

**Town of Three Hills
Bylaw No. 1437-20**

**BYLAW No. 1437-20 OF THE TOWN OF THREE HILLS, IN THE PROVINCE OF ALBERTA,
BEING A BYLAW TO ADOPT THE TOWN OF THREE HILLS / KNEEHILL COUNTY
INTERMUNICIPAL DEVELOPMENT PLAN**

WHEREAS, Section 631(1) of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, provides that two or more Councils must, by each passing a Bylaw, adopt an Intermunicipal Development Plan;

AND WHEREAS, Council deems it desirable to adopt an Intermunicipal Development Plan with KNEEHILL COUNTY;

AND WHEREAS, Council recognizes that the lands contained within the Intermunicipal Development Plan will remain under the jurisdiction of each respective municipality, and that the Intermunicipal Development Plan provides a basis for cooperation and communication on matters of mutual interest;

AND WHEREAS, notice of the proposed Bylaw and Public Hearing was given pursuant to Section 606(2) of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta;

AND WHEREAS, a Public Hearing into the proposed Bylaw was scheduled for and held on February 10, 2020 commencing at 5:30 p.m. at the Town of Three Hills Office;

NOW THEREFORE, the Municipal Council of the Town of Three Hills duly assembled enacts as follows:

THAT THE TOWN OF THREE HILLS / KNEEHILL COUNTY INTERMUNICIPAL DEVELOPMENT PLAN, AS ATTACHED AND FORMING PART OF THIS BYLAW BE ADOPTED.

Town of Three Hills Bylaw 1328-10, Intermunicipal Development Plan with Kneehill County is hereby repealed

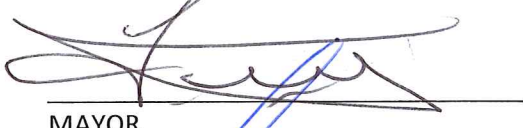
Town of Three Hills Bylaw 1329-10, Joint Intermunicipal Planning Commission with Kneehill County is hereby repealed.

Town of Three Hills Bylaw 1330-10, Joint Subdivision and Development Appeal Board with Kneehill County is hereby repealed.

READ a first time in Council this 13th day of January, 2020.

READ a second time in Council this 10th day of February, 2020

READ a third time in Council and finally passed this 10th day of February, 2020



MAYOR



CHIEF ADMINISTRATIVE OFFICER



**TOWN OF THREE HILLS
AND
KNEEHILL COUNTY
INTERMUNICIPAL DEVELOPMENT PLAN**



**Town of Three Hills
Bylaw No. 1437-20**

**BYLAW No. 1437-20 OF THE TOWN OF THREE HILLS, IN THE PROVINCE OF ALBERTA,
BEING A BYLAW TO ADOPT THE TOWN OF THREE HILLS / KNEEHILL COUNTY
INTERMUNICIPAL DEVELOPMENT PLAN**

WHEREAS, Section 631(1) of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, provides that two or more Councils must, by each passing a Bylaw, adopt an Intermunicipal Development Plan;

AND WHEREAS, Council deems it desirable to adopt an Intermunicipal Development Plan with KNEEHILL COUNTY;

AND WHEREAS, Council recognizes that the lands contained within the Intermunicipal Development Plan will remain under the jurisdiction of each respective municipality, and that the Intermunicipal Development Plan provides a basis for cooperation and communication on matters of mutual interest;

AND WHEREAS, notice of the proposed Bylaw and Public Hearing was given pursuant to Section 606(2) of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta;

AND WHEREAS, a Public Hearing into the proposed Bylaw was scheduled for and held on February 10, 2020 commencing at 5:30 p.m. at the Town of Three Hills Office;

NOW THEREFORE, the Municipal Council of the Town of Three Hills duly assembled enacts as follows:

THAT THE TOWN OF THREE HILLS / KNEEHILL COUNTY INTERMUNICIPAL DEVELOPMENT PLAN, AS ATTACHED AND FORMING PART OF THIS BYLAW BE ADOPTED.

Town of Three Hills Bylaw 1328-10, Intermunicipal Development Plan with Kneehill County is hereby repealed

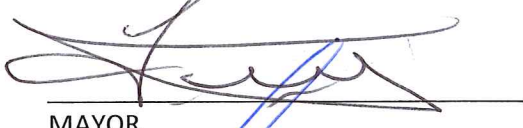
Town of Three Hills Bylaw 1329-10, Joint Intermunicipal Planning Commission with Kneehill County is hereby repealed.

Town of Three Hills Bylaw 1330-10, Joint Subdivision and Development Appeal Board with Kneehill County is hereby repealed.

READ a first time in Council this 13th day of January, 2020.

READ a second time in Council this 10th day of February, 2020

READ a third time in Council and finally passed this 10th day of February, 2020



MAYOR



CHIEF ADMINISTRATIVE OFFICER

**Kneehill County
Bylaw No. 1810**

**BYLAW No. 1810 OF KNEEHILL COUNTY, IN THE PROVINCE OF ALBERTA,
BEING A BYLAW TO ADOPT THE TOWN OF THREE HILLS / KNEEHILL COUNTY
INTERMUNICIPAL DEVELOPMENT PLAN**

WHEREAS, Section 631(1) of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, provides that two or more Councils must, by each passing a Bylaw, adopt an Intermunicipal Development Plan;

AND WHEREAS, Council deems it desirable to adopt an Intermunicipal Development Plan with the TOWN OF THREE HILLS;

AND WHEREAS, Council recognizes that the lands contained within the Intermunicipal Development Plan will remain under the jurisdiction of each respective municipality, and that the Intermunicipal Development Plan provides a basis for cooperation and communication on matters of mutual interest;

AND WHEREAS, notice of the proposed Bylaw and Public Hearing was given pursuant to Section 606(2) of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta;

AND WHEREAS, a Public Hearing into the proposed Bylaw was scheduled for and held on February 11, 2020 commencing at 10:00 a.m. at the Kneehill County Office;

NOW THEREFORE, the Municipal Council of Kneehill County duly assembled enacts as follows:

THAT THE TOWN OF THREE HILLS / KNEEHILL COUNTY INTERMUNICIPAL DEVELOPMENT PLAN, AS ATTACHED AND FORMING PART OF THIS BYLAW BE ADOPTED.

Kneehill County Bylaw 1610, Intermunicipal Development Plan with the Town of Three Hills is hereby repealed.

Kneehill County Bylaw 1615, Joint Intermunicipal Planning Commission with the Town of Three Hills is hereby repealed.

Kneehill County Bylaw 1616, Joint Subdivision and Development Appeal Board with the Town of Three Hills is hereby repealed.

READ a first time in Council this 14th day of January, 2020.

READ a second time in Council this 11th day of February, 2020.

READ a third time in Council and finally passed this 11th day of February, 2020.



REEVE



CHIEF ADMINISTRATIVE OFFICER

INTRODUCTION

Kneehill County and the Town of Three Hills recognize that intermunicipal planning is an effort between two or more municipalities to make long term land use planning decisions. The preparation of an Intermunicipal Development Plan (IDP) is to foster a collaborative planning approach which will work towards avoiding future land use conflicts for lands along the common border. This will ensure that certain identified areas are viewed with a regional perspective. By implementing a plan that contains both policies for future uses as well as agreed dispute mechanisms, urban and rural municipalities can reach agreement without negative impacts on either municipality. From the perspective of both municipalities, enhanced management of the land within the IDP Area, identified on the map as Schedule 1, will prove advantageous for the long-term interests of the municipalities and their residents.

MUTUAL OBJECTIVES

The two municipalities agree:

- To develop an IDP framework for how the County and the Town will collaborate together in order to plan and develop lands contained within the IDP Area.
- To promote open communication between the municipalities, the public, and interested stakeholders, and provide meaningful involvement and consultation.
- To respect each other's jurisdictional autonomy and integrity.
- To provide a framework for the provision of services and infrastructure required for the Plan Area that demonstrates an equitable, efficient and proactive approach.
- To utilize the IDP as a guide to collaboratively plan for lands within the IDP Area that will promote opportunities for residential, commercial, industrial and economic development while minimizing land use and environmental impacts.

PURPOSE AND GUIDING PRINCIPLES

This IDP has been prepared in accordance with the Municipal Government Act which encourages cooperation and coordination between neighbouring municipalities with regard to planning matters in the vicinity of their joint boundaries. The IDP creates a shared vision for future growth by establishing a long-term strategy balancing the interests of both municipalities. This IDP intends to promote ongoing coordination, collaboration and cooperation between the two municipalities by providing a framework to discuss planning matters that affect and influence one another.

The Town of Three Hills Municipal Development Plan is the main planning policy document which provides for how and where Town growth and development should occur, and other matters including, but not limited to, agriculture, urban residential, and subdivision. The Town of Three Hills Bylaw provides the

regulatory mechanism concerning orderly development and the manner in which to process development permits within the bounds of the Town.

Kneehill County Municipal Development Plan is the main planning policy document which provides for how and where Kneehill County growth and development should occur, and other matters including, but not limited to, agricultural, rural residential, and subdivision. Kneehill County Land Use Bylaw provides the regulatory mechanism concerning orderly development and the manner in which to process development permits within the bounds of Kneehill County.

For the purposes of this process, the County and the Town agree to respect the following guiding principles:



- Mutual respect and equity.
- Cooperation, collaboration, communication and trust.
- Coordinated, consistent and timely response.
- Respect for environment and natural capital.
- Public engagement and consultation.
- Economic growth and development.

The meaning of words or terms used in this Plan shall be determined by reference in the following priority: noted definitions, the Act, and for words or terms which are not defined in the above sources reference shall be made to the Oxford English Dictionary.

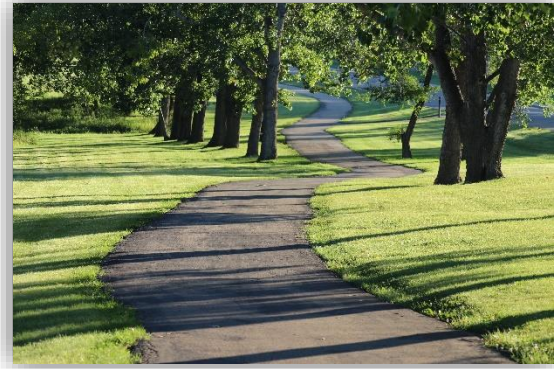
PLAN AREA

1. Plan Area

This area is illustrated as Schedule 1 and includes both developed and undeveloped lands in the County and the Town of Three Hills. The predominant land use within the Plan Area is agriculture. However, the lands along Highway 583 and Highway 21 could support additional uses. These are areas where different land uses meet and interact. It is assumed the interface will occur at, or near, the shared jurisdictional boundary.



The Town and County, as per this Plan, shall strive to engage in effective dialogue when considering land use in the Plan Area, while still maintaining complete jurisdiction on lands within their own boundaries. The Town and County may collaborate and investigate methods of giving support to projects that may mutually benefit or enhance the quality of life of residents from both municipalities. This could be in the form of in-kind donations, materials, municipal letters of support, application for grants, or other more permanent arrangements upon mutual agreement.



Both municipalities shall act as good neighbours with respect to the Plan Area and agree that a collaborative approach to planning and coordinated development is necessary within the joint planning area. Both municipalities shall respect the Plan Area and boundary as illustrated as Schedule 1. Each will ensure future land use designations and interface boundaries are compatible and consistent with both jurisdictions' goals and aspirations. Development proposals will be evaluated against each municipality's respective Municipal Development Plans, as well as statutory and non-statutory plans.

Kneehill County will notify the Town of any proposals, applications, studies, or plans for areas as illustrated in Schedule 1 within the County boundary, and provide informative communication and invitations to respond. The Town will notify the County of any proposals, applications, studies, or plans for areas as illustrated in Schedule 1 within their Town boundary and provide informative communication and invitations to respond.

Where an intermunicipal referral is required by legislation or the policies contained in this Plan, both municipalities agree to share the mailing address and property ownership information for circulation purposes with the adjacent municipality, and where applicable, the municipality's processing agency.

All subdivision and redesignation applications for lands within the identified Plan Area shall be referred to the other municipality for comment prior to a decision being rendered.

All discretionary use applications within the identified Plan Area shall be referred to the other municipality for comment prior to a decision being rendered.



As per Section 636(1)(d) of the Municipal Government Act, notification to the Town or County will be circulated when changes to either Municipal Development Plan are being proposed. The Town or County will have an opportunity to provide comments regarding the proposed changes.

POLICIES

Managing Growth – IDP policies must be flexible enough to permit all reasonable developments in a contiguous manner. The IDP has a goal to facilitate orderly, efficient and environmentally sound development compatible with the character and physical setting of the IDP Area while minimizing conflicts between agricultural and urban land uses.

- Future development shall be planned in accordance with the land uses identified in the corresponding municipality’s planning documents. Land uses within the current Town boundary shall be guided by the Town’s Municipal Development Plan and Land Use Bylaw. Land uses within the current County boundary shall be guided by the County’s Municipal Development Plan and Land Use Bylaw.
- Minor amendments to the MDP shall not require an amendment to the IDP.
- The Town and County shall endeavour to implement cost-sharing arrangements supporting an equitable distribution of costs associated with increased growth and development in the Plan Area (Schedule 1) where feasible.
- Both municipalities shall provide a variety of development opportunities within their jurisdiction.
- Future development in proximity to Highway 21 and 583 shall be planned in consultation with Alberta Transportation.
- Prior to either municipality extending infrastructure or services to development occurring in the other municipality’s jurisdiction, the Town and County shall enter into an agreement that outlines how costs associated with the development will be shared. This agreement shall address the following (but not be limited to):
 - Costs for initiating and extending infrastructure and services
 - Current and future capacities for the infrastructure and services
 - Future maintenance costs associated with the infrastructure and services
- Entering into an agreement to provide infrastructure and services shall be at the discretion of the municipality that will be providing the services and may be determined based on a cost-benefit analysis.

Plan Area Environment – The natural environment surrounding the Town does not respect municipal boundaries. Water courses, hills, soil conditions and vegetation intermingle across urban and rural boundaries as well as the Plan boundary.

- Both municipalities shall recognize the value of the natural environment and its contribution to quality of life.
- Proposed development in areas that are prone to erosion, landslides, or any other natural hazards, as well as proposed development in proximity to steep or unstable slopes will be subject



to requirements as identified in subject Land Use Bylaws to the satisfaction of the approving authority.

- Applicants of a redesignation, subdivision or development on lands adjacent to a water course shall be required to obtain confirmation of the 1:100-year flood level on the affected lands. Applicants may also be required to provide an environmental review prepared by a qualified professional where an environmentally sensitive feature is present on the affected lands as identified by the Province of Alberta.



Transportation Systems – The Town and the County recognize the importance of establishing and creating a continuous network of roads within the Plan Area in order to efficiently manage future growth.

- Subdivision and development proposals located in the Plan Area must address linkages between the two municipalities to accommodate layout, setbacks, and road uses to ensure orderly and efficient transition to urban densities.
- Either municipality may require an agreement regarding the construction, repair and maintenance of any municipal boundary area roads which may be impacted by subdivision or development, when the development requires access to come from a road under the control or management of the adjacent municipality.
- Subdivision and development decisions within the Plan Area will have regard for future road networks. Each municipality shall be notified of any subdivision or development proposal in the other municipality that will result in access being required from a road under its control or management.
- Accounting for the location of existing development, topography and other site specific considerations, there may be circumstances where road alignments will need to be altered in responding to the needs of subdivision or development.



Economic and Joint Development – Planning future growth may raise opportunities for mutually beneficial economic development and joint development opportunities, and these may arise in the form of shared servicing upgrades or community based facilities.

- Both municipalities shall work together to promote well-planned commercial and industrial development to ensure a strong and stable and diversified local and regional economy.
- The Town and County shall ensure the IDP provides an inventory of lands for commercial and industrial development.

- The Town and County shall work together to explore areas of mutual interest where agreements can be considered to ensure that development opportunities will be to the benefit of both municipalities.
- Both municipalities shall work together to maximize the advantages of commercial/industrial opportunities potentially offered by visibility from Highway 583 and 21.
- A prerequisite to multi-lot subdivision and development will be the preparation of an Outline Plan or an Area Structure Plan to the Town and County's satisfaction to ensure that issues relating to future land use, servicing transitional treatments and phasing are addressed in a manner that ensures compatibility with existing or proposed development.
- Water and sanitary sewer may be extended from the Town where feasible. In some cases, it may be more viable for water to be extended from the County to service areas of the Town. Development levies or equivalent contributions may be collected from the benefiting developments so that the cost of these extensions does not directly impact existing residents of the Town or County.
- Best management practices for storm water management shall be required in accordance with Alberta Environment and Parks regulations.
- Buffers of similar mechanisms to mitigate potential conflict between commercial/industrial, agricultural and other uses shall be used where needed.
- Any commercial/industrial development proposed adjacent to a watercourse, wetland, environmental or hazard lands may require a geotechnical study and environmental review to confirm the site is suitable for the intended use and describe the potential impacts of the development and the extent to which these impacts may be mitigated.

Agricultural Uses – Agricultural uses represent the largest land use category of the IDP. The IDP strives to maintain the importance of agriculture by directing future growth in a compact, contiguous manner that minimizes intrusions into agriculture operations. This will ensure agricultural operations continue to operate and remain a significant contributor to the local economy.

- Existing agriculture areas shall continue to be used for agricultural activities as provided for in the Town and County's Municipal Development Plan and Land Use Bylaw, unless a landowner proposes to convert agricultural lands to another opportunity provided for in the IDP, MDP, or Land Use Bylaw.
- When making decisions regarding development on or adjacent to agricultural lands, both municipalities shall give consideration for agricultural operators to pursue normal activities without interference or restriction based on their impact on adjacent uses.





Plan Area (Schedule 1) – Agriculture is recognized as the primary land use and no amendments to this IDP are required for subdivision and accompanying land use bylaw amendments, by either municipality, that both municipalities agree are consistent with the provisions contained within the IDP, as amended from time to time. To ensure that future integration into the urban fabric is not compromised, the following development conditions shall apply, unless otherwise agreed to by the Town and County:

- An urban residential development proposal may be accompanied by an application for annexation to the Town.
- A prerequisite to a multi-lot subdivision or development will be the preparation of an Outline Plan or Area Structure Plan to the Town and County’s satisfaction to ensure that issues relating to future land use, servicing transitional treatments and phasing are addressed in a manner that ensures compatibility with existing or proposed development.
- Should the proposed multi-lot subdivision or development occupy only a portion of the quarter section, the Area Structure Plan or Outline Plan shall describe what is proposed for the ultimate build-out of the lands and how the proposed development will be integrated into the Town if annexation is considered.
- Water and sanitary sewer may be extended from the Town. Development levies or equivalent contributions and all costs associated with initiating services shall be collected from the benefiting developments so that the cost of these extensions do not directly impact existing residents of the Town or County.
- Best management practices for storm water management shall be required in accordance with Alberta Environment and Parks regulations.
- Any residential development proposed adjacent to a watercourse or wetland or hazard lands may require a geotechnical study and environmental review to confirm the site is suitable for the intended use and describe the potential impacts of the development and the extent to which these impacts may be mitigated.
- With respect to any proposed development within the Town boundaries that would require legal access from a County township or range road, such access must be approved by the County prior to development approval from the Town.



Plan Review

- The implementation of this Plan is intended to be an ongoing process to ensure it is maintained and remains applicable. A committee with joint representation will ensure continued dialogue and cooperation, as the purpose of this committee is to promote active cooperation and conflict resolution through a consensus-based approach.
- For the purposes of administering the monitoring of the IDP, the Town and County will establish the Intermunicipal Development Plan Committee (the Committee) comprised of two members of Council from both the Town and the County. Each municipality may appoint an alternate Committee member in the event a regular member cannot attend a scheduled meeting. Alternate Committee members shall have standing.
- The IDP will be formally reviewed by this Committee once every four years, beginning in 2023 in order to confirm or recommend amendments of any particular policy contained herein. The committee will prepare recommendations for consideration by the Municipal Councils.
- Members of the Committee shall be appointed by their respective Councils at their Organizational Meeting. If a Council wishes to appoint a new member to the Committee (including the alternate), they must do so by motion of Council at a regular Council meeting. The municipalities shall notify one another upon appointing members and alternate members to the Committee.

Functions of the Committee

The Town and the County agree that the main functions of the Committee are to:

- Create a forum for dialogue on issues of common interest and concern;
- Address concerns regarding the policies of the Plan;
- Address proposed amendments to the Plan;
- Engage in resolving any conflicts or disputes which arise from this Plan – both municipalities will equally share costs associated with using outside assistance to resolve a dispute; and
- Address any other land use issues deemed appropriate, but which are not explicitly identified in the Plan.
- Meetings of the Committee shall be held on an “as needed basis”, or at the request of either municipality. Committee meetings should be held as soon as possible if any conflict arises, or if any matter is brought before it.
- The municipality that called the meeting of the Committee shall host and chair the meeting and is responsible for preparing and distributing agendas and minutes.
- Both Councils agree the Committee is not a decision making body and that the Committee shall issue a written response in the form of comments and/or recommendations to the appropriate decision-making body.



Annexation

- The County recognizes and agrees that the Town will need additional land to grow and will support annexations that will provide for 30-40 years of projected growth within the boundaries of the Town.
- The annexation process may be initiated by the Town in accordance with the requirements of the Municipal Government Act.
- The Town and County will endeavour to reach an intermunicipal agreement on the annexation prior to submitting the annexation to the Municipal Government Board.



Dispute Resolution

The policies of this Plan are designed to be general in nature, ensuring that both the Town and County maintain jurisdiction over the decisions made within their borders. It is anticipated that by following the process below, any disputes or conflicts that may arise can first be avoided, and where necessary, settled at the local level. Only in those circumstances where a resolution cannot be achieved locally would the dispute be referred to outside parties.

It is important to avoid dispute by ensuring the Plan is adhered to as adopted, including full circulation of any permit or application that may affect the municipality as required in the Plan and prompt enforcement of the Plan policies.

The Town and County agree that disputes relating to the IDP shall be restricted to the following:

- Lack of agreement on proposed amendments to the plan
- Lack of agreement on any proposed statutory plan, land use bylaw or amendment to either located within or affecting the Intermunicipal Development Plan Area
- Lack of agreement on an interpretation of this plan

Dispute Resolution Process

- The formal dispute resolution process may only be initiated by the Town or County Councils.
- Identification of a dispute and the desire to go through the dispute resolution process may occur at any time regarding a dispute matter and may only occur within 30 calendar days of a decision made pursuant to the above noted areas that may be disputed.

Once either municipality has received written notice of a dispute, the dispute resolution process must be started within 15 calendar days of the date the written notice was received, unless both Chief Administrative Officers agree otherwise.



- In the event the dispute resolution process is initiated, the municipality having authority over the matter shall not give any further approval in any way until the dispute has been resolved or the mediation process has been concluded.
- The process shall be as follows:
 - Administrative Review – the Chief Administrative Officers of both municipalities will meet in an attempt to resolve the issue first. Failing resolution, the dispute will then be referred to the Intermunicipal Planning Committee.
 - Intermunicipal Planning Committee Review – the Committee will convene to consider and attempt to resolve the dispute. In the event a resolution is not achieved by the 30th day following the first meeting of the Intermunicipal Planning Committee, either municipality may refer the dispute to mediation.
 - Mediation – the services of an independent mediator will be retained, with the mediator to present a written recommendation to both Councils. The costs of mediation shall be shared equally between the Town and County.
 - Municipal Government Board – In the event the mediation process does not resolve the dispute, the initiating municipality may proceed to adopt the bylaw and in accordance with the Municipal Government Act, the other municipality will have the right to appeal to the Municipal Government Board.

Amending the Plan

- The Plan may be amended as seen fit and mutually agreed upon by both Municipalities. Any amendments to the Plan must be adopted by both Councils.
- Should any disagreements arise with an amendment to the Plan, the dispute resolution process shall be initiated.

- Proposed amendments to this Plan by parties other than the Town of Three Hills or Kneehill County shall be accompanied by the following:
 - An application to amend the Kneehill County IDP Bylaw submitted to Kneehill County along with the applicable fee for processing amendments to a statutory document; and
 - An application to amend the Town of Three Hills IDP Bylaw submitted to Palliser Regional Municipal Services along with the applicable fee for processing amendments to a statutory document.

Repealing the Plan

In the event that one or both municipalities deem the IDP no longer relevant, the bylaws adopting the IDP will need to be repealed by both municipalities. However, an IDP is a mandatory requirement under the MGA. As such, the Plan may only be repealed for the purpose of being replaced by a new IDP at the time of the repeal.

- The Plan shall only be repealed if mutually agreed upon by both municipalities and under the condition that the Plan will be replaced with a new IDP that will be adopted by both municipalities at the time of the repeal.
- Should only one municipality wish to repeal the Plan, 60 days' notice will need to be given to the other municipality stating the intent and reasons for repealing the Plan. Both Councils must pass the bylaw repealing the Plan and adopting a new IDP for the repeal to take effect.
- Should only one municipality wish to repeal the plan, the dispute resolution process shall be initiated.



Definitions

Adjacent Land(s): Land that abuts or is contiguous to the parcel of land that is being described and includes land that would be contiguous if not for a highway, road, lane, walkway, watercourse, utility lot, pipeline right-of-way, power line, railway or similar feature and any other land identified in the land use bylaw as adjacent for the purpose of notifications under the *Municipal Government Act, Revised Statutes of Alberta 2000, M-26* with amendments.

Agricultural Operation: If not defined in the municipality's Land Use Bylaw, it is an agricultural activity conducted on agricultural land for gain or reward or in the hope of expectation of gain or reward, and can include, but is not limited to:

- a) the cultivation of land;
- b) the raising of livestock, including game-production animals within the meaning of the "*Livestock Industry Diversification Act*" and poultry;
- c) the raising of fur-bearing animals, pheasants or fish;
- d) the production of agricultural field crops;
- e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- f) the production of eggs and milk;
- g) the production of honey (apiaries);
- h) the operation of agricultural machinery and equipment, including irrigation pumps on site;
- i) the application of fertilizers, insecticides, pesticides, fungicides, and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- j) the collection, transportation, storage, application, use transfer and disposal of manure;
- k) the abandonment and reclamation of confined feeding operations and manure storage facilities.
- l) does not include cannabis cultivation production for either medical or recreational use.

Alberta Land Stewardship Act (ALSA): The *Alberta Land Stewardship Act Statutes of Alberta, 2009 Chapter A-26.8*, as amended.

Area Structure Plan (ASP): A statutory plan in accordance with the Municipal Government Act (MGA) for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality. The Plan typically provides a design that integrates land uses with the requirements for suitable parcel densities, transportation patterns (roads), stormwater drainage, fire protection and other utilities across the entire Plan Area.

Conservation Easement: A voluntary agreement between a landowner and a conservation organization or government agency. The intent of the Conservation Easement is to protect the ecological, scenic, and or agricultural values of the land. The agreement is placed on title, and the landowner continues using the land subject to the specific restrictions in the easement.

Council(s): The Council of Kneehill County and the Council of the Town of Three Hills in the Province of Alberta.

Development: As defined by the *Municipal Government Act* in Part 17, section 616, means

- a) an excavation or stockpile and the creation of either of them;
- b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land;
- c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or
- d) a change in the intensity of the land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

Discretionary Use: The use of land or a building in a land use district for which a development permit may be approved at the discretion of the Development Authority with or without conditions.

Environmental Reserve: Regulated through the *Municipal Government Act (MGA)*, it is the transference of land from the landowner to the municipality through the subdivision process. The lands can consist of water bodies, steep slopes, gullies, or drainage courses, and would be required to remain in its natural state.

Environmental Reserve Easement: Similar to an Environmental Reserve, the ERE however allows the title to remain under the landowner, instead of with the Municipality. Similar restrictions apply with an easement, such that the land would be left in its natural state.

Environmentally Significant Areas (ESA): Meaning as defined in each subject Land Use Bylaw.

Extensive Agriculture: The general raising of crops and grazing of livestock in a non-intensive nature.

Intermunicipal Border: The shared border between the Town of Three Hills and Kneehill County.

Intermunicipal Development Plan (IDP): A statutory document, adopted by bylaw in accordance with section 631 of the *Municipal Government Act*, which is used by municipalities as a long-range planning tool.

Intermunicipal Development Plan Committee (the Committee): The members assigned by each respective Council for the purposes of administering and monitoring the Intermunicipal Development Plan.

May: Is an operative word that means that there is a choice, with no particular direction or guidance intended.

Minor Amendment: Amendments that fall under Section 692(6) of the *Municipal Government Act*.

Municipalities (the Municipalities): The municipalities of the Town of Three Hills and Kneehill County.

Municipal Government Act (MGA): The *Municipal Government Act Revised Statutes of Alberta 2000*, Chapter M-26, as amended.

Municipal Development Plan (MDP): A statutory plan, adopted by bylaw in accordance with section 632 of the *Municipal Government Act* and used by municipalities as a long-range planning tool.

Outline Plan: means a detailed Land Use plan for an area of land that is typically smaller than the land covered by an Area Structure Plan and which conforms to all Statutory Plans. An Outline Plan is adopted by resolution of Council, Pursuant to Part 17 of the Act, and is otherwise equivalent to a “Conceptual Scheme” as described in the Act.

Permitted Use: The use of land or a building in a land use district for which a Development Authority shall issue a development permit with or without conditions providing all other provisions of the Bylaw are conformed with.

Plan: The Town of Three Hills and Kneehill County Intermunicipal Development Plan.

Plan Area: The lands defined in this document to which the policies of this document pertain.

Ratepayer: A landowner within the municipality who pays taxes to the respective municipality and is considered a stakeholder in public matter relating to the municipality.

Renewable Resource/Energy: means a Development whose Principal Use is the generation of energy for commercial or residential use, from wind, solar, geothermal or other sources that do not depend on finite, non-renewable resources such as fossil fuels.



Shall: In an operative word that means the action is mandatory.

Should: In an operative word that means that in order to achieve the Plan’s objectives, it is strongly advised that the action be taken.

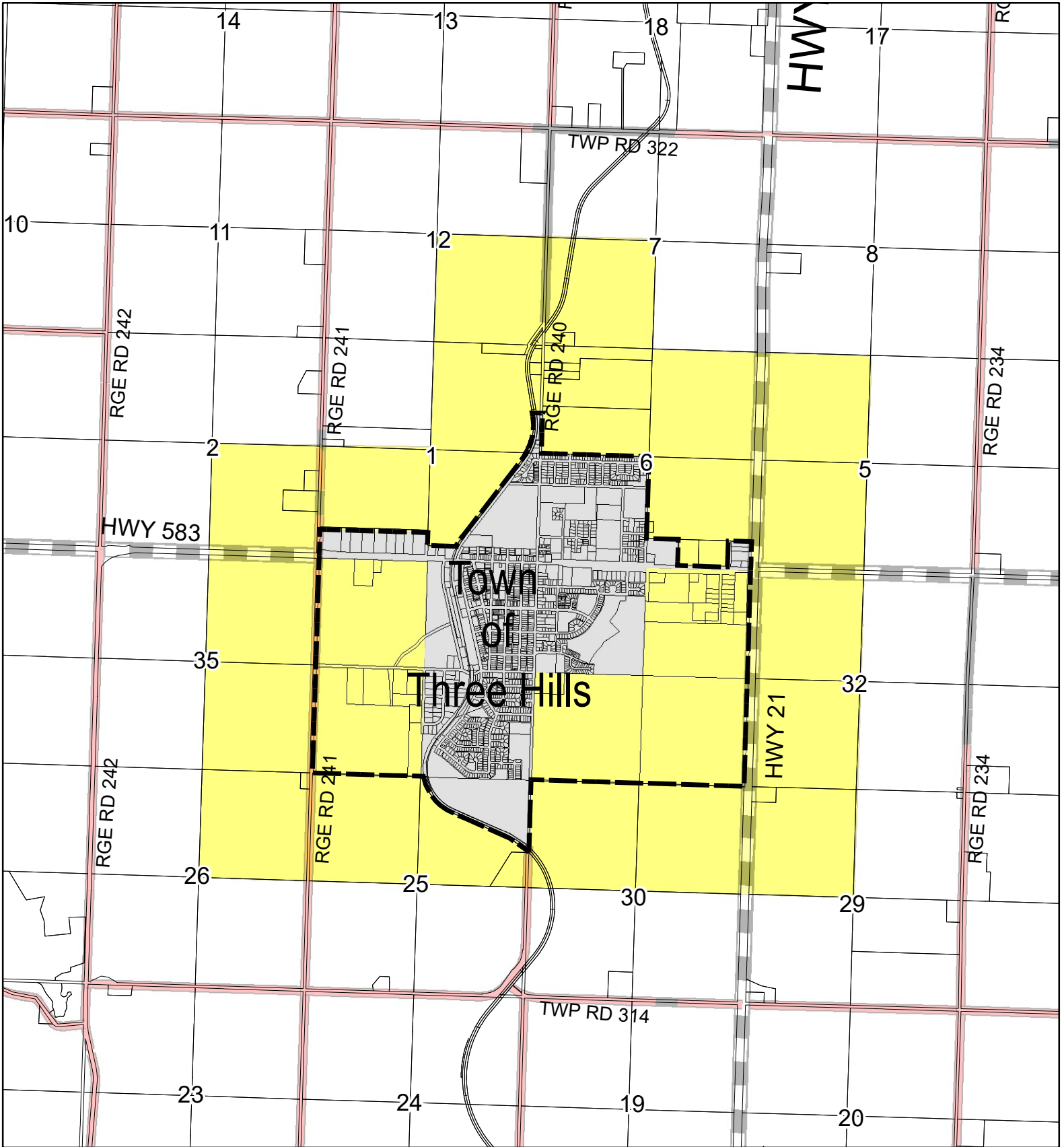
Soil Classification: The classification of soils in accordance with the Canadian Land Inventory on the basis of soil survey information, and are based on intensity, rather than kind, of their limitations for agriculture.

Stakeholder: A person with an interest or concern in matters pertaining to this Plan.

Statutory Plan: As per Part 17 of the *Municipal Government Act*, is an intermunicipal development plan, a municipal development plan, an area structure plan, or an area redevelopment plan adopted by a municipality under Division 4 of the *Municipal Government Act*.

Subdivision and Development Authority: Within the boundary of the Town of Three Hills means the Town of Three Hills Subdivision and Development Authority, and within the boundary of Kneehill County means the Kneehill County Subdivision and Development Authority.

KNEEHILL COUNTY & TOWN OF THREE HILLS
INTERMUNICIPAL ZONES
Schedule 1





Intermunicipal Zones

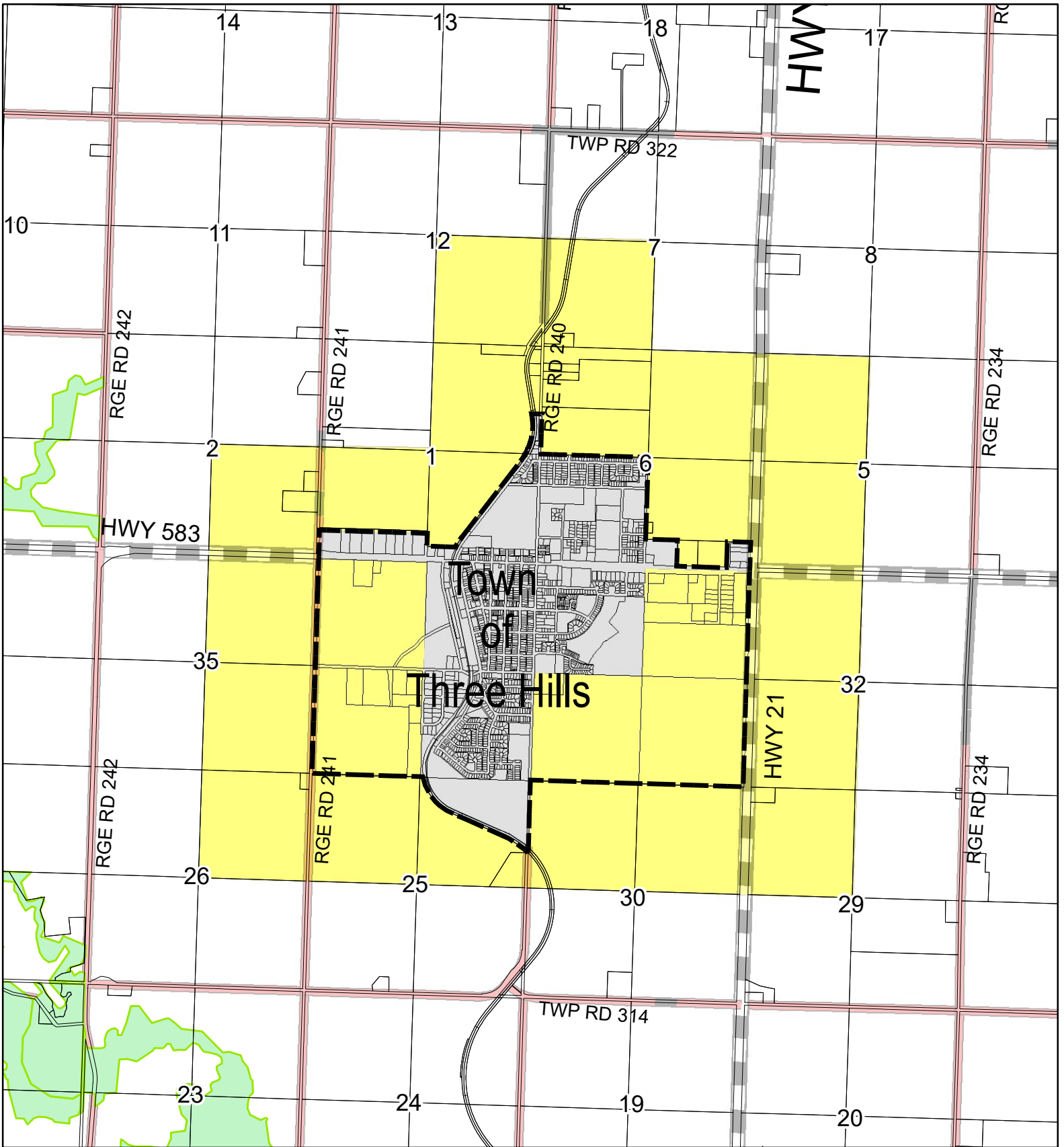


1:38,000

Legend

-  Town of Three Hills Plan Area
-  Town of Three Hills

KNEEHILL COUNTY & TOWN OF THREE HILLS
 INTERMUNICIPAL ZONES
 Schedule 2



Environmentally Sensitive Areas

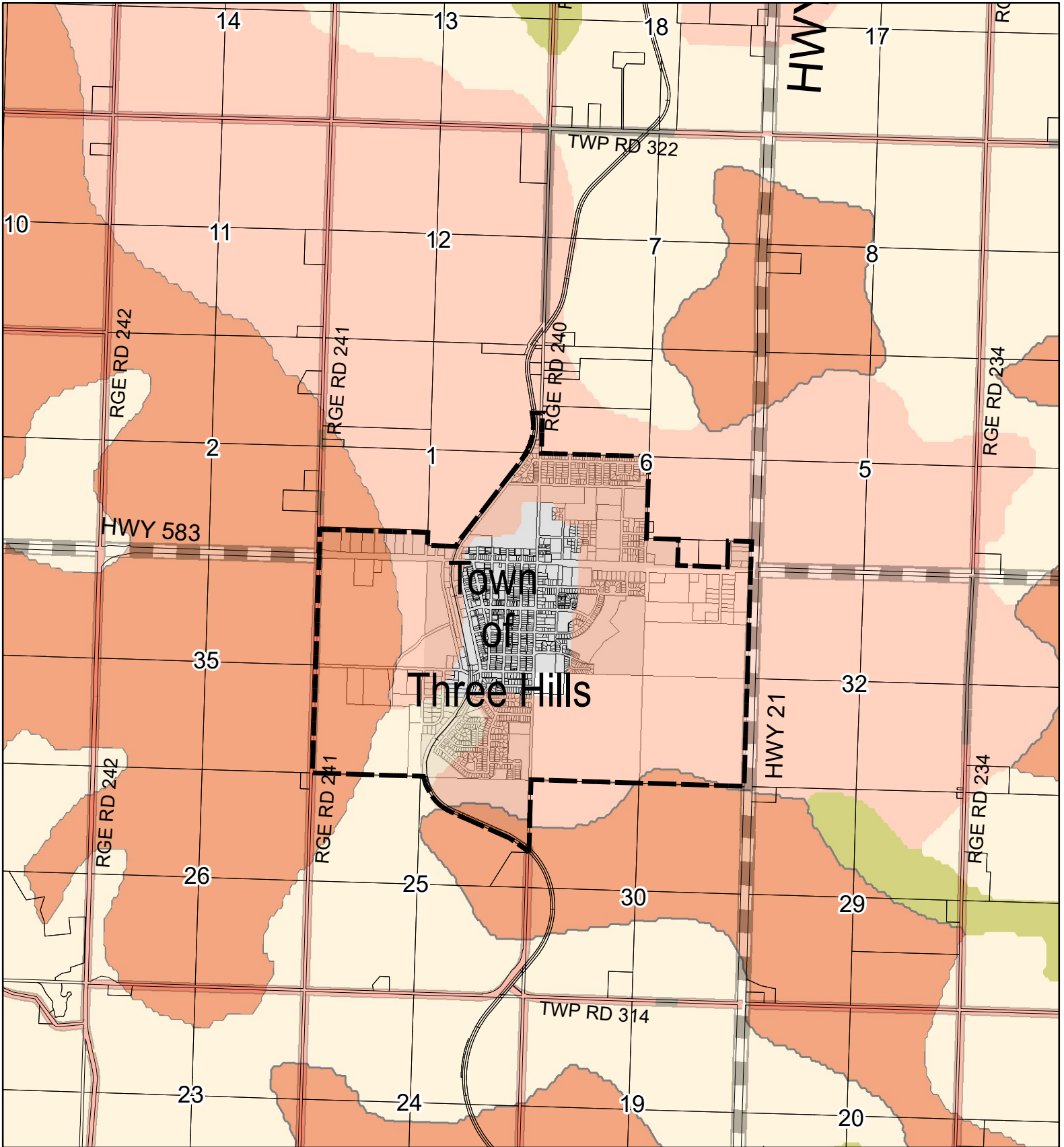


1:38,000

Legend

- Town of Three Hills Plan Area
- Town of Three Hills
- Environmentally Sensitive Areas

KNEEHILL COUNTY & TOWN OF THREE HILLS
 INTERMUNICIPAL ZONES
 Schedule 3



Soil Classification

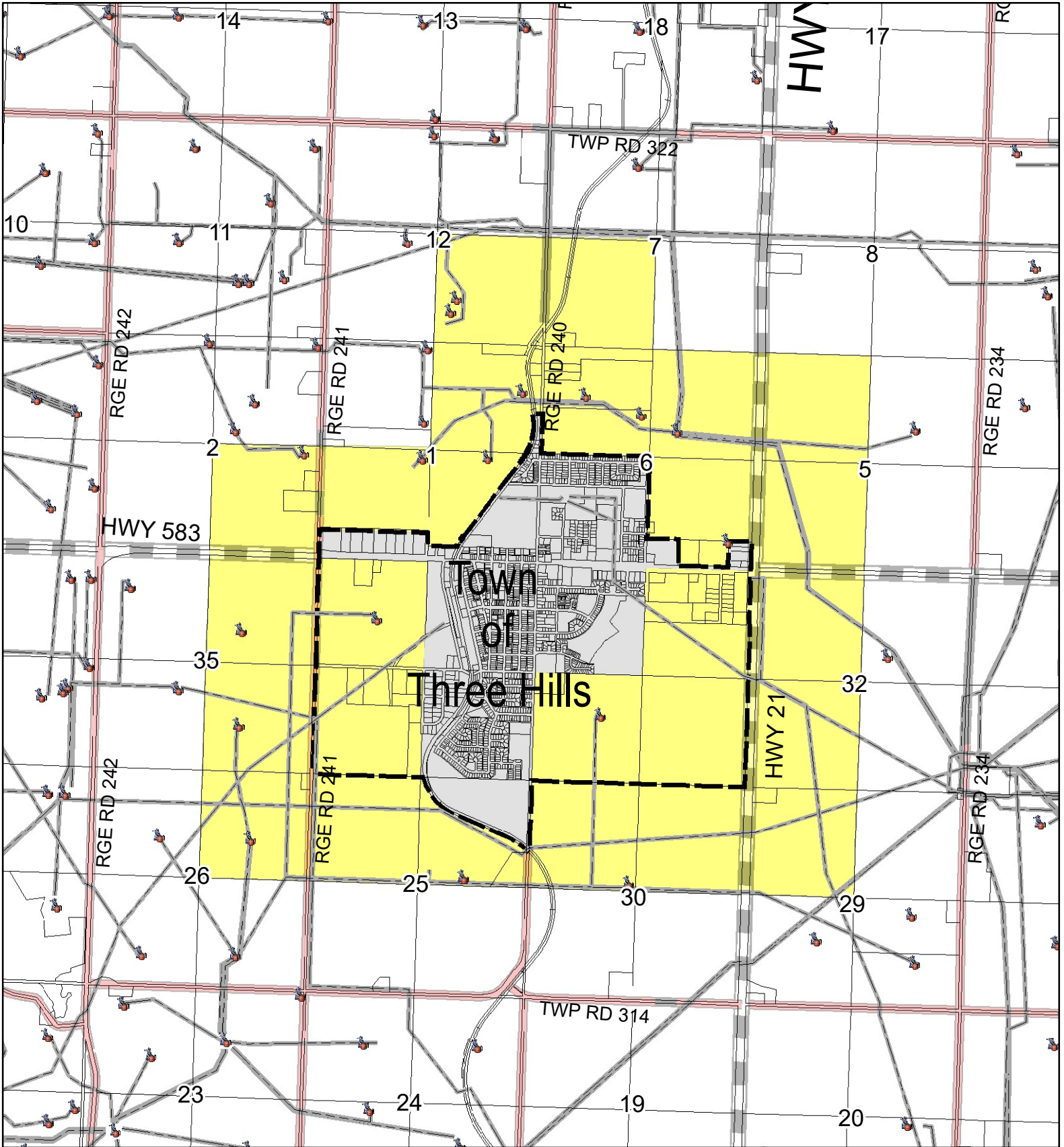


1:38,000

Legend

Town of Three Hills	Soil Classifications	3 - Moderate/Severe Limitations on Crop Type	6 - Capable of producing Perennial Crop only
1 - No Significant Crop Limitations	4 - Severe Limitations on Crop Type	5 - Restricted Growth on Perennial Crops	7 - No Crop Capability or Permanent Pasture Land
2 - Moderate Limitations on Crop Type			

KNEEHILL COUNTY & TOWN OF THREE HILLS
INTERMUNICIPAL ZONES
Schedule 4







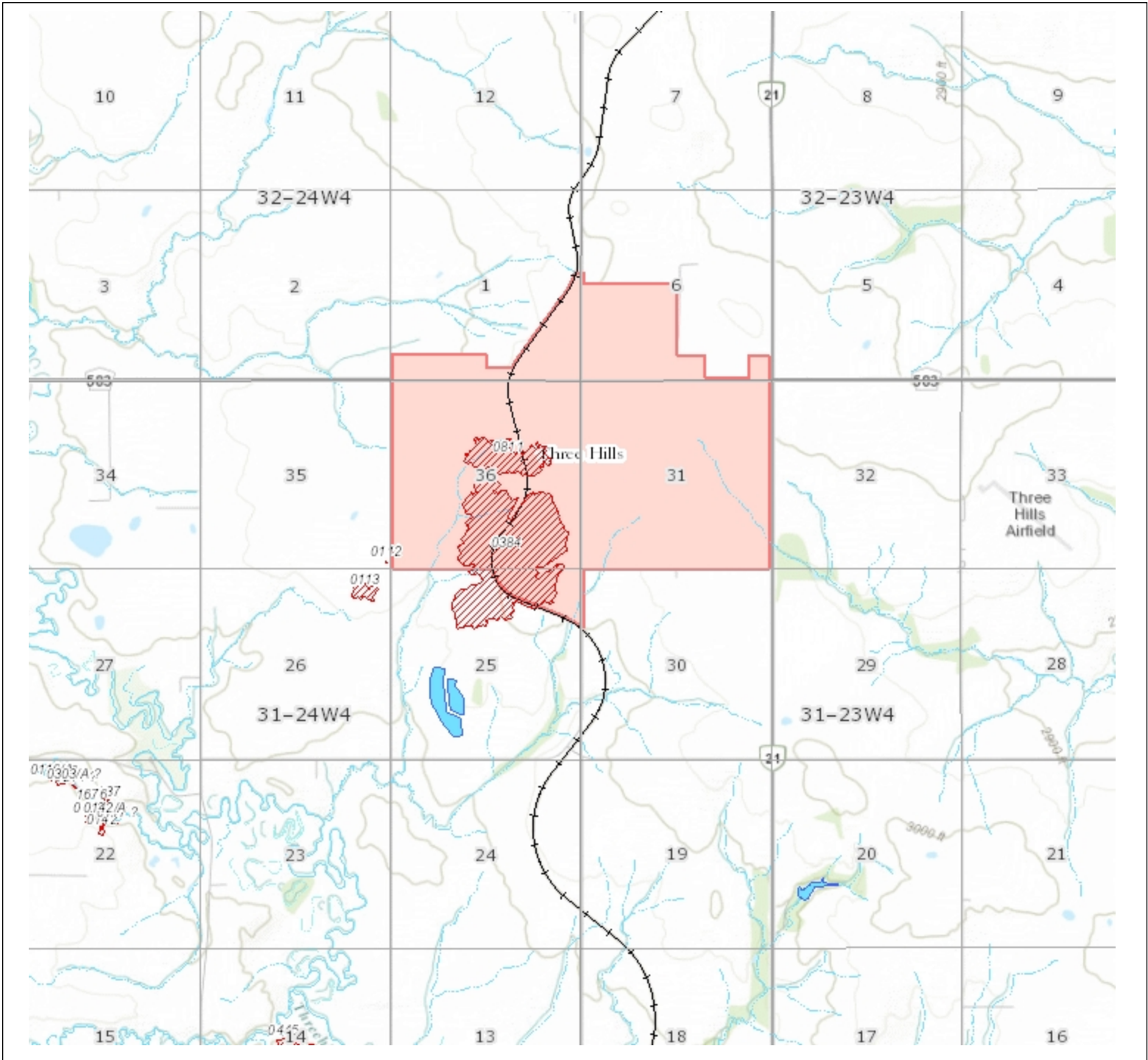
Oil Activity



1:38,000

Legend

-  Town of Three Hills Plan Area
-  Town of Three Hills
-  WELLS
-  PIPELINE



Coal Mine Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 7/10/2019

Date Date (if applicable)

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale: 76,823.44

1:17 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



Legend

- ATS Townships (large scale)
- ATS Sections without Road Allowance
- ATS section labels (medium scale)
- Provincial Boundaries
- Coal Mine Permit
- Coal Mine Polygon
 - Surface
 - Underground
- Roads Paved
- Roads Gravel
- Roads Other