

## ATTACHMENT #5

### 17.4 IFO – INTERMUNICIPAL FRINGE OVERLAY



#### .1 General Purpose

The purpose of this overlay is to provide guidance for intermunicipal referrals related to subdivision, development, bylaw amendments and appeals, and to regulate uses within a 2.4 km area extending around the Town of Morinville's municipal boundary. These additional regulations are designed to encourage collaborative land use planning, support compatible uses within the fringe, and reduce the potential for land use conflict.

#### .2 Application

The Intermunicipal Fringe Overlay is identified as a 2.4 km area extending outward around the Town of Morinville's municipal boundary, as shown on Schedule XX

#### .3 Development Regulations

Notwithstanding any other provision of this Bylaw to the contrary, the following additional regulations shall apply to all lands within the Intermunicipal Fringe Overlay:

- (a) NRCB referrals received by the County regarding new or expanding confined feeding operations shall be referred to the Town of Morinville for formal review and comment prior to the County providing response to the NRCB. The County shall incorporate into their response any comments received from the Town of Morinville.
- (b) A maximum of four dwelling units per quarter section shall be permitted in the Agriculture District.
- (c) Billboards signs affixed to the side of a trailer or container shall not be permitted.
- (d) In consultation with the Town of Morinville, and pursuant to Subsection 17.4.5, uses incompatible with urban development may be approved at the discretion of the Development Authority, and may be issued on a temporary or limited time basis, if deemed appropriate by the Development Authority.

#### .4 Subdivision Regulations – Agricultural

Notwithstanding any other provision of this Bylaw to the contrary, the following additional regulations shall apply to all lands within the Intermunicipal Fringe Overlay:

- (a) Access Management for East Boundary Road (RR 252) and Cardiff Road (TWP RD 554)
  - I. An application for a proposed subdivision along East Boundary Road or Cardiff Road which are under the direction, control, and management of the Town of Morinville shall not be approved unless, in consultation with the Town of Morinville, the Subdivision Authority is satisfied that:
    - a. existing and proposed accesses to the proposed and remnant parcels are consistent with, and do not prejudice, access management plans approved by the Town of Morinville for these roads;

- b. where access management plans are conceptual or no access management plan is in place which would be of sufficient detail to properly consider the application, the Subdivision Authority shall, in consultation with the Town of Morinville, consider sound transportation engineering practices in review of the application;
- c. there would not be, in the opinion of the Subdivision Authority in consultation with the Town of Morinville, an excessive number of access points onto the road; and,
- d. sufficient road right-of-way is acquired by the County for improvements to the roadway either as a condition of subdivision approval or by way of agreement with the applicant/landowner.

.5 Intermunicipal Referral Regulations

Notwithstanding the applicable provisions of Section 2.7, the following applications located within the Intermunicipal Fringe Overlay shall be referred to the Town of Morinville:

- (a) Development permit applications for variance seeking percentage variances greater than what may be granted by the Development Officer, as listed in Table 2.1: Variances, shall be referred to the Town of Morinville for review and comment in advance of being considered by the Municipal Planning Commission.
- (b) Discretionary Use, Subdivision, Bylaw Amendment, Appeal and Direct Control Districts
  - (i) All applications for development permits for discretionary uses, subdivision, bylaw amendments, appeals and all applications in Direct Control districts shall be referred to the Town of Morinville for review and comment in advance of a decision being made.
  - (ii) The referral comments of the Town of Morinville shall be included in any documentation presented to the decision-making authority.
  - (iii) The Subdivision and Development Appeal Board shall consider the Town of Morinville to be affected in accordance with Section 2.16 where an appeal is filed within the Intermunicipal Fringe Overlay.