Municipality - Urban
- Waterbody
- CLI Class**
- Class 1
- Class 2
- Class 3
- Class 4
- Class 5



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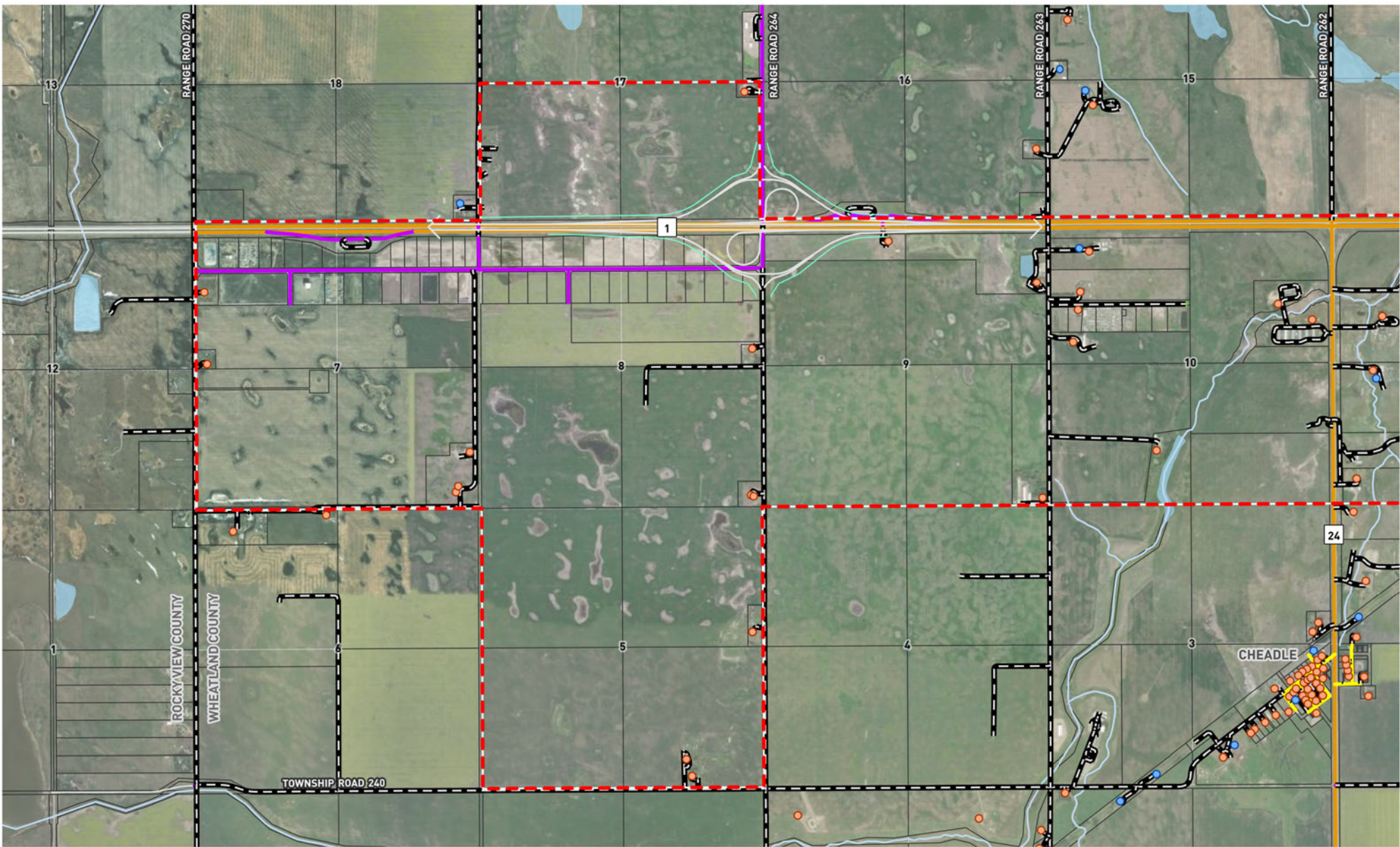
## West Highway 1 ASP

### Map 6: Canadian Land Inventory

Wheatland County



June 2023



- - - ASP Boundary
- Residences
- Gravel
- Collector Road
- Local Road
- Watercourse
- Waterbody
- Manufactured Homes/Cabins
- Chip Seal
- Interchange
- Highway
- Outer Boundary
- Parcels



1:30,000



## West Highway 1 ASP

### Map 7: Potential Highway 1/Range Road 264 Interchange

Wheatland County



June 2023