

COUNTY OF LETHBRIDGE

TOWN OF PICTURE BUTTE

GENERAL MUNICIPAL PLAN

APPENDIX A

JUNE 1995

PICTURE BUTTE / COUNTY OF LETHBRIDGE
JOINT GENERAL MUNICIPAL PLAN

 JOINT GENERAL MUNICIPAL PLAN AREA

FRINGE AREA LAND USE-1990

- ABANDONED FARM BUILDING
 - ANCILLARY FARM RESIDENCE
 - ✱ COMMERCIAL ACTIVITY
 - ▲ COUNTRY RESIDENCE
 - FARMSTEAD
 - GOLF COURSE
 - ✱ INDUSTRIAL ACTIVITY
 - LIVESTOCK CONFINEMENT OPERATION
 - ◆ RECREATION
 - U UTILITIES
- *Source: County Of Lethbridge Feodal Study

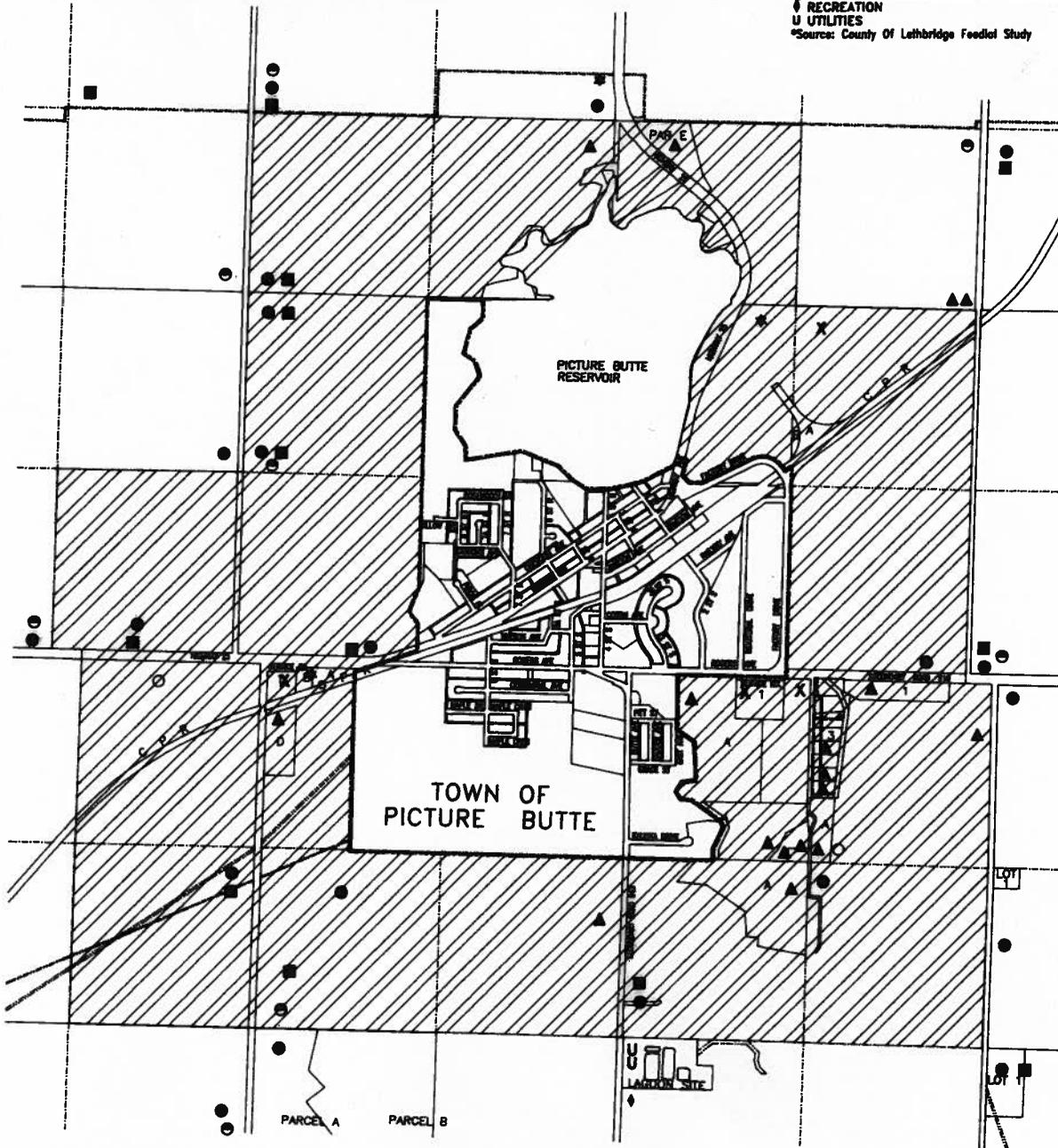


TABLE OF CONTENTS

	Page
PART 1 — INTRODUCTION AND BACKGROUND	1
1.1 Introduction	1
1.2 Purpose of this Report	1
1.3 Authorization for the Plan	1
1.4 Goals and Objectives of the Joint General Municipal Plan	1
PART 2 — DISCUSSION OF ISSUES / POLICIES	3
2.1 Agricultural Practices and Uses	3
2.2 Subdivision and Fragmentation of Land	5
2.3 Urban Expansion	5
2.4 Planning Process	6
MAP 1 - JOINT GENERAL MUNICIPAL PLAN AREA	opposite this page
MAP 2 - AREAS SUITABLE FOR FURTHER SUBDIVISION	opposite back cover
MAP 3 - FRINGE AREA LAND USE - 1990	inside back cover

Prepared by the
Oldman River Regional Planning Commission
March 1995

PART 1 — INTRODUCTION AND BACKGROUND

1.1 INTRODUCTION

This proposal for a joint general plan has been prepared for and reviewed by a joint committee representing the County of Lethbridge and the Town of Picture Butte. As a working draft plan, it has been forwarded to each council and may be presented to the public. This proposed plan contains only those issues that the committee felt were important enough to require a policy. Staff of the Oldman River Regional Planning Commission have completed this document using the committee's comments on two previous draft papers.

1.2 PURPOSE OF THIS REPORT

The reasons for some form of joint municipal agreement between the County of Lethbridge and the Town of Picture Butte became more compelling in 1991 with increased pressure for intensive feeding development in close proximity to the town boundary. Also, at this time the town undertook a full review of its urban expansion needs, including identifying possible areas of urban expansion that may affect demand on the town's utility systems. Unless otherwise stated, this plan will apply to the area shown on Map 1.

1.3 AUTHORIZATION FOR THE PLAN

Both provincial and regional legislation recognize the benefits of intermunicipal cooperation and provide the legal opportunity to implement agreements. The final plan would be adopted pursuant to the above, and the process outlined in section 139 of the Act which requires each council to conduct a public hearing prior to bylaw adoption.

1.4 GOALS AND OBJECTIVES OF THE JOINT GENERAL MUNICIPAL PLAN

It is important to establish what is intended to be accomplished by the plan. This allows decision makers to ensure the application of the policies of the plan are consistent with the intent of the plan. After a period of time it will be necessary to evaluate the plan. Goals and objectives allow for the measurement of success. These objectives are the result of committee discussion, public input and council discussion.

The overall goal of this plan is to encourage orderly and economical development in the designated fringe area that has regard to the needs of both municipalities.

The stated goals of the joint GMP are:

- 1.4.1** To identify the concerns and opportunities relevant to each municipality.
- 1.4.2** To provide for a continuous planning process that facilitates ongoing consultation and cooperation.
- 1.4.3** To identify possible areas of joint ventures such as the provision of municipal services.
- 1.4.4** To provide methods to both implement and amend the various plan policies.
- 1.4.5** To identify areas suitable for urban expansion.

In addition to the above stated goals, each party to the plan has the following objectives:

1.4.6 Town of Picture Butte Expectations and Objectives

- protection of the quality of life from intensive agriculture;
- assurance that land required for urban expansion is protected from fragmentation of ownership and the approval of incompatible or inappropriate uses;
- to assure opportunities to comment or participate in fringe area decisions;
- to establish processes to identify potential for joint activities;
- to protect the town's commercial and industrial economic base.

1.4.7 County of Lethbridge Expectations

- to allow ratepayers to have a range of opportunities for the use of their lands;
- to clarify the town's legitimate interests in land use decisions in the fringe area;
- to achieve a balance of land uses compatible with agriculture interests in the county;
- to protect the productivity of the land;
- to take tax advantage on lands not agriculturally suitable.

1.4.8 Regional Plan Objectives

- to help assure protection of better agricultural land; and
- to promote and encourage more intermunicipal cooperation;
- to achieve balanced development as outlined in the Regional Plan.

PART 2 — DISCUSSION OF ISSUES / POLICIES

The policies in this plan apply to new development and subdivisions as well as expansions to existing livestock feeding operations. On the basis of the steering committee recommendations and council discussions, the following policy areas are identified:

- Agricultural Practices and Uses
- Subdivision and Fragmentation of Land Ownership
- Urban Expansion
- Planning Process

2.1 AGRICULTURAL PRACTICES AND USES

DISCUSSION

Animal feeding is a major industry in the County of Lethbridge, and the Picture Butte area is more densely developed with intensive feeding operations and people than other areas of the county. This is largely due to:

- the availability of high-quality agricultural land and, therefore, a ready supply of quality feed;
- the availability of water from a well-developed and modern irrigation system;
- a long tradition of raising animals; and
- quality roads.

Along with a thriving livestock feeding industry, there is an abundance of cropping activity which makes use of abundant water supplies and provides relatively inexpensive and reliable feed supply. Land in the Picture Butte fringe area is high-quality and will continue to have the agricultural growth prevalent in the rest of the county.

Problems have traditionally occurred between agricultural uses and urban areas in terms of:

- noise from farm equipment, such as irrigation pumps;
- odour from feeding operations;
- odour from the spreading of manure;
- flies generated from feeding facilities; and
- potential environmental problems from agricultural runoff.

Of the listed problems, noise is the only one not experienced or reported in the Picture Butte area.

POLICIES

- 2.1.1** No new feedlots shall be permitted within the joint general municipal plan area as shown on Map 1.

2.1.2 Because of the cyclical nature of the feeding industry, a feeding facility should not be considered to be out of operation until it has not been used for a two-year period.

2.1.3 Existing operations within the plan area be allowed to upgrade and modernize existing facilities if the development does not add to the animal holding capacity of the operation.

2.1.4 To protect the urban area from problems associated with spreading of manure, the county consider the following as conditions on development permits applied for regarding new operations, expansions to existing operations and applications for upgrading facilities:

- only dry material shall be spread within the joint plan area;
- liquid manure shall not be spread on the surface of the land within one mile of town at any time – liquid shall only be allowed if it is shanked or injected into the soil;
- dry manure spread on the land should be worked into the soil within 48 hours of being spread. If manure can't be worked into the soil within the time period, then it should not be spread;
- persons applying manure should avoid application prior to weekends, holidays or any other days that may be particularly disruptive to any residents of the area;
- in no case should manure be disposed of or stored within 200 feet of any canal or drainage course;
- no manure should be spread on frozen ground; and
- other requirements of the Code of Practice.

2.1.5 Development permits issued for feeding operations up to two miles from the town should carry a condition to require approval of a fly control program approved by Alberta Agriculture, Food and Rural Development, which may include spraying or manure storage requirements.

2.1.6 Development permits issued in the plan area will contain conditions to protect the water supply from both manure spreading and runoff from stored manure by incorporating the recommendations of the Health Unit and be enforced together with Alberta Environmental Protection and the Irrigation District.

2.1.7 Noise which is part of normal agricultural activities should go largely unaffected by the policies of this plan. In the case of complaints, a meeting of the town and county representatives should occur using the framework established in section 2.4.

2.1.8 Irrigation pumps used within the plan area should be equipped with suitable mufflers.

2.1.9 Approval and enforcement authorities should recognize the importance of Factory Lake, both as a domestic water supply and an important wildlife habitat area.

2.2 SUBDIVISION AND FRAGMENTATION OF LAND

DISCUSSION

Subdivision is the process of creating new parcels of land and is usually the first step of development. At the time the county general municipal plan was prepared, it was decided that a way to protect good quality land was to allow the demand for smaller parcels to be accommodated by subdivision of poorer-quality land or land unsuited for extensive agricultural use. For the most part, the standard of 20 acres has been used to define the distinction between poor and good quality land. Although it can be argued that this has saved agricultural land, it has caused concern in municipal fringe areas.

POLICIES

2.2.1 All subdivision should be limited as much as possible to protect existing agriculture and to prevent further incompatible development in the urban fringe.

2.2.2 In the area shown on Maps 2 and 3, further country residential and industrial may be allowed on the basis of an approved area structure plan (ASP). The area structure plans will, among other policies, outline the proposed uses for the areas concerned having regard for existing uses in the area.

2.2.3 In all other areas, except those shown on Maps 2 and 3, subdivision for uses other than agriculture should be restricted to the first parcel containing a dwelling from an unsubdivided quarter section, or parcels cut off by canals or roads, both of which require approval pursuant to the Subdivision Regulation.

2.2.4 Subdivision or development applications for land adjacent to a coulee or drainage course which could have unstable soil conditions, should be accompanied by a geotechnical report proving the capability of the land to support development.

2.3 URBAN EXPANSION

DISCUSSION

In a report prepared for the 1991 annexation application, concerns were raised regarding a shortage of future industrial and highway commercial land.

Information provided by Associated Engineering in July 1990 indicates the best location for industrial uses with respect to the cost of providing deep utilities is in the southeast of the fringe area. In the present economic climate in the province, municipalities are having to rely on each other more and more. Also, municipalities are less willing to give up any potential sources of revenue. This has the effect of making the municipal boundary a much less-rigid barrier. The area under consideration for industrial use is the industrial area shown on Maps 2 and 3.

POLICY

2.3.1 A tax-sharing agreement may be considered to allow growth, without the necessity of annexation. Opportunities exist to have intermunicipal agreements to allow for intermunicipal cooperation in many fields, including land use control.

2.4 PLANNING PROCESS

DISCUSSION

It is intended for this plan to be a working document with both flexibility in order to respond to various situations and yet allow for certainty in decision making. The plan will allow compatible developments and guard against future conflicts. To accomplish this balance there is a need to establish a process to promote continued communication and cooperation.

POLICIES

2.4.1 In addition to the statutory requirements, all subdivision and development applications within the area shown on Map 1 be forwarded to the town for comments regarding potential servicing impacts and compliance with the joint plan.

2.4.2 Applications for subdivision and development outside the joint plan area be forwarded if they are for uses that the development officer determines could cause a problem of any type.

2.4.3 This plan bylaw is valid until May 1, 2000.

2.4.4 Variance to the policies of this plan may be made by the approval authority if:

- in the opinion of the approval authority the variance is minor,
- the agreement of the council of the Town of Picture Butte is received,
- the variance complies with other statutory plans and bylaws.

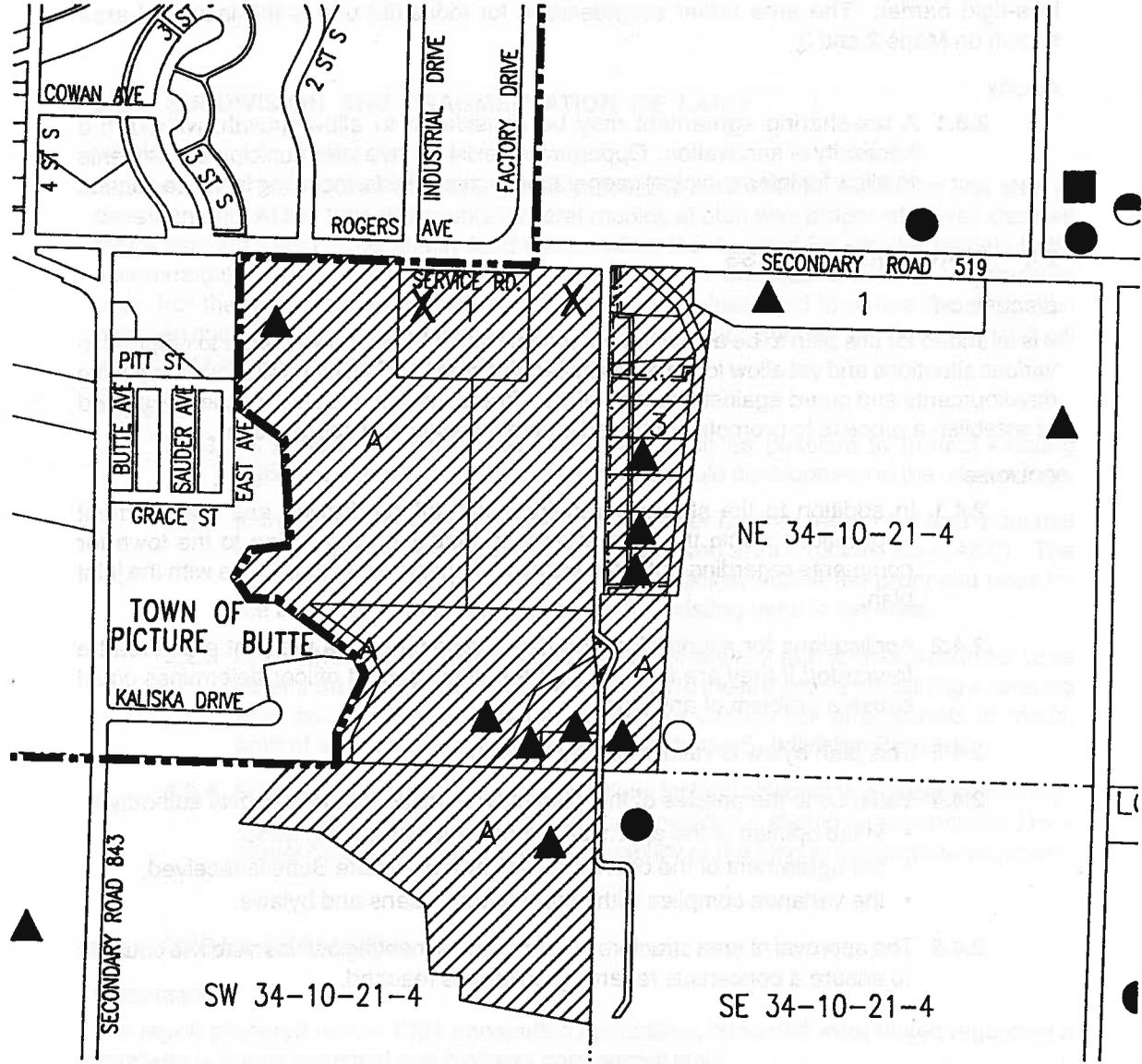
2.4.5 The approval of area structure plans include a meeting between the two councils to ensure a consensus regarding policies is reached.

PICTURE BUTTE / COUNTY OF LETHBRIDGE
 JOINT GENERAL MUNICIPAL PLAN

-  AREAS SUITABLE FOR FURTHER SUBDIVISION
-  EXISTING TOWN BOUNDARY

FRINGE AREA LAND USE-1990

-  ABANDONED FARM BUILDING
-  ANCILLARY FARM RESIDENCE
-  COMMERCIAL ACTIVITY
-  COUNTRY RESIDENCE
-  FARMSTEAD
-  INDUSTRIAL ACTIVITY



MAP 2

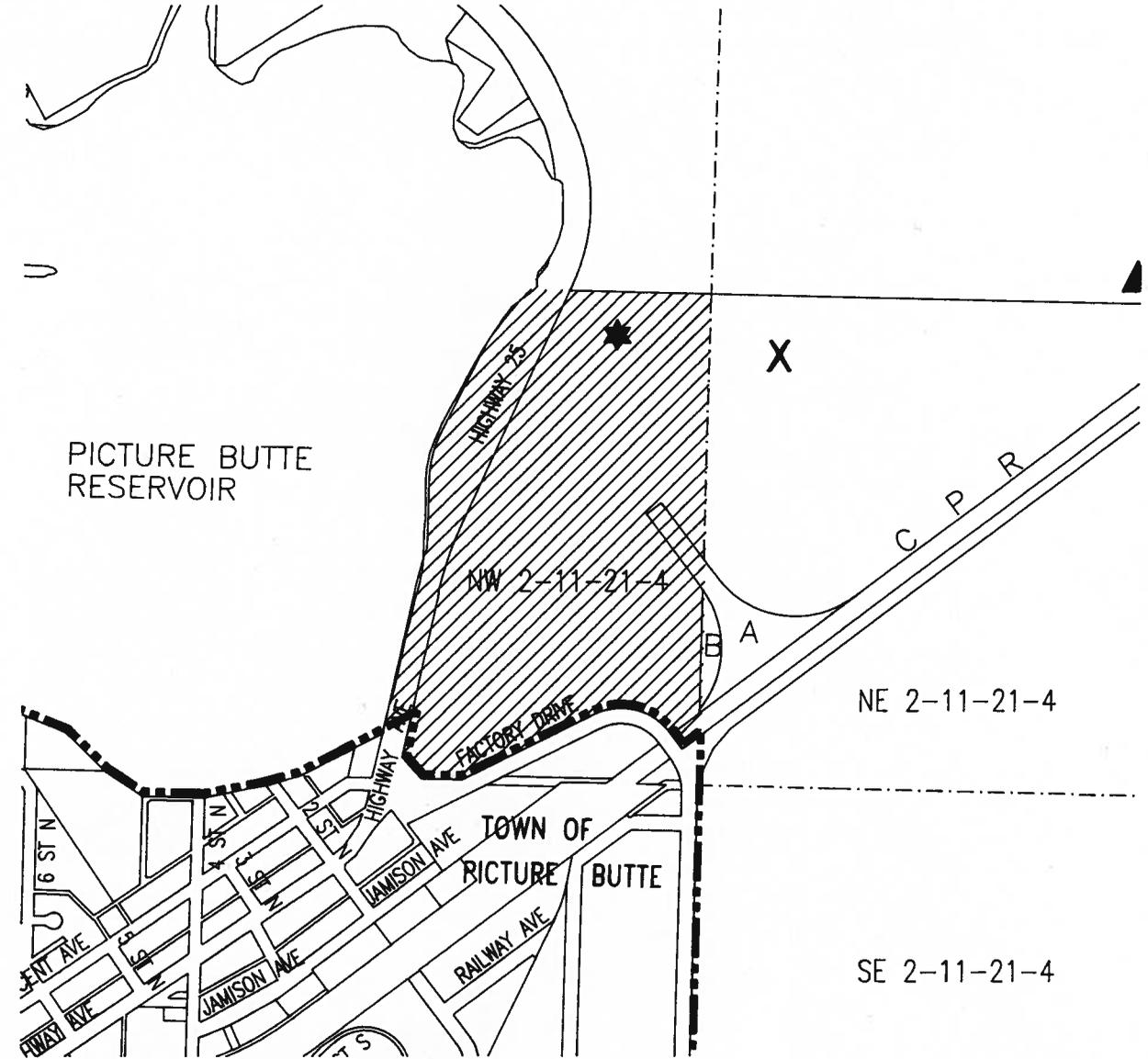
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MAP 3