

# WELCOME

to the

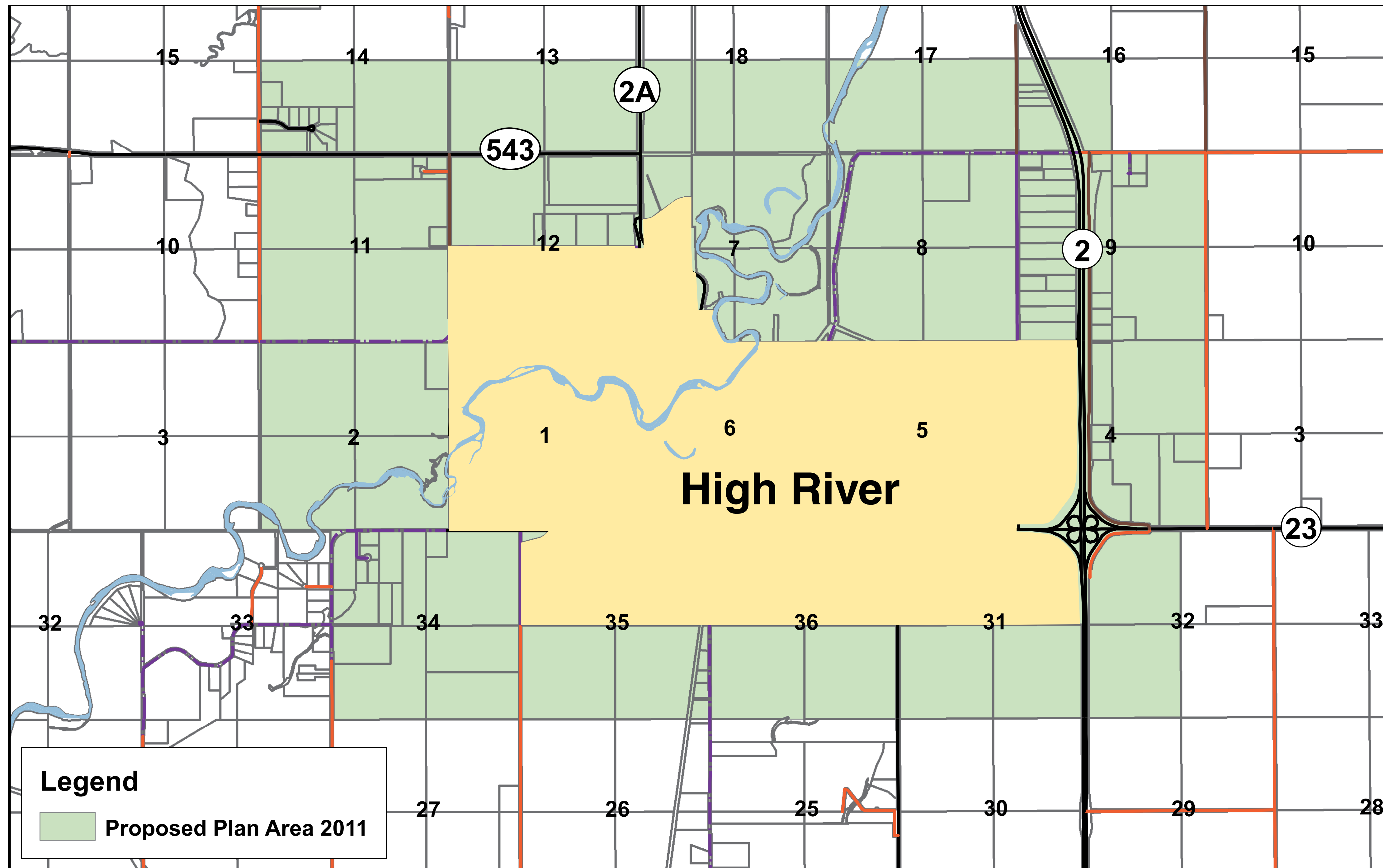
## Town of High River & MD of Foothills



# PUBLIC OPEN HOUSE

4 pm - 8 pm • *Please sign in.*

# What lands are included in the plan?



# What is an IDP?

An Intermunicipal Development Plan (IDP) is a land use planning tool, provided for in the Municipal Government Act (MGA), that is developed jointly by two municipalities.

The IDP will:

- Establish a regional framework for managing land use,
- Facilitate consistency in land development within the fringe area,
- Outline future joint planning initiatives,
- Facilitate inter-municipal communication and cooperation in land development matters and
- Lay out processes for dispute resolution.

This statutory plan must be adopted by the Councils of both municipalities in order to come into effect.

# What is an IDP NOT?

## **An IDP is *NOT*:**

### **An annexation application**

Annexation is the process of transferring land from one municipal jurisdiction (e.g. the MD) to another (e.g. the Town). It involves the alteration of municipal boundaries. An IDP is a joint municipal planning process that looks at future land uses but *does not change the boundaries of either municipality.*

### **A mass rezoning of land**

Rezoning or reclassification of land is a separate process that would be considered at a time when a specific development is proposed by a landowner. The IDP may outline potential future land uses but does not actually change the zoning.

### **A water servicing agreement**

The Town and the MD have a separate process for negotiating and implementing water or other servicing agreements.

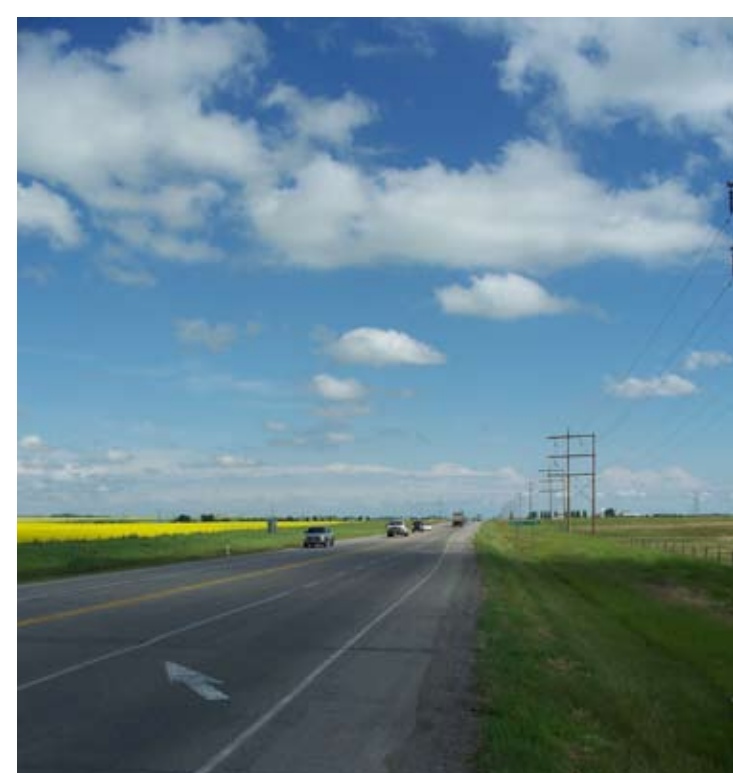
# What are the benefits of Intermunicipal Planning?

- Encouraging dialogue to reduce the potential for land use conflicts and foster a better understanding of each other's interests and views;
- Achieving a common purpose for growth and development in the broader area which is supportive of intermunicipal agreements and other cooperative initiatives in the provision of municipal services;
- Promoting certainty for rural/urban land use and development activities by designating and safeguarding areas for continued development;
- Confirming future urban growth directions and land requirements and allowing for the efficient and economical expansion of the municipality;
- Enabling both parties to jointly consider the effects that a specific development in one municipality might have on the other;
- Promoting effectiveness and efficiency in the delivery of services including such things as coordinating of recreation facilities, transportation planning, etc; and
- Obtaining certainty around the types of land use allowed within the urban fringe and the development standards that will be applied.

# Why Do We Need An IDP Review?

- The existing IDP for the Town of High River and the MD of Foothills is 10 years old.
- With the tremendous amount of growth both municipalities have experienced in the last few years, it is essential to evaluate the current policies and consider alternatives to support and regulate growth.
- The review provides an opportunity to incorporate the information and data provided in studies completed since the adoption of the current plan in 2000.
- Through this review, options for joint planning initiatives will be explored. We may find opportunities for future joint endeavours in planning, development, infrastructure, transportation, environment and recreation that will benefit both municipalities.
- This IDP may address topics such as future growth direction and....

**TRANSPORTATION**



**ENVIRONMENT**



**RECREATION**



**COMMERCE**



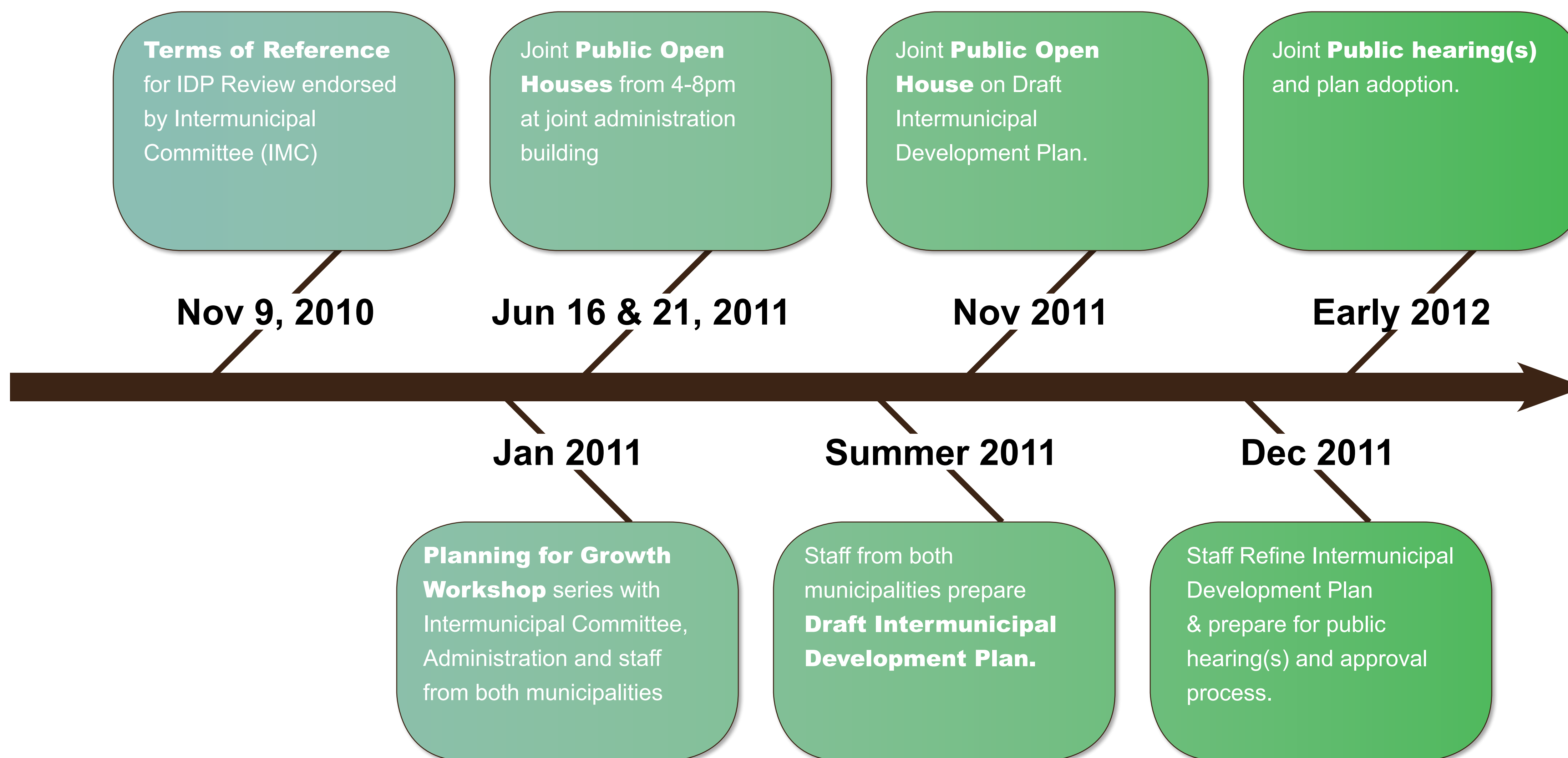
**AGRICULTURE**



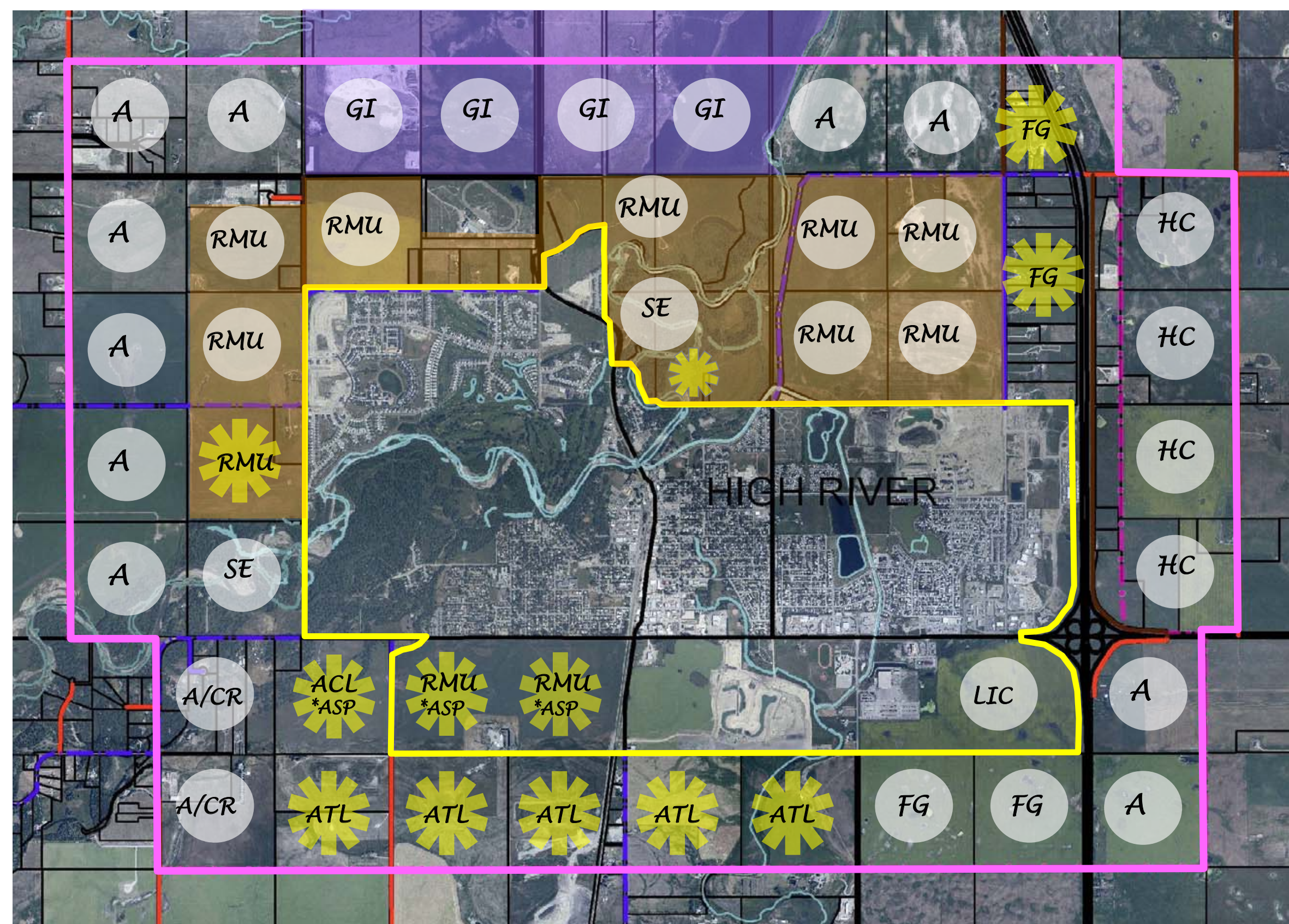
**RESIDENTIAL  
DEVELOPMENT**




# Where are we in the Process?



# What kinds of changes might we see in the future?



## IDP Area and Tentative Future Land Use Scenario

 Areas marked with a yellow asterisk are subject to further study and public consultation to determine the best future land uses or activities.

\*ASP – indicates that there is an approved Area Structure Plan in place.

# What do the letters on the map mean?

**A** **AGRICULTURE (A)**

Lands with this designation are intended to support continued low intensity agricultural production into the foreseeable future. Subdivision of these lands, even into smaller agricultural parcels will generally not be supported other than to remove a first parcel out from an un-subdivided quarter section.

Intense development of these lands has generally been ruled out either due to the suitability of the land for agriculture or because of its unsuitability for future urban growth.

**LIC** **LIGHT INDUSTRIAL CAMPUS (LIC)**

This designation was used to describe the future land use for the undeveloped quarter section within the Town boundary that lies south of 12th Avenue between 18th street and Highway #2.

The Town envisions this area as a light industrial/green eco-park. The types of uses contemplated include light industrial and some mixed use (office or commercial) but will not focus upon commercial uses. This area has also been contemplated as a suitable location for some type of post-secondary education campus.

**A/CR** **AGRICULTURAL / COUNTRY RESIDENTIAL (A/CR)**

This designation was given to lands where there is currently a mix of agricultural activities and country residential development, and there exists some potential for additional country residential development of a similar nature. These areas may be appropriate for some low density residential development but nothing higher density.

**ATL** **AGRICULTURAL TRANSITIONS LANDS (ATL)**

This designation was given to some of the lands along the southern border of High River. These lands are well situated for annexation into the Town, but may have issues with respect to flooding and storm-water management. Some of the lands are well suited to agricultural production and some have gravel deposits that should be exhausted prior to any development taking place.

# What do the letters on the map mean?

FG

## **FUTURE GROWTH (FG)**

Lands marked with a FG on the tentative future land use scenario are lands that are outside the current boundaries of the Town of High River and are not part of the 2010 annexation application that are considered appropriate for future growth either for the Town or for the MD.

Until determined otherwise jointly by the Town and MD, or until land is annexed by the Town of High River it is expected that only minimal low density subdivision will be considered appropriate for these areas.

GI

## **GATEWAY INTERFACE (GI)**

The lands that are located both in the IDP area and in the Highway 2A Industrial ASP (H2AIASP) area were given the designation Gateway Interface.

These are lands identified as gateways into and out of the Town of High River in the H2AIASP and it is stressed that comprehensive and collaborative planning should occur here in order to “ensure that Land uses and development forms within the GI policy area should be sensitive to the urban/rural transition between the Town of High River and the MD of Foothills”.

HC

## **HIGHWAY COMMERCIAL (HC)**

The lands in the IDP area along the east side of Highway #2 between Highway #23 and the Highway #543 extension have been suggested as future highway commercial areas in the tentative future land use scenario.

These lands have excellent highway access and visibility and would provide a variety of commercial opportunities. It was agreed that the possibility exists in this area for some type of joint venture that would involve servicing agreements and revenue sharing opportunities.

Typical highway commercial uses are envisioned for this area these might include: gas stations, restaurants, motels, trailer and farm implement dealerships etc.

# What do the letters on the map mean?

RMU

## **RESIDENTIAL MIXED USE (RMU)**

The Residential Mixed Use designation was allotted to the majority of the lands that are part of the 2010 annexation application by the Town of High River.

It is anticipated that the predominant land use here will be residential, but that supporting recreational and contextual commercial uses would be distributed throughout these areas as deemed appropriate by the Town.

SE

## **SPECIAL ENVIRONMENTAL AREA (SE)**

The riparian areas along the Highwood River both inside the current annexation application area to the north-west of the Town and in the MD south-west of the Town have been given the designation of Special Environmental Area due to their environmentally sensitive nature.

Some degree of joint planning is envisioned for these areas and they will likely never support much development due to their sensitivity and flood potential.

ACL

## **CLUSTER DEVELOPMENT WITH ENVIRONMENTAL AND AGRICULTURAL BALANCE (ACL)**

This designation was assigned to lands in the IDP area where there is an approved ASP for a cluster development already in place:

The Meadow Creek ASP was adopted by the MD of Foothills on October 21, 2002, Bylaw 191/00. This plan contemplates a cluster of 19-24 Residential Units and 2 Commercial lots clustered on 10.3 acres with the lands around Baker Creek being designated as Environmental Reserve Easement, Conservation Easement or Environmental Protection District (45 ac) and the balance of the quarter section remaining as agricultural land.

# What are some of the ideals that we share?



- Long range planning;
- Smart growth, minimizing sprawl (both urban and rural) and using land efficiently for development;
- Protecting environmentally or culturally significant areas from development;
- Foster growth and diversification while protecting natural capital and community character;
- Making decisions that consider the environment, economics and social implications;
- Fostering cooperative and mutually supportive relationships with municipal neighbours.

# What Do You Think?

***We need to hear your opinion...***

There are several ways you can tell us what you think:

- Speak up at this meeting,
- Call our planning department,
- Fill out a questionnaire at this open house or online,
- Attend the next open house in November, 2011 to view the draft plan,
- Attend the public hearing in February 2012.



## **MD of Foothills**

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