

Village of Donalda
In the Province of Alberta
Bylaw #715
Village of Donalda Intermunicipal Development Plan

A Bylaw of the Village of Donalda to provide for the adoption of the Village of Donalda and County of Stettler No. 6 Intermunicipal Plan as stated in "Schedule 1" as an attachment to complete this Bylaw;

WHEREAS, pursuant to Section 631 of the Municipal Government Act, Chapter M-26 Revised Statutes 2000, provides that two or more municipalities to jointly prepare an Intermunicipal Development Plan for an area of common interest or concern;

WHEREAS, the Councils of the Village of Donalda and County of Stettler No. 6, are committed to maintaining a relationship of cooperation, collaboration, and coordination;

WHEREAS, representatives from the Village of Donalda and the County of Stettler No. 6 have jointly assisted in development of this Intermunicipal Development Plan;

WHEREAS, the Council of the Village of Donalda deems it necessary and expedient to adopt the Village of Donalda and County of Stettler No. 6 Intermunicipal Development Plan;

NOW THEREFORE BE IT RESOLVED that the Council of Village of Donalda adopts the Village of Donalda and the County of Stettler Intermunicipal Development Plan to read as stated in "Schedule 1" attached hereto.

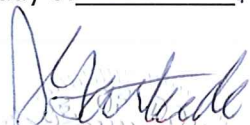
This Bylaw shall come into effect on the date of third and final reading.

READ a first time in open Council this 16 day of April 2019.

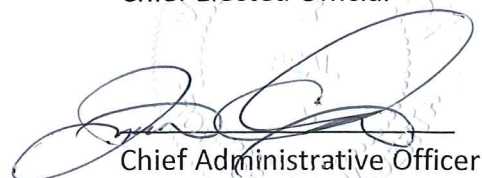
Public Hearing held this 18 day of June 2019.

READ a second time in open Council this 18 day of June 2019

READ a third and final time in open Council this 18 day of June 2019



Chief Elected Official



Chief Administrative Officer

BYLAW 1610-19

A BYLAW of the County of Stettler No. 6, in the Province of Alberta, in accordance with the Municipal Government Act Chapter M-26 Revised Statutes of Alberta 2000 and amendments thereto, to provide for the adoption of the Village of Donalda and the County of Stettler No. 6 Intermunicipal Development Plan to read as stated in 'Schedule 1.'

WHEREAS the Councils of the Village of Donalda and the County of Stettler No. 6 are committed to maintaining a relationship of cooperation, collaboration and coordination;

WHEREAS representatives from the Village of Donalda and the County of Stettler No. 6 have jointly assisted in the development of this Intermunicipal Development Plan;

WHEREAS the Municipal Council deems it necessary and expedient to adopt the Village of Donalda and the County of Stettler Intermunicipal Development Plan; and

WHEREAS Section 631 of the Municipal Government Act provides for two or more municipalities to jointly prepare an Intermunicipal Development Plan for an area of common interest or concern.

NOW THEREFORE BE IT RESOLVED that the Council of the County of Stettler No. 6 adopts the Village of Donalda and the County of Stettler Intermunicipal Development Plan to read as stated in 'Schedule 1' attached hereto.

READ A FIRST TIME this 13th day of March, 2019 A.D. on a motion of Councillor Nixon.
Carried

PUBLIC HEARING scheduled for the 10th day of April, 2019, A.D.

NOTICE OF INTENTION mailed to landowners within the Village of Donalda – County of Stettler IDP Plan area on February 13, 2019 A.D.

NOTICE OF INTENTION published in the March 28 and April 4, 2019, A.D. issues of the Stettler Independent.

READ A SECOND TIME this 10th day of April, 2019 A.D. on a motion of Councillor Nixon.
Carried

READ A THIRD TIME this 10th day of July, 2019 A.D. on a motion of Councillor Nixon.
Carried

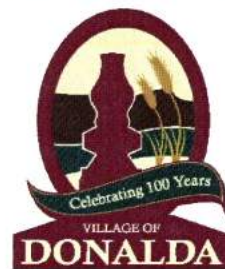
DATED this 10th day of July, 2019 A.D.

Reeve

Chief Administrative Officer

VILLAGE OF DONALDA AND COUNTY OF STETTLER No. 6

INTERMUNICIPAL DEVELOPMENT PLAN



Developed by:

County of Stettler No. 6

Bylaw No. 1610-19

Adopted July 10, 2019

and

Village of Donalda

Bylaw No. 715

Adopted June 18, 2019

[Handwritten signatures]

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1. INTRODUCTION

1.1 Background

The Councils of the Village of Donalda ("The Village") and the County of Stettler No. 6 ("The County") are committed to maintaining a relationship of cooperation, collaboration and coordination.

This Intermunicipal Development Plan ("Plan") is the result of several sessions of negotiations between the two Councils and public consultation that followed initial work by the Village and County administrations.

The Plan outlines a framework for cooperation in determining:

- future land uses,
- future development,
- transportation and servicing systems,
- economic development,
- environmental matters,
- areas of common planning interest, and
- other matters related to the future development of the area that are of joint interest to the Village and the County.

Matters concerning the co-ordination of intermunicipal programs relating to the social development of the area are addressed in an Intermunicipal Collaboration Framework and are not addressed in this Plan.

The Plan recognizes that the decisions of one municipality may affect the other and establishes policies within the Plan Area to provide direction for joint decision-making. This framework of policies strives to facilitate cooperation in moving forward while protecting the autonomy of each municipality and providing equity in decision making on matters of joint interest.

1.2 Enabling Legislation

As established by the Municipal Government Act (the "Act") an Intermunicipal Development Plan is a statutory document. This plan has been prepared in accordance with s. 631 and 636 of the Act. Pursuant to s. 631(1):

"Two or more councils of municipalities that have common boundaries ... must, ... adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary."

Pursuant to s. 631(2) of the Act, this Plan:

(a) must address:

- (i) the future land use within the area,
- (ii) the manner of and the proposals for future development in the area,

- (iii) the provision of transportation systems for the area, either generally or specifically,
- (iv) the co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,
- (v) environmental matters within the area, either generally or specifically, and
- (vi) any other matter related to the physical, social or economic development of the area that the councils consider necessary,

and

(b) must include:

- (i) a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,
- (ii) a procedure to be used, by one or more municipalities, to amend or repeal the plan, and
- (iii) provisions relating to the administration of the plan.

Pursuant to s. 708.3(3) of the Act, which states:

"Despite section 631, to the extent that a matter is dealt with in a framework, the matter does not need to be included in an intermunicipal development plan",

this Plan does not address intermunicipal programs relating to the social development of the area.

In the interpretation of this Plan all terms shall be as defined within the Act unless otherwise stated herein.

A regional plan for the Red Deer region under the provincial Land Use Framework does not exist yet. When such a plan has been developed and adopted, this intermunicipal development plan will be required to be consistent with the regional plan, which may require amendments to this plan.

2. VALUES AND GOALS

The Village and the County form a community with a strong history and with aspirations of continued prosperity for all residents of the Plan Area. Identifying the values and goals that are shared by both municipalities are essential in developing an overall purpose for the Plan. This allows elected officials and administrations to ensure the application of the policies is congruent with the purpose and intent of the Plan. In addition these Values and Goals form a benchmark for evaluating the performance of the Plan.

2.1 Values

The following values underlie the Plan and guide the intermunicipal relationship at all levels of Administration and Council:

- endeavour to understand each other,
- trust, fairness and respect in intermunicipal affairs,

- equitable opportunity for growth, and
- working together effectively and efficiently (collaboration, coordination, cooperation)

2.2 Goals

The goals of the Plan are:

- To promote the quality of life for residents in both municipalities.
- To identify areas that provide for the growth and development of each municipality.
- To identify and foster opportunities for working together, for example the provision of coordinated infrastructure and the protection of natural areas across municipal boundaries.
- To provide a framework for consistent decision-making, intermunicipal communication, the joint review of planning matters and the resolution of disagreements that is effective and efficient while meeting statutory requirements.

3. PLAN AREA IDENTIFICATION AND ASSESSMENT

The figures prepared for this Plan are based on a desk top assessment of the Plan Area. A detailed site investigation of the Plan Area was not undertaken in the preparation of the figures. As a result, the dimensions, demarcation, delineation or other identification of land uses, environmental features, roads or other areas is a generalization, is not drawn to scale and does not necessarily represent physiological or legal boundaries.

Figure 1 identifies the Plan Area. The Plan Area includes all the land within the plan boundary, including all the land within the Village jurisdiction. A referral area that is smaller than the Plan Area and which is subject to the policies regarding intermunicipal communication, is defined under section 5.1.

The Plan Area consists of approximately 8 quarter sections surrounding the Village of Donalda, lying north of Highway 53 and straddling a quarter mile of Highway 850 and one and a quarter mile of Range Road 18-5. Range Road 19-0 forms the west boundary of the Plan Area. The Village of Donalda sewage lagoon is located in the east portion of the Plan Area. The Donalda Cemetery is located on the south boundary of the Plan Area. Five of the quarter sections in the Plan Area are fragmented by the abandoned Canadian Northern railway, highways and County roads. Properties within the Village jurisdiction are designated into several land use districts all of which represent urban development. Within the County jurisdiction, all of the land in the Plan Area is designated in the Agricultural District of the County's land use bylaw and are used predominantly for crops and pastures.

Access into the Plan Area is provided by Highway 53, Highway 850, Range Road 19-0, Range Road 18-5, Township Road 42-0 and Township Road 42-0A (via Range Road 19-0 from the west and via Range Road 18-3A from the east).

The Shirley McClellan Regional Water Services Commission provides municipal water to the Village. The Village owns, operates and maintains the water and wastewater systems and provides a water supply and wastewater collection service to properties in the Village jurisdiction.

For the purposes of this Plan, a Confined Feeding Operation (CFO) is defined pursuant to the Agricultural Operation Practices Act (AOPA) to mean “fenced or enclosed land or buildings where livestock are confined for the purposes of growing, sustaining, finishing or breeding by means other than grazing, and any other building or structure directly related to that purpose, but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds.” A backgrounding operation that meets the threshold animal numbers (see Table 1) is considered to be a CFO (a backgrounding operation is one where livestock is kept after weaning and before feedlot). In local vernacular a Confined Feeding Operation is sometimes referred to as an “intensive livestock operation”. The Natural Resources Conservation Board (NRCB) issues three types of permits depending on the nature of the activity, the number of animals and the animal species. The three types of permits are a “registration” for smaller CFOs, an “approval” for larger CFOs and an “authorization” for manure collection areas and manure storage facilities. There are no known Confined Feeding Operations (CFOs) registered, authorized or approved in the Plan Area. In some situations minor changes to an existing livestock seasonal feeding and bedding site may be subject to an authorization or registration as a new or expanding CFO.

Figure 2 identifies growth constraints and environmentally significant areas in the Plan Area. There exists several larger wetlands and areas of low land in the central and western portions of the Plan Area, which lies within the Buffalo Lake moraine regional environmentally significant area¹. This is a significant deer and waterfowl habitat, and the area contains wetland complexes that are important elements of the Parkland Region. Management considerations include avoidance of additional clearing, heavy grazing, drainage and cultivation, and the maintenance of adjacent native vegetation. The east portion of the Plan Area consists almost entirely of the Meeting Creek coulees, which is identified as an environmentally significant area of regional importance². This is a key White-tailed deer habitat, and the area contains diverse valley habitats that are restricted in the region as well as uncommon plant species. Management considerations include avoidance of additional clearing, cultivation and heavy grazing. The Meeting Creek flows outside and along the east side of the Plan Area and drains into the Battle River approximately nine miles to the east of the Plan Area. The unstable slopes and floodplains of the Meeting Creek coulees constitute a hazard³ in the Plan Area. As a result, a relatively small portion of the Plan Area is considered to be developable without constraints. The Plan Area contains few oil and gas facilities.

Figure 3 represents the agricultural soil rating in the Plan Area.

Figure 4 identifies the future land uses and transportation system within the Plan Area.

¹ Sweetgrass Consultants Ltd.: “Environmentally Significant Areas of the Counties of Lacombe and Stettler”. November 1988.

² Ibid.

³ Ibid.



Figure 5 identifies the exclusion zone within which the two communities desire that the Natural Resources Conservation Board will not issue permits for new confined feeding operations or permits for the expansion of existing confined feeding operations.

4. LAND USE AND DEVELOPMENT POLICIES

The Referral Area includes all that portion of the Plan Area that is located within the County jurisdiction and the first 100 metres parallel to and within the Village jurisdiction. The policies of this Plan must be read and understood with this understanding.

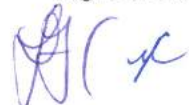
4.1 Land Uses and Transportation

4.1.1 Objective

To establish a land use and transportation concept for the Plan Area based on a desire to maintain existing development patterns, the recognition of environmentally significant areas and other constraints and a need to accommodate realistic growth expectations.

4.1.2 Policies

- 4.1.2.1 The land use and transportation concept provides for urban expansion within the existing Village jurisdiction based on the Village's Municipal Development Plan (currently under preparation) and Land Use Bylaw.
- 4.1.2.2 Urban expansion beyond existing Village limits requires an amendment to this Plan.
- 4.1.2.3 The land use and transportation concept provides for agricultural operations, associated developments and first and second parcel subdivisions to continue within the County's jurisdiction based on the County's Municipal Development Plan and Land Use Bylaw.
- 4.1.2.4 Multi-lot subdivision, as defined in the County's Municipal Development Plan, on land located in the County's jurisdiction requires an amendment to this Plan.
- 4.1.2.5 A subdivision application that requires the redesignation of land located in the County's jurisdiction to a land use district other than the Agricultural District requires an amendment to this Plan.
- 4.1.2.6 A development permit application that requires the redesignation of land located in the County's jurisdiction to a land use district other than the Agricultural District requires an amendment to this Plan.
- 4.1.2.7 The land use and transportation concept provides for the continued use of existing transportation routes.
- 4.1.2.8 The land use and transportation concept provides for the continued use of the cemetery, waste transfer site and lagoons.



4.2 Agriculture

4.2.1 Objective

- 4.2.1.1 To facilitate continued agricultural use and development of land in the Plan Area in a manner that recognizes and reflects the proximity to the Village boundary.
- 4.2.1.2 To recognize that an Agricultural Operation that complies with the setback requirements from roads and property boundaries and other relevant development standards is deemed approved and is not required to obtain a development permit from the County.

4.2.2 Policies

- 4.2.2.1 The Plan Area will continue to accommodate agricultural operations and associated development under the provisions of the County's Municipal Development Plan and Land Use Bylaw.
- 4.2.2.2 An agricultural operation, as defined in the County's Land Use Bylaw, does not include a Confined Feeding Operation as defined in the Agricultural Operation Practices Act (see section 4.2).
- 4.2.2.3 Urban development in the Plan Area must recognize the existence of agricultural operations and the nuisances that are generally associated with it.
- 4.2.2.4 Areas identified as environmentally significant may be used for agriculture.

4.3 Confined Feeding Operations

4.3.1 Objective

- 4.3.1.1 To recognize that the registration, authorization or approval of confined feeding operations is regulated by the Natural Resources Conservation Board (NRCB) pursuant to the Agricultural Operation Practices Act (AOPA), which, together with s. 619 of the Municipal Government Act, ultimately limits the ability of the Village and the County to control the location of these facilities within the Plan Area.
- 4.3.1.2 To acknowledge that a Confined Feeding Operation as defined in AOPA is not included in the County's Land Use Bylaw definition of an Agricultural Operation.
- 4.3.1.3 To acknowledge that a Confined Feeding Operation as defined in AOPA is not required to obtain a development permit from the County.
- 4.3.1.4 To acknowledge that the NRCB refers CFO applications to the Village and the County for comments during the application process.
- 4.3.1.5 To identify an exclusion zone within which the Village and the County deem certain new or expanding CFOs as incompatible land uses.

4.3.2 Policies

- 4.3.2.1 The Village and the County hereby establish the entire Plan Area as shown in Figure 5 as an exclusion zone for new and expanding Confined Feeding Operations (CFO's). This includes the NE ¼ of Section 22, the North Half of Section 23 and Section 24, the whole of Section 25 and Section 26, the East Half of Section 27, the SE ¼ of Section 34 and the South Half of Section 35 and Section 36, all within Township 35 Range 20 W4M.
- 4.3.2.2 Within the said exclusion zone the Village and the County oppose in principle all new and expanding CFOs as land uses that are incompatible with other land uses in the Plan Area.
- 4.3.2.3 The County and the Village will endeavour to consult with each other and form a joint position when reviewing an application referral from the NRCB for a new or expanding CFO within the CFO exclusion zone.
- 4.3.2.4 In providing referral comments on a CFO application within the exclusion zone the Village and the County will request the NRCB approval officer not to approve new and expanding Confined Feeding Operations (CFO's) within the exclusion zone.
- 4.3.2.5 The CFO exclusion zone does not prohibit the spreading of manure except on pastureland, provided that manure spread within the exclusion zone is incorporated in a timely manner, i.e. within a maximum of 48 hours after spreading. Manure shall not be spread on pastureland within the exclusion zone because pastureland does not provide for manure incorporation.



Table 1 – Matters Regulation, Schedule 2

Category of Livestock	Type of Livestock	Column 2	Column 3	Category of Livestock
		Number of Animals (registration)	Number of Animals (approvals)	
Beef	Cows/Finishers (900+ lbs)	150 – 349	350+	Beef
	Feeders (450 – 900 lbs)	200 – 499	500+	
	Feeder Calves (< 550 lbs)	360 – 899	900+	
Dairy				Dairy
(*count lactating cows only)	Lactating cows*			(*count lactating cows only)
(Lactating cows only – associated Dries, Heifers, and Calves are not counted)	50 – 199	200+		(Lactating cows only – associated Dries, Heifers, and Calves are not counted)
Swine				Swine
(*count sows only)	Farrow to finish*	30 – 249	250+	(*count sows only)
	Farrow to wean*	50 – 999	1000+	
	Farrow only*	60 – 1249	1250+	
	Feeders/Boars	500 – 3299	3300+	
	Roasters	500 – 5999	6000+	
	Weaners	500 – 8999	9000+	
Poultry	Chicken – Breeders	1000 – 15999	16000+	Poultry
	Chicken – Layer (includes associated pullets)	5000 – 29999	30000+	
	Chicken – Pullets/Broilers	2000 – 59999	60000+	
	Turkeys – Toms/Breeders	1000 – 29999	30000+	
	Turkey – Hens (light)	1000 – 29999	30000+	
	Turkey – Broiler	1000 – 29999	30000+	
	Ducks	1000 – 29999	30000+	
	Geese	1000 – 29999	30000+	
Horses	PMU	100 – 399	400+	Horses
	Feeders > 750 lbs	100 – 299	300+	
	Foals < 750 lbs	350 – 999	1000+	
	Mules	100 – 299	300+	
	Donkeys	150 – 449	500+	
Sheep	Ewes/rams	300 – 1999	2000+	Sheep



4.4 Subdivision and Development Opportunities

4.4.1 Objective

To recognize that landowners in the Plan Area enjoy the same opportunities for subdivision and development afforded to all Village and County residents under the provisions of the Village's and the County's Municipal Development Plan and Land Use Bylaw.

4.4.2 Policies

4.4.2.1 The Plan Area will continue to accommodate development and subdivision under the provisions of the Village's and the County's Municipal Development Plan and Land Use Bylaw, that are consistent with this Plan.

4.4.2.2 Multi-lot subdivision, as defined in the County's Municipal Development Plan, on land located in the County's jurisdiction requires an amendment to this Plan.

4.4.2.3 A subdivision application that requires the redesignation of land located in the County's jurisdiction to a land use district other than the Agricultural District requires an amendment to this Plan.

4.4.2.4 A development permit application that requires the redesignation of land located in the County's jurisdiction to a land use district other than the Agricultural District requires an amendment to this Plan.

4.5 Sand and Gravel Extraction

4.5.1 Objective

To recognize that sand and gravel are a valuable resource that is present in the Plan Area and require extraction activities that must be carefully planned to address possible adverse impacts on other land uses.

4.5.2 Policies

4.5.2.1 The County will consult with the Village regarding applications for resource extraction, in accordance with section 5.

4.5.2.2 The extraction of sand and gravel resources is supported in principle, subject to extraction activities being planned and implemented in a manner that recognizes the possible adverse impacts on other land uses and employs measures to mitigate such impacts if avoidance is not practically possible.

4.5.2.3 The County and the Village may negotiate a mutually beneficial agreement regarding the sharing of any applicable aggregate levies.

4.6 Oil and Gas Facilities

4.6.1 Objective

- 4.6.1.1 To recognize that the approval of oil and gas facilities are administered by the Alberta Energy Regulator (AER) under the Oil and Gas Conservation Act, which ultimately limits the ability of the Village and the County to control the locations of these facilities within the Plan Area.
- 4.6.1.2 To recognize that there is potential for conflict of urban and rural development within the Plan Area with existing oil and gas facilities and the development of new facilities.
- 4.6.1.3 To ensure that the municipalities collaborate in working with the AER with respect to the placement of facilities within the Plan Area in an effort to reduce conflicting land uses and prevent unnecessary land fragmentation that could constrain future growth.

4.6.2 Policies

- 4.6.2.1 The Village and the County will collaborate and coordinate with the AER, where possible, towards the coordination and alignment of oil and gas facilities into corridors that do not fragment the Plan Area and instead are located along boundary lines of quarter sections.
- 4.6.2.2 When necessary the Village and the County will jointly respond to the AER regarding any notification of oil and gas development that is deemed to be inconsistent with policy 4.6.2.1.

4.7 Infrastructure

4.7.1 Objective

To ensure that the Village and the County endeavour to extend municipal services and transportation routes in an orderly and economically feasible manner.

4.7.2 Policies

- 4.7.2.1 The Village and the County will ensure coordination of infrastructure along their common boundary through the preparation of statutory plans and the approval of subdivision applications, as may be applicable.
- 4.7.2.2 The Village and the County will require 4.9415 metres of road widening as a condition of subdivision approval where a 20 metre wide Range Road or a Township Road allowance has not previously been widened.
- 4.7.2.3 The Village and the County will require the dedication of Public Utility Lots and right-of-way or easement agreements for infrastructure alignment as a condition of subdivision approval, as may be applicable.
- 4.7.2.4 Where the Village provides water or wastewater services from Village infrastructure to property located in the County, the County shall share



15% of the property tax revenue from that property with the Village, for each service provided.

- 4.7.2.5 Agreements regarding a fire hall and/or a public works yard will be negotiated as part of an Intermunicipal Collaboration Framework between the Village and the County.

4.8 Environmental Matters

4.8.1 Objective

To protect the environmentally significant areas and other prominent natural features in the Plan Area. Natural capital include aspects such as land formations, soil zones, fauna/flora, hazard lands, agricultural lands, water bodies and their associated riparian areas, and heritage areas as they may be identified through long term planning and preparation of statutory plans.

4.8.2 Policies

- 4.8.2.1 The Village and the County will endeavour, through the processing of subdivision and development permit applications, and in collaboration with Alberta Environment and Parks, to preserve the environmentally significant areas and other prominent natural features in the Plan Area.
- 4.8.2.2 When approving a subdivision adjacent to a water body, the top or toe of a bank, unstable or steep slopes (i.e. as defined in the municipalities' Land Use Bylaws or Municipal Development Plans) or hazard lands, the municipalities shall require the dedication of Environmental Reserve, pursuant to the provisions of the Act.
- 4.8.2.3 When approving a development permit the municipalities agree to require setbacks from water bodies, the top and toe of banks and other steep slopes or hazard lands, as may be defined in the municipalities' Land Use Bylaws or Municipal Development Plans.
- 4.8.2.4 The municipalities shall not dispose of any type of Reserve or discharge a deferred reserve caveat within the Plan Area unless the other municipality agrees.
- 4.8.2.5 Areas identified as environmentally significant may be used for agriculture.
- 4.8.2.6 The County shall endeavour to inform and educate applicants for agricultural development of the importance of the Buffalo Lake Moraine and the Meeting Creek environmentally significant areas, and of the appropriate management considerations.
- 4.8.2.7 The County shall prohibit the clearing of land within the Buffalo Lake Moraine for purposes other than agriculture.



4.9 Economic Development and Tourism

4.9.1 Objective

4.9.1.1 To recognize that the Village is home to the Donalda & District Museum, which displays a variety of historical collections and buildings that preserves the history of the area for future generations. The Donalda & District Museum Society manages an historic Creamery (1955), an Imperial Bank of Canada building (1928) and a Canadian Northern Railway station (1909).

4.9.1.2 To ensure that the municipalities share information regarding opportunities to promote economic development and tourism.

4.9.2 Policies

4.9.2.1 The County will endeavour to support the Donalda & District Museum when feasible opportunities arise.

4.10 Recreation

4.10.1 Objective

4.10.1.1 To ensure that the municipalities collaborate to create equal opportunity for all residents to access recreation facilities.

4.10.1.2 To ensure that municipalities have a fair and mutually beneficial agreement regarding cost sharing and funding for recreation facilities.

4.10.2 Policies

4.10.2.1 Agreements regarding recreation facilities and the sharing of recreation funding will be negotiated as part of an Intermunicipal Collaboration Framework between the Village and the County.

4.11 Land Use Compatibility

4.11.1 Objective

4.11.1.1 To recognize that development in the County portion of the Plan Area could present land use conflicts with existing and future development in the Village.

4.11.1.2 To ensure that the municipalities incorporate measures through the planning, subdivision, and development approval processes to address such conflicts and limit the possible adverse effects.

4.11.2 Policies

4.11.2.1 The Village and the County will by way of Land Use Bylaw provisions, conditions of subdivision approval and conditions imposed on development permits ensure that adjacent, potentially incompatible land uses are spatially removed or visually and otherwise screened and

functionally separated from each other, to the satisfaction of the Village, the County, the affected landowner and the applicant.

- 4.11.2.2 The Village and the County will ensure coordination of land uses along their common boundary.

4.12 Consistency between Planning Documents

4.12.1 Objective

- 4.12.1.1 To recognize that the County administers a Municipal Development Plan and a Land Use Bylaw that apply to the Plan Area, and that the Village administers a Land Use Bylaw and is preparing concurrently with the preparation of this Plan, a Municipal Development Plan.
- 4.12.1.2 To establish a relationship of consistency between Village and County statutory documents that is conducive to the autonomy of each municipality in its short and long range planning efforts.
- 4.12.1.3 To ensure that this Plan serves as a guiding document in the absence of other statutory planning documents within the Plan Area, until such a time that new statutory plans are adopted.

4.12.2 Policies

- 4.12.2.1 Any statutory and non-statutory plans, outline plans, conceptual schemes, land use bylaws and policies that apply to the lands within each municipality shall be prepared or be amended to be consistent with this Plan.
- 4.12.2.2 Where there are areas in the Plan Area that are not subject to any statutory plan, outline plan, conceptual scheme, land use bylaw or policy, this Plan shall prevail and any subsequent plan, scheme, bylaw or policy shall comply with it.
- 4.12.2.3 An application that proposes to intensify land use on a property within the agricultural portion of the referral area of this Plan requires an amendment to this Plan in addition to the amendment of a land use bylaw or the adoption of an area structure plan bylaw.

5. INTERMUNICIPAL COMMUNICATION POLICIES

5.1 Joint Review Process

5.1.1 Objective

- 5.1.1.1 To reflect the shared interest of both municipalities in development activity in the Plan Area.
- 5.1.1.2 To establish an efficient and collaborative process for the joint review of planning, subdivision and development applications, policy plans, planning



studies, and other information that is essential to the successful administration of the Plan.

- 5.1.1.3 To promote open and honest communication between the County and the Village regarding planning and development matters, based on the values and goals underlying this Plan.
- 5.1.1.4 To promote a personalized approach to intermunicipal communication where possible.
- 5.1.1.5 To foster the common understanding that continual positive communication between the Village and the County is the most effective means of implementing this Plan.

5.1.2 Policies

- 5.1.2.1 The Referral Area includes all that portion of the Plan Area that is located within the County jurisdiction and the first 100 metres parallel to and within the Village jurisdiction. Only applications within the Referral Area must be referred between the municipalities. Applications outside of this area may be referred between the municipalities.
- 5.1.2.2 The Village and the County will foster open communication on the basis of the values and principles entrenched in this Plan. Applicants for planning and development proposals will be informed that the Village and the County do not withhold information from each other about proposed planning and development proposals within the Plan Area that may potentially have an impact on the other municipality. If deemed necessary by the governing municipality, information about a planning or development proposal will be shared in a confidential manner with the other municipality at an early stage and both municipalities may participate in preliminary discussions.
- 5.1.2.3 Upon receipt of a complete development permit application, subdivision application, statutory plan, Land Use Bylaw or a bylaw amendment application, the governing municipality shall forward that application by email to the other municipality, requesting a response within 21 days.
- 5.1.2.4 The governing municipality shall refer to the other municipality the following inquiries or notifications within the Referral Area:
 - (a) natural resource extraction administered by the AER.
 - (b) confined feeding operations administered by the NRCB.
- 5.1.2.5 The governing municipality shall refer to the other municipality the following planning applications within the Referral Area:
 - (a) An application for a statutory plan, outline plan, conceptual scheme, and any amendments thereto;

- (b) An application for a land use bylaw and amendments thereto;
- (c) An application that involves the creation or disposal of a Public Utility Lot or a Municipal Reserve or School Reserve parcel or the discharge of a deferred reserve caveat.

5.1.2.6 The governing municipality shall refer to the other municipality the following subdivision and development permit applications within the Referral Area:

- (a) An application for multi-lot subdivision;
- (b) *Permitted and discretionary use* development permit applications for:
 - (i) the extraction of sand, gravel and surface minerals; and
 - (ii) landfills and waste transfer stations;
- (c) *Discretionary use* development permit applications for:
 - (i) residential development;
 - (ii) commercial or industrial development;
 - (iii) recreational facility development; and
 - (iv) institutional uses and services.
- (d) An application that involves the creation or disposal of a Public Utility Lot or a Municipal Reserve or School Reserve parcel or the discharge of a deferred reserve caveat.

5.1.2.7 The governing municipality may refer a statutory plan, land use bylaw, subdivision application or development permit application that is not required to be referred by this Plan, to the other municipality or may be required by the request of the other municipality to do so, if it is deemed that there are matters of mutual interest involved.

5.1.2.8 The governing municipality is responsible for any statutory notification of all affected residents and landowners in both municipalities with respect to any proposals.

5.2 Resolution of Disagreements

5.2.1 Objective

- 5.2.1.1 To recognize that there could be disagreements regarding any specific application.
- 5.2.1.2 To provide for a disagreement resolution procedure that is compact and effective, with the intent to resolve matters locally and avoid appeals to the Municipal Government Board or the Subdivision and Development



Appeal Board, while recognizing that each municipality must always be afforded the opportunity to exercise any right of appeal available to it pursuant to the Act.

5.2.2 Policies

- 5.2.2.1 When a disagreement occurs on an application or a related matter, including the interpretation of this Plan, either party may request, through its Chief Administrative Officer (CAO), that the matter is referred to a joint meeting of the two Councils by submitting a disagreement notice.
- 5.2.2.2 The disagreement notice shall be made to the governing municipality's CAO (or their designate, e.g. the Development Officer) immediately upon the identification of a disagreement, in a written, dated notice to clearly identify the disagreement and initiate the resolution process.
- 5.2.2.3 Upon receipt of a disagreement notice the governing municipality shall refrain from further processing the application until resolution of the disagreement has been determined in accordance with this Plan.
- 5.2.2.4 The two Councils may agree to appoint a mediator to facilitate the joint meeting, with an understanding that the cost of a mediator shall be shared 50% by each municipality.
- 5.2.2.5 The two Councils shall meet, either with or without a mediator, within 30 days of the date of the disagreement notice.
- 5.2.2.6 If the disagreement is resolved, the governing municipality shall proceed to process the application in accordance with the resolution.
- 5.2.2.7 Failing the resolution of the disagreement within 30 days of the first meeting, it is intended that the governing municipality may process the application as it deems appropriate. The other party may pursue any appeal remedies available to it under s. 690 of the Act or with respect to a Subdivision and Development Appeal Board.
- 5.2.2.8 Initiation of the resolution process, whether or not a mediator is engaged, shall be deemed to be compliance with the requirement of an attempt to use mediation, within the meaning of s. 690 of the Act.
- 5.2.2.9 A third party⁴ may appeal a decision on a subdivision or development permit application to the Subdivision and Development Appeal Board of the governing municipality or to the Municipal Government Board in accordance with the Act.

⁴ Third Party means the applicant or any other affected party pursuant to the Act, other than one of the two municipalities.



6. PLAN ADMINISTRATION POLICIES

6.1 Implementation

6.1.1 Objective

- 6.1.1.1 To guide existing and future administrations and Councils with respect to the continued implementation of the Plan.
- 6.1.1.2 To ensure that the Values and Goals underlie every action taken in the process of implementing the Plan.

6.1.2 Policies

- 6.1.2.1 The two municipalities agree that in entering into this Plan, it is their mutual intent that the principles set out in this Plan shall govern future development, growth and land use planning in the Plan area, and to that extent, this Plan supersedes the provisions of all past policies, council resolutions, studies or reports which are inconsistent with the matters dealt with in this Plan.
- 6.1.2.2 Each Council shall administer the Plan for lands within its jurisdiction and shall, subject to the provisions of the Plan, determine what authority should be delegated to its administration.
- 6.1.2.3 The Village and the County shall endeavour to meet regularly Council-to-Council to gauge the implementation of this Plan and any other matters that the two Councils wish to discuss.
- 6.1.2.4 Each municipality shall follow and implement the values, goals, objectives and policies of this Plan and shall amend its planning procedures, statutory plans, outline plans, servicing plans and land use bylaws to comply and be consistent with this Plan.
- 6.1.2.5 By mutual agreement pursuant to s. 625 of the Act, the Councils of the two municipalities may establish an intermunicipal service agency to which they may delegate any or all of their development authority and/or subdivision authority powers, duties and functions.
- 6.1.2.6 By mutual agreement, the Councils of the two municipalities may establish an intermunicipal development authority, an intermunicipal subdivision authority, and/or an intermunicipal subdivision and development appeal board to deal with subdivision and development applications and appeals within the Plan Area.

6.2 Review and Amendment

6.2.1 Objective

- To guide existing and future administrations and Councils with respect to the regular review and amendment of the Plan.

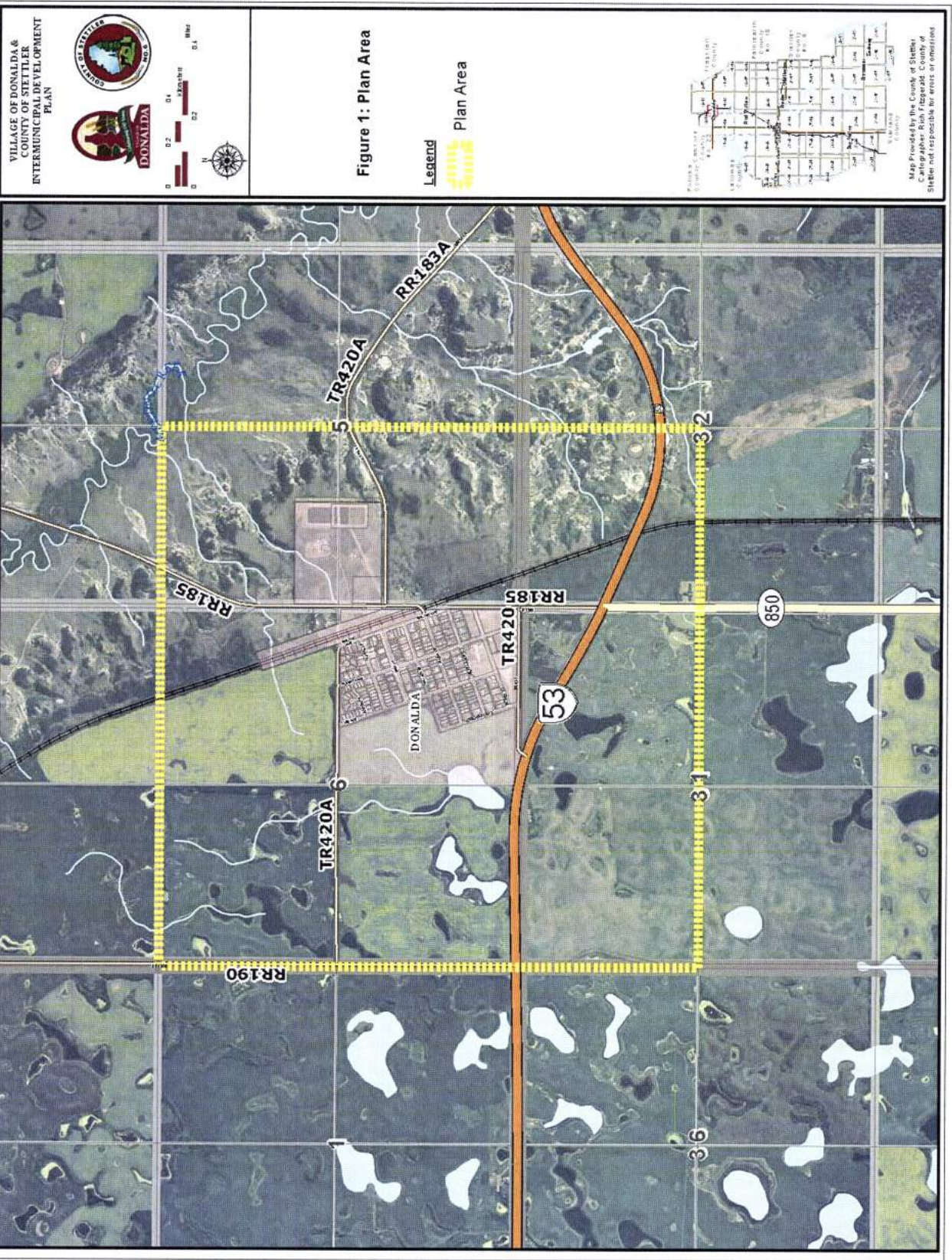
6.2.2 Policies

- 6.2.2.1 Annually, either if so directed by the two Councils or upon their own initiative in consultation with their Councils, the Village CAO and the County CAO may review this Plan jointly and in collaboration with planning and development staff, to determine the advisability of an amendment. If an amendment is deemed necessary by both municipalities, the results of this review shall be presented to a meeting of the two Councils, either jointly or separately. The Councils may direct which amendments, if any, are to be proceeded with, and the municipal administrations shall commence a plan amendment process immediately. If both Councils do not agree that a particular amendment shall proceed, neither municipality shall proceed with that amendment.
- 6.2.2.2 At the end of five years from the date that this Plan is first adopted, the two municipalities shall consider the need for a comprehensive review of the Plan. If necessary, the Plan shall be updated and revised or completely rewritten. Thereafter the Plan shall be considered for a comprehensive review every five years.
- 6.2.2.3 In addition to the annual and five-year review processes, the municipalities may agree to amend this Plan at any other time as may be required.

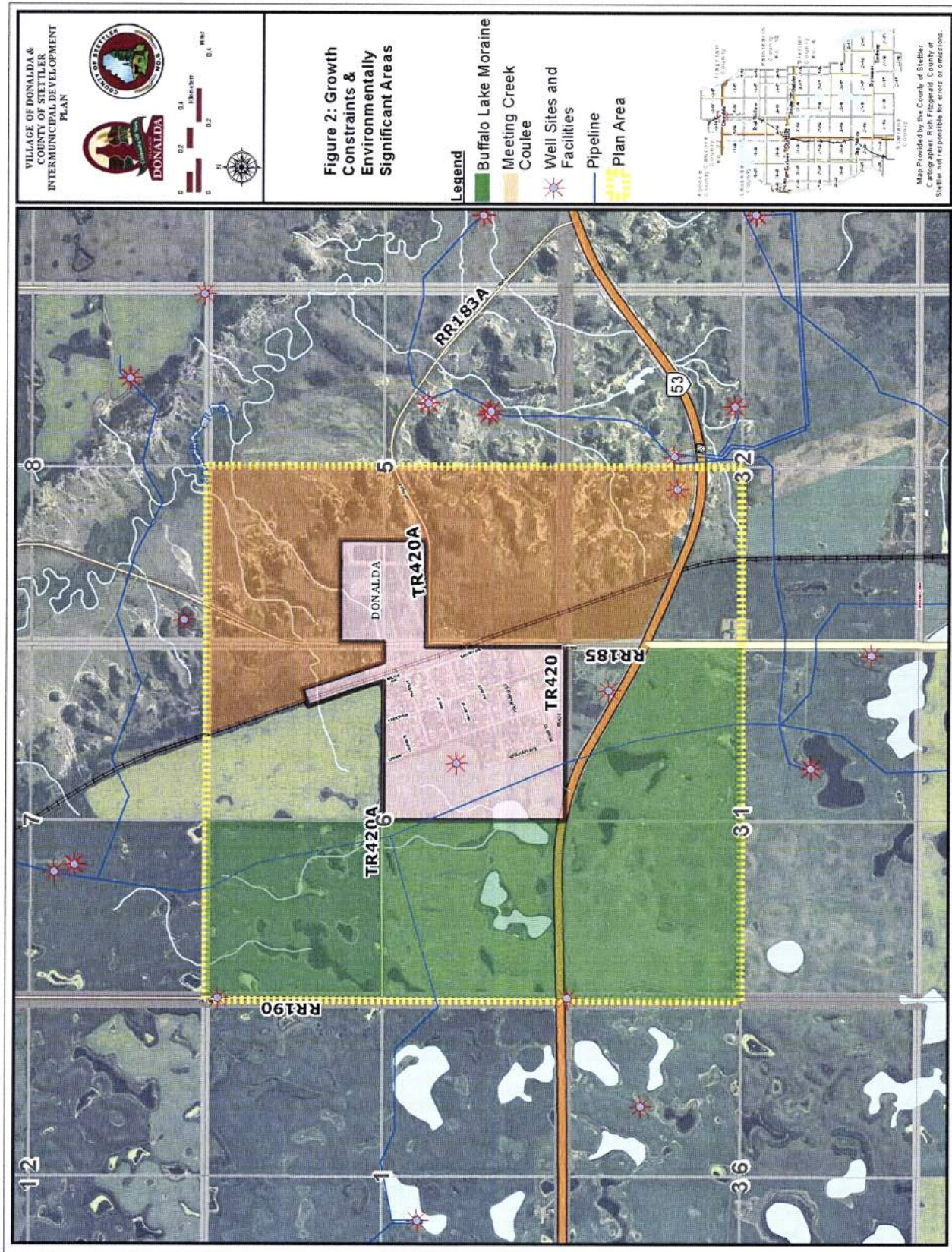
6.3 Repeal

Pursuant to the intent of s. 631(1) of the Act, the Plan shall remain effective and cannot be repealed by either municipality unless it is collaboratively replaced by another plan that complies with s. 631(2) of the Act.

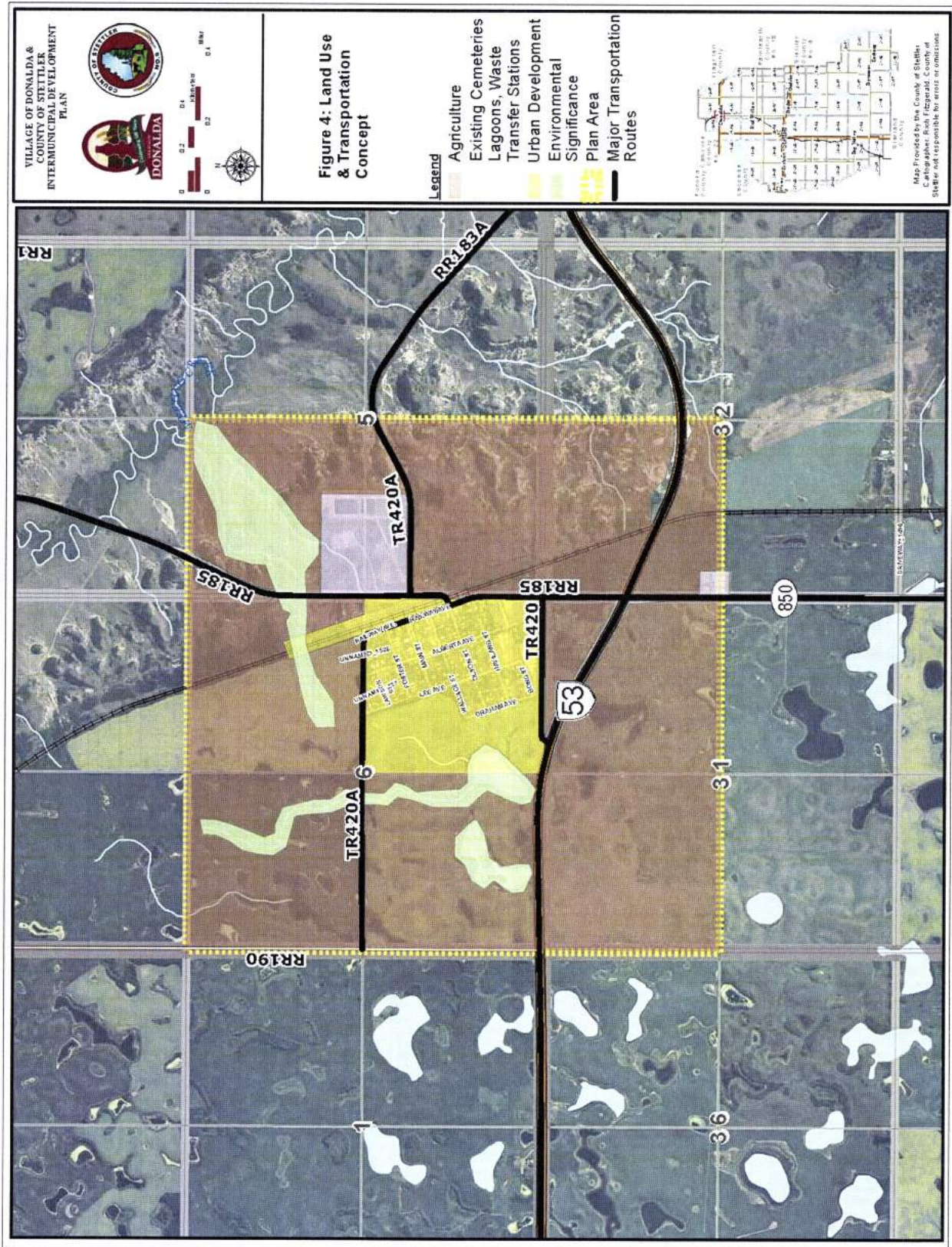




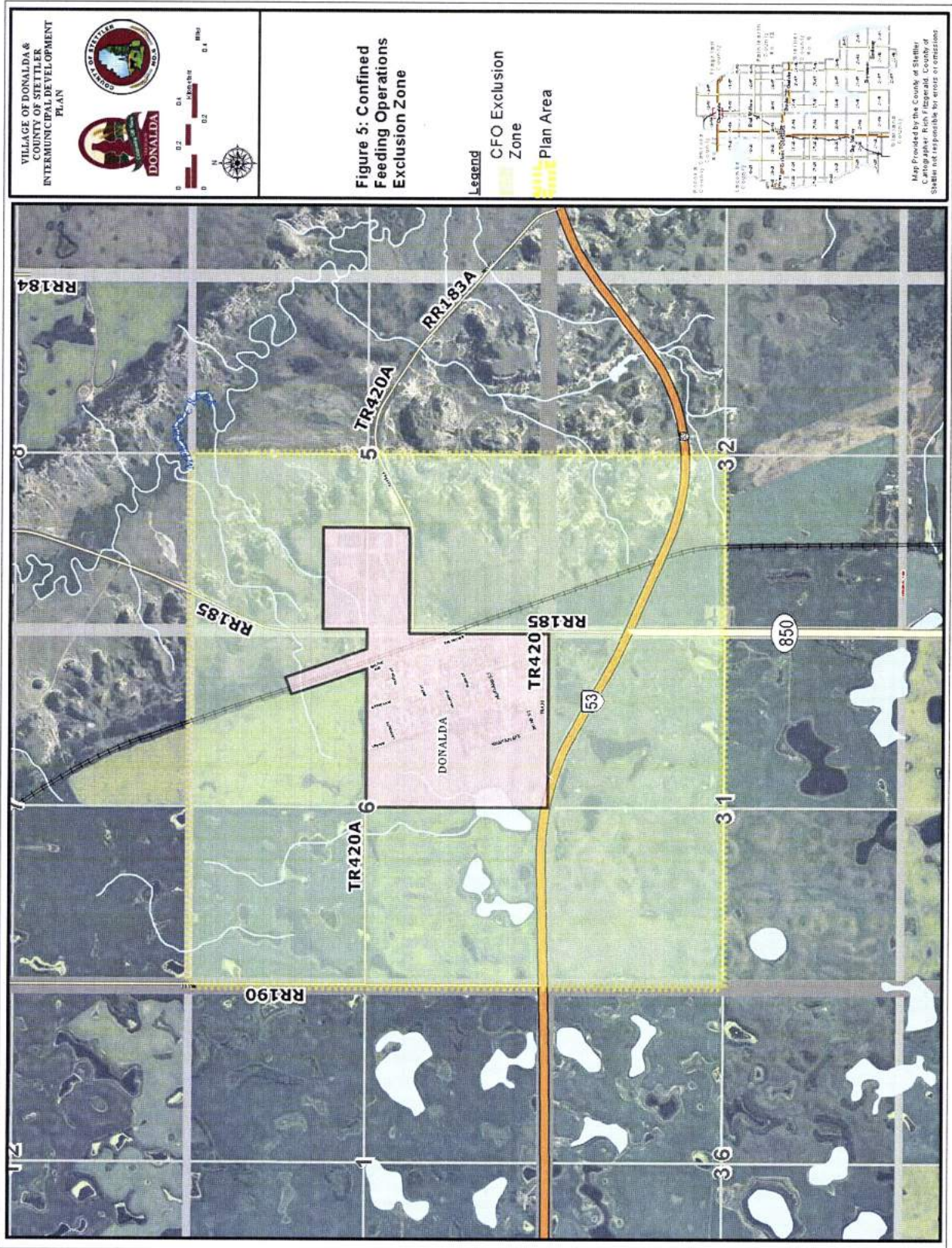
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