



**INTERMUNICIPAL
DEVELOPMENT
PLAN**

**BETWEEN
THE VILLAGE OF MARWAYNE &
THE COUNTY OF VERMILION RIVER**

Last Revised: 2021-06-01

ACKNOWLEDGEMENTS

Thank you to the Councillors and Administration of the Village of Marwayne and the County of Vermilion River for the time and enthusiasm dedicated toward the development of this Intermunicipal Development Plan. It is through mutual understanding and collaboration that this IDP was ultimately established.



VILLAGE OF MARWAYNE – APRIL 26TH, 2021 COUNCIL MEETING

Bylaw 580-21 – Intermunicipal Development Plan between the Village of Marwayne and the County of Vermilion River

2021-04-49

Moved By Deputy Mayor C. Neureuter

Be it resolved that the Village of Marwayne give third and final reading to Bylaw No. 580-21, being a Bylaw of the Village of Marwayne to adopt the Intermunicipal Development Plan with the County of Vermilion River.

CARRIED

COUNTY OF VERMILION RIVER – APRIL 27TH, 2021 COUNCIL MEETING

Bylaw 21-07 – Intermunicipal Development Plan between the County of Vermilion River and the Village of Marwayne

2021-04-70

Moved By Councillor L. Cusack

THAT the County of Vermilion River give third and final reading to Bylaw 21-07, being a bylaw to adopt the County of Vermilion River and Village of Marwayne Intermunicipal Development Plan.

CARRIED

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1 INTRODUCTION

1.1 Title

The title of the Bylaw shall be the Village of Marwayne and the County of Vermilion River Intermunicipal Development Plan.

1.2 Purpose

The purpose of the Intermunicipal Development Plan (hereinafter referred to as the “IDP”) between the Village of Marwayne (hereinafter referred to as “the Village”) and the County of Vermilion River (hereinafter referred to as “the County”) is to foster an interjurisdictional approach to proactively address planning and development initiatives on the lands that connect the two municipalities over a thirty (30) year horizon.

A comprehensive IDP built on a solid foundation can strengthen the local economy and community as well as enhance the region’s vibrancy through collaborative governance. This IDP will provide a long-term, mutually beneficial and supported framework for the future development and growth in the area.

1.3 Context

The Village of Marwayne and the County of Vermilion River are rurally located in east central Alberta roughly two hundred kilometers (200 km) east of the City of Edmonton. The Village and the County are inextricably interconnected; the County surrounds the Village, necessitating an environment where collaboration and proactive planning is essential in determining where and how the two municipalities intend to grow and pursue developmental opportunities in the future.

Village of Marwayne

The Village of Marwayne is located eighteen kilometers (18 km) north of the Yellowhead Highway at the intersection of Highways 45 and 897. With its advantageous proximity to the City of Lloydminster and the Saskatchewan border, the Village is a community proud of its small-town atmosphere and known for its award-winning sustainable community development initiatives. Spanning over approximately one hundred and sixty-seven hectares (167 ha.), the Village is situated in a bucolic location offering scenic views of Lea Park and agricultural pasture.

The Village consists of approximately two hundred and thirty (230) residential dwellings, the majority of which are single family houses, with a population of five hundred and sixty-four (564) residents according to the 2016 Statistics Canada Census. The Village’s economic and social makeup demonstrates consistency across all sectors from agricultural producers and ranchers, oil and gas industry partners and a variety of small local businesses. The Village offers many amenities and services which support the community including an active agricultural society, full-service campground, community hall, curling club, hockey arena, library, fire hall, historical buildings and many other sports and civic groups and associations. With a commuting radius of approximately forty kilometers (40 km), the average travel time for alternative housing, employment or recreational

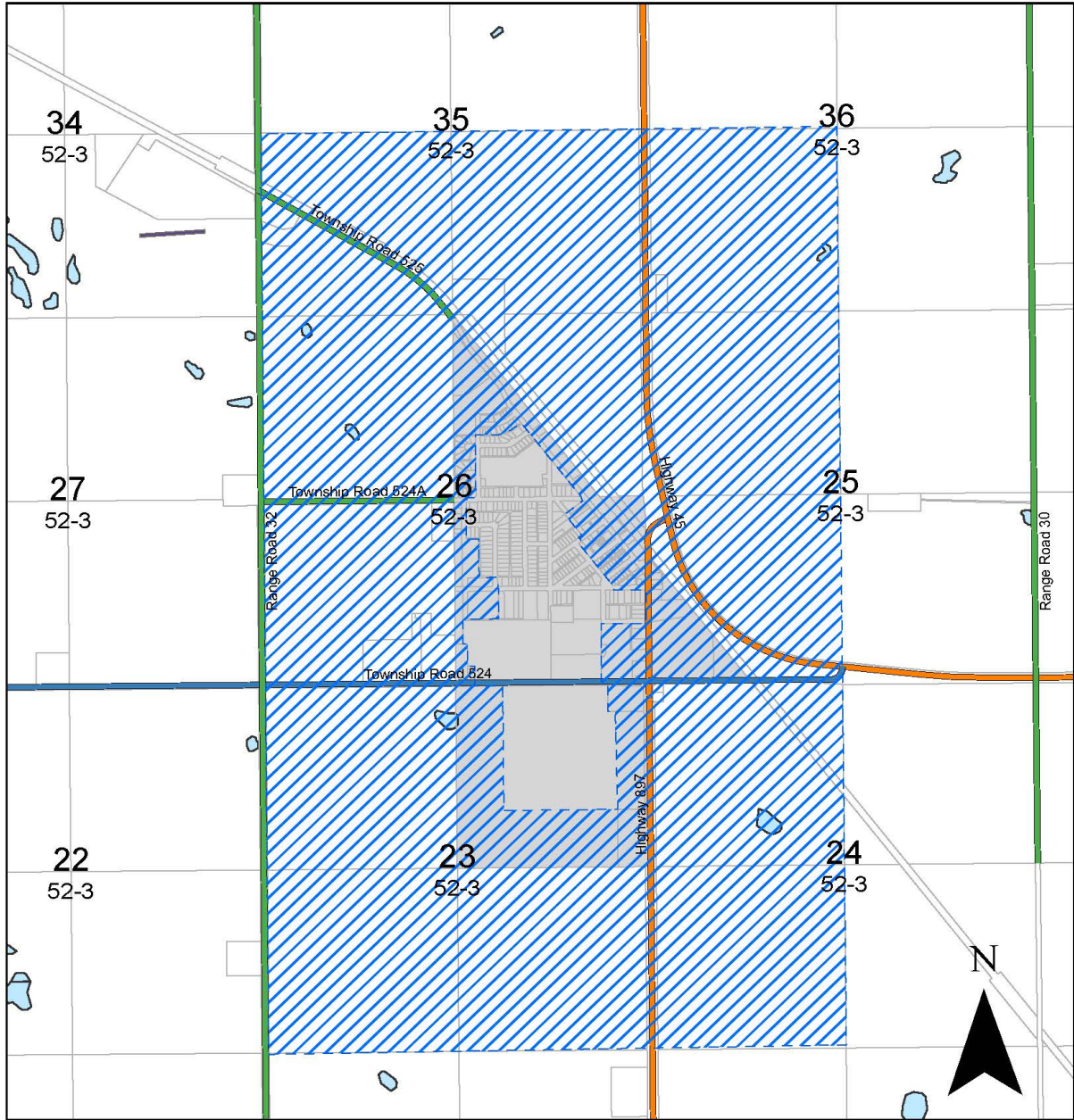
facilities is merely twenty-six (26) minutes away. The Village of Marwayne has built its reputation on being a great place to live, work, and experience life from all angles.

County of Vermilion River

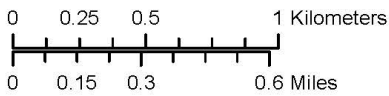
The County of Vermilion River is home to approximately eight thousand two hundred and sixty-seven (8267) residents, eight (8) unincorporated hamlets, three (3) villages and one (1) town according to the 2016 Federal Census. The many features and amenities in the municipality make it a sustainable, vibrant and diversified community with opportunities for all. With municipal operations based out of Kitscoty, the County is in the heart of a prosperous agricultural region and thriving energy sector built on innovative entrepreneurial spirit. Residents of the County enjoy a rural lifestyle amongst rolling hills and prairie vistas that stretch to the North Saskatchewan River, South to the Battle River and roughly seventy kilometers (70 km) west from the Alberta/Saskatchewan border.

The County consists of roughly three thousand two hundred and sixty-eight (3268) private dwellings with an average household size of two point seven (2.7) persons. Boasting a median total household income of one hundred thousand five hundred and sixty-nine dollars (\$100,569), the County is proud to be the home of blue collar, white collar, tradesmen and self-employed persons alike. With the vast majority of the population having an average commuting time of thirty (30) minutes or less, the County of Vermilion River is easily accessible through its superior transportation corridors easing travel to and from all directions.

1.4 IDP Area



Village of Marwayne IDP Area



- | | |
|-------------------------|-------------------------|
| IDP Boundary | Upgraded Local Road (1) |
| Parcels | |
| Provincial Highway | Water Bodies |
| Upgraded Local Road (2) | Marwayne |

1.5 Legislative Requirements

This IDP has been prepared under the legislative authority prescribed in Section 631 of the Municipal Government Act (hereinafter referred to as the “MGA”). The MGA requires that two or more councils of municipalities that have common boundaries that are not members of a growth region as defined in section 708.01 must, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.

Section 631 (2) of the MGA states that an IDP must:

- *Address*
 - The future land use within the area;
 - The manner of and the proposals for future development in the area;
 - The provision of transportation systems for the area, either generally or specifically;
 - The coordination of intermunicipal programs relating to the physical, social and economic development of the area;
 - Environmental matters within the area, either generally or specifically;
 - Any other matter related to the physical, social, or economic development of the area that the councils consider necessary; and
- *Include*
 - A procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan;
 - A procedure to be used, by one or more municipalities, to amend or repeal the plan; and
 - Provisions relating to the administration of the plan.

The MGA identifies the hierarchy and relationship of other statutory plans, with the intent of each plan being consistent with the plan above it, and in the event of inconsistency, which provisions in what plan are to prevail. Upon adoption, the Village and the County will need to review their existing MDP's to ensure they are consistent with this IDP. This IDP can only be repealed if it is being replaced by a new IDP or if the Minister of Municipal Affairs has granted an exemption in accordance with the provisions under the MGA.

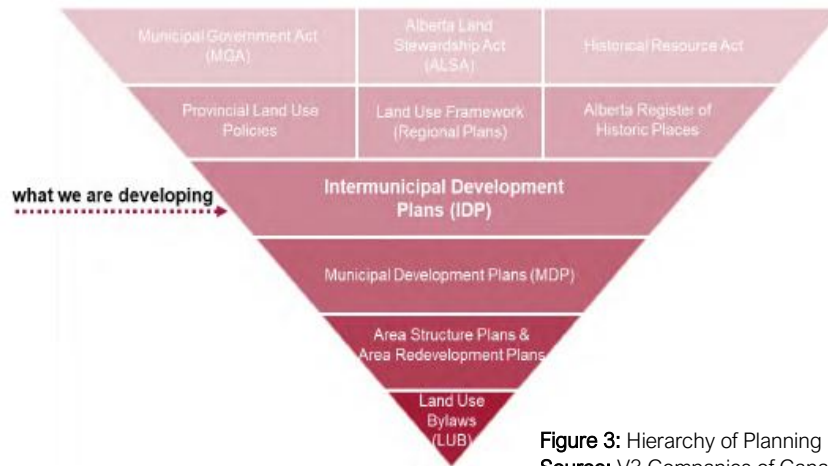


Figure 3: Hierarchy of Planning Documents in Alberta
Source: V3 Companies of Canada

1.6 Vision and Goals

The fundamental purpose of an IDP is to provide opportunities for collaboration and communication between municipalities sharing a common border. By creating a regional framework to coordinate land use, future growth patterns and opportunities within the IDP area, the Village and the County will be able to pinpoint and address intermunicipal matters related to planning and development. The establishment and implementation of specific directives ensures that the policies outlined within this IDP are handled reasonably, equitably and in a timely manner for both municipalities.

The Village and the County are committed to:

- Establishing concepts which outline the future land uses that may develop over a thirty (30) year horizon;
- Identifying mutual and shared interests relative to the lands within the IDP area;
- Developing decision making processes that promote collaboration and mitigate potential conflicts;
- Honoring the mutually beneficial agreements that have been executed;
- Pursuing development opportunities to support strong communities;
- Adhering to provincial, federal and other jurisdictional mandates where applicable in the implementation of plans and strategies relevant to this IDP; and
- Recognizing the importance of trust, respect and goodwill in all dealings and communications.

This IDP will ultimately serve as the primary policy document in negotiations with the Province of Alberta in the development of a regional plan for the Village and the County.

2 PLAN IMPLEMENTATION

2.1 Interpretation of the Plan

The structure of this IDP is intended to allow for easy interpretation of its principles and policies. This document should be interpreted in a holistic manner where each of the principles and policies are viewed in the context of one another rather than separately. Generally, the objectives, and ultimately the goals and vision of the IDP are more likely to be achieved by addressing the complete set of provisions.

The IDP contains the operative terms '**shall**', '**should**', and '**may**'. The interpretation of these shall be as follows:

Shall

indicates that actions are mandatory.

Should

indicates direction to strive to achieve the outlined action but is not mandatory.

May

is discretionary, meaning the policy in question can be implemented if the municipalities choose to do so. This is typically dependent on context and individual circumstances.

2.2 Intermunicipal Cooperation

The responsibility for the implementation of the provisions contained within this IDP are vested with each respective municipality as it pertains to the lands contained within their own boundaries in accordance with the relevant MDP, LUB, policies and standards.

The Village and the County will continue to be responsible for subdivision and development permit approvals within their respective boundaries as well as the adoption or amendment of statutory plans where the subject lands are located.

The Village and the County agree to the following guiding principles which have been utilized to guide the policies contained within this IDP:

- The IDP in combination with the ICF and referenced agreements shall be used by the Village and the County as guidelines to encourage the location of new business in the IDP area. The Village and the County shall make every effort to use the IDP as a means to highlight the unique benefits of the area in brochures, trade shows, correspondence and other promotional avenues for economic development purposes;

- Administration, provision and funding of services within the IDP area shall be in accordance with the agreements in the Village and the County's ICF;
- Mutual referral of subdivision, development and redesignation applications is essential to the proper administration of this IDP;
- In the event that either municipality does not reply to an intermunicipal circulation within ten (10) business days, excluding statutory holidays, or request an extension to respond beyond the ten (10) business day allotment, it may be assumed that the responding municipality has no comment or object to the referred matter.

2.3 Circulation and Referral Process

In response to the legislative requirements, the Village and the County hosted open houses to allow for public consultation. These sessions provided residents and stakeholders the opportunity to learn about the provincial collaboration requirements, the work the municipalities have undertaken to meet those requirements and to ask any questions and express any concerns and/or considerations that they may have had.

The open houses were advertised through direct mail as well as media advertisements in the Lloydminster Source, the Vermilion Standard and the Vermilion Voice newspapers in the month leading up to the sessions. Further to these initiatives, an online survey form was also created and circulated via social media to those who were unable to attend in person.

2.4 Administration, Amendment and Appeal

As is the case with any municipal bylaw, this IDP shall come into force at which time the Village and the County Councils have given third and final reading to the matching bylaws in accordance with section 692 of the MGA.

This IDP shall be reviewed by resolution of each respective Council at intervals not to exceed a five (5) year period. A review may be conducted earlier, provided each municipality agrees by resolution of Council however the timing of the review shall be no less than one (1) year after municipal elections.

This IDP may be amended from time to time subject to the agreement of both municipalities' Councils. This IDP shall remain in effect until such time that both municipalities agree to repeal the associated bylaws by Council resolution.

2.5 Intermunicipal Dispute Resolution

The dispute resolution process is intended to be a collaborative approach towards achieving a solution at the municipal level prior to the matter escalating into an appeal to the Municipal Government Board. The dispute resolution process shall be carried out in consideration of the rights of the landowners whom may be the subject of the intermunicipal dispute.

Disputes are limited to decisions on matters relevant to this IDP and are not inclusive of development permits which shall be made to the respective municipality or the Municipal Government Board when appropriate.

Disputes may only be initiated by the Council for the Village of Marwayne or the County of Vermilion River. Disputes may be resolved through any of the following mechanisms, either alone, or in combination of one another:

- Administrative Review;
- Intermunicipal Liaison Committee Meeting;
- Municipal Councils;
- Mediation;
- Municipal Government Board Appeal;
- Arbitration; and
- Litigation.

In the event of a dispute, neither municipality shall give approval to the matter being disputed until the dispute has been resolved through the resolution process set forth above.

2.6 Incorporation by Reference

All provisions under Section 3 of the Village of Marwayne and County of Vermilion River Intermunicipal Collaboration Framework are hereby incorporated by reference into this IDP.

The protocols and procedures established within the Villages of Marwayne, Kitscoty and Paradise Valley and the County of Vermilion River Intermunicipal Liaison Committee terms of reference are hereby incorporated by reference into this IDP.

3 GROWTH AND LAND USE

3.1 Area Size

The IDP area comprises the land as shown in Map 1 and constitutes approximately nine hundred and five hectares (905 ha.).

3.2 Topography

The topography in the IDP area, as shown in Map 9, is an undulated landscape that varies from high points of six hundred and twenty meters (620 m) in the northeast to low points of five hundred and ninety-five meters (595 m) in the west. The total relief is roughly twenty-five meters (25 m). The majority of the land around the Village boundary maintains an elevation of six hundred meters (600 m).

3.3 Slope Analysis

A slope analysis of the land terrain revealed a large portion of the IDP area to be under 1% slope. This means that the lands are generally developable and only presenting few topographical constraints. The majority of the slopes on the lands over 1% are located in the northwest and west areas of the IDP area.

3.4 Agricultural Assessment

The agricultural land assessment performed per quarter section served to identify those high quality agricultural lands within the IDP area that may be subject to conversion to non-agricultural uses. High quality agricultural lands are mostly found to the north and northeast area of the IDP area, across Highway 45 as per Map 11. Comparatively, the lands adjacent to the Village boundary and south of Highway 45 present the least amount of concerns in terms of conversion to non-agricultural uses and may be more readily developable, since their location makes for a feasible extension of service lines. The percentage numbers, as outlined on Map 11, indicate a qualitative assessment of farmland capability whereas the colors indicate actual usage.

3.5 Water Bodies

The Village of Marwayne only has small waterbodies located within the IDP area. Although they have been recognized for the purpose of this IDP, they do not constitute a limitation for any potential future growth.

3.6 Features and Landscapes

The IDP area is largely undeveloped, except for some country residential development, a cemetery, and the Village's non-operational landfill to the west. A number of oil and gas wells are concentrated towards the north and northeast of the IDP area. Pipelines have the most impact along the north boundary, although they

are mostly aligned with the transportation corridors. A large portion of the remaining lands are improved pasture and cultivated lands of lower quality.

3.7 Existing Land Use

Each municipality has established the current land uses within the IDP area for lands located within their respective boundaries. The Village and the County will continue to guide development of the lands in their municipalities that are located within the IDP area following the principles and policies outlined herein.

A majority of the lands within the IDP boundary are County lands, as per Maps 2 and 3, apart from the landfill, composting and waste lands that contain one of two non-operating landfills to the west of the Village's boundary. Land within the IDP area in the Village are designated for diverse uses – Industrial (M), Institutional (I), Highway Commercial (C), Residential (R1), Urban Reserve (UR) and Environmental Reserve (ER) as per the Village's LUB. The IDP therefore serves to guide development in proximity to the Village to ensure its future integration with urban densities and uses.

The vast majority of County lands in the IDP area are designated under the Agricultural (A) district with several overlays – Urban Growth (UG) to the north and a Highway Profile Area (HPA) along Highway 897 and Highway 45. Most of SE 34-52-3-W4M is within the Landfill, Composting, and Waste (LC-W) District and Waste and Wastewater Facility (WWF). Both the UG and HPA districts provide for a variety of medium to high residential, light to medium industrial and highway commercial and business uses. The HPA district extends east and north of the intersection of Highway 897 and Highway 45 along the latter, and the Roadway Profile Area (RPA) extends south along Highway 897. The design concept and the subdivision and development guidelines that were part of the repealed Marwayne ASP, have been incorporated within the IDP policies.

3.8 Landownership Patterns

Landownership has not experienced significant change in the past ten (10) years. The most significant change in landownership has been from private to County and/or Crown ownership. These changes, pertaining to lands that contain municipal services and infrastructure, are namely the sewage lagoon and non-operating landfill as per Maps 2 and 3.

Another significant change is the annexation of NE 23-52-3-W4M by the Village. Other minor changes have taken place during this time including the strip of municipally owned lands (shown in light grey on Maps 2 and 3), along the railway line northeast of the Village boundary and a small portion outside of the southeast end, which is now Crown land. Nearly all parcels within the IDP area are unsubdivided quarter sections apart from a few large acreages.

3.9 Existing Municipal Servicing

The Village's water is serviced via the Alberta Central East (ACE) regional waterline. Water allocations for ACE partner municipalities were drawn using 2011 Census, at which time the Village had a population of six hundred and twelve (612) people living in two hundred and thirty-two (232) of its two hundred and sixty-three (263) total dwellings. With a land area of 1.68 km², the Village had a population density of 364.3/km² in 2011. The ACE population projection for 2046 of one thousand

two hundred and twenty-five (1225) allocates a total of 99m³/per capita/year for the Village. The Village's reservoir storage capacity is adequate to accommodate the requirements of the twenty (20) year growth horizon identified in the intermunicipal infrastructure assessments³ for a forecasted population of six hundred and fifty (650) by 2037⁴.

The Village's sanitary sewer system utilizes a conventional earthen berm lagoon for wastewater treatment. The existing lagoon capacity is adequate to accommodate the required volume for the above mentioned forecasted growth⁵. An inventory and future discussion on the provision of services is contained within the Village's and the County's ICF. The existing services are as shown on Maps 8, 13 and 14.

³ *Intermunicipal Infrastructure Systems and Community Services Assessments*. 12 April 2019. BAR Engineering.

⁴ *Population, Employment & Housing Growth Study* – Working Paper – Version 1 Draft, “Base Scenario”, Applications Management Consulting Ltd., January 17, 2019. In the Final Report from Applications Management (1 April 2019), for comparison purposes, the forecasted population for the Village of Marwayne indicates, “In the High Scenario, a higher rate of job growth in the region increases population to 781 by 2047.”

⁵ Existing lagoon size for Marwayne is based on theoretical calculated volumes. Determination of actual existing lagoon cell storage sizes should be completed to confirm expansion requirements. Ibid 1.

3.10 Site Assessment

Overall, the IDP area is well suited for development. There is only one (1) well site and a few pipelines that have a more significant impact on future subdivision and development of the lands located west and south in the IDP area as per Map 1. The Village is ideally located at the intersection of Highways 897 and 45 and thus has potential to greatly benefit from purely its geographical location. The Village's location, along Highway 897, presents an advantage for development with readily accessible major transportation routes that connect the Village to the rest of the province. The Village could easily extend its settlement pattern through on-site servicing of Highway Commercial and light to medium Industrial uses.

To the east of the IDP area, pipes run from the north to the southeast directly affecting six (6) quarter sections. Although there are no significant waterbodies in the IDP area, there are an abundance of hydrographic contours that have a tendency to become seasonal streams during heavy rain periods. Development on these lands would therefore require mitigative measures, such as proper grading and drainage, to prevent future flooding.

Environmental Reserve areas identified in the Village's MDP provide the community with an opportunity to take on a larger role as a seasonal service provider for not only tourists in the region but also for residents year-round. There are servicing opportunities for development that take place within the IDP area as shown on Maps 4 and 5.

The County's gas utility is one of the main natural gas providers for residential locations in the region. Further to this, there are opportunities for connecting regional water and municipal sewer servicing for development west of Highway 897 as well as along both Highway 897 and 45.

3.11 Wetland Classes

The following table is the Wetland classes, forms and types in the *Alberta Wetland Classification System*. Wetland classification codes for mapping uses are in brackets. *Source: Alberta Wetland Classification System (AWCS), 1 June 2015.*

CLASS	FORM	TYPES		
		SALINITY	WATER PERMANENCE	ACIDITY & ALKALINITY
Bog [B]	Wooded coniferous [Wc], Shrubby [S], Graminoid [G]	Freshwater [f]	-	Acidic [a]
Fen [F]	Wooded coniferous [Wc], Shrubby, Graminoid [G]	Freshwater [f]	-	Poor [p]
		Freshwater [f]	-	Moderate rich [mr]
		Freshwater [f] to slightly brackish [sb]	-	Extreme rich [er]
Marsh [M]	Graminoid [G]	Freshwater [f] to slightly brackish [sb]	Temporary [II]	-
		Freshwater [f] to moderately brackish [mb]	Seasonal [III]	-
		Freshwater [f] to brackish [b]	Semi-permanent [IV]	-
Shallow Open Water [W]	Submersed and/or floating aquatic vegetation [A] or Bare [B]	Freshwater [f] to slightly brackish [sb]	Seasonal [III]	-
		Freshwater [f] to moderately brackish [mb]	Semi-permanent [IV]	-
		Freshwater [f] to brackish [b]	Permanent [V]	-
	[A]	Saline [s]	Intermittent [VI]	-
Swamp [S]	Wooded coniferous [Wc], Wooded mixed wood [Wm], Wooded deciduous [Wd], Shrubby [S]	Freshwater [f] to slightly brackish [sb]	Temporary [II] ²	-
		Freshwater [f] to slightly brackish [sb]	Seasonal [III] ²	-
		Moderately brackish [mb] to sub-saline [ss] ²	Seasonal [III] ²	-

¹ Roman numerals are equivalent to wetland classes by Stewart and Kantrud (1971) ² Swamp types are not applicable to wooded swamps due to a lack of available information

4 POLICIES

4.1 Future Land Use Concept Policies

The FLUC, as per Map 7, outlines the framework for land use(s), subdivision, and development within the IDP area over the next thirty (30) year horizon. The objectives and policies in this section have been designed to assist each of the municipalities in understanding their intended interpretation and to describe the shared vision for future development within the IDP area. The following objectives and policies align with the overall goals of the IDP which are:

1. **Establish a land use concept that outlines the future land uses that may develop over a 30-year horizon within the IDP area.**
 - *Policy*
 - Development is encouraged in areas of significantly reduced capability for crops thus preserving higher yielding lands for agricultural uses.
 - Provisions are made for a broad mix of land uses throughout the IDP area with opportunities for both the Village and the County.
 - The FLUC is not proscriptive in nature. Areas generally intended for a specific use may also be designated for other uses.
 - Subdivision and development for lands located in the IDP area and within 800m of a highways right of way shall first be approved by Alberta Transportation.
 - The serviced business/commercial areas are designated to allow for mixed-use business/commercial development that is compatible with surrounding land uses.
 - The areas of NW 26-52-3-W4M and SW 26-52-3-W4M between the lagoon lands and the Village are designated for residential and non-residential uses. Development in this area is subject to the required setbacks for the non-operational landfill facilities along the western boundary of the Village.
2. **Promote the IDP area as a desirable location for future development and economic activity;**
 - *Policy*
 - The Village has the opportunity to provide services to development within a forty kilometers (40 km) radius. The FLUC allows for land adjacent to the western boundary of the Village be part of a piped water and sewer scheme.
 - The value and recreational potential of natural areas within the IDP area may be negatively affected by inappropriate development. Therefore, both

municipalities shall cooperate to protect these areas for eventual incorporation into an open space system.

- The Village and the County shall work together to encourage the preservation of the natural and aesthetic quality of the environment and rural landscape as well as to facilitate the eventual establishment of continuous open space systems to attract activities and provide recreational opportunities as a stimulus to the local economy. This commitment to work together is consistent with the provincial land use policies which support the protection of the natural environment, water and historical resources.
3. **Outline a framework for the more detailed implementation of land development, economic development, municipal infrastructure, and timing of development and servicing;**
- **Policy**
 - Identify serviced pipe water and sewer as well as un-serviced on-site water and on-site sanitary sewage disposal within the IDP area.
 - The FLUC does not preclude servicing areas that are more distant. However, it acknowledges that the costs to do so may prove inordinate for most, and perhaps, are best leveraged by intensive servicing users, such as those for commercial or industrial purposes.
 - The investment by the Village in water supply and sanitary sewage treatment should be used to its greatest advantage in the IDP area and kept in a concentrated location around the Village as is feasible.
 - Applications for redesignation, subdivision, or development should consider incorporating design requirements that ensure a high-quality form of development, servicing and encompass the necessary growth, storm water and transportation management plans.
 - Provisions of the *Agricultural Operations Practices Act* should apply to the mitigation of nuisance and environmental impacts of agricultural operations.
 - The lands affected by waste sites and sanitary sewage treatment facilities have been placed within the Landfill, Composting and Waste (LC-W) district designation. Although mitigation is in place, when planning adjacent areas it is important to be mindful of the development setbacks from these existing facilities and any expansions thereof that may be required – consistent with the MGA subdivision and development regulation.
 - The lands affected by waste sites and sanitary sewage treatment facilities have been placed within the Landfill, Composting and Waste (LC-W) district designation. Although mitigation is in place, when planning adjacent areas it

is important to be mindful of existing and unidentified non-operating landfills that surround the village, the development setbacks from these existing facilities and any expansions thereof that may be required – consistent with the MGA as well as the subdivision and development regulation.

4. **Maintain and enhance mutually beneficial policies and relationships between the two (2) municipalities;**
 - *Policy*
 - The Village and the County shall work collaboratively to identify appropriate lands and implement policies and regulations with respect to environmentally sensitive areas, riparian zones, and development buffers that can have a positive impact on the natural environment as well as provide healthy, outdoor spaces within the IDP area for the recreational enjoyment of residents and tourists alike.
 - The Village and the County shall work together to ensure compatibility of land use interfaces and future growth patterns to monitor effectiveness of the IDP provisions and update them accordingly,
5. **Continue to develop and maintain open lines of communication to resolve problems and seize opportunities of mutual benefit.**
 - *Policy*
 - The Village and the County agree to adhere to the implementation principles as outlined in section 2 of this IDP, including the guiding principles of communication and conflict resolution.

4.2 Other Policies

The following policies should be interpreted narrowly and used only as a framework for working cooperatively, communicating and making decisions amongst each municipality. Variances may be allowed only when specifically identified and pursuant to the provisions of this IDP.

1. Land Use

- *Policies*
 - Future subdivision and development shall be in accordance with the provisions of this IDP. Major deviations to the IDP design and policies shall require an amendment to the IDP. Minor variances may be considered without requiring an amendment to the IDP in instances when the developer can demonstrate to the satisfaction of the ILC, Subdivision Authority or Development Authority as the case may be, that the reconfiguration of parcels and road design would maintain the overall intent of the IDP policies.

- Existing uses, which may be viewed as incompatible with the FLUC designated uses, may remain on an 'as is' basis pursuant to the non-conforming use provisions of the MGA. Section 643. Re-development of the lands shall be consistent with the policies contained in this IDP and in conformity with the provisions of the Village and/or the County's LUB, permitted that the land is not required for urban growth and/or an extension of urban services.
- The Village and the County shall amend their respective MDP's, LUB's and other statutory documents as required to be consistent with the policies and provisions of this IDP.
- Land use, subdivision and development within the IDP area north of Highway 45 and east of Highway 897 shall accommodate un-serviced development while land use, subdivision and development south of Highway 45 and west of the Village boundary shall accommodate serviced development. Land use, subdivision and development along Highway 897 shall accommodate serviced development, whenever possible.
- Regulation and approval of Confined Feeding Operations (CFO's) rests with the Natural Resources Conservation Board (NCRB). The NRCB reviews local plans and requests comments from the affected municipalities prior to making their decision on these matters. In response to the NRCB, the Village, the County and the ILC shall stipulate that they do not support any new or the expansion of any existing CFO or manure storage facilities within the IDP area which may require an approval, authorization, or registration under the *Agricultural Operation Practices Act*.
- The Village and the County have limited capacity to control the development and life span of oil and gas wells within the IDP area. As such, the future ability of the Village and the County to approve contiguous and orderly development is significantly affected by the presence of existing and future oil and gas leases. The Village and the County shall therefore work with oil and gas companies and landowners to identify well site development and production schedules compatible with land use designations within the IDP area. In working with oil and gas companies and landowners, the Village and the County shall strongly recommend that the following principles be adhered to, when possible:
 - Wells should be clustered;
 - Flow lining to a common location for multiple wells should be utilized;
 - Clustered well sites should be located next to public utility lots, storm water lakes and future municipal reserves and parks;

- Road access to clustered wells should be combined and access routes made to fit existing and identified future roadways;
- Operating conditions of well and battery sites should be adjusted as follows:
 - Flow lining to battery site outside the urbanized area/urban growth area should be utilized;
 - Fluids should be hauled, tanks should be vacuumed/cleaned, and servicing/maintenance should take place during regular daytime hours;
 - Storage tank temperature should be kept at a level such that associated impacts, particularly odour, are minimized to the fullest extent possible;
 - Portable generators should not be used to provide power; and
 - Every effort shall be made, using the necessary measures required, to minimize odours, noise, dust, vibration and any other negative impacts.
- Subdivision applicants shall be required to dedicate the full amount of the municipal reserve owing in the forms provided for in the MGA. In the case of lands within the County Residential designation, all municipal reserve amounts owing shall be taken by the Village and the County in the form of a deferred reserve caveat to provide for future urban municipal reserve needs. The Village and the County shall consider establishing a jointly administered cash-in-lieu of municipal reserve fund into which reserve proceeds would be placed for the purposes of assembling and developing regional recreational land and facilities within the IDP area. This would not only serve the recreational needs of the residents of the area but could also serve to attract sporting, recreational, and cultural events thereby providing a stimulus to the local economy.

2. Agricultural

- *Policies*
 - Premature development of existing agricultural lands within the County should be avoided and such land should continue to be used for agricultural purposes.
 - Non-intensive agricultural uses may be approved at the discretion of the County in accordance with the provisions of the Agricultural District and any additional applicable regulations in the County's LUB.

- Existing intensive agricultural uses may continue at the discretion of the County. Approval of any new intensive agricultural operations shall only be considered when the appropriate intermunicipal referral and communication process has been adhered to.
- The following shall continue to be permitted at the discretion of the County in accordance with the Agricultural (A) District regulations of the County's LUB and MDP:
 - Any permitted or discretionary uses;
 - Subdivision of the first parcel out of an unsubdivided quarter section; and
 - Redesignation of lands to the appropriate land use district subject to referral and communication as outlined in this IDP.
- Each municipality recognizes the importance of agriculture to the local, regional and provincial economy. The rights of agricultural operators shall be taken into consideration as it pertains to development decision making and potential impacts on lands and/or adjacent uses.

3. Urban Reserve and Urban Growth

○ *Policies*

- Non-intensive agricultural uses may continue to be approved at the discretion of the County in accordance with the Urban Growth Area (UGA) overlay district of the County's LUB.
- Any existing intensive agricultural uses within the Urban Reserve designation may continue at the discretion of the Village. Any proposals for additional intensive agricultural operations should only be considered subject to appropriate intermunicipal referral and communication as outlined in this IDP.
- For Urban Reserve designated areas, the Village may approve an ASP or community plan for urban residential purposes. ASP's and community plans providing for further urban residential development within the IDP area should be evaluated according to the following criteria:
 - Conversion of good agricultural land in the most prudent and efficient manner possible;
 - Efficient and cost effective development of roads and servicing systems and facilities;

- Impacts of development on existing adjacent land uses within both municipalities;
- Impacts caused by incompatible rural and urban land uses;
- Traffic impacts within both municipalities;
- Adequate access through developing areas for residents of both municipalities;
- Proper protection of natural areas and continuous open space systems;
- Effects of development in environmentally sensitive or hazardous areas; and
- Appropriate intermunicipal referral and communication as outlined in this IDP.

4. Country Residential

○ Policies

- Subdivision and development within the Country Residential designation shall consider those proposed non-residential uses that will not have negative effects on future urban densities by virtue of excessive odour, heat, vibration, visual impact, noise or light. This does not apply to such effects that arise in the course of normal, non-intensive farming operations.
- Land designated for future County Residential shall be allowed to be developed in accordance with the provisions of the County's LUB and MDP.
- Subdivision applications within designated Country Residential areas must address servicing requirements such as water, sanitary sewer and roads, for the proposed development. The servicing requirements must be met in accordance with the County's LUB, MDP and General Municipal Servicing Standards framework.
- In addition to these requirements, Country Residential subdivision applications shall take into consideration:
 - Creating Country Residential conservation development;
 - Provision for direct access to municipal roads without the creation of panhandle lots, when possible;

- Mitigation of impacts on the surrounding land uses within the adjacent municipality;
- Mitigation of impacts on provincial, regional and intermunicipal transportation systems;
- Consideration of environmental impacts;
- Long term servicing requirements; and
- Appropriate intermunicipal referral and communication as outlined in this IDP.

5. Institutional

○ *Policies*

- Land designated under the Institutional District within the Village's or the County's LUB may continue to exist as is at the time of the IDP approval. New proposals for development, subdivision, or rezoning shall be in accordance with the policies of this IDP and not undermine the ability of the land to accommodate future intended uses.
- Future uses for land designated Institutional shall be defined in collaboration with the relevant school division board and in consultation with the ILC.

6. Un-Serviced Industrial Development

○ *Policies*

- Land designated in the IDP as Un-serviced Industrial may continue under the LUB district as it currently exists at the time of the IDP approval. However, new proposals for development, subdivision or redesignation shall be in accordance with the policies of this IDP and applicable provisions under the relevant LUB, and not undermine the ability of the land to accommodate future intended uses.
- Applications for Un-serviced Industrial subdivision or development within the IDP area shall require redesignation to the appropriate Land Use district as part of a subdivision or development approval.
- Proposed Un-serviced Industrial uses shall be in accordance with those, permitted or discretionary, uses allowed for in the designated district within the LUB of the municipality in which the lands are located.
- Applications for Un-serviced Industrial subdivision or development within the IDP area shall be evaluated according to the following criteria:

- Impacts of development on future urban growth;
- Impacts on future servicing and transportation corridors and facilities;
- Any potential traffic impacts within either municipality;
- Impacts on adjacent land uses within both municipalities;
- Effects of development in environmentally sensitive or hazardous areas;
- Adequate access to roads, water supply, and septic systems; and
- Appropriate intermunicipal referral and communication as outlined in this IDP.

7. Un-Serviced Business and Commercial Development

○ *Policies*

- Land designated in the IDP as Un-serviced Business/Commercial may continue under the same LUB district as it currently exists at the time of the IDP approval. However, new proposals for development, subdivision or redesignation shall be in accordance with the policies of this IDP, the applicable provisions of the authorizing municipality under the relevant bylaws and policies, and not undermine the ability of the land to accommodate future intended uses.
- Applications for Un-serviced Business/Commercial subdivision or development within the IDP area shall be in accordance with the existing business and commercial land uses of the LUB of the municipality in which the lands are located.
- Proposed uses shall be in accordance with those uses, permitted or discretionary, allowed for in the Designated District within the LUB of the municipality in which the lands are located.
- Applications for Un-serviced Business/Commercial subdivision or development within the IDP area shall be evaluated according to the following criteria:
 - Impacts of development on future urban growth;
 - Impacts on future servicing and transportation corridors and facilities;

- Any potential traffic impacts within either municipality;
- Impacts on adjacent land uses within each municipality;
- Effects of development in environmentally sensitive or hazardous areas;
- Adequate access to roads, water supply and septic systems; and
- Appropriate intermunicipal referral and communication as outlined in this IDP.

8. Serviced Development

○ *Policies*

- Serviced development areas are closely connected to the provision of municipal servicing. Servicing of lands in the Serviced Development areas, especially when adjacent to but outside of the Village's boundary, are subject to the Village's ability to provide municipal servicing to those lands. The County, in accordance with the provisions of their bylaws and policies, may consider alternative servicing where municipal servicing is not or may not be made available at the time of subdivision or development.
- The Village and the County shall collaborate in finding the most efficient means of providing municipal services to developments requiring such services.
- The means by which municipal servicing can be extended to proposed or existing development in the IDP area, including front end capital and operating costs, will be assessed on its merits on a case by case basis, consistent with the County's and the Village's ICF.
- Serviced Residential areas, northwest of the Village boundary are designated for urban residential development and extension of municipal services. These areas shall be developed in a way that does not prejudice the future expansion of the Village, in accordance with the provisions of the Urban Growth overlay district in the County's LUB.
- Serviced Business/Commercial areas, northwest of the Village boundary are designated for serviced non-residential development that can take place within the landfill's setback buffer.
- Serviced Business/Commercial development must be planned such that appropriate buffers and/or transitional uses are provided for on any adjacent residential development.

9. Open Space

○ *Policies*

- The Village and the County shall promote public awareness of any significant historic and cultural sites in the IDP area and their connection with the larger region as part of heritage tourism efforts.
- Existing agricultural operations and residential property owners shall be encouraged to maintain a high-water quality standard for wetlands, creeks, lakes, and other water bodies through the application of best management practices to privately owned riparian areas.
- Development on flood prone land is not permitted.
- Environmental reserves will be taken in accordance with Section 664 of the MGA in the form of a lot or as an environmental reserve easement. The Village or the County, as the case may be, may require an owner or developer to provide hazard land as environmental reserve as part of a subdivision application. Where the Village or the county wish to ensure public access to a water body, environmental reserve in the form of a lot shall be taken. All environmental reserves are to remain in their natural state except as permitted in accordance with the MGA. In some instances, conservation easements may be considered in place of environmental reserves, as provided for in the *Environmental Enhancement and Protection Act*.
- Municipal reserve dedication within the IDP area shall generally be dedicated as land to be used for school and/or park purposes within residential developments.
- Areas along water bodies are designated to provide for enhancements to existing trails, new trail development, and passive recreation uses that are compatible with the environment and adjacent land uses. Both municipalities shall work together to create an interconnected trail system within the IDP area.
- Agreed upon standards for trail development dealing with such issues such as fencing, berming, screening, landscaping, site coverage, setbacks, and height restrictions applicable to development adjacent to the highways shall be implemented through each of the respective municipality's LUB's.
- When appropriate, the Village and the County shall endeavour to find efficiencies in bylaw enforcement through public education regarding safe and responsible trail use, water body health, off highway vehicle regulations, fishing and hunting regulations, property ownership and the exploration of shared bylaw services.

10. Municipal Servicing and Roads

○ *Policies*

- The Village and the County shall establish strategies and standards for the orderly, efficient, and economical extension of wastewater collection, water distribution, storm water management and roads within the IDP area.
- Servicing with municipal water and sewer within the IDP area shall be considered for the Urban Reserve and Institutional designations in the Village's LUB and the Serviced Residential, Serviced Business/Commercial, and Urban Growth FLUC designations.
- On site servicing within the IDP area may be considered for the following IDP FLUC designations – Country Residential, Recreation, Un-serviced Business/Commercial, Un-serviced Industrial and Agriculture.
- Where it is deemed appropriate, necessary, and/or desirable, further to this IDP, the Village and the County shall endeavour to enter into agreements respecting municipal servicing, including for the development of roads, consistent with the Village's and the County's ICF. If and when the municipalities adopt new agreements the IDP and the ICF shall be amended accordingly.
- Right of ways for any future regional services shall be considered and anticipated in future subdivision and development, site development plans, ASP proposals as well as any other intermunicipal servicing agreements affecting lands in the IDP area. The Village and the County shall ensure that the right of way alignment determined for any future regional servicing best serves both the Village and the County, in addition to the region as a whole.
- If and/or when the opportunity arises as part of a subdivision or development permit application, following review of the application by the ILC, road right of ways up to thirty meters (30 m) shall be protected without compensation at the time of subdivision or development permit approval, as the case may be.

11. Discretion and Variances

○ *Policies*

- The exercise of variance or discretion in deciding an application must be both reasonable and defensible within the letter and purpose of the IDP as well as the widely accepted planning principles and development best practices.

- If a requirement or provision of the IDP is to be deviated from, it is essential that those exercising the discretion or deciding upon the variance clearly understand the rationale behind the requirement or provision they are being asked to vary.
- Discretion and variance shall only be considered if it can be demonstrated that the discretion or variance in questions shall, at a minimum, not jeopardize the IDP's goals, objectives or policies.
- Any variance or discretion exercised shall be fully documented in so that the reasons and rationale for the variance or discretion to be exercised are accurately recorded and clearly understood.

12. Annexation Criteria

○ *Policies*

- There will continue to be a boundary between the Village and the County for the exercise of municipal responsibilities as provided for in the MGA.
- There is a recognition of the periodic need for urban expansion of the Village and the need to engage in a collaborative annexation negotiation process in a positive, orderly, timely and agreed upon manner, once a clear and present need for additional land is established through a Joint Growth Study.
- The Village and the County shall engage in a Joint Growth Study prior to entering into an annexation negotiation process.
- In determining the timing, size, and location of an annexation area, the outcomes identified in the Joint Growth Study shall be considered.
- A Joint Growth Study shall serve to inform the annexation negotiation process, consistent with the Municipal Government Board Annexation principles, with respect to the following:
 - Justifiable and mutually agreeable current and future growth rates. Growth rates are defined as the rate at which land is consumed for residential, commercial and industrial purposes, typically expressed in acres per year.
 - Availability and cost of servicing. The physical and economic feasibility of extending municipal services from the Village to specific areas within the County in a logical, reasonable and cost effective manner.
 - Adequacy of transportation systems to accommodate new development. The annexation area should be either serviced with

- road network or be able to be serviced with a logical extension of existing road networks.
- Annexations should follow legal boundaries or natural features where possible to avoid creating a fragmented pattern of landownership.
 - Annexations should as much as possible have the support of the landowners involved.
 - Annexations should be consistent with the policies of this IDP, each municipalities' MDP, and any other applicable statutory document.
 - Planning annexations should consider a thirty (30) year horizon for the land requirements.
 - Annexations should be a logical extension of the Village fabric and may include developed areas.
 - Annexations should not dramatically alter the taxes collected from agricultural lands in the annexation area. The Village and the County may look at harmonizing their agricultural mill rates should annexation proceedings occur.
 - Any other matter that each municipal Council may consider necessary.
- The Village and the County may establish agreements separate from, or supplemental to, this IDP. The terms of these agreements shall only be for the purpose of delaying, avoiding, or fixing a time frame for annexation.
 - Both municipalities favor periodic annexations involving smaller amounts of land occurring on an 'as needed' basis as opposed to a long-range basis that may limit interim development on the lands of the proposed annexation area.
 - No land in the IDP area north of Highway 45 shall be subject to annexation for the life of this IDP.
 - Each municipality shall collaboratively manage the lands identified in the IDP suitable for municipal servicing and development to prevent or mitigate the impacts from land use and development that may unduly interfere with future urbanization.
 - Both municipalities shall follow the annexation process as outlined in the MGA at the time an annexation application is made.

- In the event of annexation where land is not currently serviced by the Village, the Village may enter into a service agreement with the County for the existing municipal servicing on the annexation lands.
- When and if the Village and the County enter into an agreement to service land in the County, the agreement shall address annexation. When new agreements are adopted by the municipalities, the IDP and the ICF shall be amended accordingly.

5 DEFINITIONS

“Adjacent Land(s)” is any 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, powerline, railway or similar feature and any other land identified in the Village or County’s land use bylaws as adjacent for the purpose of notification under the MGA.

“Adjacent Municipality” is a municipality as established under the MGA that shares one or more adjoining boundary with another municipality and its contiguous lands; and any 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 Village or County’s land use bylaws as adjacent for the purpose of notification under the MGA.

“Agreement” is the Working Together Agreement between the Villages of Marwayne, Kitscoty, and Paradise Valley and the County of Vermilion River.

“ALSA” is the Alberta Land Stewardship Act.

“ASP” is a statutory plan in accordance with the MGA for the purpose of providing a framework for subdivision and development of an area of land in a municipality.

“Conceptual Scheme” is a non-statutory land use plan intended to serve as a basic guideline to evaluate a small subdivision or development in the context of the development of a larger area.

“Council” is the Council of the Village of Marwayne and/or the Council of the County of Vermilion River in the province of Alberta.

“County” is the County of Vermilion River in the province of Alberta.

“Country Residential Use” is a land designation whereas the primary purpose of the land is for a dwelling or the establishment of a dwelling in a rural area compatible with the natural character of the terrain.

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

“Dispute” is any intermunicipal matter, approval, statutory plan or LUB, of which the Council for either municipality deems to be inconsistent with the provisions of the IDP or the Intermunicipal Collaborative Framework between the Village of Marwayne and the County of Vermilion River.

“FLUC” means Future Land Use Concept. It is a graphical representation of the long-term vision for a community and illustrates the concepts that will guide the planning and development of a particular area.

“Hazard Lands” are lands that are unsafe for development in their natural state, that pose severe constraints on certain types of development, or lands that may be prone to flooding, shoreline erosion, or slope instability.

“ILC” is the Intermunicipal Liaison Committee for the administration of the Intermunicipal Development Plan on behalf of the Village of Marwayne and the County of Vermilion River.

“IDP Area” is the Intermunicipal Development Plan area. The extension of land identified by both municipalities that encompass areas of particular importance and/or concern of which the policies of this document pertain.

“IDP” refers to this Intermunicipal Development Plan. A statutory document between two or more municipalities, adopted by bylaw in accordance with Section 631 of the MGA, used by municipalities as a long-range planning tool to address land use matters.

“Joint Growth Study” is a long-range planning tool designed to inform planning decisions by identifying growth directions and development trends within a particular study area.

“LUB” refers to the Land Use Bylaws of the Village of Marwayne and the County of Vermilion River in the province of Alberta.

“May” is discretionary, meaning the policy in question can be implemented if the municipalities choose to do so. This is dependent on context and individual circumstances.

“Mediation” is the non-adversarial intervention between conflicting parties to promote understanding, consensus, and resolution on disputed items or issues. It is an informal, confidential, and structured process to resolve disputes before they proceed to litigation.

“MDP” are the statutory plans adopted by bylaw in accordance with Section 632 of the MGA and used by the Village of Marwayne and the County of Vermilion River as long-range planning instruments.

“MGA” is the Municipal Government Act, as amended from time to time.

“Negotiation” is the disclosure and discussion process between two or more parties to promote understanding, consensus, and agreement on items and issues that are of concern.

“Non-Statutory Plan” is a municipal planning document or conceptual scheme or plan that is endorsed or approved by resolution of Council, typically to guide future land use development or subdivision of a specific area within a municipality.

“Shall” is an operative term that means the action outlined is mandatory and therefore must be complied with, without discretion.

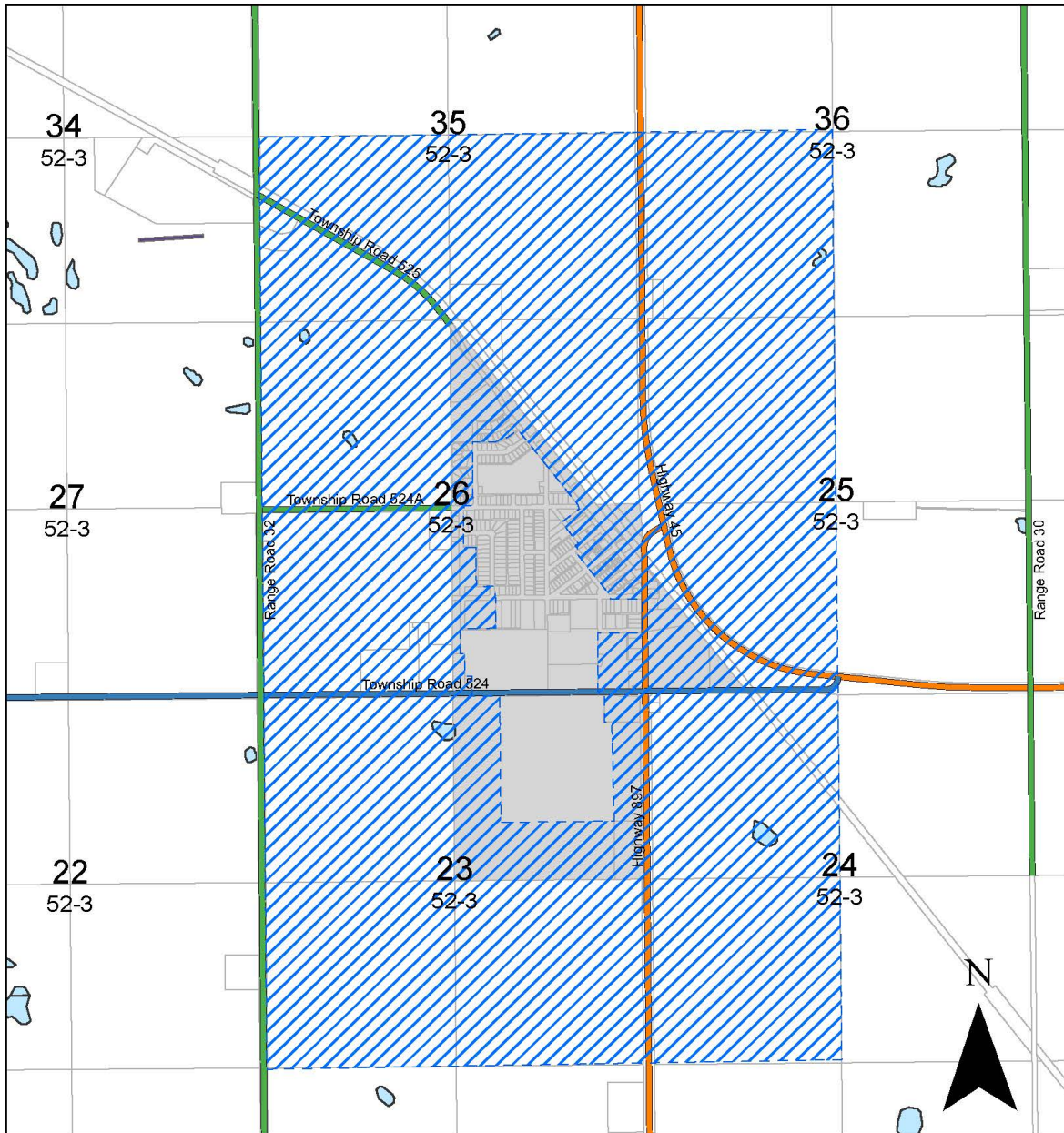
“Should” is a directive term that indicates the direction to strive to achieve the outlined action but is not mandatory.

“Statutory Plan” is an Intermunicipal Development Plan, a Municipal Development Plan, an Area Structure Plan or an Area Re-Development Plan, as per Part 17 of the MGA.

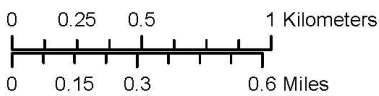
“Surveillance Suite” is a manufactured or modular dwelling or seasonal residence without a basement, used solely for the purpose of accommodating a household, or person whose official function is to provide surveillance, maintenance, and/or security for a commercial or industrial development in a specific land use district.

“Village” is the Village of Marwayne in the province of Alberta.

Map #1. Village of Marwayne IDP Area

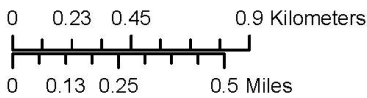
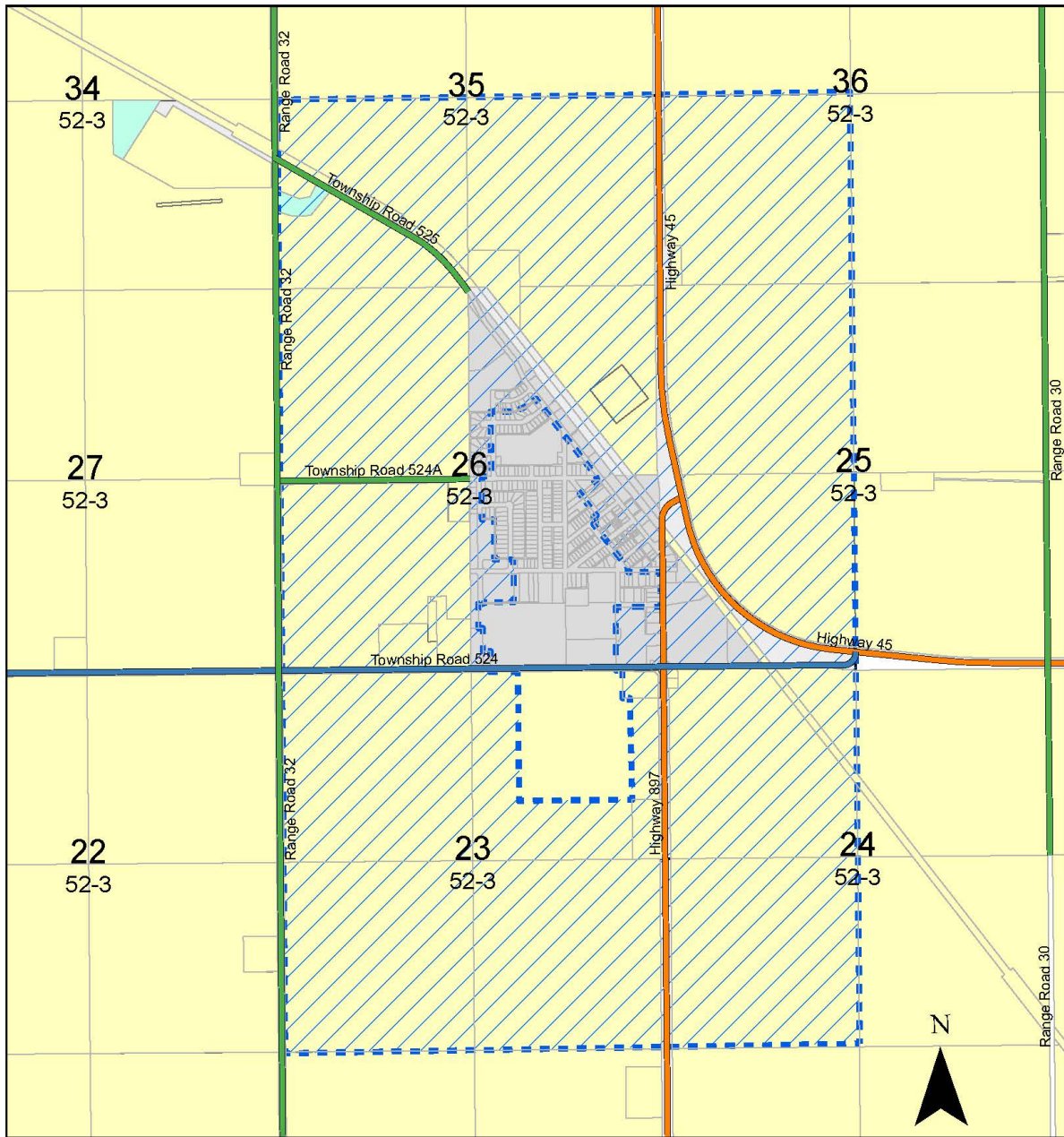


Village of Marwayne IDP Area



- IDP Boundary
- Upgraded Local Road (1)
- Parcels
- RoadCentres
- Water Bodies
- MainClass
- Marwayne
- Provincial Highway
- Upgraded Local Road (2)

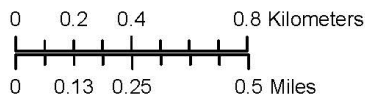
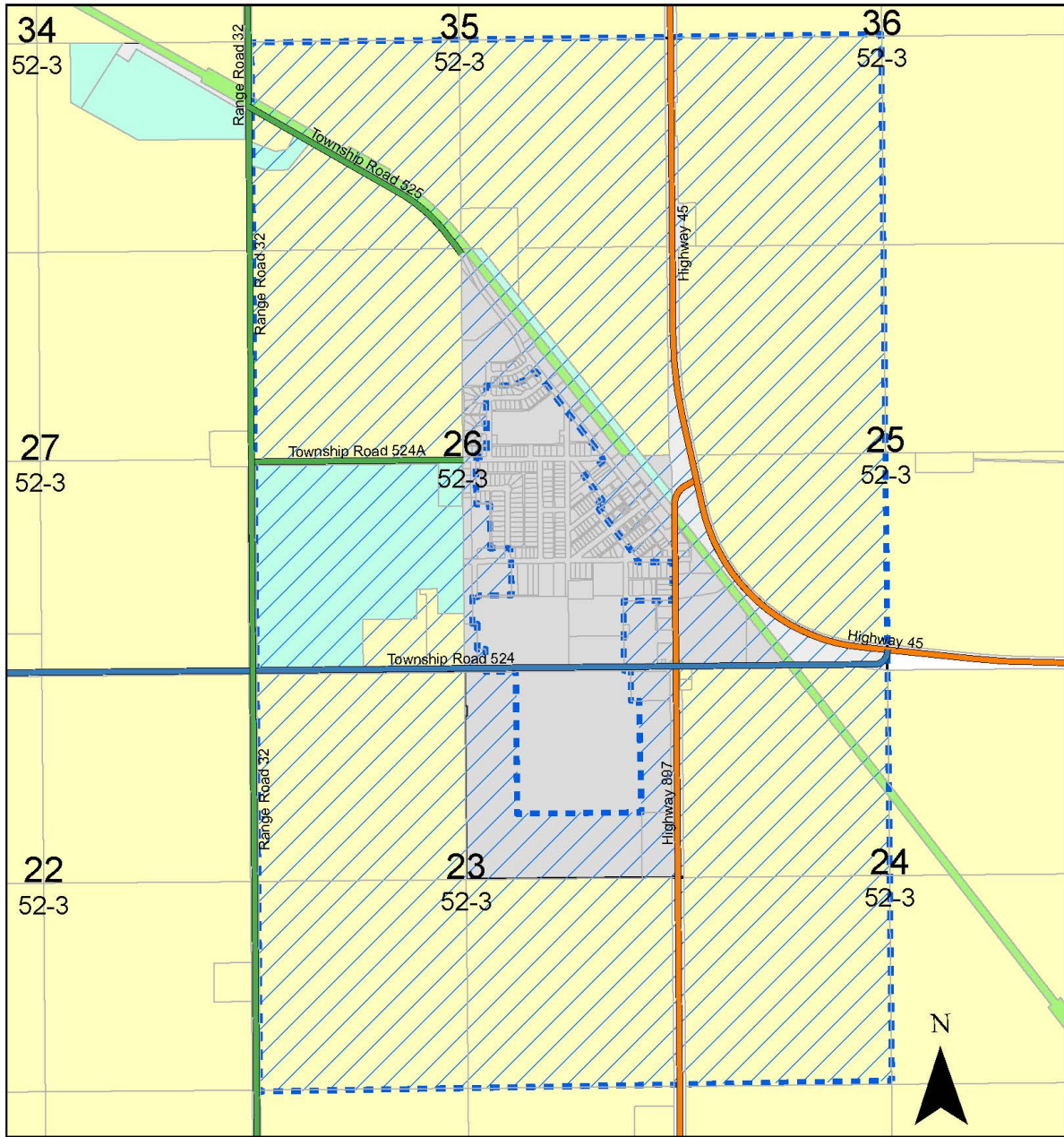
Map #2. 2009 Land Ownership – Village of Marwayne



2009 Land Ownership (Village of Marwayne)

- Parcels
- Water Bodies
- Ownership**
- County
- Private
- MainClass**
- Provincial Highway
- Upgraded Local Road (2)
- Upgraded Local Road (1)
- ASP_Boundary_Feb21-06
- Marwayne
- IDP Area

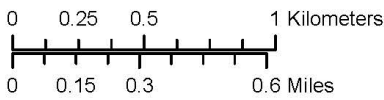
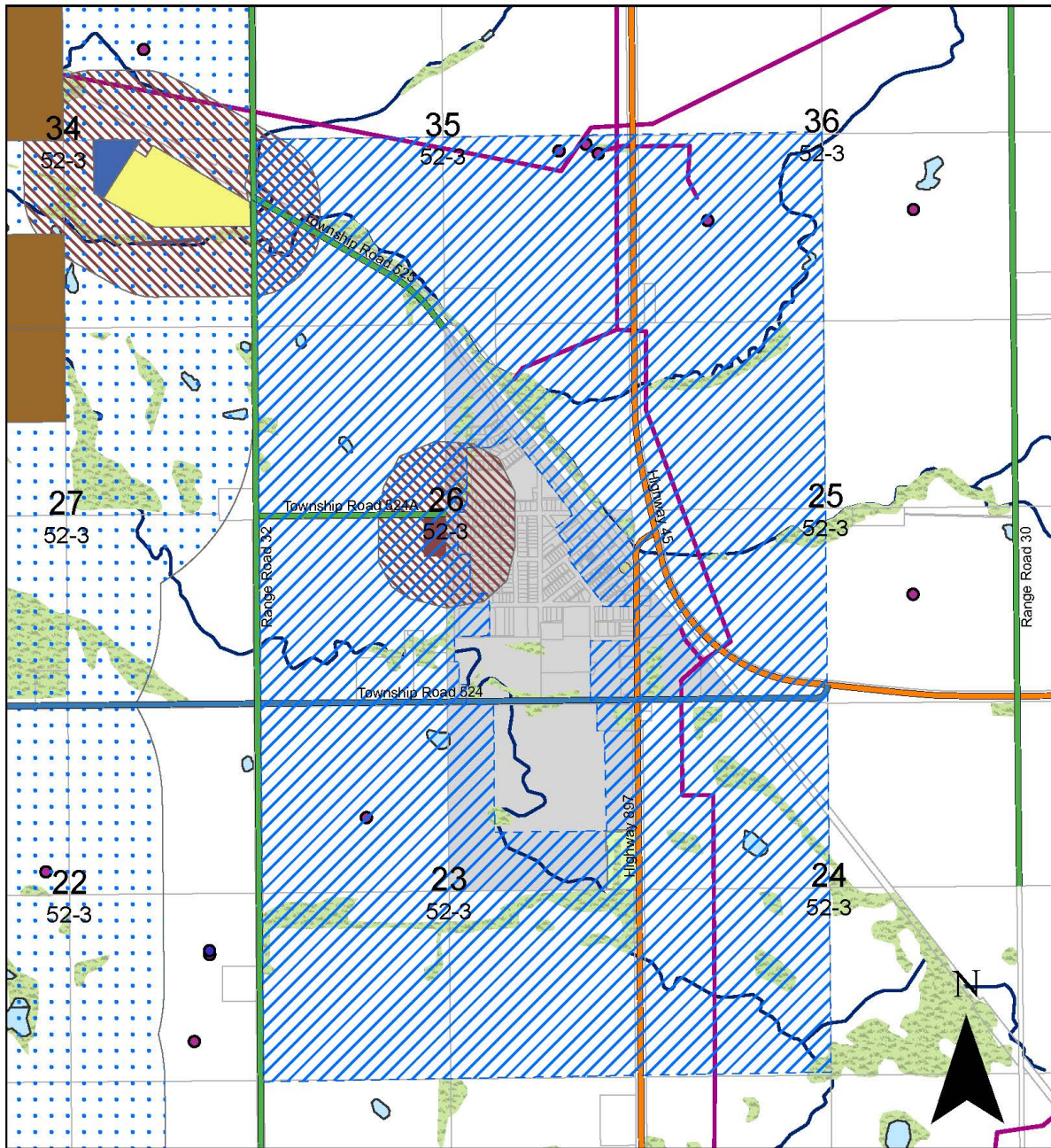
Map #3. 2019 Land Ownership – Village of Marwayne



2019 Land Ownership (Village of Marwayne)

- | | | |
|------------------|-------------------------|-------------------------|
| Parcels | Private | ASP_Boundary_Feb21-06 |
| Water Bodies | MainClass | Marwayne |
| Ownership | Provincial Highway | IDP Area |
| County | Upgraded Local Road (2) | Upgraded Local Road (1) |
| Crown | | |

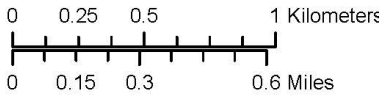
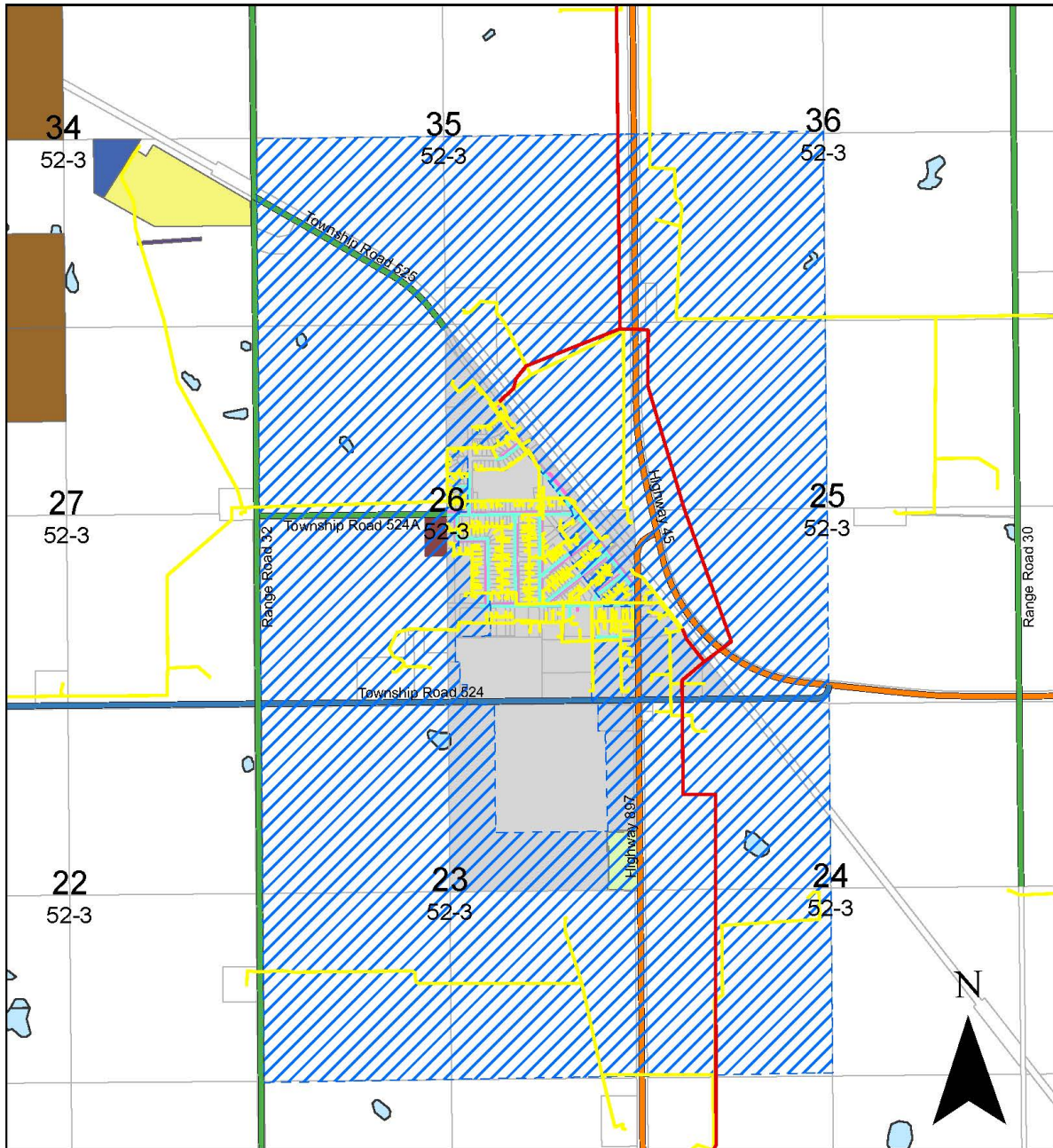
Map #4. Development Constraints – Village of Marwayne



Development Constraints (Village of Marwayne)

- | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> IDP Boundary RoadCentres MainClass <ul style="list-style-type: none"> Provincial Highway Upgraded Local Road (2) Upgraded Local Road (1) Overlays Overlay Districts <ul style="list-style-type: none"> WWF | <ul style="list-style-type: none"> HRA Non_Residential_Districts Non-Residential Districts <ul style="list-style-type: none"> LC-W WellSurface status ABANDONED PUMPING OIL | <ul style="list-style-type: none"> ForeignPipeline Parcels Water Bodies Vegetation Hydrography Contours Towers Cemeteries Marwayne | <ul style="list-style-type: none"> Limitations Limitations <ul style="list-style-type: none"> Sewage Lagoon Transfer Station Historic Resource Value |
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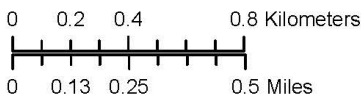
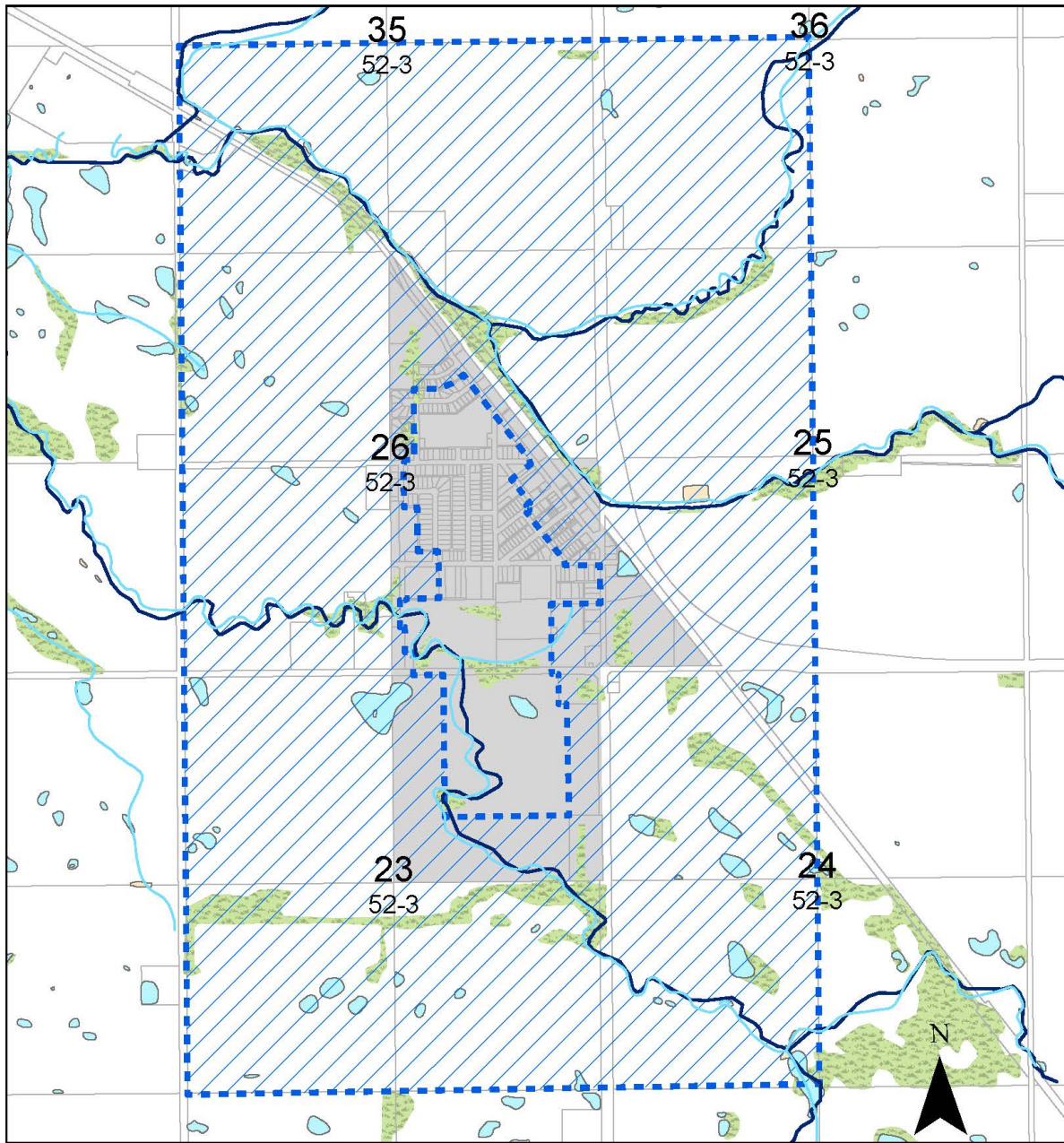
Map #5. Development Opportunities – Village of Marwayne



Development Opportunities (Village of Marwayne)

GasLines	RoadCentres	Sewer_Lines	Cemeteries
Material, Status	MainClass	Non_Residential_Districts	Marwayne
PE	Provincial Highway	Non-Residential Districts	Limitations
Steel	Upgraded Local Road (2)	LC-W	Limitations
Abandoned PE	Upgraded Local Road (1)	Parcels	Sewage Lagoon
IDP Boundary	Water_Supply_Lines	Water Bodies	Transfer Station
	Water_Lines		Historic Resource Value

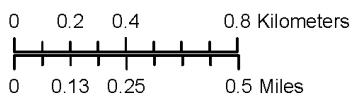
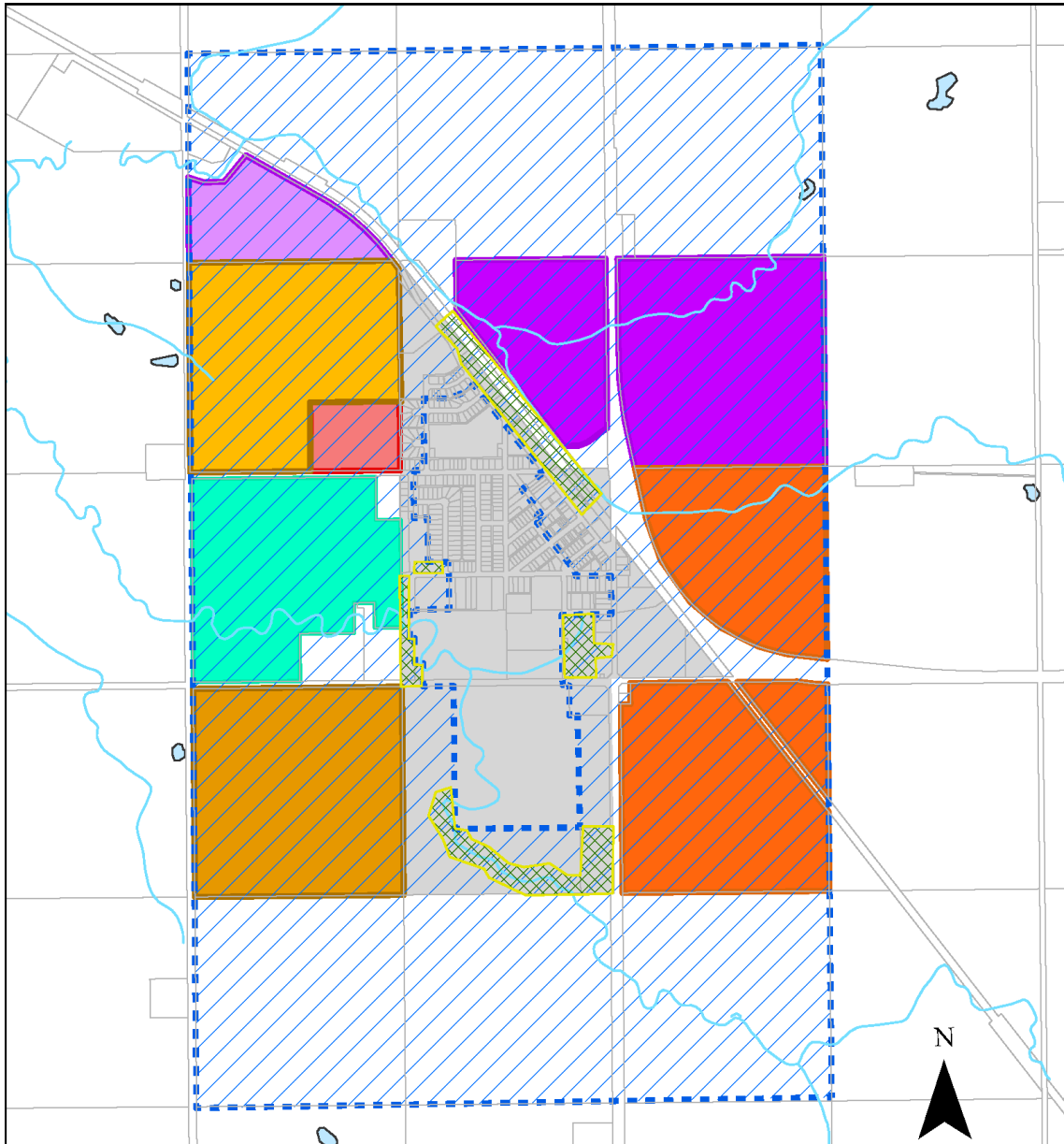
Map #6. Hydrography – Village of Marwayne



Hydrography (Village of Marwayne)

- Hydrography Contours
- Parcels
- AlbertaMergedWetlandInventory_CVR IDP /ICF Area
- CWCS_Class**
- Marsh
- Vegetation
- Open Water
- Marwayne
- Streams

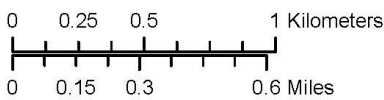
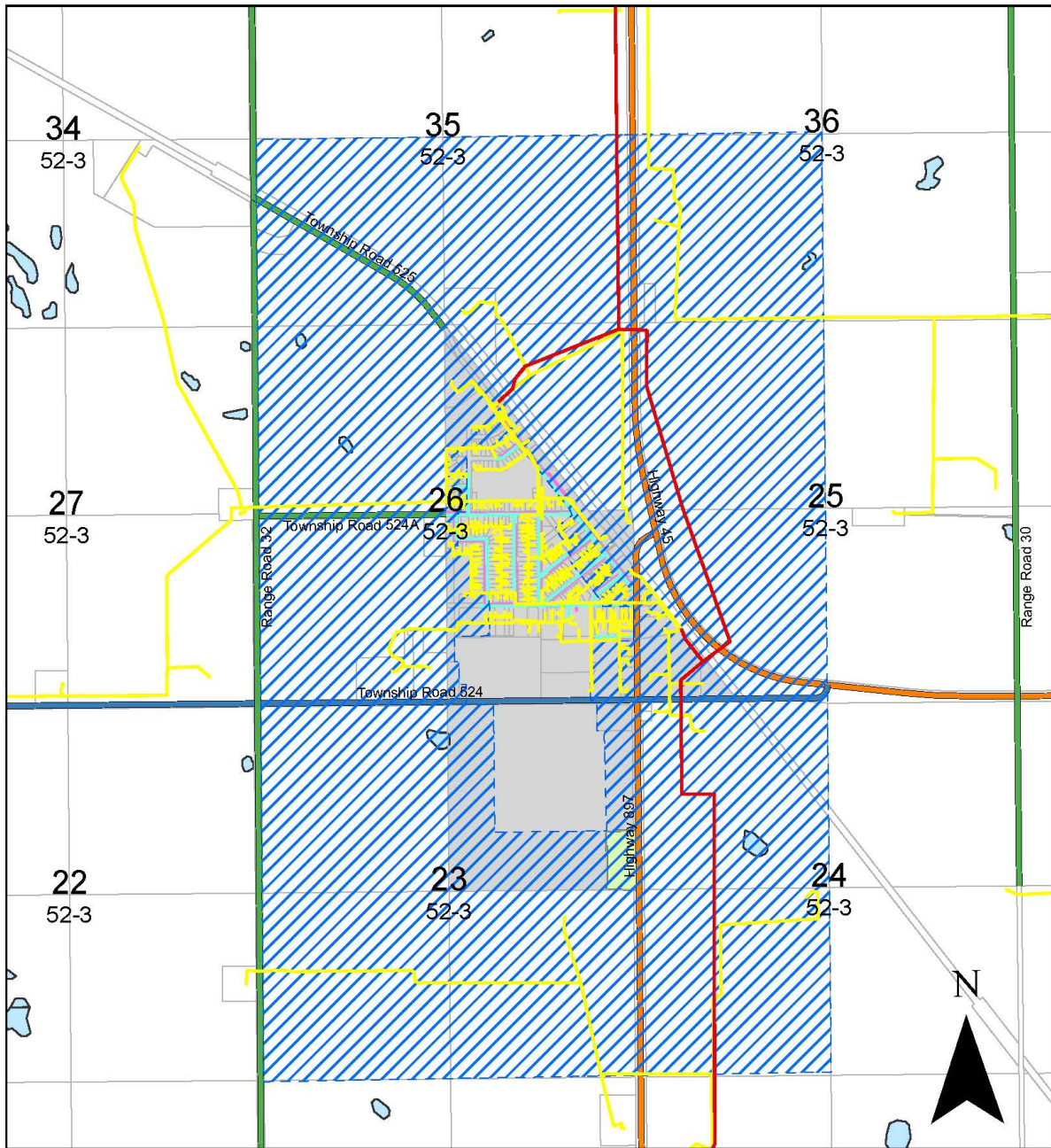
Map #7. Future Land Use Concept – Village of Marwayne



Future Land Use Concept (Village of Marwayne)

- Parcels
- IDP /ICF Area
- Water Bodies
- Marwayne
- Served Industrial
- Unserved Business/Commercial
- Country Residential
- Served Residential
- Served Business/Commercial
- Unserved Industrial
- Urban Growth
- Recreation
- Streams

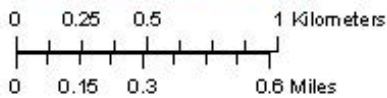
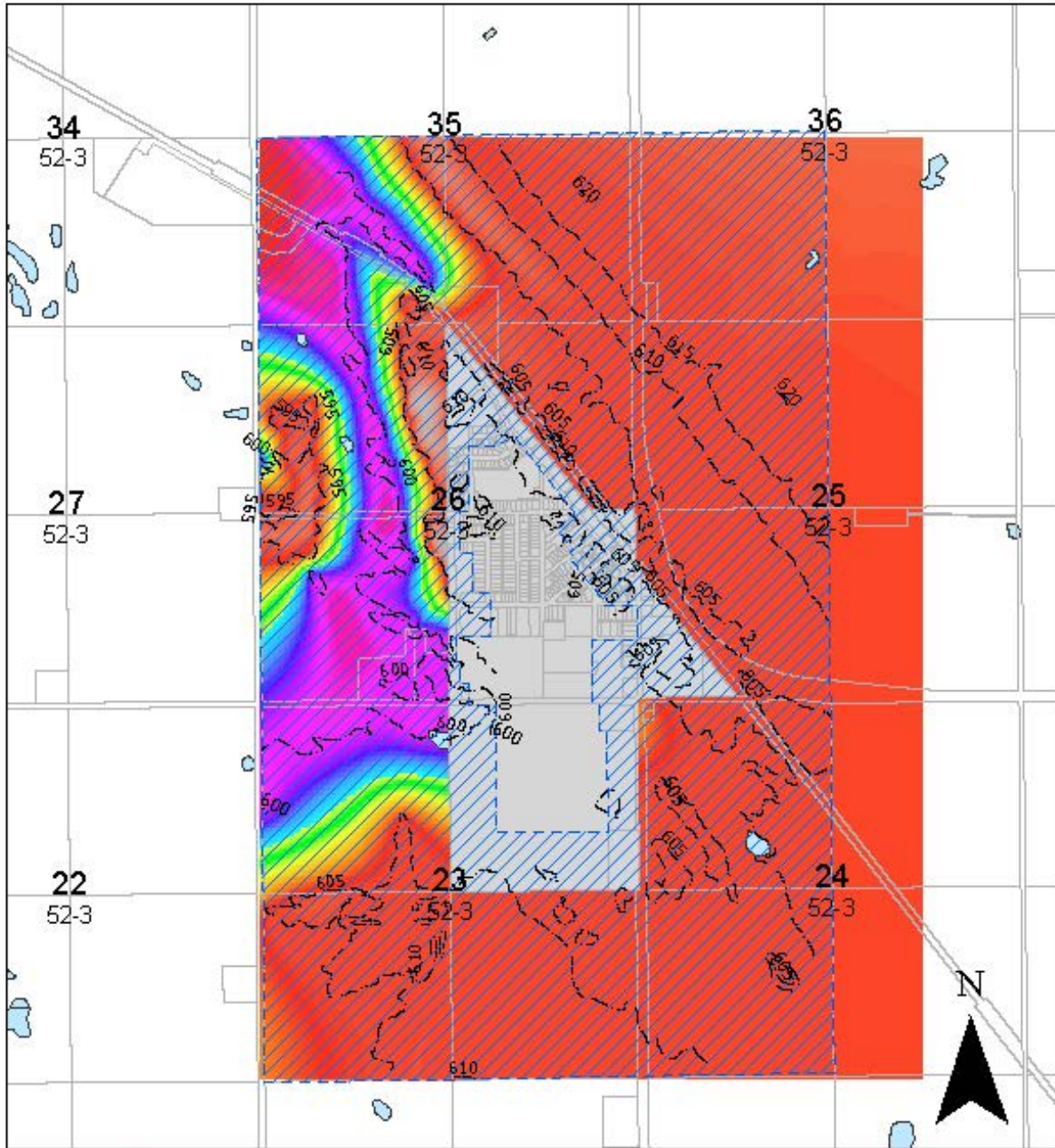
Map #8. Servicing – Village of Marwayne



Servicing (Village of Marwayne)

GasLines	RoadCentres	Water_Lines
Material, Status	MainClass	Sewer_Lines
— PE	— Provincial Highway	▭ Parcels
— Steel	— Upgraded Local Road (2)	▭ Cemeteries
— Abandoned PE	— Upgraded Local Road (1)	▭ Marwayne
▨ IDP Boundary	— Water_Supply_Lines	

Map #9. Topography – Village of Marwayne



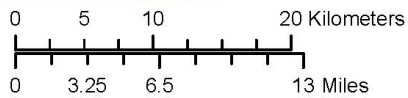
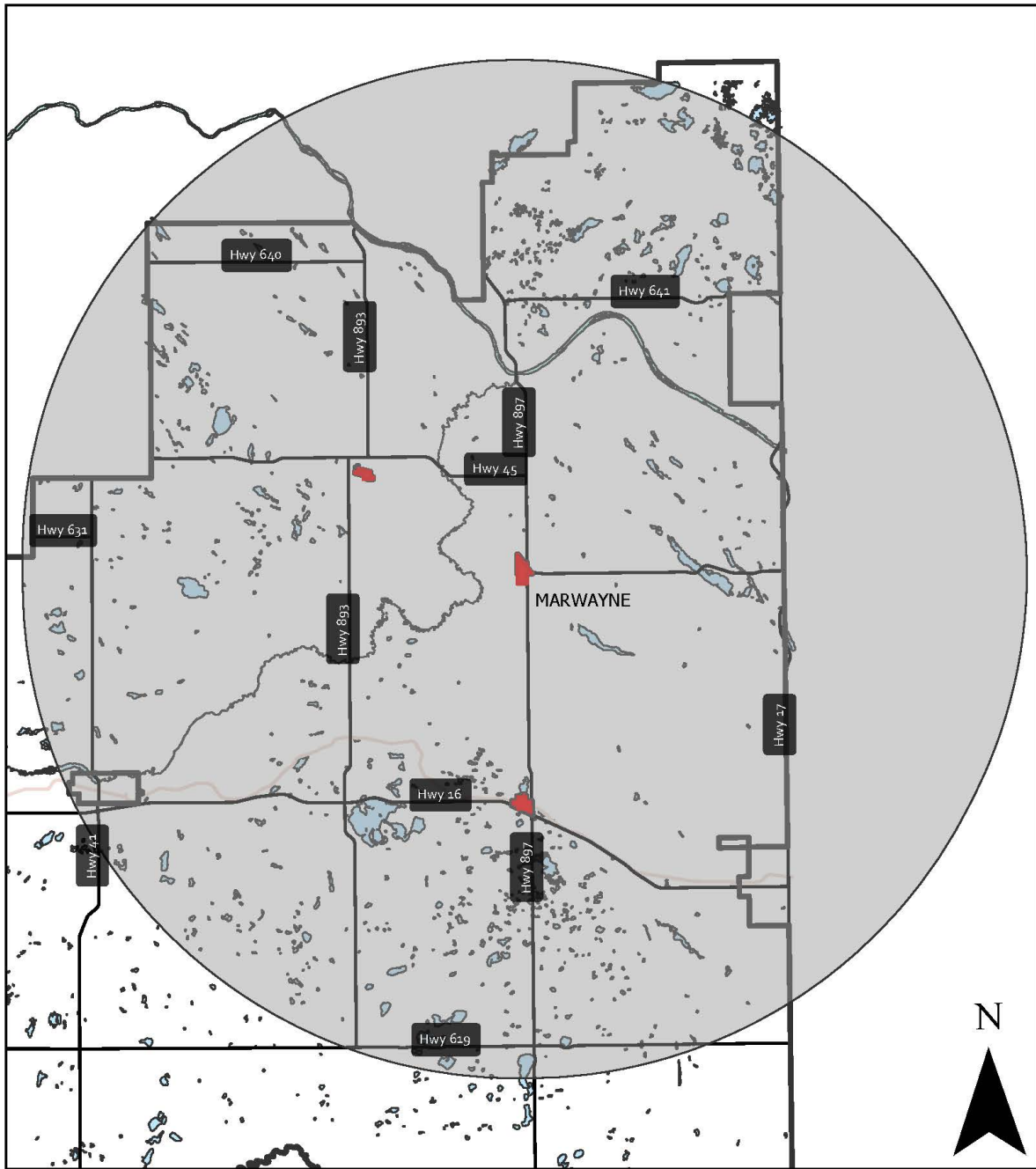
Topography (Village of Marwayne)

- IDP Boundary
- CountyContours_5m_ClipFeaturMarwayne
- Parcels
- Marwayne

MarwaynePercentage Value



Map #10. Commuting Radius – Village of Marwayne

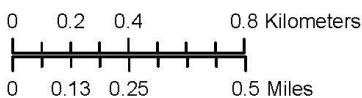
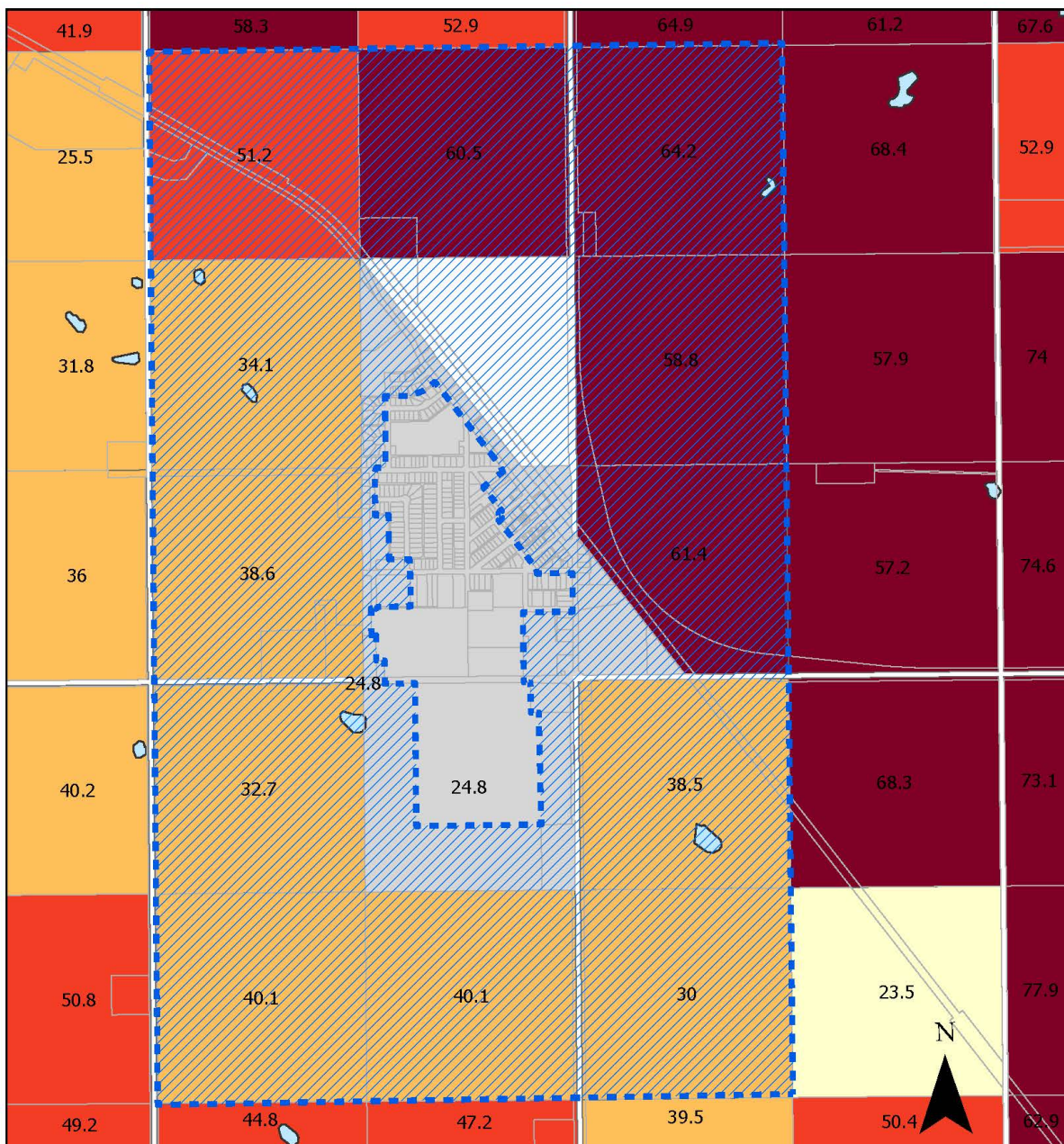


Village of Marwayne Commuting Radius

Legend

- Commuting_Radius_40_km
- Transportation Network
- Village
- Marwayne
- CountyBoundary
- Railways
- Rivers
- Lakes

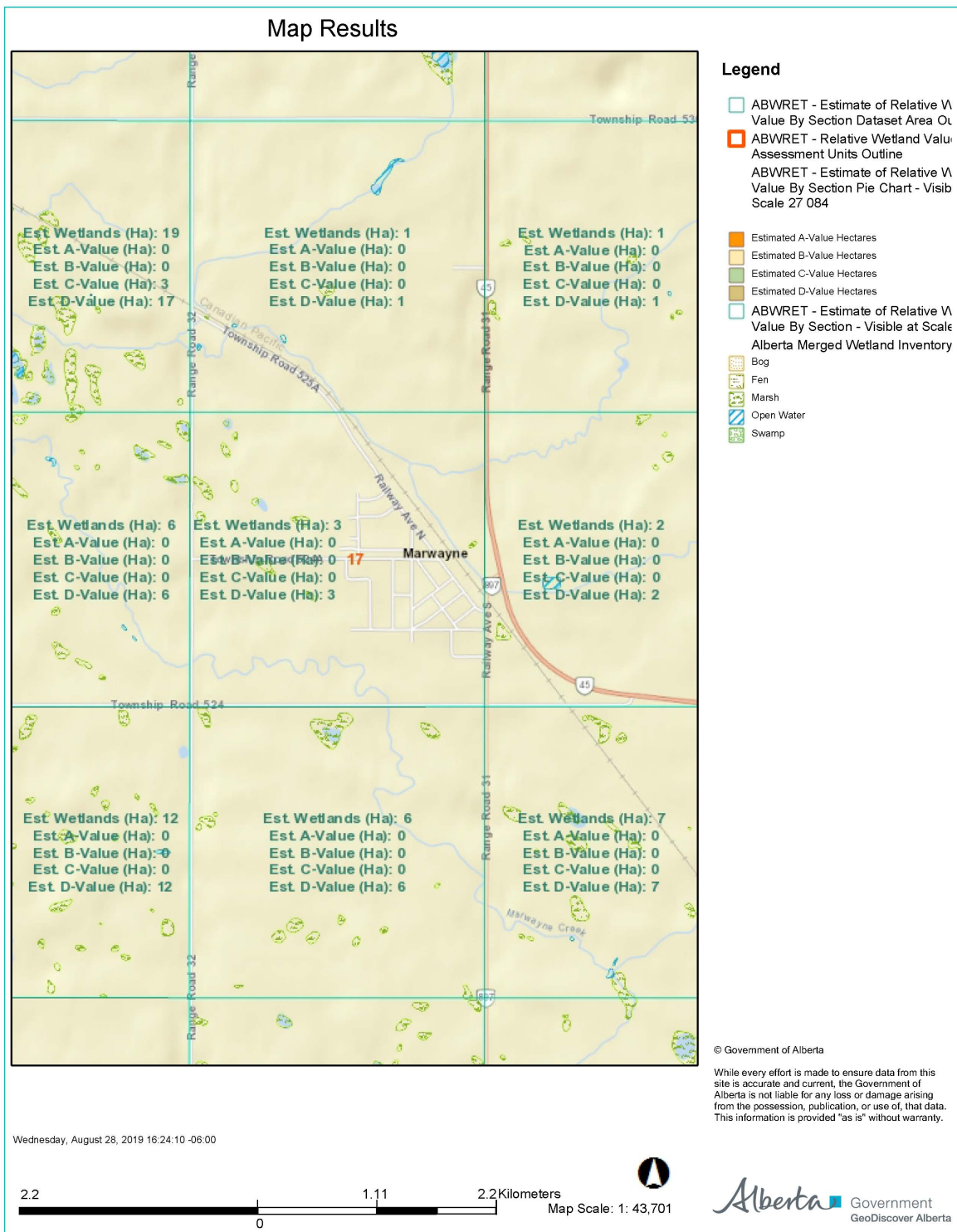
Map #11. Agricultural Assessment – Village of Marwayne



Village of Marwayne Agricultural Assessment

- Parcels
- Water Bodies
- Marwayne
- Assessment ≤ 55.900000
- Assessment ≤ 24.500000
- Assessment ≤ 41.000000
- Assessment ≤ 89.200000
- IDP Area

Map #12. Wetlands



Map #13. Sanitary Sewer System – Village of Marwayne



Map #14. Water System – Village of Marwayne

